



TURTON
COMMERCIAL REAL ESTATE

3618
BROADWAY

OFFICE/INDUSTRIAL FLEX WITH INCREDIBLE RETAIL POTENTIAL IN **OAK PARK**

3618
BROADWAY



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

PATRICK STELMACH
VICE PRESIDENT - LIC. 01964999
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE") & JLL. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE & JLL from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE & JLL or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

NEARBY MURAL ART BY BRYAN VALENZUELA



THE PROPERTY

8,526
SF AVAILABLE

400
AMP POWER

3
PHASE POWER

12
FOOT CEILING HEIGHT

ABUNDANT
PARKING

3618 Broadway is an attractive one (1) story office/flex/industrial warehouse building totaling 8,526 square feet just minutes from the Midtown and Downtown Sacramento.

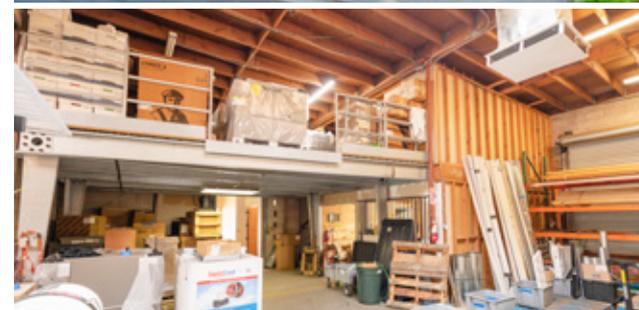
The Property is a wood frame and concrete masonry construction building, consisting of two separate but contiguous vacancies that are designed to accommodate a wide variety of potential uses: office, light

industrial, retail, showroom, restaurant, brewpub, and shipping/receiving/logistics.

Located along a strong retail and commercial corridor in Oak Park, The Property features excellent signage opportunity with high visibility, large lot configuration (0.44 acre parcel), 2 large roll-up doors, and 13 on-site parking stalls gated secured with potential for up to 17+ stalls parked tandem and additional parking available on the

adjacent church property.

Rare sought-after warehouse with flexibility to reconfigure for office or retail, 3618 Broadway is the only such building available in Oak Park, Midtown, or East Sacramento that can offer up to 8,526 square feet of space for lease with access to amenities that employees crave, and all of the convenience that being in the most up and coming neighborhood of Sacramento has to offer.





PROPERTY DETAILS

Address: 3618-3630 Broadway, Sacramento, CA 95817
Building Size: 8,526 SF
Parcel Size: 0.4 AC/17,435 SF
Office/Retail: 3,489 SF
Warehouse: 5,037 SF plus Mezzanine
Lease Rate: \$1.35 PSF NNN
Parking: 13 Stalls On-Site Gated/Secured at \$50 per stall per month, Plus Tandem Stalls and Additional Parking Available at Adjacent Church Lot
Zoning: C-2 General Commercial





photo: gatherights.com

BUILDING LOCATION

The Building provides immediate access to Oak Park, Alhambra Boulevard, The Broadway Corridor, East Sacramento, and Midtown

3618 Broadway provides immediate access to Oak Park, Alhambra Boulevard, The Broadway Corridor, East Sacramento, and Midtown. Reminiscent of Midtown a few years ago, Oak Park is becoming one of Sacramento's trendiest neighborhoods attracting many young professionals. The Property sits just one block away from

the newly formed Oak Park Triangle. In the Oak Park Triangle, several cool new restaurants, boutique shops, and a very popular local brewery occupy recently upgraded historic brick buildings with murals and container buildings sprinkled in-between. Companies are recognizing that working in Oak Park offers a high quality of life for their employees.

A half mile to the east of The Property, Aggie Square groundbreaking is planned for June 2022. A planned innovation hub on UC Davis' Sacramento campus bringing together university, industry and community. When complete, Aggie Square will bring 5,200 jobs to the community.

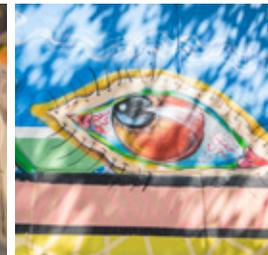
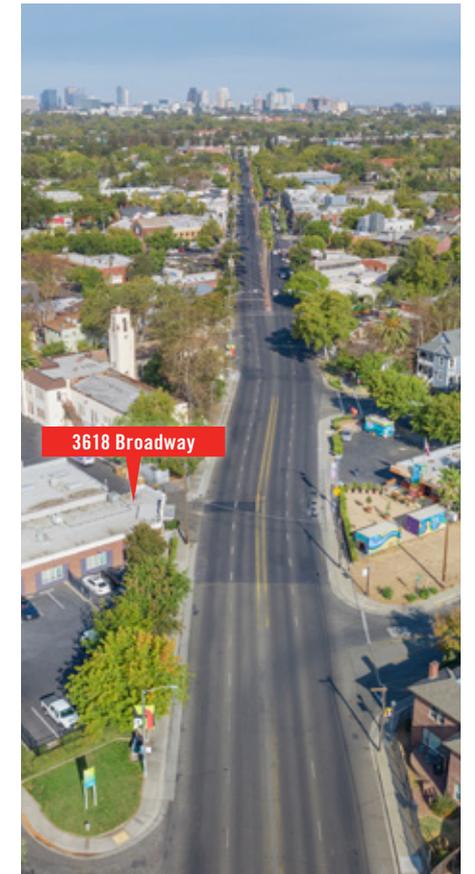


photo: gatherights.com



Take a stroll down to Old Soul for a latte with coworkers! Or grab an impossible meat burrito at La Venadita! Why not stick around after work for some seltzers at Oak Park Brewing? The area's vibrancy will inject itself into your workday (and most agree that it's a good thing). Additionally, the high-end neighborhoods of Curtis Park, Land Park, and East Sac are immediately adjacent, making life much easier for commuters who might live in those areas.



NEARBY DEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

The Mill at Broadway

The Mill is bringing an array of assets to Broadway that can't be found anywhere else in the city, such as 1,000 new urban homes, a beautiful four-acre park, new bike paths connecting to the American River Bike Trail, an on-site public market, street art, and muraling.

Great Food

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

Broadway Bridge

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

Selland's Market Cafe

Selland's Market Cafe — a Sacramento favorite — opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property. **Whether dining in or bringing food back home**, Selland's is sure to impress.

Weekly Farmers Market

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including: the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

Pedestrian Improvements

The city has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

Broadway Redux Phase I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9-home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmalig Architects., the award-winning designs are helping to bolster the Broadway corridor as an exciting place to be.

Affordable Housing Renovation

A few blocks east of 401 Broadway, redevelopment officials and private developers will reimagine the affordable housing communities along Broadway known as Marina Vista and Alder Grove by replacing them with a revitalized mixed-income community.

The Tower Theatre

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

California's fastest-growing metropolitan area!

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San

Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid are the most desirable, amenity-rich locations for business in the Sacramento region and easily boast the lowest vacancy rates. As of Q3 2020, the Class A Office vacancy rate in Downtown was 6% while Midtown was 1.4%, and when combined with Class B Office vacancy, 11.7% and 7.5% respectively. These figures are impressive

when factoring in many Class B buildings on the market are functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.





INFLUX OF COOL

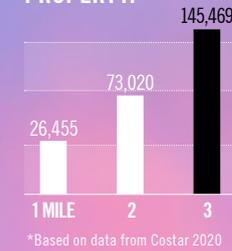
SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

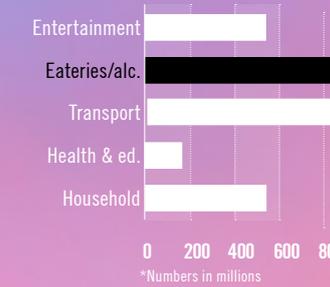
SACRAMENTO OFFICE VACANCY:



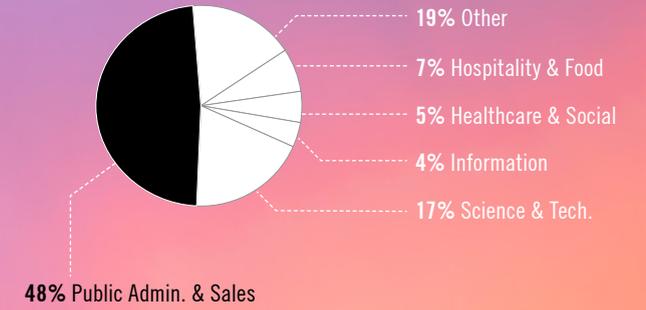
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



WALK SCORE: 97

BIKE SCORE: 98

TRANSIT SCORE: 55

SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



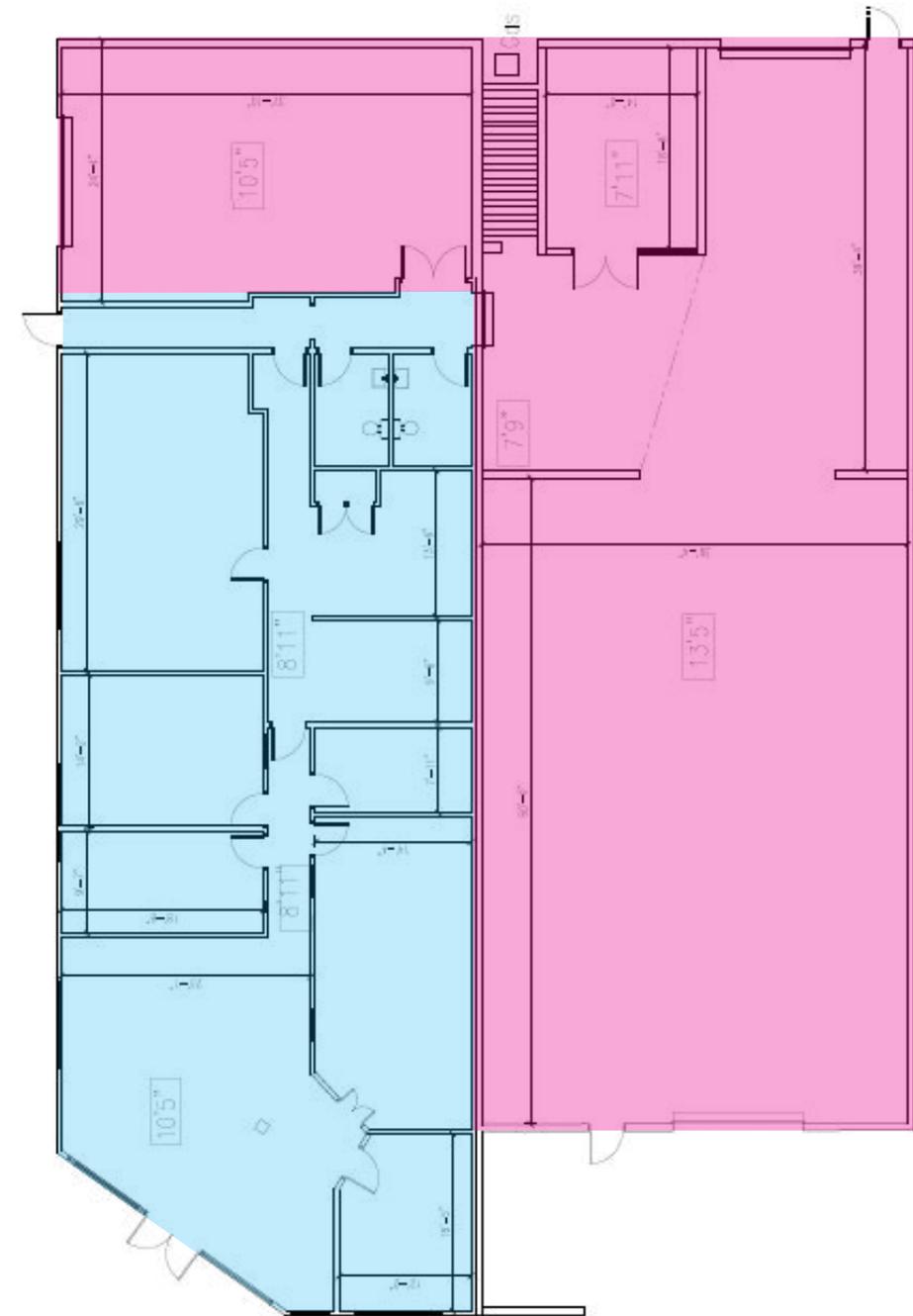
34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

FLOORPLAN

OFFICE/RETAIL: 3,489 SF

WAREHOUSE: 5,037 SF



3618
BROADWAY



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

PATRICK STELMACH
VICE PRESIDENT - LIC. 01964999
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE") & JLL. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE & JLL from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE & JLL or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



TURTON
COMMERCIAL REAL ESTATE