



THE ELLIOTT BUILDING

1530 J ST - DOWNTOWN, SACRAMENTO AVAILABLE RETAIL/OFFICE FOR THE FIRST TIME IN 17 YEARS



CUSHMAN &
WAKEFIELD



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

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

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM



DAVID SCANLON
SENIOR DIRECTOR - LIC. 01499249
415.658.3612
DAVID.SCANLON@CUSHWAKE.COM

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THE PROPERTY

± 2,934 - 6,057
SF AVAILABLE

38,000
CARS PER DAY

100+
NEARBY RESTAURANTS

THE MIXED-USE BUILDING THAT SPARKED THE URBAN REDEVELOPMENT FLAME
AKA THE FORMER PF CHANG'S SPACE!

1530 J Street, well known as The Elliott Building, represents a very rare opportunity to lease one of the most iconic spaces in urban Sacramento. The second generation restaurant/retail or office space on the ground floor is prime for a high-visibility operator that wants to benefit from being in one of the most significant and prominent buildings in the urban core. The space has soaring ceilings, incredibly tall windows, an exterior patio and a fully functional kitchen.

Striking, exclusive and ready-to-go in its "as-

is" condition, 1530 J Street is a true mixed-use building in the heart of midtown – it also features 18 luxury residences upstairs and over ±11,000 square feet of retail on the ground floor featuring Mikuni.

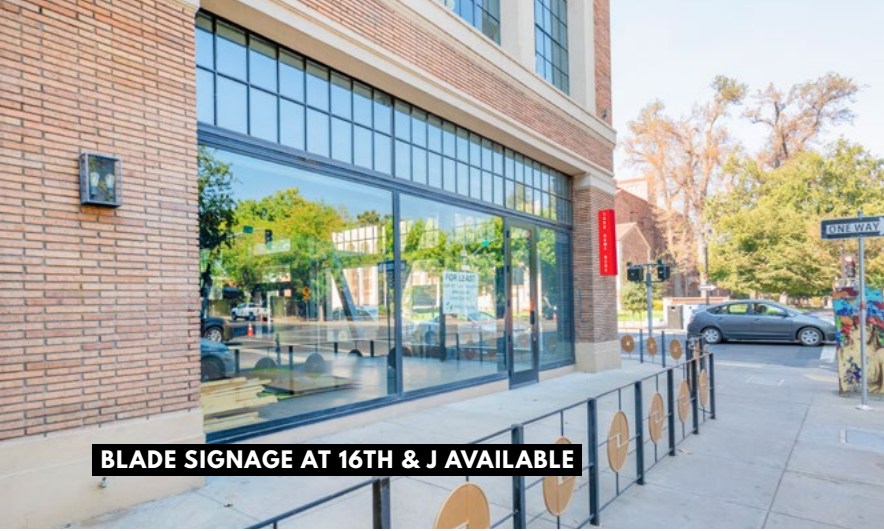
1530 J Street is the essential connection between 16th Street, Downtown and Midtown to link a seamless, vibrant lifestyle experience anchored in Sacramento's most walkable mixed-use neighborhood. The Building is centered in a pedestrian-friendly, walkable neighborhood of Sacramento. It has incredible visibility on

the corner of 16th and J Streets, the two most trafficked thoroughfares on the grid, and is surrounded by surface and structured parking. 1530 J features a modern design that reflects the increasingly contemporary character of Sacramento mixed-use buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, abundant natural light and high ceilings.

Take advantage of the location, visibility, architecture and high-end image of the spaces at 1530 J Street.

A TRULY ONE-OF-A-KIND RETAIL
OR OFFICE SPACE IN THE HEART OF THE
GRID WITH ACCESS TO BOTH MIDTOWN
& DOWNTOWN





BLADE SIGNAGE AT 16TH & J AVAILABLE

RETAIL PROPERTY DETAILS

Address: 1530 J Street, Sacramento
CA 95814

Suites Available: Suite 100
Suite 120

Suite 100 Size: ± 3,124 SF

Suite 120 Size: ± 2,934 SF

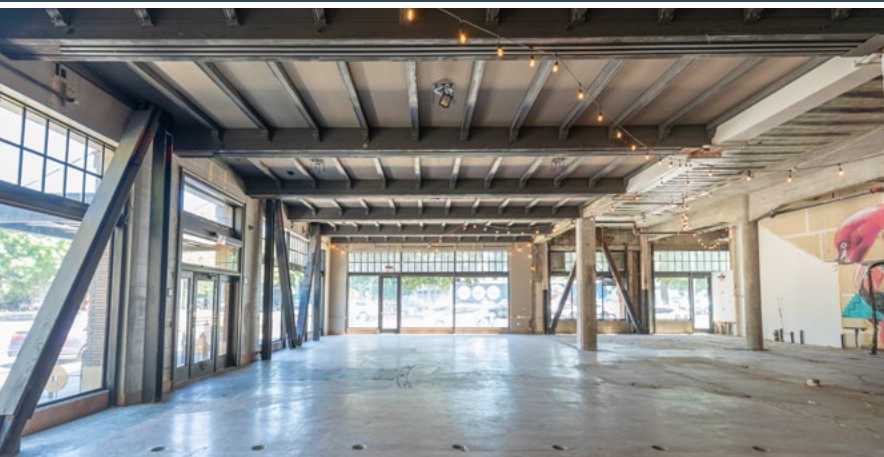
Lower Level Size: ± 1,856 SF

Suite 100 + 120: ± 6,057 SF

Asking Rate: \$3.50/SF NNN

Total Building Size: 45,576

Stories: Four (4)



Section One: The Property

E/B

Click or Scan
to View Article



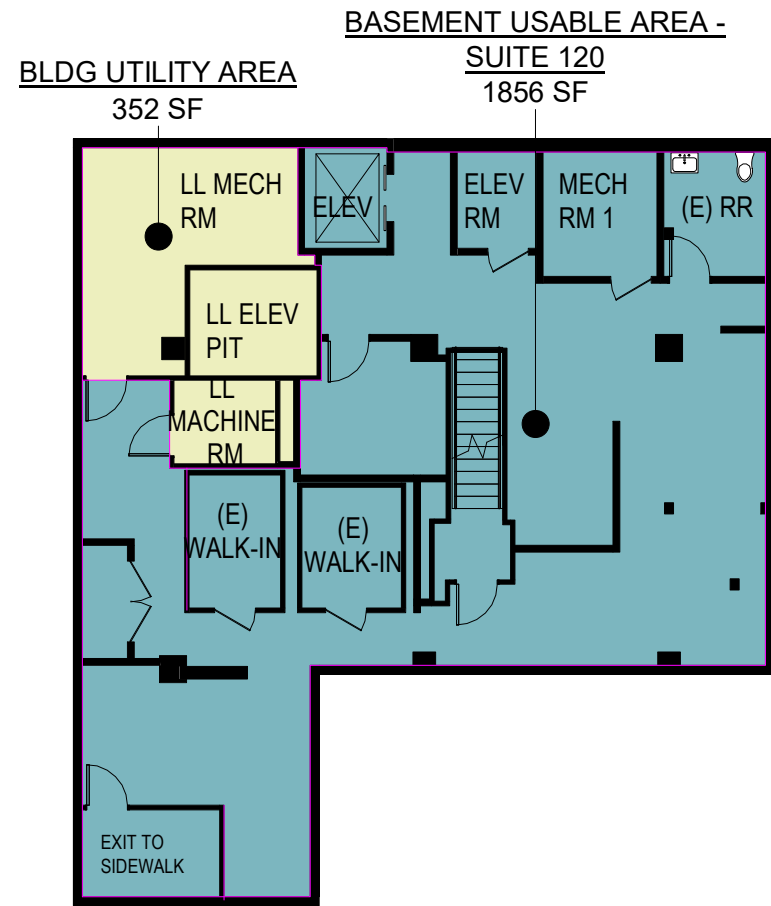
**THE NEW YORK TIMES - 2023
HOW SACRAMENTO TURNED INTO A
GREAT RESTAURANT CITY**

FLOOR PLANS

SUITE 100 = 3,123 SF
 SUITE 120 = 2,934 SF
 LOWER LEVEL = 1,856 SF

6,057 SF TOTAL

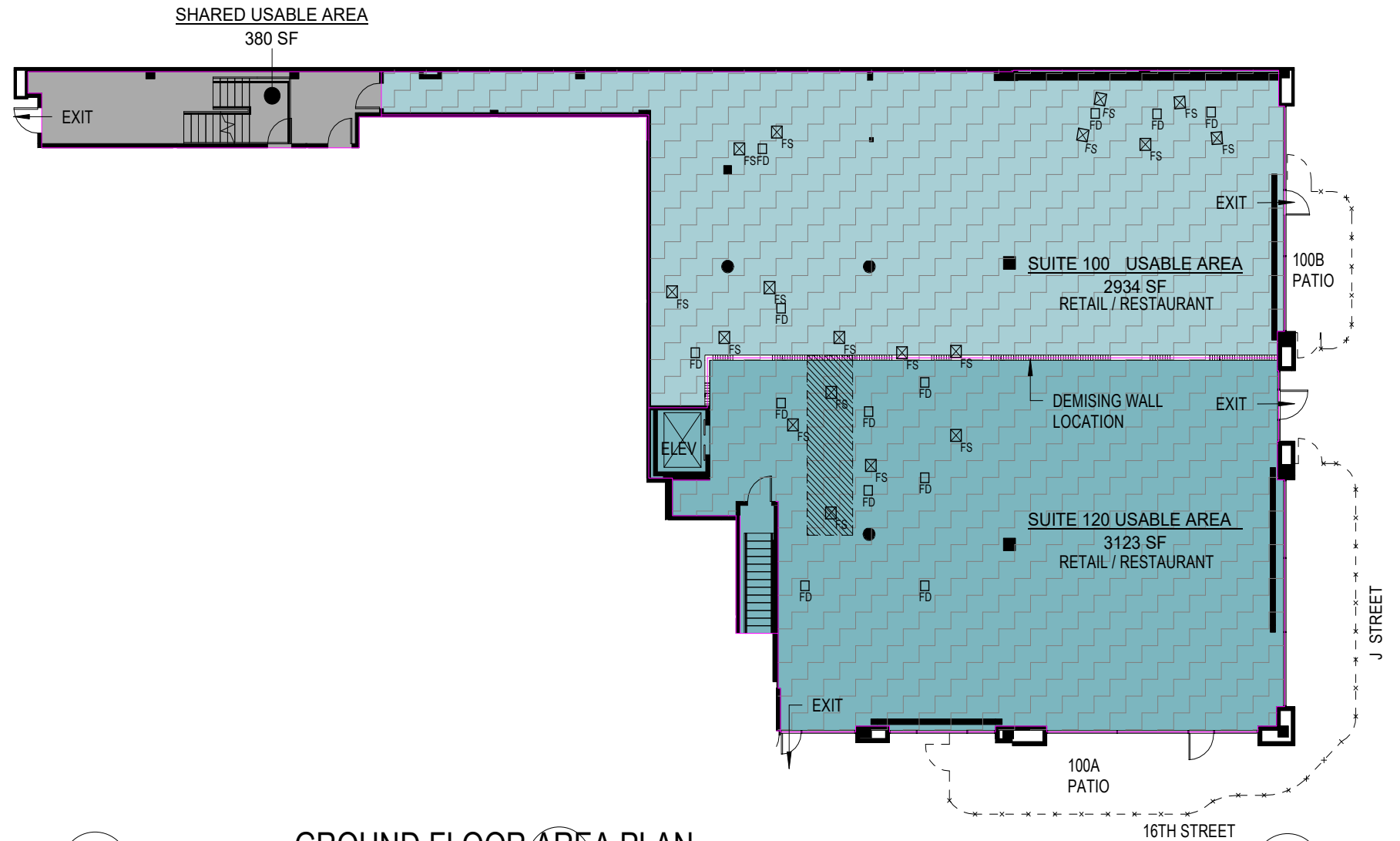
* FLOOR PLANS NOT TO SCALE



BASEMENT AREA PLAN

1/16" = 1'-0"

2



GROUND FLOOR AREA PLAN

1/16" = 1'-0"

1



BUILDING LOCATION

< 3 BLOCKS FROM THE CAPITOL

1 BLOCK FROM THE CONVENTION CENTER

100+ NEARBY RESTAURANTS & BARS

AT THE INTERSECTION OF MIDTOWN AND DOWNTOWN SAC

1530 J Street is situated on the thriving K Street corridor, just four blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core.

In addition, the Property is located in the K

Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street

as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

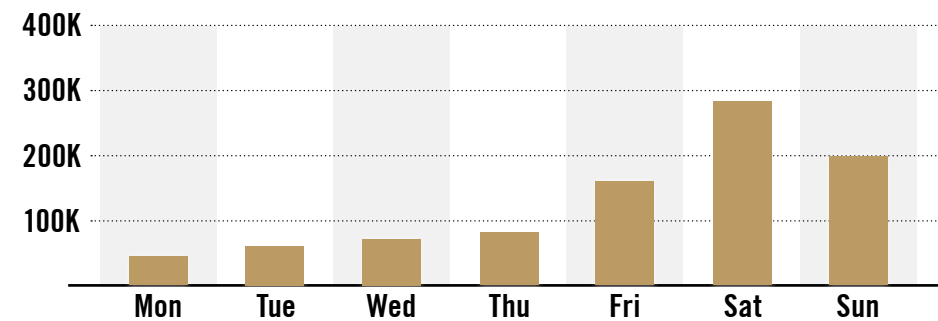
NEARBY DATA BITES

98 WALKER'S PARADISE

60 GOOD TRANSIT

99 BIKER'S PARADISE

Daily visitors SAFE Credit Union Convention Center

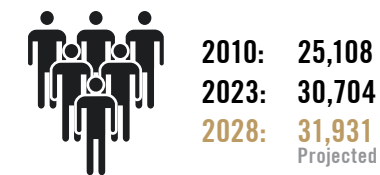


\$82,927 Average Household Income - 1 Mile Radius

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population 1-mile radius of property



\$622,388 Median Home Value

Nearby Food & Bev

160 Nearby Restaurants

26 Nearby Bars

\$460 M

Annual Consumer Spending

Education Levels

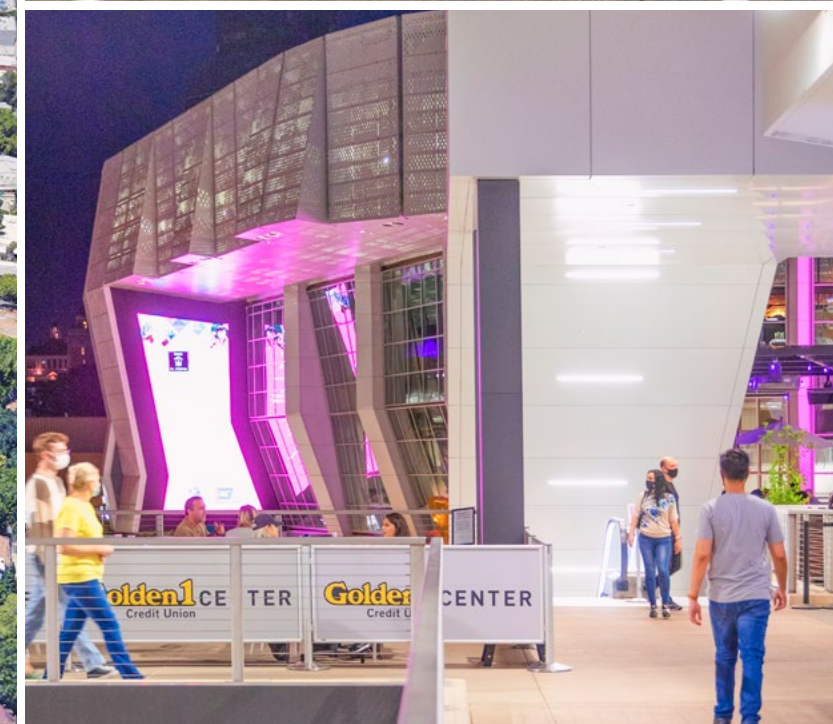
8 Associate Degree

29% Bachelor Degree

18% Advanced Degree

6,352 Total Businesses

Section Three: The Location





MY BURMA



NEW TO THE BLOCK!



Click or Scan to View Site

MY BURMA - COMING SUMMER 2024

My Burma is a Burmese restaurant offering authentic and traditional dishes made from locally sourced ingredients. The menu includes items such as eggplant curry with shrimps, platha and vegetable curry dip appetizer, noodle salad.



Click or Scan to View Site

GREEN GRILL - COMING MARCH 2024

Green Grill is fusion of Indian (Ayurvedic style) and western cuisine in Sacramento area to promote healthier and environmentally conscious foods with abundant of vegan options. They use nature's wholesome, fresh, organic, local, healthy mostly plant-based ingredients to create unique and uncompromised flavors and provide maximum benefits to consumers.





NEARBY AMENITIES

The Property benefits from high pedestrian and traffic counts along the 16th Street corridor and the area around the Convention Center. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR THE ELLIOTT BUILDING (not all are mentioned here):

<i>58 Degrees & Holding Co.</i>	<i>Dad's Kitchen</i>	<i>Karma Brew</i>	<i>Old Soul Coffee</i>	<i>Sibling by Pushkin's</i>
<i>Ace of Spades</i>	<i>Darling Aviary</i>	<i>Kin Thai</i>	<i>Otoro</i>	<i>Solomon's Delicatessen</i>
<i>Aioli Bodega Espanola</i>	<i>Der Biergarten</i>	<i>Kodaiko Ramen & Bar</i>	<i>Pachamama Coffee Coop</i>	<i>Station 16</i>
<i>Alaro</i>	<i>Drunken Noodle</i>	<i>Koja Kitchen</i>	<i>Paesano's</i>	<i>Sun & Soil Juice</i>
<i>At Ease Brewing</i>	<i>Echo & Rig</i>	<i>Kru</i>	<i>Paragary's</i>	<i>Tank House BBQ</i>
<i>Azul Mexican</i>	<i>Ella</i>	<i>Bombay Bar & Grill</i>	<i>Philz Coffee</i>	<i>Tapa the World</i>
<i>Babe's Ice Cream</i>	<i>Estelle Bakery & Patisserie</i>	<i>Kupros Craft House</i>	<i>Plant Power Fast Food</i>	<i>Tasty Dumpling</i>
<i>Beach Hut Deli</i>	<i>Federalist Public House</i>	<i>La Costa Cafe</i>	<i>Polanco</i>	<i>Temple Coffee</i>
<i>Beast + Bounty</i>	<i>Fieldwork Brewing Co.</i>	<i>Localis</i>	<i>Prelude Kitchen & Bar</i>	<i>Thai Basil</i>
<i>Bento Box</i>	<i>Fizz Champagne</i>	<i>LowBrau</i>	<i>Rare Tea</i>	<i>Thai Canteen</i>
<i>Bottle & Barlow</i>	<i>Fixin's Soul Kitchen</i>	<i>Majka Pizza</i>	<i>Rick's Dessert Diner</i>	<i>The Coconut on T</i>
<i>Buddha Belly Burger</i>	<i>Flatstick Pub</i>	<i>Mango's/Burgertown</i>	<i>Ro Sham Beaux</i>	<i>The Golden Bear</i>
<i>Burger Patch</i>	<i>Fox & Goose</i>	<i>Maydoon</i>	<i>Roots Coffee</i>	<i>The Mill Coffee House</i>
<i>Burgers and Brew</i>	<i>Ginger Elizabeth</i>	<i>Mendocino Farms</i>	<i>Roscoe's Bar</i>	<i>The Porch</i>
<i>Cafe Bernardo</i>	<i>Grange</i>	<i>Midici Neapolitan Pizza</i>	<i>Ruhstaller BSMT</i>	<i>The Rind</i>
<i>Cafeteria 15L</i>	<i>I Love Teriyaki</i>	<i>Mikuni Sushi</i>	<i>Saigon Alley</i>	<i>The Waterboy</i>
<i>Camden Spit & Larder</i>	<i>Il Fornaio</i>	<i>Morton's</i>	<i>Salt & Straw</i>	<i>Tres Hermanas</i>
<i>Camellia Coffee</i>	<i>Insomnia Cookies</i>	<i>Mulvaney's B&L</i>	<i>Sauced</i>	<i>Uncle Vito's Pizza</i>
<i>Cantina Alley</i>	<i>Iron Horse Tavern</i>	<i>N Street Cafe</i>	<i>Seoul St Midtown</i>	<i>University of Beer</i>
<i>Chipotle</i>	<i>Jack's Urban Eats</i>	<i>Nash & Proper</i>	<i>Scorpio Coffee</i>	<i>Zelda's Pizza</i>
<i>Crepeville</i>	<i>Ju Hachi</i>	<i>Nekter</i>	<i>Shady Lady</i>	<i>Zocalo</i>

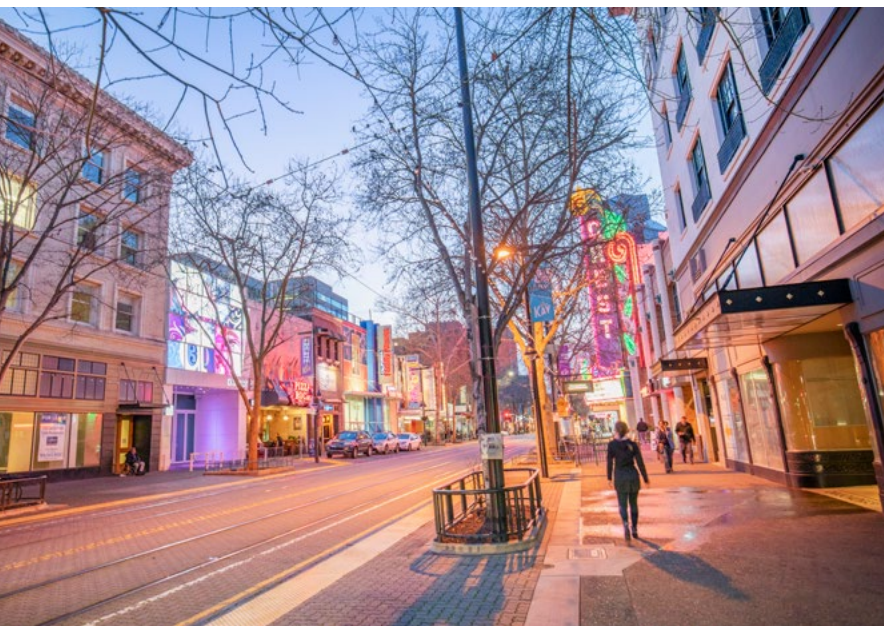
THIS CITY'S RAD

MIDTOWN SACRAMENTO IS DENSE, VIBRANT, AND OPEN LATE. AS THE CITY'S CULTURAL EPICENTER, IT ATTRACTS ART, EXPERIENCES, AND EXCITEMENT!

JUST A FEW BLOCKS AWAY...

MIDTOWN & DOWNTOWN SACRAMENTO IS HOME TO MANY DAYTIME ACTIVITIES INCLUDING DINING, DRINKS, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.





Section Three: The Location



THE INTERSECTION BETWEEN MIDTOWN AND DOWNTOWN SACRAMENTO IS THE HOTTEST LOCATION FOR NIGHTTIME ACTIVITIES IN THE URBAN CORE!



NEW RESIDENTS ON THE CORRIDOR

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Envoy



On the SW of 11th and J streets will include 10,890 SF retail on the ground floor, subterranean parking, and 153 market-rate apartments.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story, 182,924 SF mixed-use community of 186 residential apartments, delivering Spring 2022.

H16



Recently completed project on the corner of 16th and H Streets, 5-story mid-rise mixed-use project of 95 modern apartments and ground floor live-work units.

17 Central



Rising on the site of the former Sacramento Ballet building, the Building is an 8-story, 94,889 SF mixed-use multifamily community providing 111 residential apartments, delivering Spring 2022.

Lavender Courtyard



Under construction and nearing completion on 16th and F Streets is a 53-unit affordable housing project designed for seniors and LGBTQ communities.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

19J



The project features 173 innovatively designed, residential rental units above 7,000 square feet of ground floor retail. The “small and smart” studio design addresses the critical need for more affordable units tailored toward the young workforce in the heart of the central city.

Eviva



Eviva Midtown consists of 118 condominium-style units in a six-story structure with both below and at-grade secured parking. There is also 5,200 square feet of ground floor retail along 16th Street and more than 120 parking spaces.



CALL YOUR PARKING CONCIERGE!
• 916.851.1612 •



CAR PARKING

1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
1524 J Street	36 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	1,009 Stalls

BIKE PARKING

1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

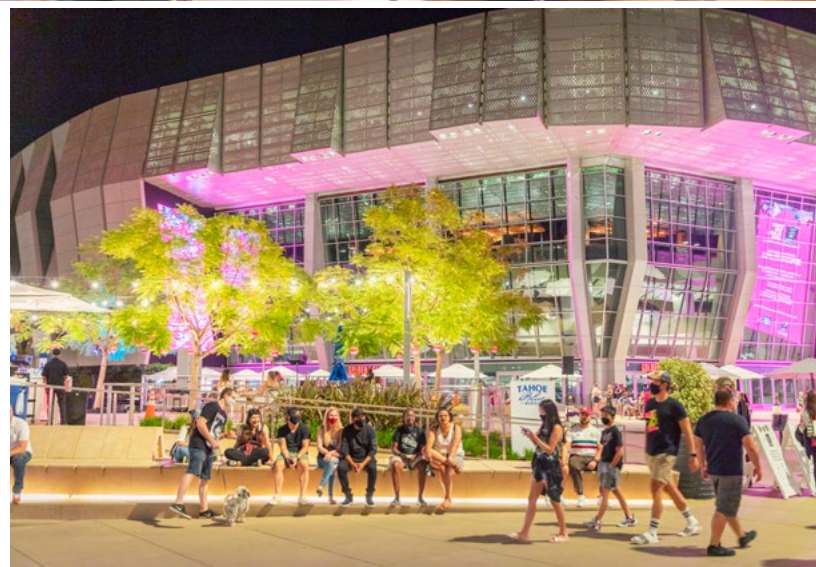
GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably cen-

tral location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States ver-

sus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a stone's throw from the Subject Property).





**CUSHMAN &
WAKEFIELD**

