

1020 K STREET

*Turn-Key Restaurant
For Lease*



TURTON
COMMERCIAL REAL ESTATE

1020 K



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

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

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATT.AXFORD@TURTONCOM.COM

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THE OPPORTUNITY

5,600
SF RESTAURANT

5,000
SF LOWER LEVEL (FREE)

4,400
PEDESTRIANS PER DAY

\$1,500,000
IMPROVEMENTS + FF&E

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1020 K Street is a 31,897 square foot mixed-use building offering an incredibly rare high-end turn-key, second generation restaurant space that is strategically located at one of the most iconic intersections in urban Sacramento. A new restaurant at 1020 K Street will benefit from 24/7 traffic, with Sacramento's best daytime and nighttime amenities like six large office towers, the Sacramento Convention Center and

State of California office complexes, the Marriot Residence Inn, the Hyatt Regency and the Sheraton Grand Hotel. In addition, the building offers direct access to light rail, numerous restaurants and shopping, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden 1 Center. Located 2 blocks from the Convention Cen-

ter which will be fully complete in late 2021, 3 blocks from the Community Theater which is undergoing a complete renovation and will be complete by September 2021, 2 blocks from the State Capitol, 3 blocks from City Hall, 3 blocks from the Golden One Center and DoCo, 3 blocks to 3 large hotels, 1020 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.





PROPERTY DETAILS

Address:	1020 K Street
Retail Size:	± 5,600 SF
Lower Level Size:	± 5,000 SF
Lease Rate:	\$3.00 Ground Level Retail \$0.00 Lower Level
Furniture Fixtures & Equipment:	Over \$1,500,000 Included
Liquor License:	Type 47 Available For Sale
Zoning:	C-3-SP





BUILDING LOCATION

1

BLOCK FROM THE CAPITOL

4

BLOCKS FROM DOCO AND GOLDEN 1 CENTER

100+

NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON "THE KAY"

1020 K 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



Section Two: The Location



Daytime & Nighttime Activity:
 - 97,000 daytime employee population
 - 4,900 employers





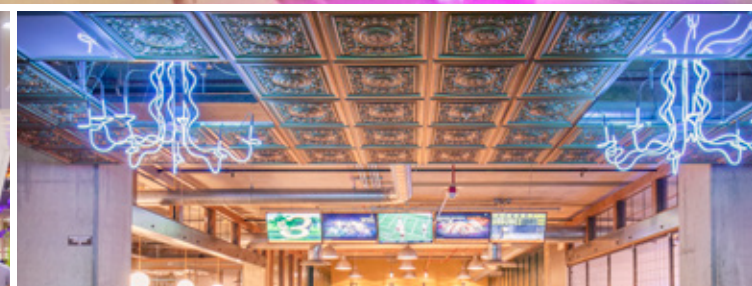
DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.





DOWNTOWN SACRAMENTO PROVIDES AMENITIES FROM SUNUP TO SUNDOWN AND IS THE HUB FOR LOCAL DEVELOPMENT





NEARBY REDEVELOPMENT PROJECTS

1020 K also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

830 K Street

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

731 K Street

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin

Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property

10K

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units

and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

800 Block

CFY Development's 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

The Bel Vue

The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

DoCo and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento's urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare.



CONVENTION CENTER



THE BEL VUE



731 K STREET



THE HARDIN



CATHEDRAL SQUARE



DOCO & GOLDEN 1

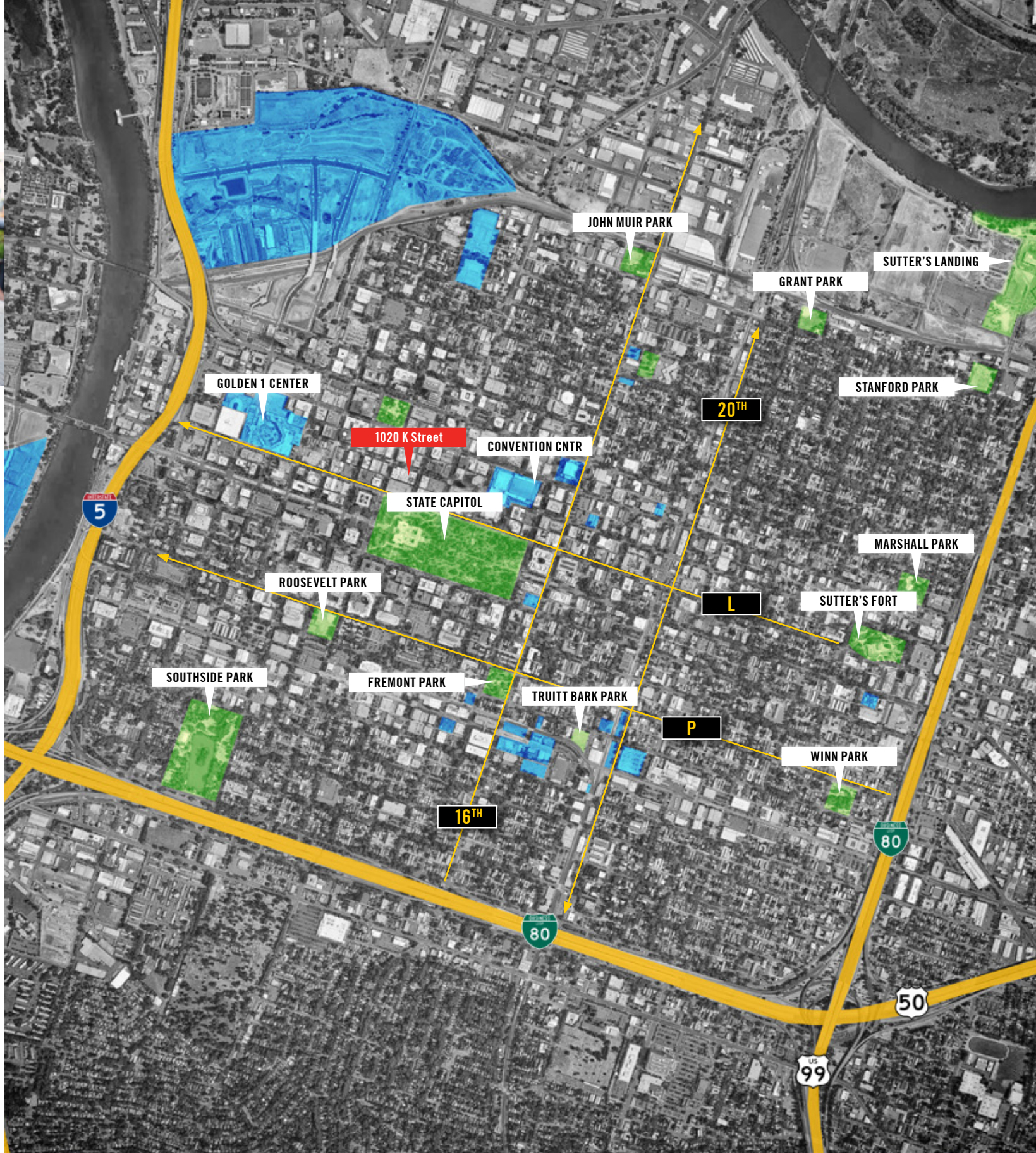


NEARBY AMENITIES

1020 K has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 1020 K (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Crepeville | Kojac Kitchen | Pachamama Coffee Coop | Squeeze Inn |
| Ace of Spades | Darling Aviary | Kru Japanese | Paesano's | Sun & Soil Juice |
| Aioli Bodega Espanola | Der Biergarten | Kupros Craft House | Paragary's | Tank House BBQ |
| Amaro Italian Bistro & Bar | Eatuscany Cafe | Lowbrau | Pizzeria Urbano | Tapa the World |
| Art of Toys | Elixir Bar & Grill | Love Child | Portofino's | Tea Cup Cafe |
| Azul Mexican | Faces | Lucca | Press Bistro | Temple Coffee |
| Badlands | Federalist Public House | Luna's Cafe & Juice Bar | Pronto Pizza | Thai Basil |
| Bar West | Fieldwork Brewing Co. | Mango's/Burgertown | Pushkin's Bakery | Thai Canteen |
| Bento Box | FishFace Poke Bar | Make Fish | Q Street Bar & Grill | The Golden Bear |
| BevMo | Fit Eats | Massulo Pizza | R15 | The Mill Coffee House |
| Bike Dog | Fox & Goose Public House | Mercantile Saloon | Red Rabbit | The Porch |
| Bottle & Barlow | Frank Fat's | Metro Kitchen & Drinkery | Rick's Dessert Diner | The Rind |
| Broderick Midtown | Ginger Elizabeth Chocolates | MidiCi Neapolitan Pizza | Riverside Clubhouse | The Waterboy |
| Buckhorn Grill | Grange | Mikuni Sushi | Roxie Deli and Barbecue | Tres Hermanas |
| Burger Patch | Highwater | Monkey Bar | Ruhstaller | Uncle Vito's Pizza |
| Burgers and Brew | I Love Teriyaki | Morgan's Mill | Sakamoto | University of Beer |
| Cafe Bernardo | Identity Coffee | Mulvaney's B&L | Sauced BBQ & Spirits | Vic's Ice Cream |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | See's Candies | Waffle Square Country Kitchen |
| Centro Cocina Mexicana | Jack's Urban Eats | Nekter | Selland's | Yogurt a GoGo |
| Chipotle | Jack's Broadway Grill | Nido | Shady Lady | Zelda's Pizza |
| Cornerstone | Karma Brew | Old Soul Coffee | Shoki Ramen House | Zocalo |





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 vacan-

cy, 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.

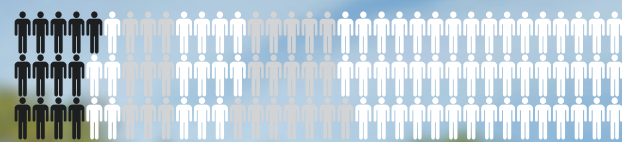


SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the U.S., with more than half of home searches coming from buyers outside of the area (Redfin). Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer to tap into and leave their mark.

2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

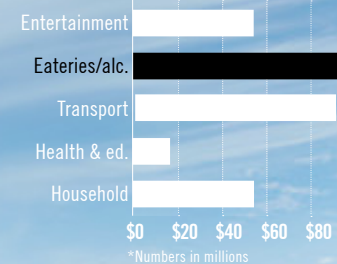
Over \$150,000 - 13%
 \$125,000 - \$150,000 - 5%
 \$100,000 - \$125,000 - 9%
 \$75,000 - \$100,000 - 11%
 \$50,000 - \$75,000 - 17%
 Under \$50,000 - 44%



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



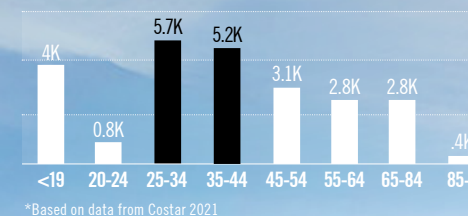
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in mid-sized cities
- #2 Top 10 most fun, affordable U.S. cities
- #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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

WALK SCORE: 93
 BIKE SCORE: 99
 TRANSIT SCORE: 62

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO



FLOOR PLANS

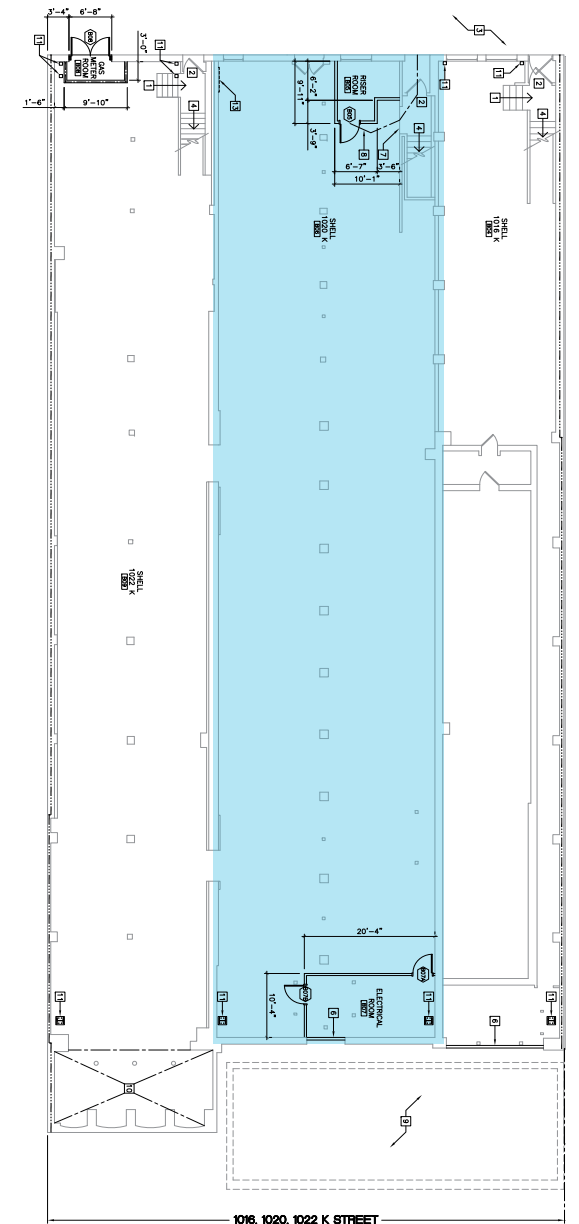
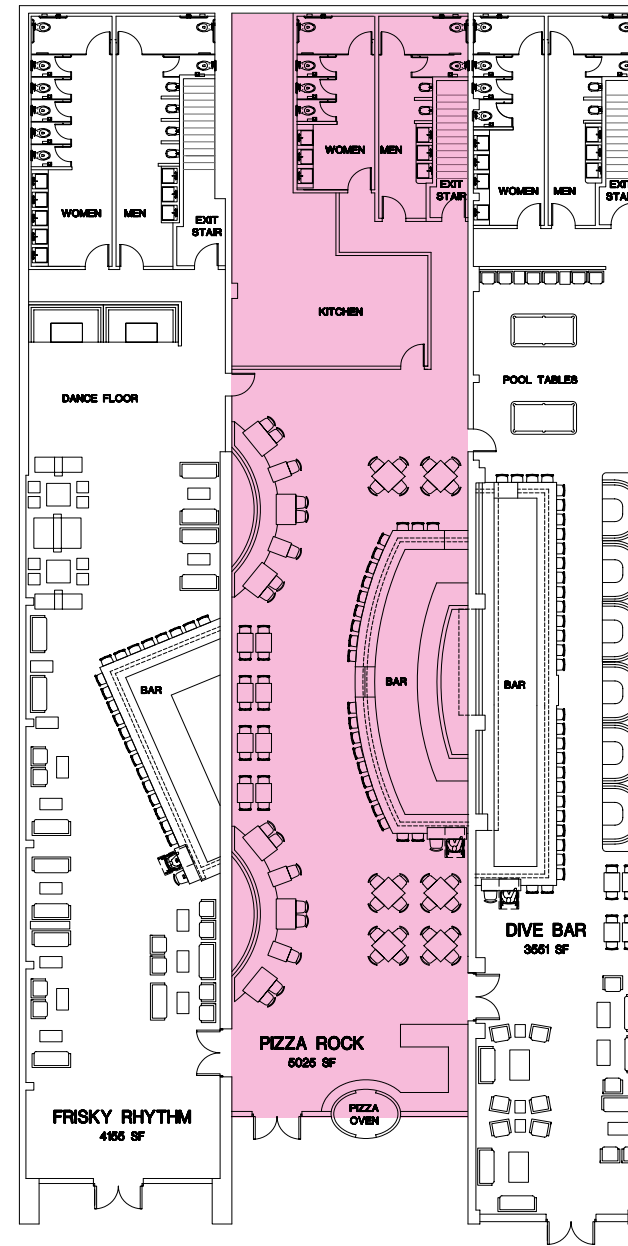
5,600
SF RESTAURANT

5,000
SF LOWER LEVEL (FREE)

ONE
RARE OPPORTUNITY

EQUIPMENT / ASSET INVENTORY LIST

KITCHEN:					
Marsal Gas Oven	1	Poly half pans	25	Soda BIB system with Carbonator	1
Cuppone Electric Oven	1	4 qt poly containers	25	NuCO2 Bulk CO2 System	1
Baker's Pride Electric Oven	1	poly 9th pans	35	Dedicated, locked liquor storage room	1
Roto-Flex Gas Revolving Oven	1	poly 3rd pans	20	Seat Bar with stools	25
Wood-Burning Oven	1	bus tubs	18		
4' Gas Cheese Melter	1	8 qt containers	20	DINING ROOM:	
36" Gas Flat Top Grill	1	4 qt containers	25	2-Top Tables	16
2 door Standup Cooler	1	Robot Couupe	1	4-Top Tables	16
Low Boy Cooler	1	Kitchenaid mixer	1	High Top Tables	12
Sandwich Make Tables	5	Dough boxes	100	High 6-Top Tables	3
10 Burner Gas Stove	1	Sheet Trays	90	Chairs (Combined Sizes)	150
4 Drawer Under Stove Refrigerator	1	Speed Racks	9	Phone System w/ cordless handhelds	1
2 Drawer Freezer Drawers	1	Digital Scales	2	Aluminum Bar Stools (backless)	12
2 Basket Gas Fryers	2	Assorted Metro Shelving Units	20	S/S Water Pitchers	20
Deli Meat Slicer	1	Power Washer	1		
Largte Dough Sheeter	1	Hydraulic Pallet Jack	1	OFFICE - A/V - POS:	
Hobart Meat Grinder	1	Pasta Extruder	1	Safe(rifle style)	1
Mecnosud Spiral Mixer	1	Fryer Filter machine	1	combo fax/copier	1
Electric Dough Ball Rounders	2	Assorted Mixing Bowls S/S	12	Video System	1
Hoshizaki Ice Machine-Large Cap	1	22 qt buckets	20	POS System 6 station	1
Walkin Cooler	1	Assorted Pots & Pans	25	Rear Proj TV & portable screenA83	1
Combo Walkin Cooler w/ Freezer	1	Assorted Cutting Boards	18	extensive sound system	1
Full Size Proofing Cabinet	1	Tongs, Knives, Spatulas, Ladles	50	small stage a/v plug in system	
Grease Trap	1			guitar and microphone	1
S/S 9th pans	100	BAR:		large screen TV's	11
S/S 6th pans	75	4 tap Beer Towers	4		
S/S 3rd pans	50	Walkin Beer Cooler	1		
		3 door Glass Door Refers	2		



K Street

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