SECOND GENERATION RESTAURANT BUILDING FOR SALE OR LEASE

# 1015 9TH STREET

HEART OF DOWNTOWN SACRAMENTO'S ENTERTAINMENT DISTRICT

TURTON
COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE

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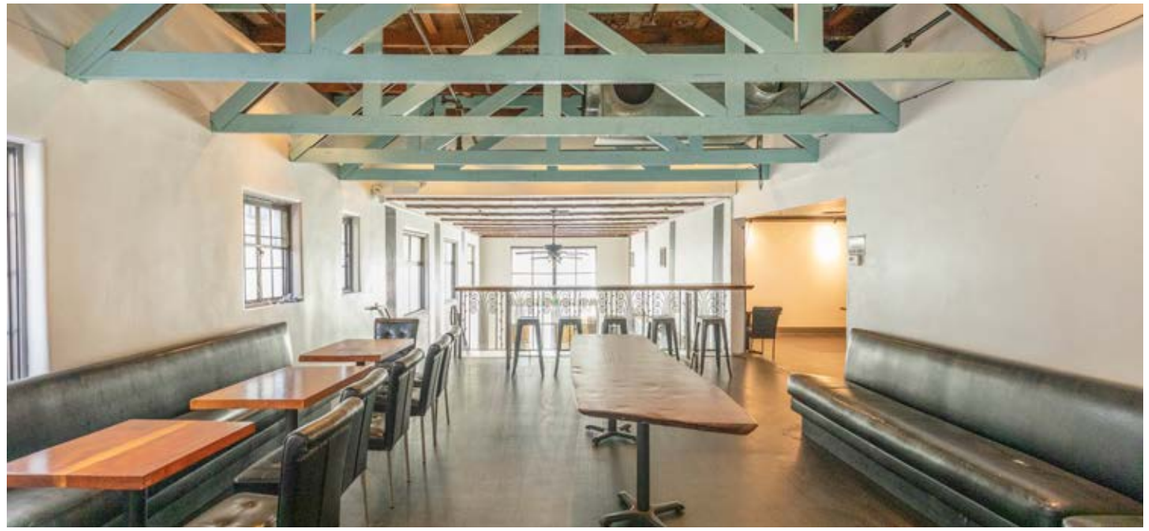


# THE OPPORTUNITY

| ±4,100 | ±3,485 | $2.3M |
|---|---|---|
| SF RETAIL AVAILABLE | SF BASEMENT | PURCHASE PRICE |

## *RARE 2ND GEN RESTAURANT OWNER-USER OPPORTUNITY IN AN OPPORTUNITY ZONE*

Turton Commercial Real Estate is pleased to present the opportunity to purchase or lease 1015 9th Street, located near Downtown Sacramento's K Street Entertainment District, Sacramento's City Government Offices, the arterial J Street corridor, and near the bustling Governmental Affairs District.

1015 9th Street, located in a Federal Opportunity Zone, is an architecturally unique, ± 4,100 square foot two (2) story building with a full basement. Currently vacant and available for an owner/user or investor, the former Odd Cookie space includes a 3,485 SF lower level, 3,485 SF ground level, and 615 SF mezzanine.

# PROPERTY DETAILS

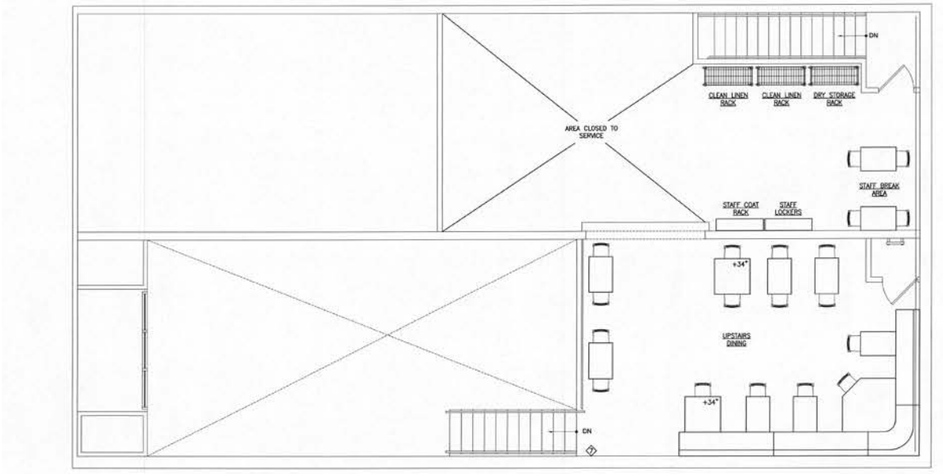
| | |
|---|---|
| **Address:** | 1015 9th Street, Sacramento, CA 95814 |
| **APN:** | 006-0101-001-0000 |
| **Zoning:** | C-3-SPD |
| **Price:** | $2,300,000 |
| **Year Built:** | 1931 |
| **Total Rentable SF:** | ± 4,100 SF |
| **1st Floor:** | ± 3,485 SF |
| **2nd Floor:** | ± 615 SF |
| **Lower Level:** | ± 3,485 SF |
| **Site Size:** | ± 3,485 SF |
| **Occupancy:** | 0% |
| **Opportunity Zone:** | Yes |
| **Utility Details:** | |
| **Electricity:** | Sac Municipal Utilities District (SMUD) |
| **Gas:** | Pacific Gas & Electric (PG&E) |
| **Water/Sewer/Trash:** | City of Sacramento |
| **Storm Drain:** | City of Sacramento |
| **Seismic/Flood:** | |
| **Fault Zone:** | No |
| **Flood Zone:** | Zone X (FEMA Map 06067C0180J) |

# EXISTING INFRASTRUCTURE

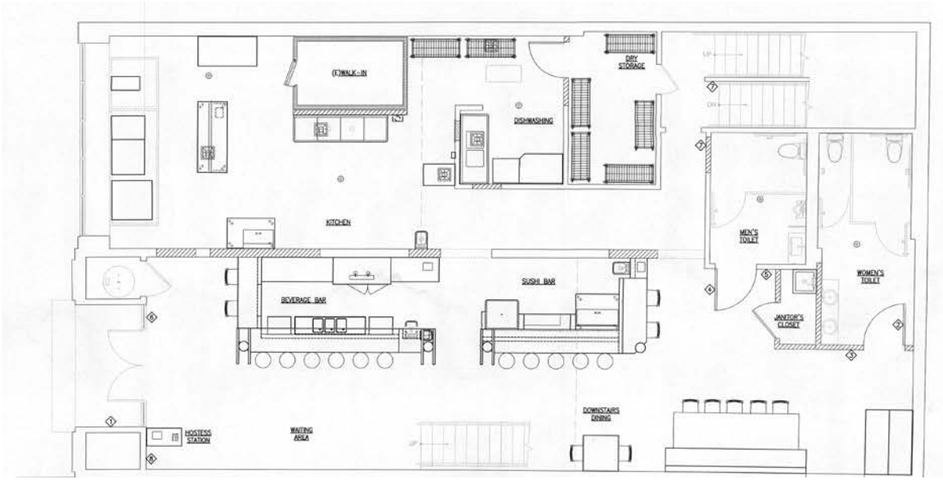
- Type-1 Hood Exhaust System with Ansul fire suppression
- Range/oven, fryer, and other equipment related to gas cooking
- Two walk-in refrigerators, one with a draft beer system designed to accommodate up to 24 different beers
- Ice machine
- Existing bar with compliant floor drainage, sinks, ice wells, refrigeration, and back bar shelving/storage
- Dishwashing area with necessary equipment
- Required three-compartment, prep, and handwashing sinks
- Two restrooms
- Janitor's closet w/ mop sink
- Includes all customer seating, featuring hand fabricated redwood plank tables

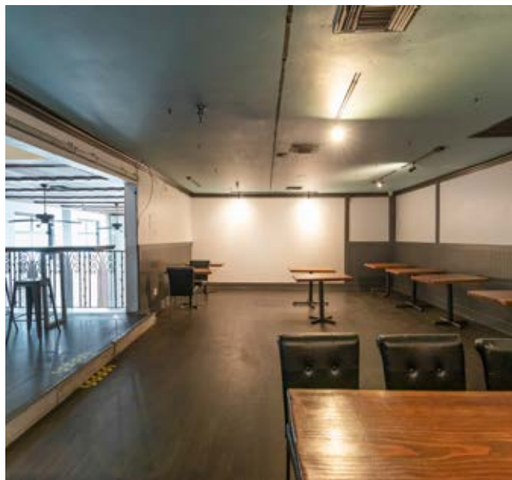
# FLOOR PLANS

## 2ND FLOOR




## 1ST FLOOR





# BUILDING LOCATION

## *LOCATED AT THE HEART OF URBAN SACRAMENTO*

1015 9th Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Governmental Affairs District and the thriving K Street Entertainment District (the Kay).

The property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.

Capitol Mall District

Entertainment District

Golden 1 Center

Tiger
Bailarin Cellars
Kodaiko Ramen
Solomon's Deli
Ruhstaller Taproom
Midici
ja Kitchen

Pressed Juicery
Echo & Rig
Estelle's Bakery
Fizz
Sauced BBQ
Yard House
Polanco

Downtown Commons

Gov Affairs District

The Bank

The Bel Vue

The Hardin/700 Block

Temple Coffee
Bud's Buffet
Grange Restaurant
Teriyaki To Go
La Bou

1015 9th Street

CA State Franchise Tax Board

El Santo Cantina
Cal Family Fitness
Social
District 30
Dive Bar

See's Candies
Starbucks
Cafe Connection
Cafe Roma
La Bou

State Capitol

Cesar Chavez

Sacramento City Hall

The Kay District

10th

CA Environmental Protection Agency

Hyatt Regency

Mayahuel
Osaka Sushi
Downtown & Vine
Cafe A Cote
Esquire IMAX Theatre

K

J

11th

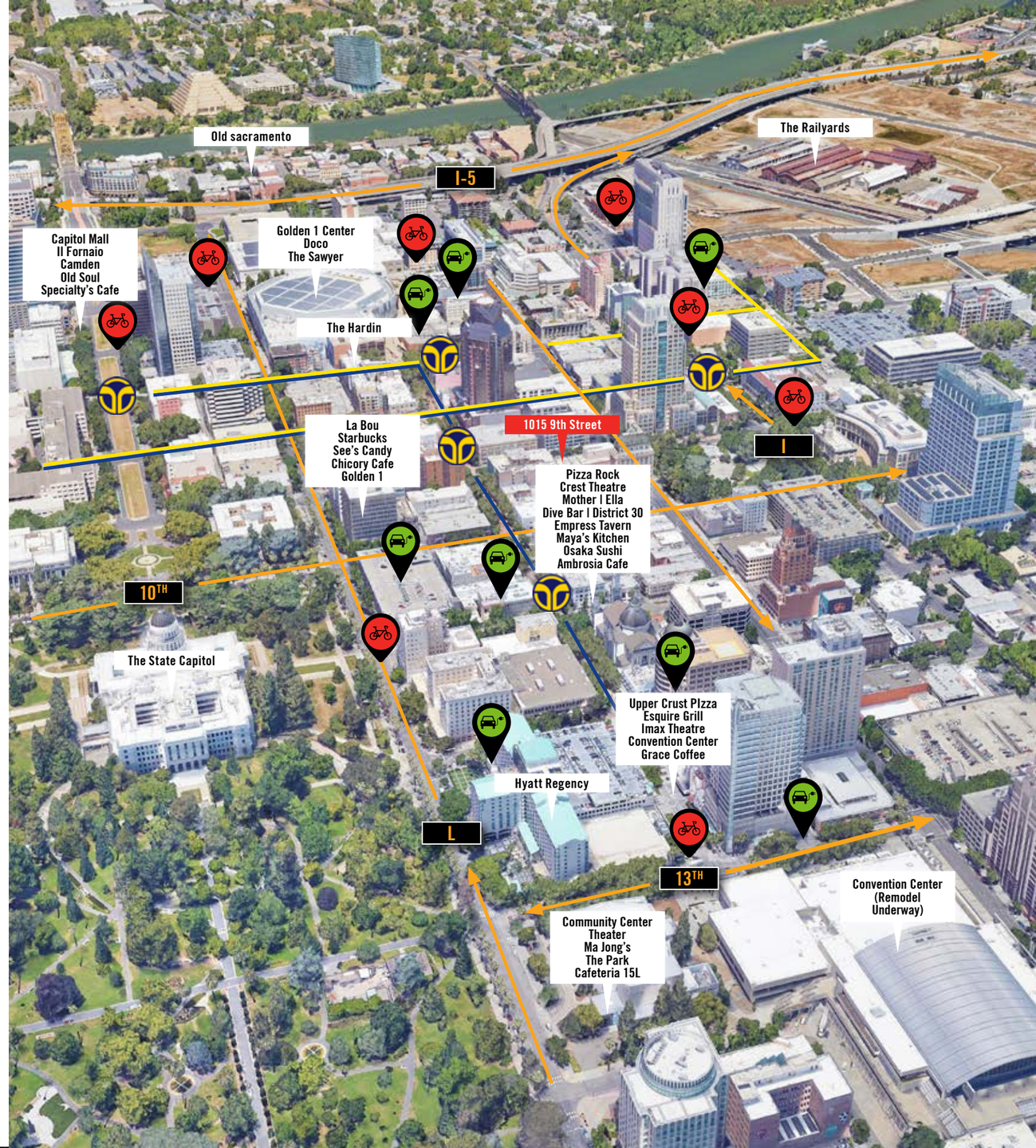
Bangkok@12 Thai

# NEARBY AMENITIES

The property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

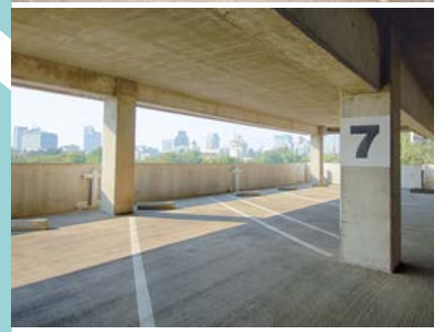
***POPULAR RESTAURANTS NEAR 1015 9TH STREET*** *(not all are mentioned here):*

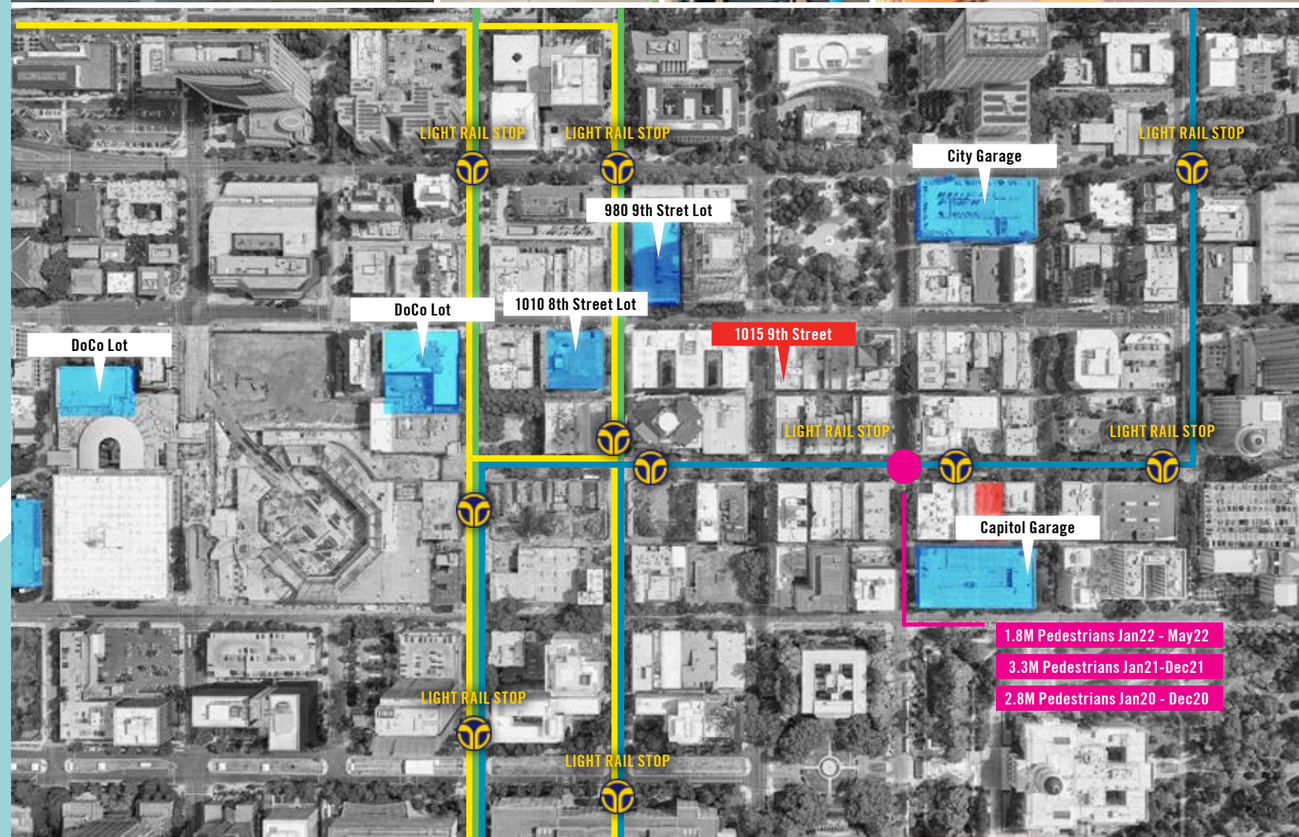
58 Degrees & Holding Co.
Ace of Spades
Aioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Patch
Burgers and Brew
Cafe Bernardo
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone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



# WALK
# RIDE
# BIKE
# DRIVE

1015 9th is easily accessed by all modes of transportation and has roughly 3.3 Million Pedestrians each year.





# GOVERNMENTAL AFFAIRS DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

Beginning at 9th Street and ending at 15th Street, the Governmental Affairs District is largely comprised of mid and high-rise office buildings, ground floor restaurants, entertainment venues and retail densely populating a very walkable corridor featuring Sacramento Regional Transit's light rail system on K Street. The region's preeminent lobbying, association, and government-related firms are located across 2 million square feet of Class A office towers in this district,, with a current average occupancy rate of 96%. All of the Class A office towers in this district command premium rents of $3.30 to $3.75 per rentable square foot, per month, full-service gross.

# 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

Downtown Commons ("DoCo") and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists.

In addition, the property is located adjacent to major development sites. One block away on J Street, Anthem Properties is nearing completion on a seven-story mixed-use project of 153 market-rate units, 10,000 square feet of ground-floor retail with a rooftop deck and fitness center and other amenities. Nearby, the K Street Redevelopment Zone is being implemented to create a mixed-use live/work enter- tainment zone. 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.

# DOWNTOWN IS THRIVING

**As excitement and interest for proximity to Golden 1 Center increasingly grows, Downtown Sacramento also continues to flourish as the employment hub for the region.**

- In the last five years, 150 new ground floor retail businesses opened in Downtown.
- In the last 12 months alone, 25 new ground floor retail businesses opened in Downtown.
- 3 opened in DOCO bringing the total number of DOCO restaurants, bars, eateries, shops, businesses and pop-up kiosk vendors to 36.
- In the year ahead, another 16 new ground floor retail businesses are expected to open.

# GOLDEN 1 CENTER'S IMPACT

**For the past five years, Golden 1 Center has been one of a number of factors contributing to the increasing growth, vibrancy and opportunity in Downtown**

- Pedestrian traffic sees an average 48% increase on Golden 1 Center event days over a typical day.
- Golden 1 Center has welcomed over 5.7 million guests over the past five years to hundreds of ticketed events and hundreds of community and private events held annually.
- For its ticket sales performance in 2020 alone, PollStar ranked Golden 1 Center as 11th in the United States and 22nd in the world, outselling big cities like Boston, Atlanta and San Francisco.
- The impact of increasing foot traffic near Golden 1 Center, with nearby hubs of activity like DOCO's Block Parties and the Downtown Sacramento Ice Rink at 7th and K Streets, are economic drivers for downtown.

# HOTELS

**2.6K**
HOTEL ROOMS

**455**
HOTEL ROOMS CREATED 2015 - 2021

**298**
HOTEL ROOMS UNDER CONSTRUCTION

Sacramento has more than 2,000 hotel rooms within walking distance of 1015 9th Street, including six of the best hotels Sacramento has to offer, like the recently completed Kimpton Sawyer Hotel, brand new Hyatt Centric, newly completed Exchange Sacramento, The Citizen Hotel, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn.

## Hyatt Centric

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

## The Citizen Hotel

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

## Kimpton Sawyer Hotel

Situated in the new heart of Sacramento at the Downtown Commons (DOCO), Kimpton Sawyer Hotel delivers an exclusive experience to the burgeoning city, merging past with future, indoor with outdoor, and urban with rural. The hotel overlooks the new and first-ever indoor/outdoor arena—the Golden1 Center, home of the Sacramento Kings. It's an urban haven surrounded by great shopping, art galleries, and the city's renowned restaurants and farmer's markets. The 250 guestrooms are inspired by Northern California's breathtaking natural beauty featuring woodwork beautifully milled from California oak and subtle shades of gray and brown echo the Sierra Nevada Mountains.

## Exchange Sacramento

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1015 9th Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

## SAFE Credit Union Convention Center

Just three blocks from 1015 9th Street, the brand new SAFE Credit Union Convention Center is the perfect setting to make any size convention a little less, well, conventional. Here, cutting edge design, advanced technology, and unsurpassed scalability converge to give parties the power to take your convention anywhere you want, including well beyond.

The recently completed $100 million remodel of the Convention Center includes 240,000 square feet of programmable space, 160,000 square feet of exhibition space and 80,000 square feet of meeting room space.

## SAFE Credit Union Performing Arts Center

The Performing Arts Center features a completely remodeled 2,200 seat theater venue. Originally opened in 1976, the theater was a professional performing arts center in dire need of a transformation. With aging infrastructure, the building needed a comprehensive modernization to meet the escalating requirements of contemporary performance and to present a new face to the public.

The renovation and expansion opens the building to the surrounding urban fabric and brings Sacramento's rich culture of trees into the building. A tree canopy surrounds the formal lobby at the south and continues to the north as cover to an outdoor room. Major renovations to the audience chamber and orchestra pit included the installation of the largest electro-acoustic enhancement system in California, transforming an acoustically poor and visually confusing interior space into a warm, inviting, acoustically superior performance space.

## Cesar Chavez Plaza

Just a one block walk from 1015 9th Street, Cesar Chavez Park and Plaza has undergone multiple renovations during its 150-year lifetime in order to maintain, beautify, and adapt the space for new public needs. Most recently in 2012, the plaza underwent renovations that included installing new turf, planter boxes and benches, and raising the stage for concerts.The plaza continues to be a popular gathering place for residents and visitors. From May through October, a weekly farmer's market is hosted in the plaza. Many concerts are held there throughout the year, including the ongoing concert series Friday Night Concerts in the Park and thirteen large music events hosted by This916. Cesar Chavez Plaza is also home to the Raley's Grape Escape, an event showcasing the region's food and wine offerings.

# DEVELOPMENT

## DOWNTOWN HOTEL DEVELOPMENT

### Hyatt Centric @ 7th & L

Recently completed 10-story Hyatt boutique hotel with 165 rooms and a rooftop bar. The 103,979 SF project also includes 6,546 SF of ground floor retail.

### The Exchange Sacramento

Completed adaptive reuse of a former office building into a 10-story, 100-room hotel. It is operating under the Hilton Curio Collection flag of boutique hotels.

### Canopy by Hilton @ 9th & L

14-story 243,431 sq. ft. Canopy by Hilton hotel that will include 50 apartments above 275 hotel rooms. Completion date still to be determined.

### AC Hotel @ 7th & I

Hotel project that will house a 179-room AC Marriott hotel and will include ground-floor retail at the southeast corner of seventh and I Street.

## DOWNTOWN OFFICE DEVELOPMENT

### Capitol Annex Swing Space

Development of a 10-story, 472,000 SF state office building that served as a temporary swing space for California lawmakers. Completed in 2021.

### Clifford L. Allenby Building

Construction of a 11-story office building to house 1,200 employees from various state agencies. Has food court and pedestrian plaza. Completed in 2021.

### Natural Resources Building

21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

### 1130 K Street

Renovation of a four-story, 140,908-square-foot office building. Construction of two new floors that are set back to create an outdoor terrace. 2022



# DOWNTOWN

68 BLOCKS

25.4M SQUARE FEET OF BUILDING SPACE

7.4M PARCEL SQUARE FOOTAGE

193 PROPERTY OWNERS

5K TOTAL BUSINESSES

2.6K HOTEL ROOMS

528 PARCELS

401 RETAIL BUSINESSES

7 ACRES OF URBAN PARKS

OPEN 25 NEW BUSINESSES

2.8M SF TOTAL RETAIL SPACE

7.9% RETAIL VACANCY

**#1 CITY IN THE USA WITH THE HOTTEST HOUSING MARKET**

REALTOR.COM

96.1% RENTAL OCCUPANCY

562 COMPLETED UNITS

3,332 UNITS UNDER CONSTRUCTION

6,144 TOTAL RENTAL UNITS

16,422 TOTAL UNITS PLANNED

# NEW RESIDENTS ON THE GRID

## 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.

## Cascade

On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

## The Mansion

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

## Envoy

Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

## Maker @ 15S

A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

## The Frederic

Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

## 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.

## Lot X

Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

## Sacramento Commons

Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023

# K STREET DEVELOPMENT

## 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 features 140 mixed-income apartments with 75,000 square feet of ground floor retail

## 830 K Street

830 K Street is a 63,000 SF four story office building in Downtown on K Street that features a historical brick façade with the original chain driven windows. This iconic K Street property recently underwent a $13 million top-to-bottom renovation and is currently available for lease both office and retail uses.

## CA Labor Federation at 1001 K

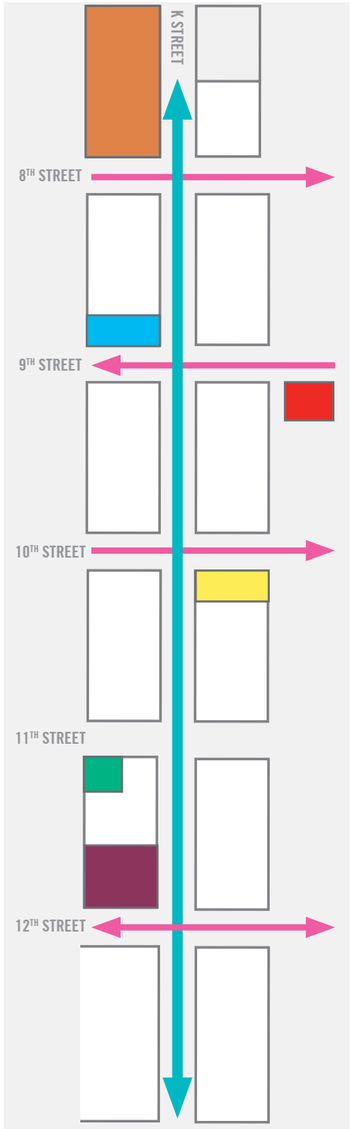
One of the State's largest labor unions, the California Labor Federation, which is comprised of more than 1,200 labor unions, representing 2.1 million labor union members recently relocated their California headquarters from Oakland, CA to a $5.5 million, 16,000 square foot office condominium they purchased at 1001 K Street.

## UC Regents

After selling their previous Downtown Sacramento office building, the UC Regents recently purchased 1115 11th Street, just steps from the State Capitol in the heart of Downtown. The UC Regents plan to expand their graduate program offerings and are renovating this office building top-to-bottom.

## 1130 K Street

1130 K Street is a recently renovated 240,000 square foot office building strategically located less than one block from 1015 9th Street. Constructed in 1924 as the original Weinstock's department store, this stunning landmark building features a Romanesque four-story-high arched entranceway and a half-dome colonnade window line spanning the fourth floor. The building was converted to an office building in 1979 when Weinstock's relocated and has since been occupied by a variety of public and private tenants over the years. The developer is putting the finishing touches on a $20 million renovation of this stunning office building, including adding two floors of new space.



# THE MARKET

**15.3 MILLION**
ANNUAL REGIONAL VISITORS

**71,335**
DAYTIME EMPLOYEES

**215+**
BARS / RESTAURANTS

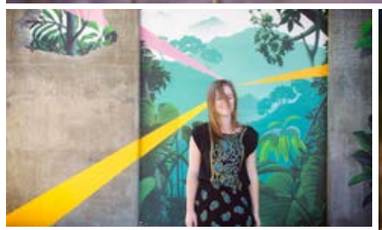
## *CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA*

While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word "renaissance" more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete.

All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the downtown grid.

The impact to Sacramento's urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento's urban renaissance. Since the formal approval by City Council of the Cities' contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.



# SACRAMENTO

Sacramento is the Capitol of California, the sixth largest economy in the world. While perhaps not considered as sexy 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 central 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 versus 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 (only 13 blocks from the Subject Property).

Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost.

Blessed with a consistent climate featuring over 300 days of sun on average throughout the year, the region is located at the Northern portion the Central Valley which produces more agriculture than any other valley in the United States, If you are eating a tomato in the United States there is a 9 in 10 chance it came from the Central Valley. Lettuce, almonds, rice and mandarin oranges are close behind. This unique combination of soil, water and temperature in coordination with Sacramento's solid, highly reliable economic base to create the perfect combination of variables to truly make Sacramento the "farm-to-fork" capitol of the world. No one on earth eats fresher food than Sacramentans. And if you want to select the perfect wine to compliment your meal you are a mere 60 minutes from arguably the finest wine region in the world. On any given day it is actually faster (not closer) to get to downtown Napa from downtown Sacramento than downtown San Francisco.

Ten minutes from downtown Sacramento is the University of California at Davis, acknowledged as one of, if not, the finest agricultural institutions in America and home to the Mondavi Center, a $10M performance art center donated by the Mondavi Family who also maintain a close relationship with Davis' renown Viticulture department.

In addition to the State Government, Sacramento features a number of larger locally based employers including Vision Service Plan, Blue Diamond Almond Growers (located on 16th Street), Raley's, Sutter Health, Dignity Health, Kaiser Permanente, UC Davis Medical Center, McClatchy as well as California Public Employees Retirement System and California State Teachers Employee Retirement System... two of the largest pension funds in the world. Regional employers with large presence in Sacramento include AT & T, Wells Fargo, Intel, Apple, AAA and Tesla.

Employment growth in Sacramento has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but education and health services, sector has been the largest contributor to job growth since the bottom of the economic downturn. Total employment in this sector is nearly 25% above its prerecession peak. Local hospitals have noted that, as of May 2017, thousands of medical positions remain unfilled due to the lack of skilled talent in the metro. Within the professional and business services sector, administrative and support jobs have benefitted, because the metro's low business costs attract firms with back-office operations. Continued growth is expected in the state and local government sectors. Sacramento has the highest share of public sector employment in the country (approximately 25%) ahead of even that of Washington D.C.

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 recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

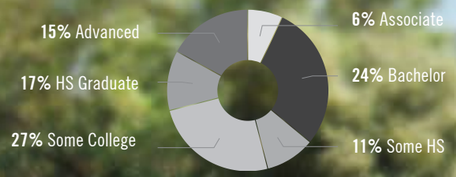
# SACRAMENTO DEMOGRAPHICS

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.

## 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%**

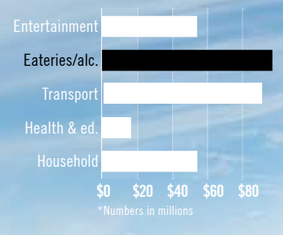
## EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:




**1,985** HOUSING UNITS CREATED 2015-2022

**3,046** HOUSING UNITS UNDER CONSTRUCTION

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

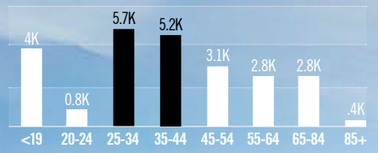



*Numbers in millions

## SACRAMENTO'S CITY RANKINGS:

**#1** in the U.S. for net migration
**#1** Happiest workers in midsized 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

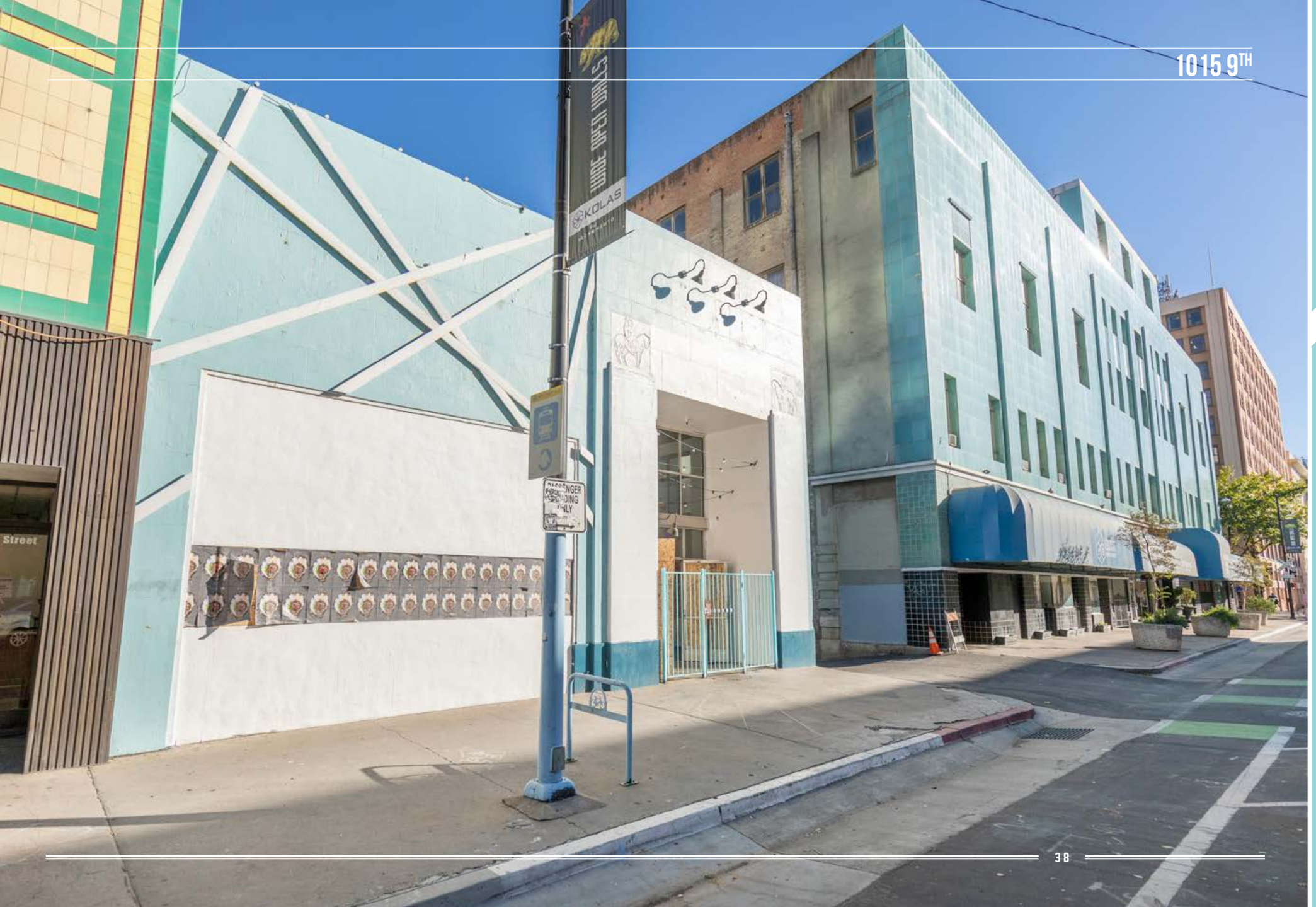



*Based on data from Costar 2021

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

**$1,838** AVERAGE RENT PER MONTH IN SACRAMENTO

Art - Subtile by Federico Díaz



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