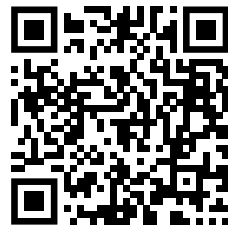


SCAN OR CLICK
FOR DRONE VIDEO



THE
AMALIA

New construction Retail / Office
for lease in the heart of Curtis Park

AMALIA



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SACRAMENTO, CA 95816
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THE PROPERTY

1

AVAILABLE SPACE

± 687

TOTAL AVAILABLE SF

8

RESIDENTIAL UNITS

Q3 2023

EXPECTED DELIVERY

Turton Commercial Real Estate is proud to offer for lease the ground floor retail/office space in the Amalia, Curtis Park's latest mixed-use infill project. This two story Spanish Revival inspired building features eight spacious apartments above the retail, with a mix of studio, 1 bedroom, and two bedroom units.

Prominently located at the corner of 24th Street and Castro Way, the Property sits on what has

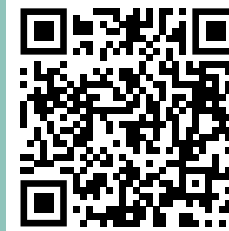
become a major arterial route between lively Midtown and the new Crocker Village development, which is comprised of luxury residential homes and vibrant retail center. Amalia offers the extremely rare opportunity for new construction restaurant, office, or retail use in the heart of one of the most desirable historic neighborhoods in Sacramento. The site is situated within walking distance from the

neighborhood's 18.36 acre namesake park, and across the street from the Sierra 2 Center which houses a theater, senior center, and 11 unique rentable event spaces.

With the corner suite boasting design elements that include ample outdoor seating and a hood shaft, the foundation has been laid for the city's next great neighborhood bistro, pub, or coffee house.

- ± 687 SF of office/retail property for lease in the heart of Curtis Park in brand new construction.
- Located directly across from the Sierra 2 Center for the Arts and Community.
- Three suites total, two already leased to R Cubed and Optometrist.
- Potential ample outdoor seating for all suites with concrete "sitting wall" planned.
- ADA restrooms/approaches included in all suites.
- Situated on busy 24th Street between Midtown and the new Crocker Village.

SCAN OR CLICK FOR DRONE VIDEO





PROPERTY DETAILS

Property Info

Address:	2348 Castro Way, Sacramento, CA 95818
APN:	013-0022-023-0000
Zoning:	C-2
Lease Rate:	\$3.50 per square foot, NNN
Total Available SF:	± 687 SF
Parking:	Five spaces onsite. Spaces available 10' away in Sakura Alley (\$50/mo) & across the street at Sierra 2 (\$40/mo). Ample street parking.
Patio:	± 576 SF

Individual Suite Details

Suite 101 (LEASED - R CUBED LIFESTYLE)

Size:	± 931 SF
Electrical:	200-amp panel. 3-phase.
Plumbing:	ADA Restroom provided. Additional wet utilities provided via single connection point in the ceiling with plans available for review. Modifications “to suit” possible.
Mechanical:	Currently open.
Gas:	Possible, based on the tenant.
Hood shaft:	In place. Suitable for Type 1 or Type 2.
Outdoor seating:	Large outdoor area included with a concrete seat wall.

Suite 108

Size:	± 687 SF
Electrical:	100-amp panel. 3-phase
Plumbing:	ADA Restroom provided. Additional wet utilities available via a single connection point in the ceiling with plans available for review. Modifications “to suit” possible.
Mechanical:	High wall Carrier units, specs available for review.
Hood Shaft:	In place. Suitable for Type 1 or Type 2.
Additional Info:	Potentially suitable for live-work use.



Suite 110 (LEASED - OPTOMETRIST)

Size:	± 1,806 SF
Electrical:	200-amp panel. 3-phase.
Plumbing:	ADA restroom provided. Additional wet utilities available via a single connection point in the ceiling with plans available for review. Modifications “to suit” possible.
Mechanical:	Currently open.
Gas:	Possible, based on the tenant.
Hood shaft:	In place. Suitable for Type 1 or Type 2.
Additional Info:	Potentially suitable for light medical use.

Utility Details

Electricity:	Sacramento Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

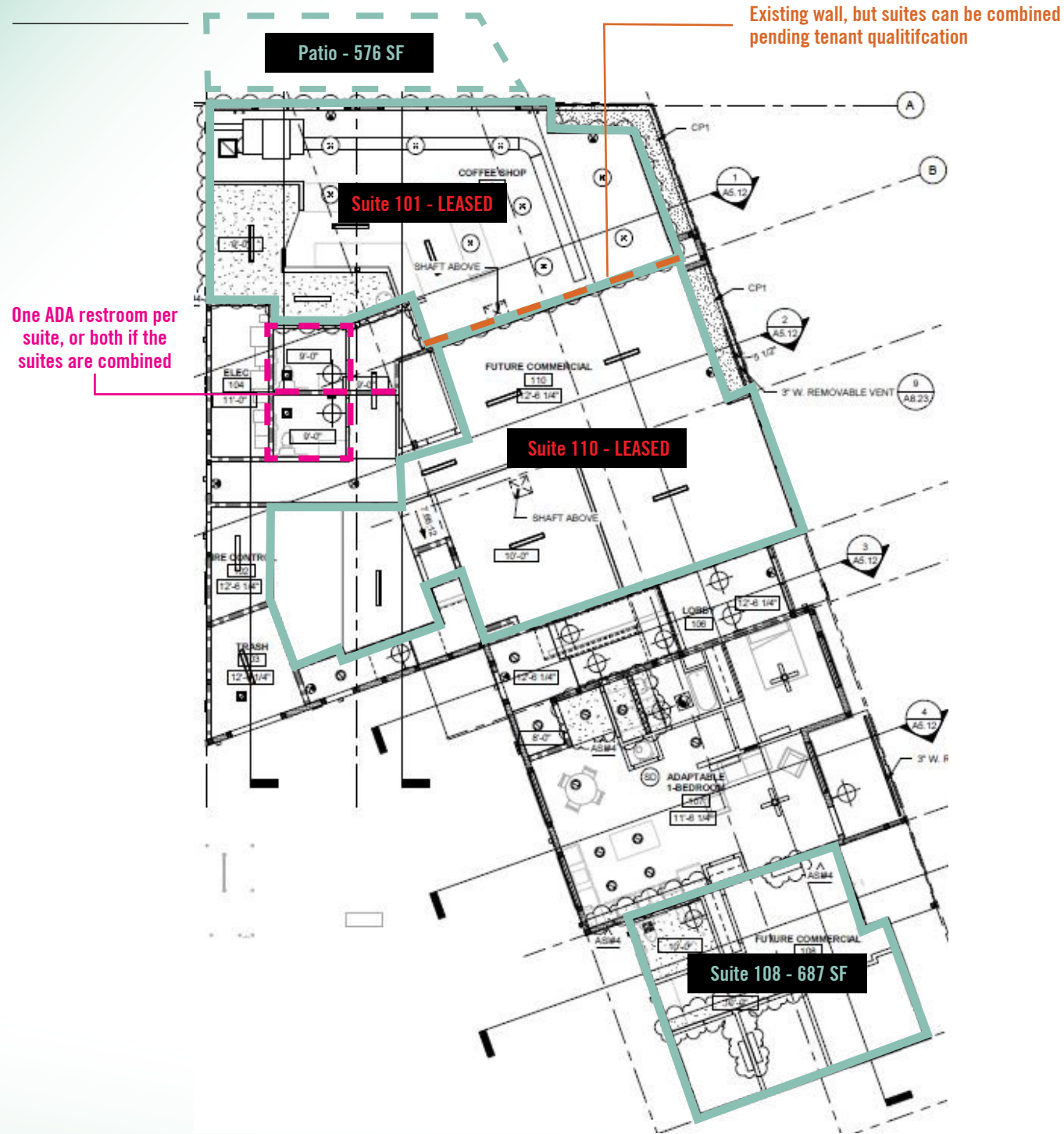
Seismic/Flood

Fault Zone:	This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)
Flood Zone:	No substantial flood risk per FEMA Map 06067C0190H.



Section One: The Property

FLOOR PLANS





LOCATION

As noted by the Sacramento historian, Dan Murphy “This peaceful community loved by thousands of locals was once, in part, a Mexican land grant called New Helvetia, given to John Sutter. With the 1852 arrival of homesteader (and area namesake) William Curtis, who managed a 200-acre farm started by his brother, and those drawn by the California gold rush, the area began to develop and expand. In 1887, papers were filed for the Highland Park subdivision—a nod to early flood concerns. Since that time, more than 30 other subdivisions have sprung up between Broadway and Sutterville, along with the Sierra School, which has been nominated for city landmark status. Situated south of today’s Broadway, the area that was

once a flood plain and then an agricultural area now holds over 2,500 homes and is among the city’s most vibrant neighborhoods. Houses here represent various architectural styles, from Victorian to Arts and Crafts and the various 1920s revivals.” As if to underscore the neighborhood’s timeless desirability, Curtis Park has been home to many household names including former Mayors Kevin Johnson and Joe Serna, musician Raphael Saadiq, and Mid Century Modern furniture and design icon Ray Eames. Curtis Park is fortunate enough to have numerous community gathering places, perhaps best illustrated by the Sierra 2 Center for the Arts and Community across the street from the Amalia. The former Sierra School was saved by what

is now the Sierra Curtis Neighborhood Association in the late 1970’s, and is home to a performing arts center, Senior Center, Dance and Fitness studios, and ten plus individual events spaces for rent. The neighborhood also has a great love of craft beer and associated businesses, including the original Track Seven Brewery, Community fixture Pangea Bier Cafe, and the family-friendly Hop Gardens. Beyond its rich history and architecture, walkability and desirable quality of life, and plentiful amenities, Curtis Park’s greatest asset may be its centralized location; Land Park, Oak Park, and Midtown all border it and contribute to its unique identity.

Curtis Park Demographics

Population:	~6,000
Median Age:	37
Average Household income:	\$123,917
Median Home Price:	\$744,899
Walk Score:	78
Bike Score:	91

Nearby Walkable Amenities

William Curtis Park	Taylor’s Market
Pangea Bier Cafe	Marie’s Donuts
Gunther’s Ice Cream	Freeport Bakery
Hop Garden	Crocker Village Safeway
Cafe Dantorels	Shopping Center
Chocolate Fish	Track Seven Brewing





SACRAMENTO

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

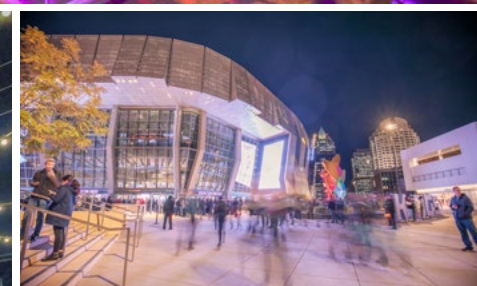
GSEC 2023
GIS Planning 2022

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

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, as such, boast the lowest vacancy rates. As of Q1 2022, the Downtown Sacramento office vacancy rate was 8.9%. This figure is impressive when

factoring in that many Class B buildings are included in these numbers but 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.



FOLLOW THE HYPE

Sacramento continues to draw largest net inflow of new residents in the nation.
Source: SACOG



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. 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). In 2023 Forbes named Sacramento the best place to live in California. 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'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs

POPULATION GREATER SACRAMENTO REGION

2,623,204

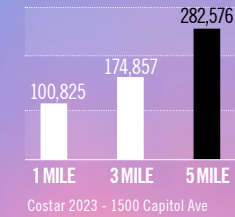
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Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

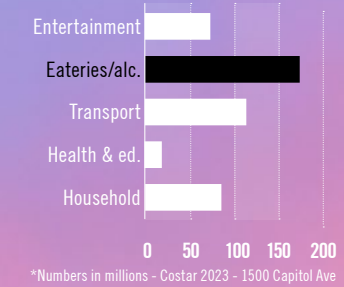
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



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WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE

