



W E X L E R



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

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

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2024 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"). Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE 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 or any other respective Pure 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.



THE PROPERTY

± 1,492-7,449
RSF

FREEWAY
ACCESS

OVER 220
RESIDENTIAL UNITS

OVER 800
STUDENTS ONSITE

1500 67th Street, known as The Wexler, provides the rare opportunity to lease one of the most visible and high traffic spaces in suburban Sacramento.

Providing 7,449 square feet of highly configurable cold-shell space with useful and attractive high ceilings, the surface street and freeway visible

space benefits from floor to ceiling windows, creating a welcoming environment for The Wexler's occupants and visitors alike.

With over two hundred twenty (220) dwelling units for students attending Sacramento State University in the six (6) story, mid-rise building, The Wexler has stationed itself as Sacramento's premier loca-

tion for student living. Ideally located on the corner of 65th Street and Folsom Blvd, The Wexler sits fifty feet from the University/65th Street Station public transportation and light rail station, three hundred feet from Folsom Blvd, five hundred feet from the Highway 50 on ramp, granting any tenant a presence on Sacramento's busiest avenues.

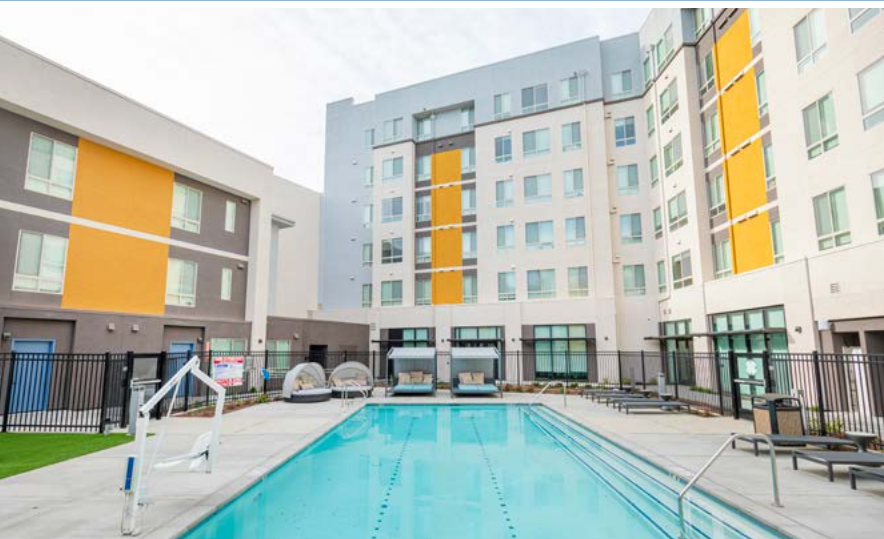




Section One: The Property

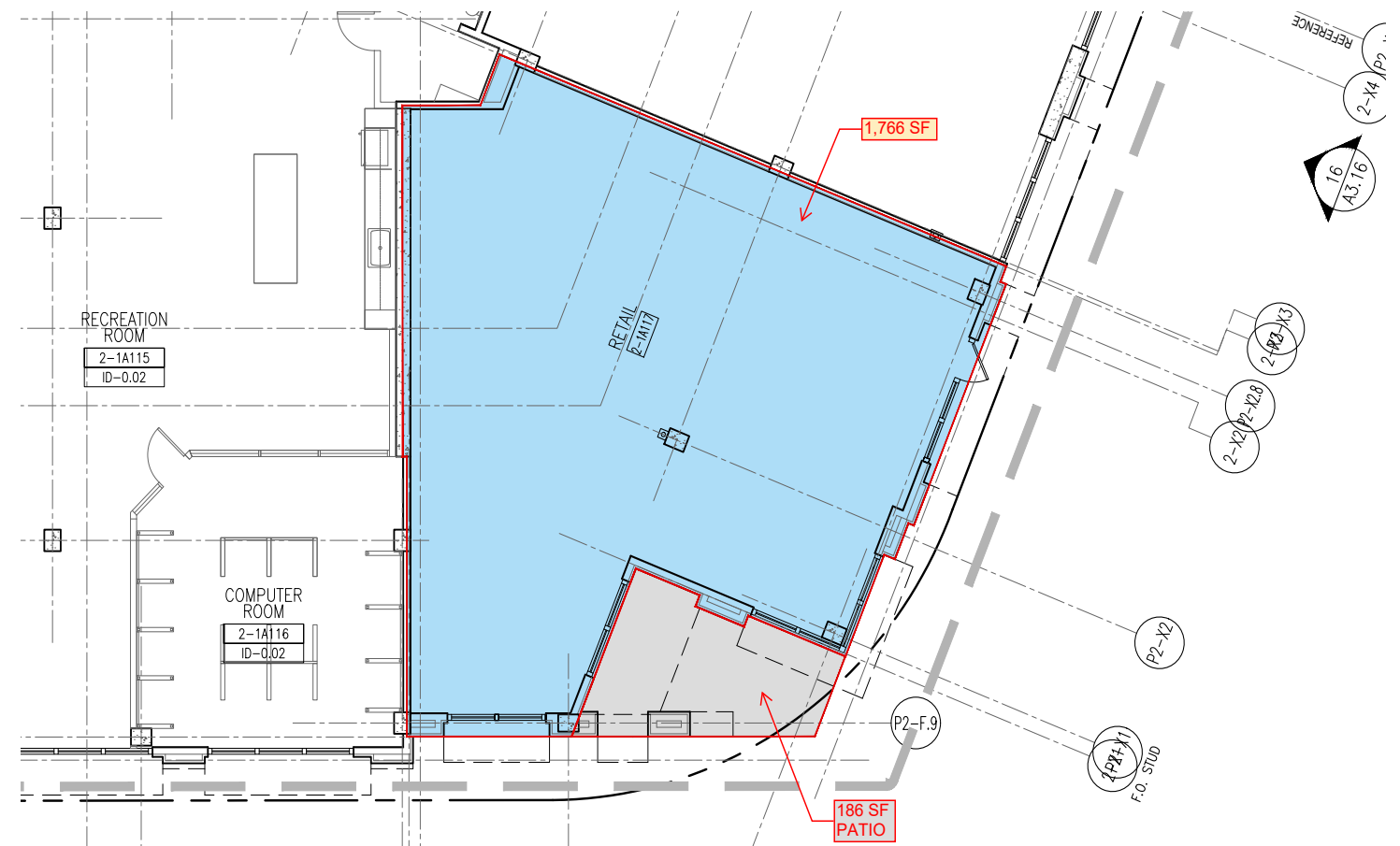
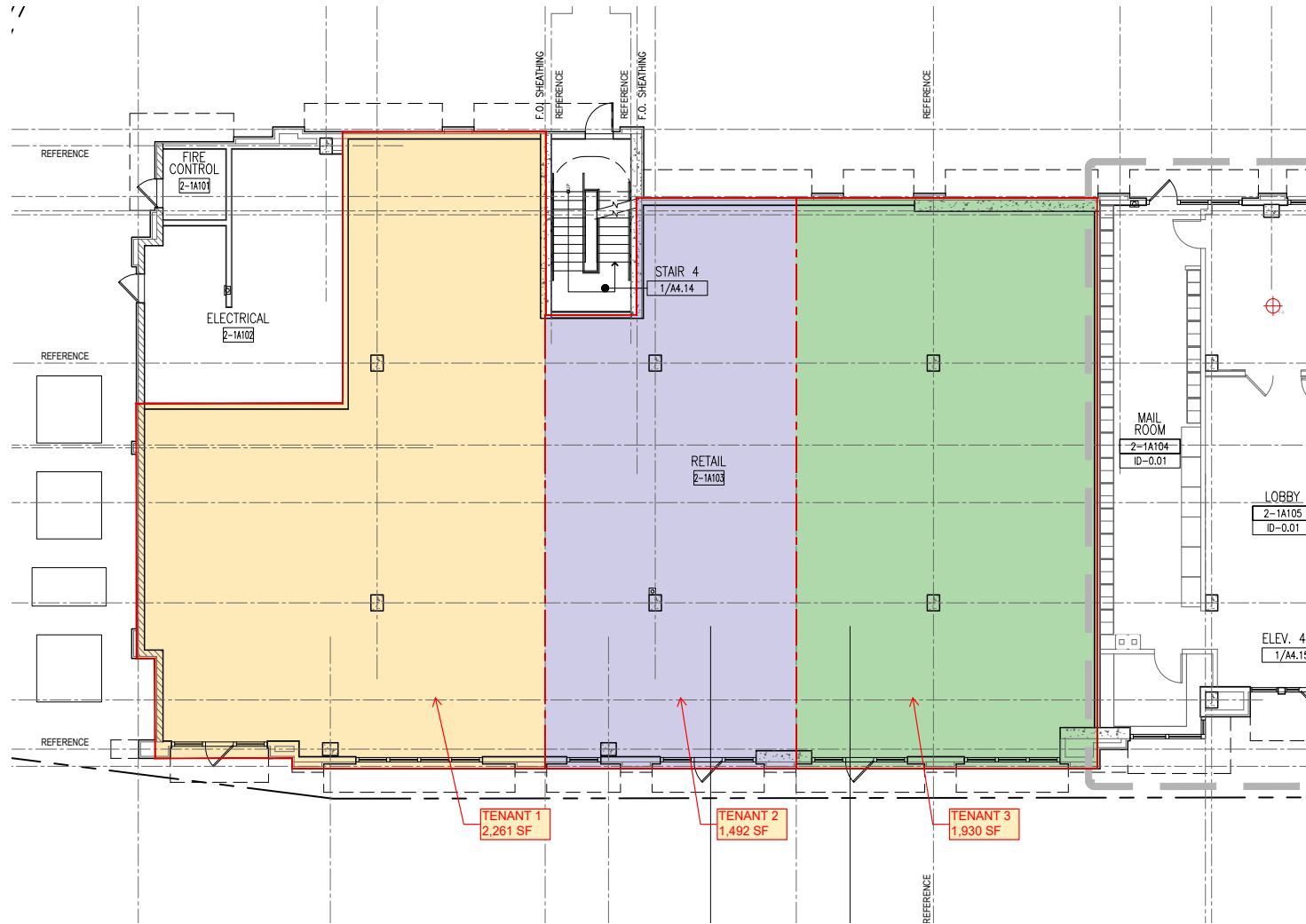
PROPERTY DETAILS

Address:	1500 67th Street, Sacramento, CA 95819
Zoning:	RMX-TO
Building Size:	141,002 SF
Available Space:	1,492 - 7,449 SF
Hoodshaft:	Available
Parking:	Yes
Bike Parking:	Yes
Retail Lease Rate:	± \$3.00/SF/Month NNN
Tenant Improvement:	Allowance Available





FLOOR PLANS





Section Two: Floorplans





BUILDING LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

The Property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The Property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

The Wexler sits in the nexus of two incredibly dynamic and booming submarkets: Midtown and East Sacramento. Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desirable. East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$500, which is significantly higher than the Sacramento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket. East Sacramento features some of Sacramento's most successful restaur-

ants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupelo Coffee House.



DOWNTOWN SACRAMENTO

- 5.2 miles away from The Wexler
- 96,671 employees
- 400+ retail businesses
- Golden 1 Center = Home of the Sacramento Kings

MIDTOWN SACRAMENTO

- 3.4 miles away from The Wexler
- 32,200+ SF of restaurants and retailers
- The heart of Sacramento's arts and culture scene
- Home of the #1 farmers market in the U.S.

UC DAVIS MEDICAL CENTER

- 3 miles away from The Wexler
- #1 Hospital in the U.S. (Source: U.S. News Report)
- \$3.4 Billion annual economic output

AMERICAN RIVER

SACRAMENTO STATE

Aka the "Tree Campus USA"
Approximately 31,000 students in Fall 2022

Giovanni's Old World NY Pizza
Tacoa | Tacos y Tequila

Moonbelly Bakery
High Water Brewing
Vons Chicken
Taqueria Santos Laguna
Pure Soul Plant-based Eats

Office Depot
Jamba Juice
Dos Coyotes
Bento Box
FedEx
Pita Pit
GameStop

Visible to 23,032
Cars on
Folsom Blvd Daily

Hampton Inn & Suites
Home2 by Hilton

Visible to 192,424
Cars on
Highway 50 Daily

LIGHT RAIL SACRAMENTO
REGIONAL AND CSUS BUS STOP
"University/65th Street"
Approximately 40,000 riders daily

HIGHWAY 50

Target
CVS Pharmacy

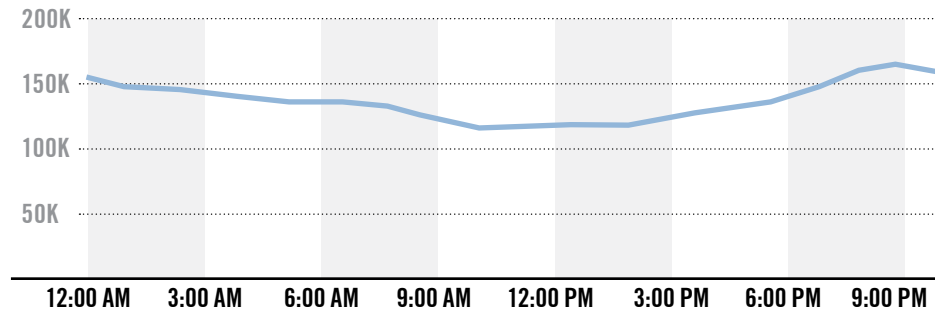
Kansai Ramen & Sushi House
Dane's Bakery



NEARBY DATA BITES

- Prime Location in Sac State's New Student Housing District
- High Demand for Retail in Underserved Area
- Highly Visible to Traffic on 65th Street
- Easy Access From Highway 50 On/Off Ramp

Total 2023 Visits by Hour to Wexler



⇒ **\$98,383** ⇐

Average Household Income
2-mile radius of property

Psychographic Profile

Singles and Starters
Young singles starting out and some starter families living a city lifestyle

Thriving Boomers
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Young City Solos
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

Nearby Population

3-mile radius of property



2010: 138,630
2023: 155,685
2028: 159,944

10.7%

2010-2023 Population Growth Rate
1-mile radius of property

Traffic Counts

31,024

Daily Cars on 65th Street

Annual Consumer Spending in millions



\$174.905

1-mile radius of property



Education Levels

29% Some College
25% Bachelor Degree
15% Advanced Degree

915

Nearby Businesses
1-mile radius of property





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

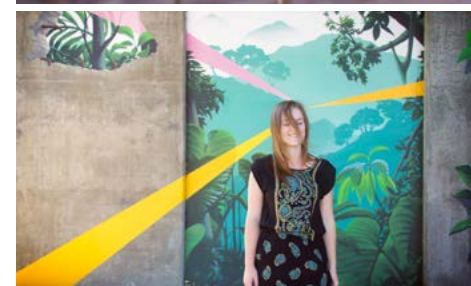
While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according 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.



THERE'S A REASON EVERYONE IS COMING HERE.





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

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

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2024 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"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE 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 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.



W E X L E R