

1818 29TH STREET

REFILL MADNESS

REFILL
madness

Reduce, Reuse, Refill



TURTON
COMMERCIAL REAL ESTATE

Sublease | Creative office space with awesome amenities



1818
29TH STREET



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1818-1824 29TH STREET FEATURES GREAT SPACE IN A GREAT BUILDING, WITH EASE OF ACCESS TO SOME OF MIDTOWN'S BEST AMENITIES!



THE PROPERTY

600-1,585

SF AVAILABLE FOR SUBLEASE

2

PARKING SPACES INCLUDED

40 +

RESTAURANTS & RETAILERS NEARBY

Beautiful Creative Office Space Near Some of Midtown's Best Amenities!

Turton Commercial Real Estate is pleased to present 1818-1824 29th Street as a sublease opportunity in the heart of the Midtown experience. The project is one of midtown Sacramento's most recognizable and well-known examples of successful mixed-use redevelopment. Temple Coffee, Revolution Wines and the Sacramento Natural Food

Co-Op all call this corner home, and it remains a cultural destination in Midtown. The 2nd floor office space features excellent natural light through skylights and transoms, and a flexible combination of open space and private offices. The modern finishes create a space befitting of a professional or creative

services user, and the multiple entrances allow for both focused work and easy access to the aforementioned amenities. Offered at \$1.80/SF NNN, with the master lease running through 10/31/2025, this space provides the perfect turnkey option for a firm who needs move-in ready, professional space at great economic value.





SPACE DETAILS

- 1818-1824 29th Street, Sacramento CA, 95816
- 600 - 1,585 SF Available Immediately
- \$1.80/SF NNN





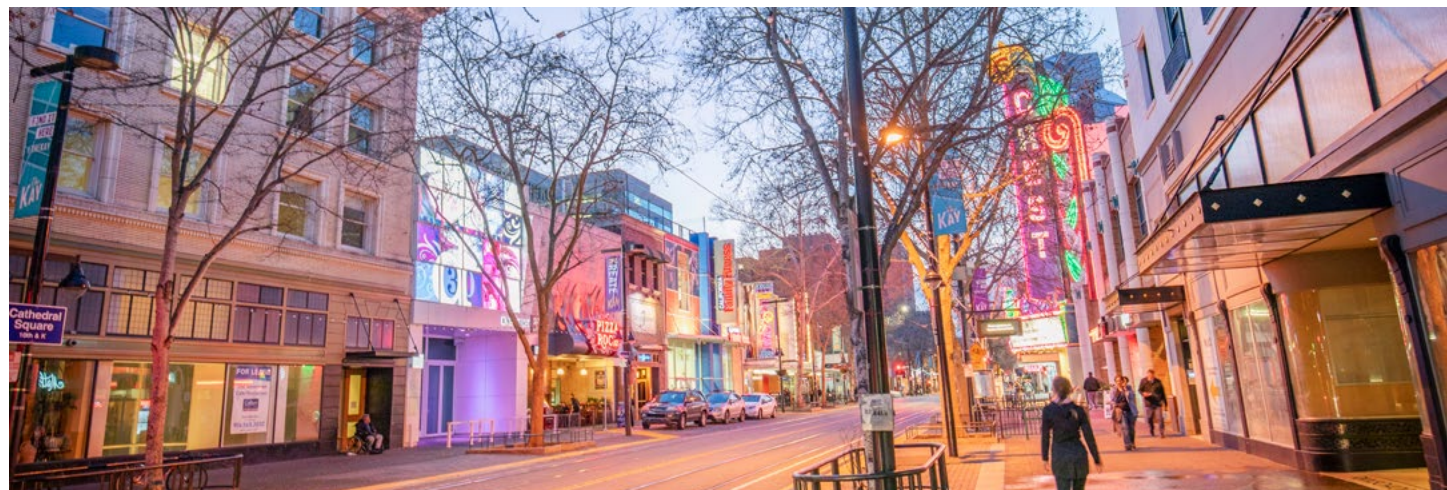
BUILDING LOCATION

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.

2 MINS TO HIGHWAY 50	4 MINS TO SACRAMENTO STATE	6 MINS TO GRANITE REGIONAL PARK	7 MINS TO AMERICAN RIVER BIKE TRAIL	7 MINS TO 65TH & FOLSOM AMENITIES & TRANSIT
9 MINS TO UC DAVIS MEDICAL CENTER	11 MINS TO INTERSTATE 80	11 MINS TO MIDTOWN	13 MINS FROM GOLDEN 1 CEN- TER/STATE CAPITOL	17 MINS TO FAIR OAKS BLVD AMENITIES





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

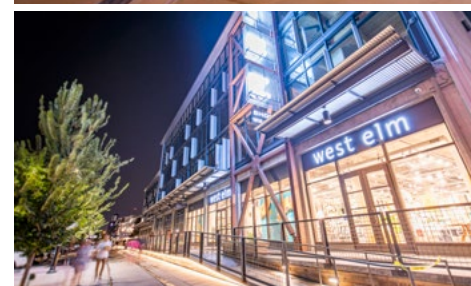
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

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

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

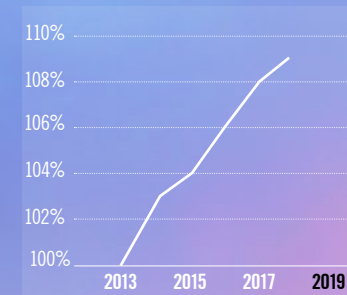
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).



SACRAMENTO DATA BITES

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.

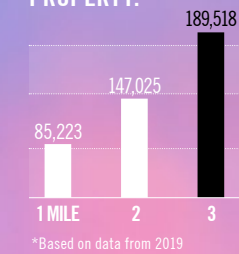
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



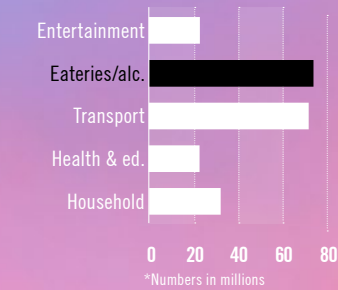
SACRAMENTO'S CITY RANKINGS

- #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

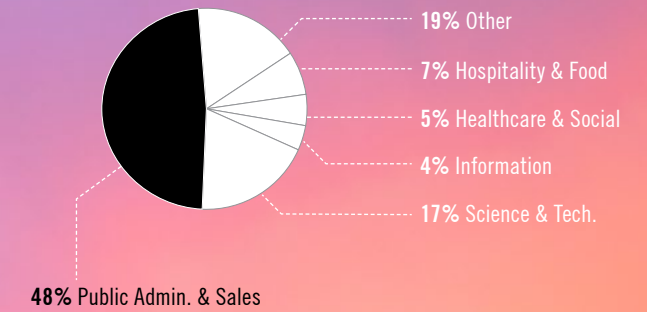
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



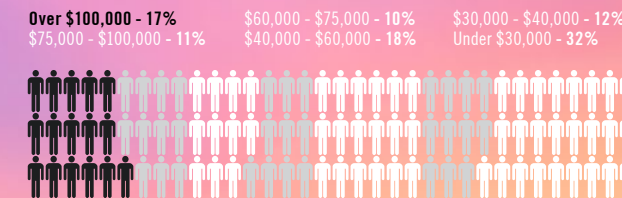
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



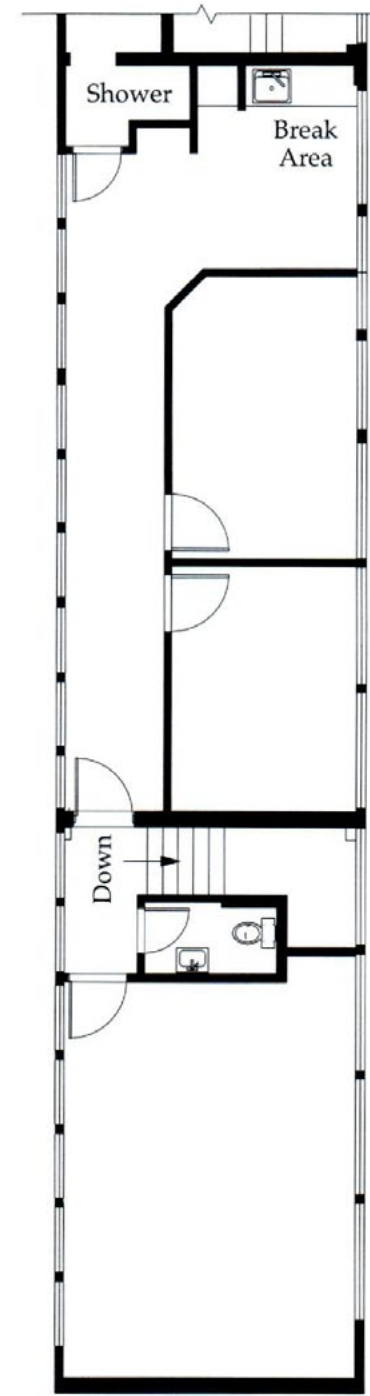
WALK SCORE:
74

BIKE SCORE:
98

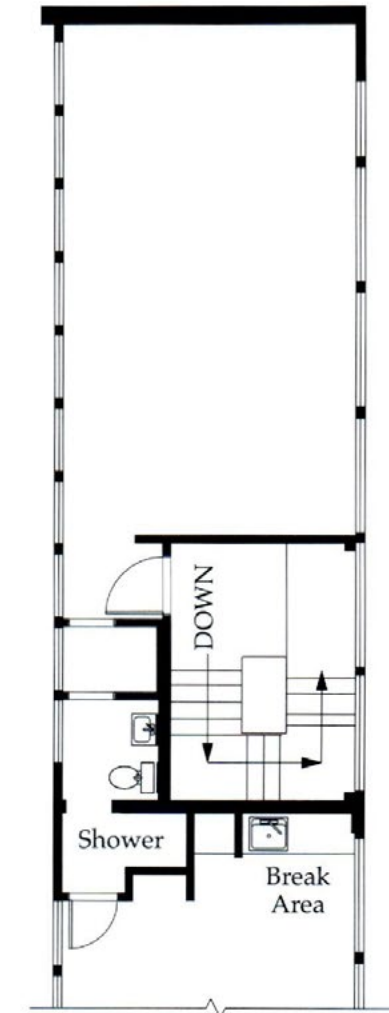
TRANSIT SCORE:
44

FLOOR PLANS

600 - 1,585 SF AVAILABLE FOR SUBLEASE



1824 29th



1818 29th



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