

1920 20TH

Creative Office Space
for Lease Near the R
Street Corridor

1920 20TH



Shake Shack
Salt & Straw
Nico Wine
Bonobos
Philz Coffee
Beast + Bounty
Curry Up Now
Device Brewing
Mendocino Farms
Frank Bar
Pressed Juicery
See's Candies

Magpie Cafe
Temple Coffee
Thai Canteen
Naked Lounge
Karma Brew

Acheson Wine
Sun & Soil
The Zebra Club
Sac Brew Bike
Old Tavern Bar

R

The Richmond

ARY Place Apartments

Ice Blocks

Cal . Brownstones

The Sandwich Spot

Q19

Journey to the Dumping
Chita's Taqueria
Tea Cup
Adamo's

Safeway
Panda Express
Starbucks
Ryujiin Ramen
T% Coffee + Tea

Truitt Bark Park

20PQR

The Press Building

Buddha Belly Burger

19S Dev.

Mountain Mike's

19th

1920 20th Street
6,340 - 14,283 SF

S

20th

T



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

KEN TURTON
PRESIDENT - LIC. 01219637
916.573.3300
KENTURTON@TURTONCOM.COM

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

JON LANG
SENIOR VICE PRESIDENT - LIC. 01934934
916.573.3302
JONLANG@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 ("TORE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TORE 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, TORE 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.



THE OPPORTUNITY

14,283
SF BUILDING

\$3.00
SF/MONTH FSG

26,912
SF PARCEL

28
PARKING SPACES

ABOUT MIDTOWN

- Considered by many to be the most desirable area in the city of Sacramento
- Nationally recognized as one of the most walkable business/residential neighborhoods in America
- Features a blend of carefully curated local, national, and regional retailers
- The area is characterized by an eclectic mix of high-end demographic occupations

ABOUT THE R STREET CORRIDOR

- Transformed into a vibrant community
- Hosts high-end office workers, artisans, restaurants, and residents
- Hailed as the creative epicenter and is home to a medley of artists and creatives
- Former warehouses and industrial shops along R Street are now repurposed into dining, cocktails, entertainment, art, and design spaces
- Notable restaurants near 1920 20th Street are Localis, Hook and Ladder, Beast + Bounty, Mendocino Farms, Ryujin Ramen House, Device Brewing, and more
- Other notable amenities include the Ice Blocks, Truitt Bark Park, Safeway, Ace of Spades, and more

ABOUT 1920 20TH STREET

- 14,283 SF building on a 26,912 SF parcel
- \$3.00/SF/Month FSG
- Creative office space for lease near the R Street Corridor in its “as-is” condition
- Fully modernized converted industrial building
- Features abundant parking, 20-foot ceilings, generous window lines and skylights, a new roof from 2018, and new electrical and lighting systems
- Rare lease opportunity in a AAA location
- High visibility building signage available



1920 20TH STREET IS THE PERFECT SPACE FOR A MODERN, FORWARD-THINKING COMPANY CRAVING THE MIDTOWN SCENE.





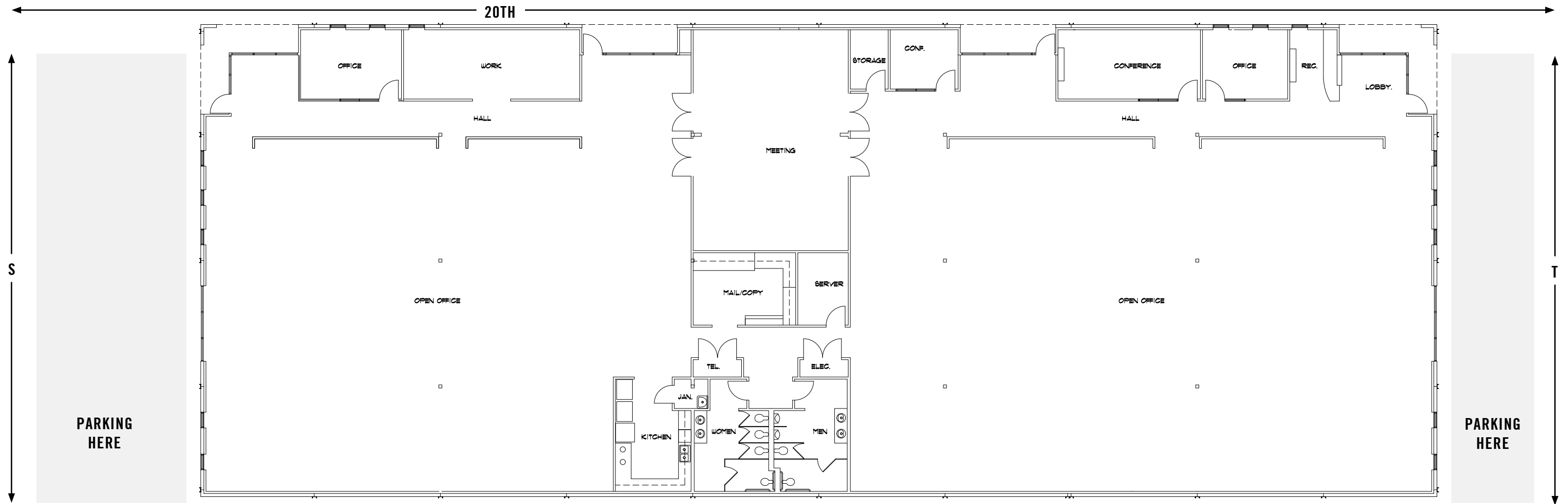
PROPERTY DETAILS

| | |
|---------------------------|---|
| ADDRESS: | 1920 20 th Street, Sacramento, CA 95811 |
| LEASABLE SF: | 6,340 - 14,283 SF |
| LEASE RATE: | \$3.00/SF/Month FSG |
| PARKING: | 28 surface spaces |
| TOTAL SQUARE FEET: | 14,283 SF |
| YEAR BUILT: | 1970 |
| FLOOD ZONE: | X (100 – 500 year Flood Zone) |
| ZONING: | C-4 |
| ELECTRICITY: | SMUD 600 AMP Panel |
| WATER: | City of Sacramento |
| SEWER/STORMWATER: | City of Sacramento |
| GAS: | Pacific Gas & Electric |
| AVAILABILITY: | September 2024 |



FLOOR PLANS

6,340 - 14,283 SF OF VERSATILE SPACE WHICH CAN BE EASILY ADAPTED FOR TENANTS

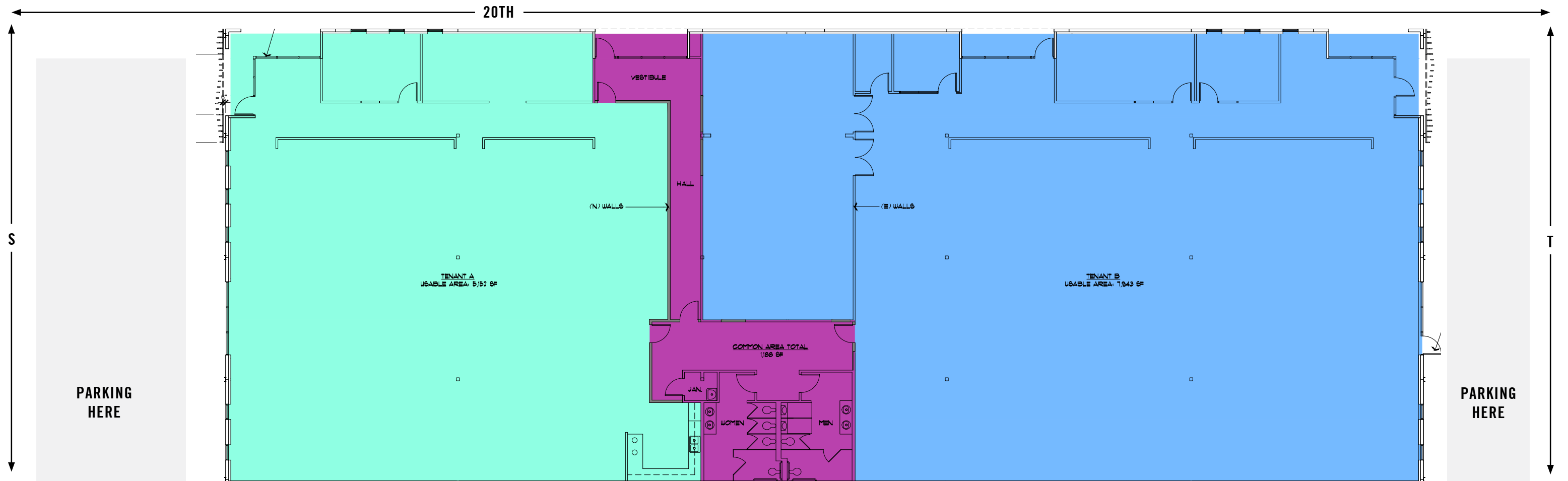


DEMISING PLANS

SUITE A- 5,152 SF

SUITE B- 7,943 SF

COMMON AREA- 1,188 SF





R STREET CORRIDOR

10+
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

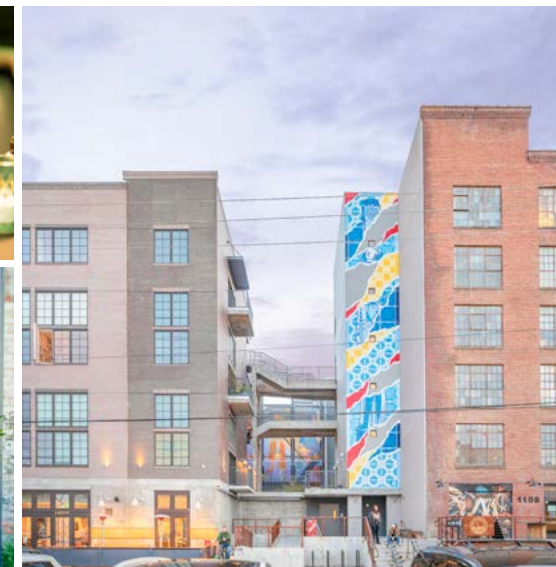
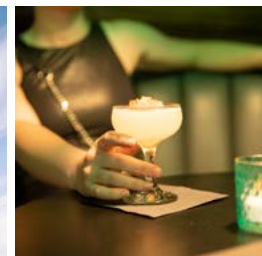
R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediate area. Midtown, already recognized nationally as one of the most walkable business/residential neighborhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, became even more popular with rents soaring into the upper \$42 per SF annual range and vacancies diminishing to under 4%. Residential rents which had historically hovered below \$2 per square foot escalated to \$3.50+ per SF for best-in-class properties.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers,

and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over a century. Now, instead of warehouses and industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.

R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and

Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, it's variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, Fox & Goose, and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.





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
- #3 Best Foodie City in America
- #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

POPULATION GREATER SACRAMENTO REGION

2,623,204

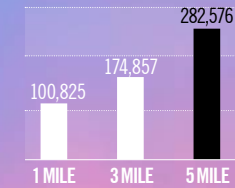
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

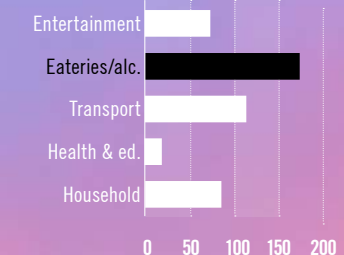
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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