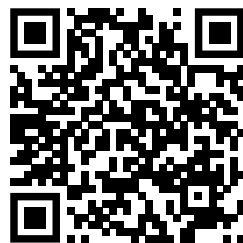




MARRS

MIDTOWN'S CULTURAL EPICENTER



SCAN FOR
VIDEO TOUR!



THE MARRS BUILDING HAS A BLOCK-WIDE MURAL BY LOCAL ARTIST MAREN CONRAD



HELLER PACIFIC



TURTON
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MARRS IS AN AWARD WINNING BUILDING
2007 DEVELOPER SHOWCASE (ACRE)
2007 BEST PROJECT SAC BIZ JOURNAL



THE OPPORTUNITY

1

FULL HALF-BLOCK

2,101 - 18,357

SF OFFICE SPACE AVAILABLE

920

SF RETAIL / OFFICE FOR SUBLEASE

THE HOTTEST RETAIL DESTINATION IN MIDTOWN!

The MARRS Building is Midtown's hottest retail destination and acts as the heart of the Midtown submarket. The Building, formerly a warehouse, was creatively reimagined into modern offices over tasteful retailers. This retail spot is ideal

for a tenant seeking high foot traffic counts and local prestige. With a massive streetside deck shaded by a canopy of trees, MARRS has become a local fixture and gathering site for Sacramentans going out in Midtown. Signage

is featured on 20th Street and J Street with its 18,000 cars per day, meaning all the tenants here are highly visible. This is truly the center of Midtown!





Section One: The Opportunity

MARRS



THE MARRS BUILDING DEFINES THE EPICENTER OF MIDTOWN.

THE TENANTS

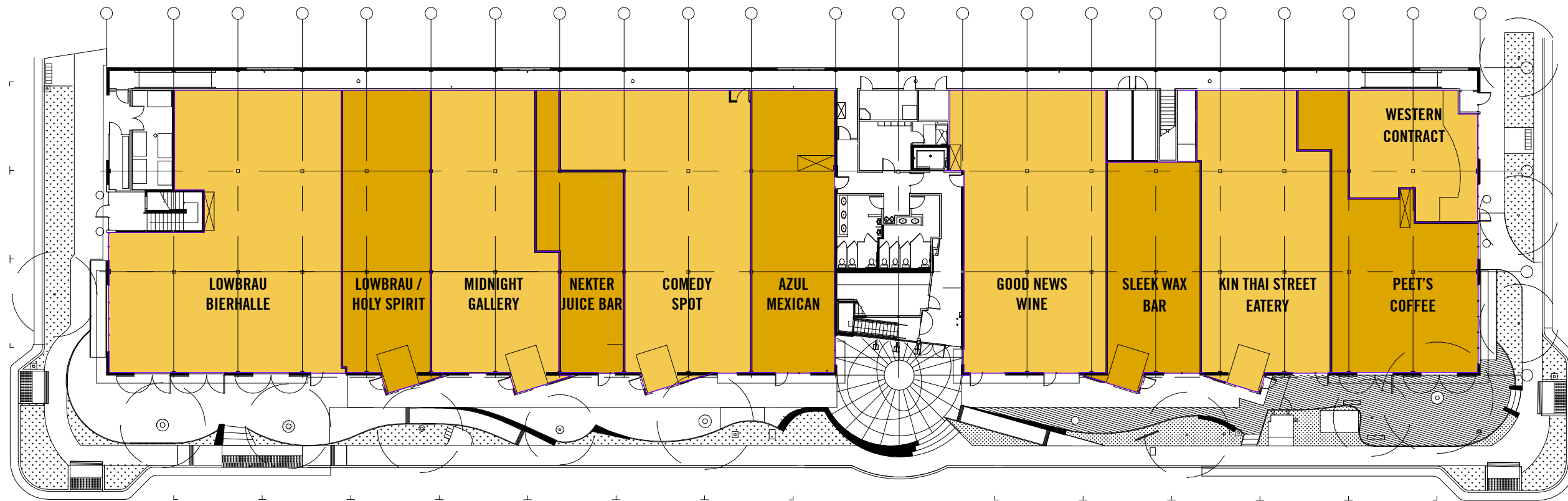
MARRS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

Click or Scan to View Article



THE NEW YORK TIMES - 2023
HOW SACRAMENTO TURNED INTO A GREAT RESTAURANT CITY

9	4	1
RETAIL TENANTS	OFFICE TENANTS	RAD BUILDING



RETAIL:

- LOWBRAU / HOLY SPIRIT
- MIDNIGHT GALLERY
- NEKTER
- COMEDY SPOT
- AZUL
- GOOD NEWS WINE
- SLEEK WAX BAR
- KIN THAI STREET EATERY
- PEET'S COFFEE

OFFICE:

- WESTERN CONTRACT FURNISHERS
- DLR ARCHITECTS (2ND FLOOR)
- WS MANAGEMENT (2ND FLOOR)
- REPUBLIC FC SOCCER FRANCHISE (2ND FLOOR)

FIRST FLOOR

MARRS





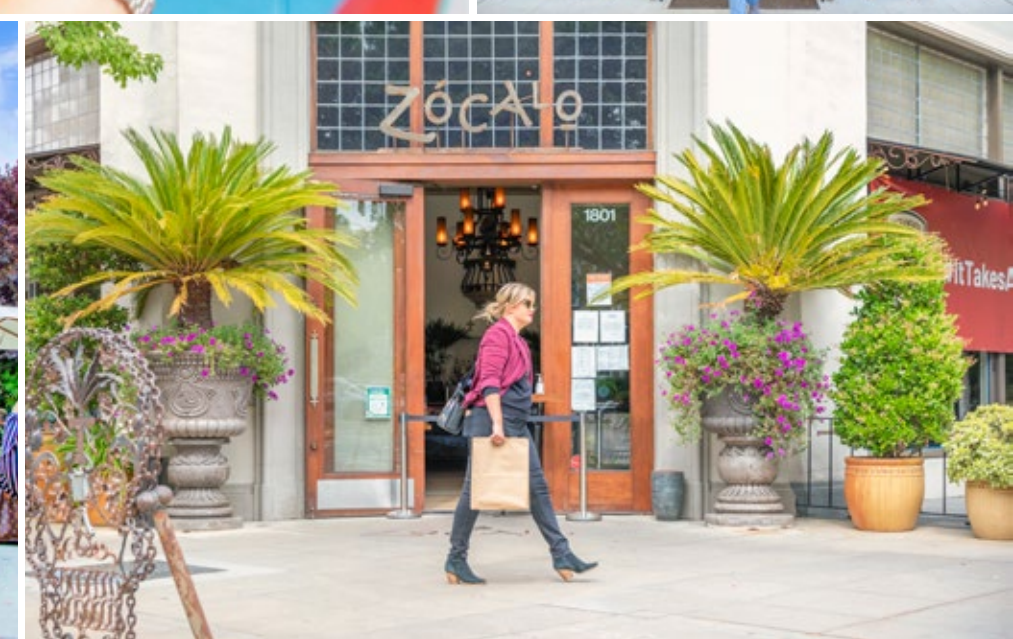
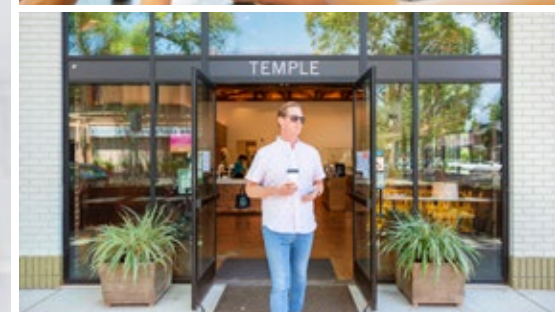
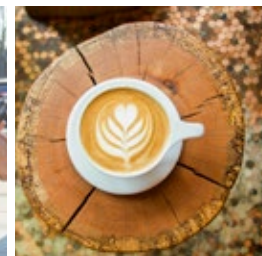
BUILDING LOCATION

IN THE HEART OF MIDTOWN SACRAMENTO!

The MARRS Building is home to many of Sacramento's most popular amenities, including: LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Good News Wine, Azul taqueria & tequila bar, Sleek Wax, and Peet's Coffee. The Subject Property is the epicenter of Midtown and is near other popular amenities including: Temple Coffee, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley, the Burger Patch and Flamingo House. Furthermore, the Subject Property can take advantage of a handful of service-based amenities within a few blocks including Golden 1 Credit Union, UPS Store, Floppy's Printing, and some of the best hair and nail salons in the region. Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers

with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. 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 the fruitful submarket. Many people consider Midtown to be the most desirable area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento. The Property is located in the heart of the Lavender Heights neighborhood that has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood welcomed rainbow

cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. The neighborhood features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local hot spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!



MARRS



MARRS



NEARBY AMENITIES

MARRS has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR MARRS (NOT ALL ARE MENTIONED HERE):

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



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

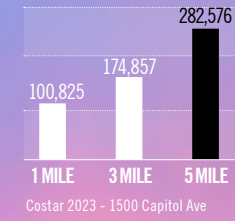
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

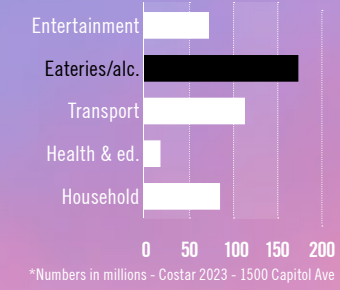
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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:	32.93% 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

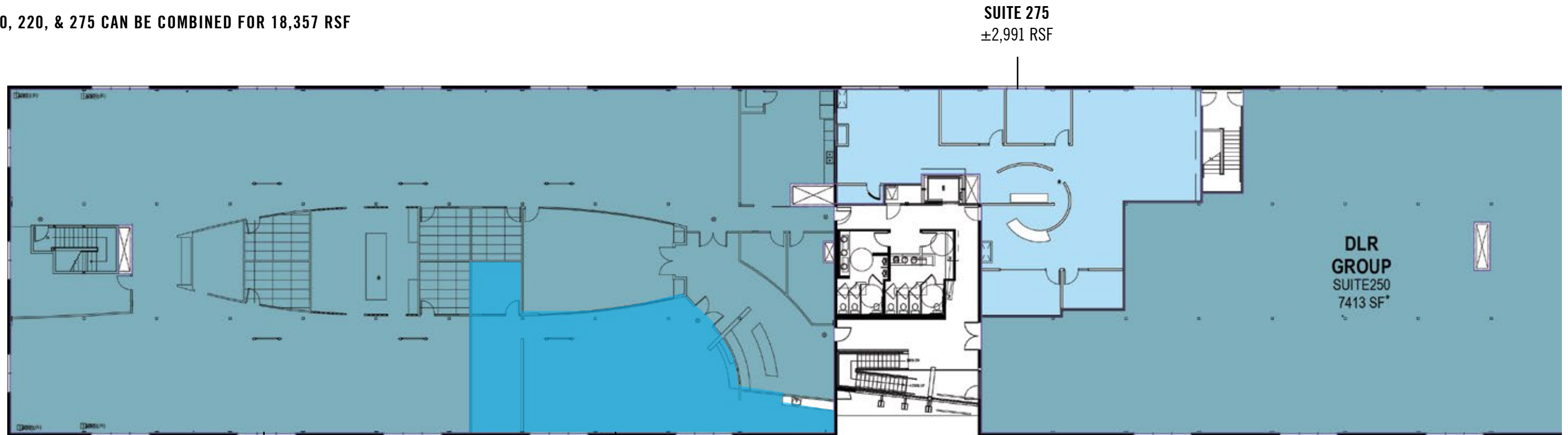
TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol

FLOOR PLANS

OFFICE OPPORTUNITIES

SUITE 200, 220, & 275 CAN BE COMBINED FOR 18,357 RSF



SUITE 275
±2,991 RSF

DLR
GROUP
SUITE 250
7413 SF*

SUITE 200
±13,265 SF

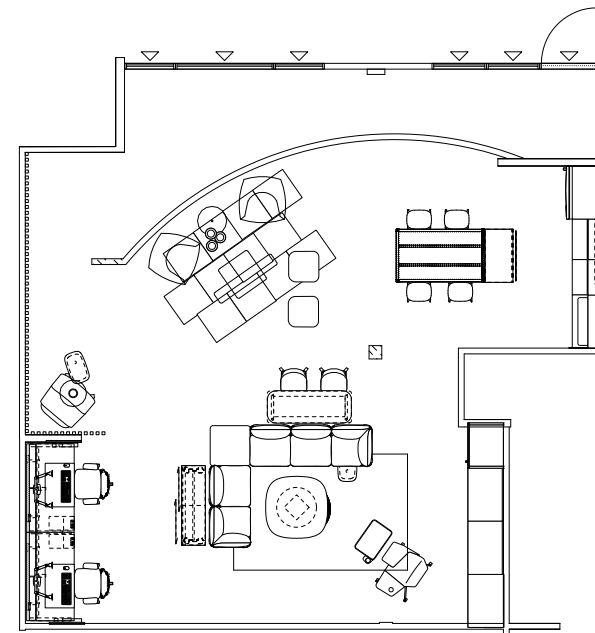
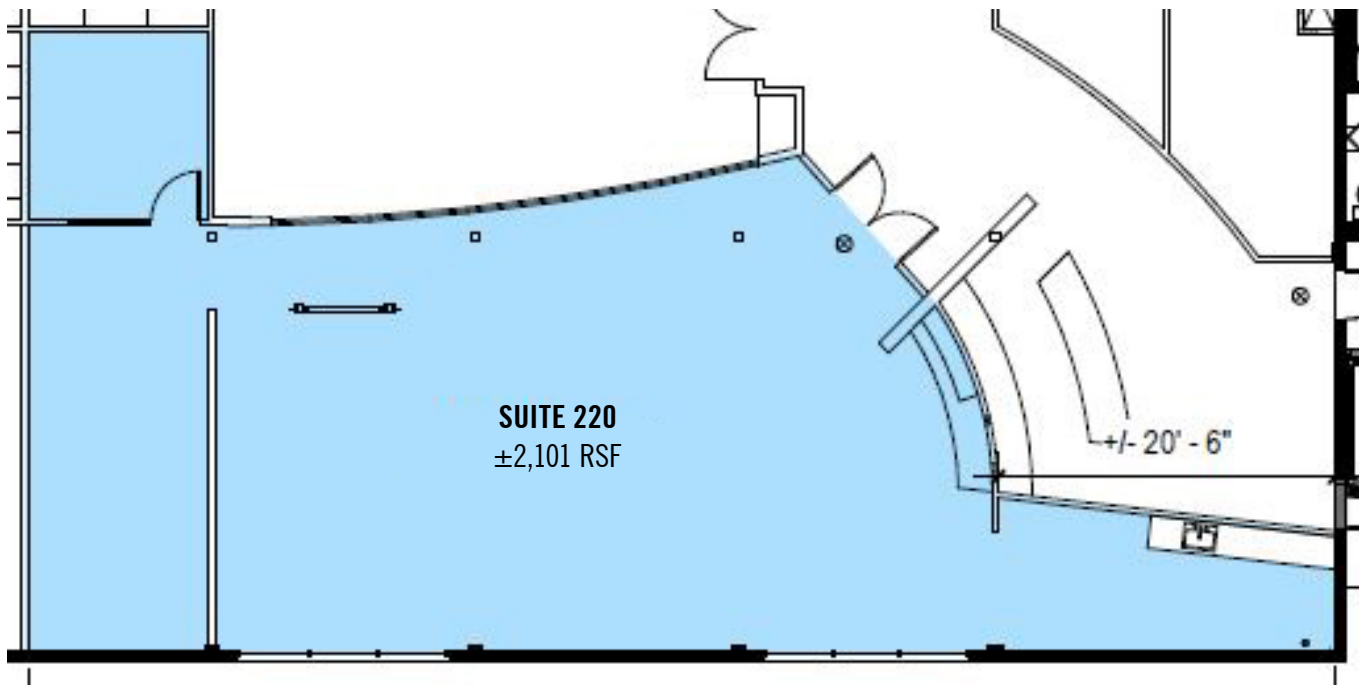
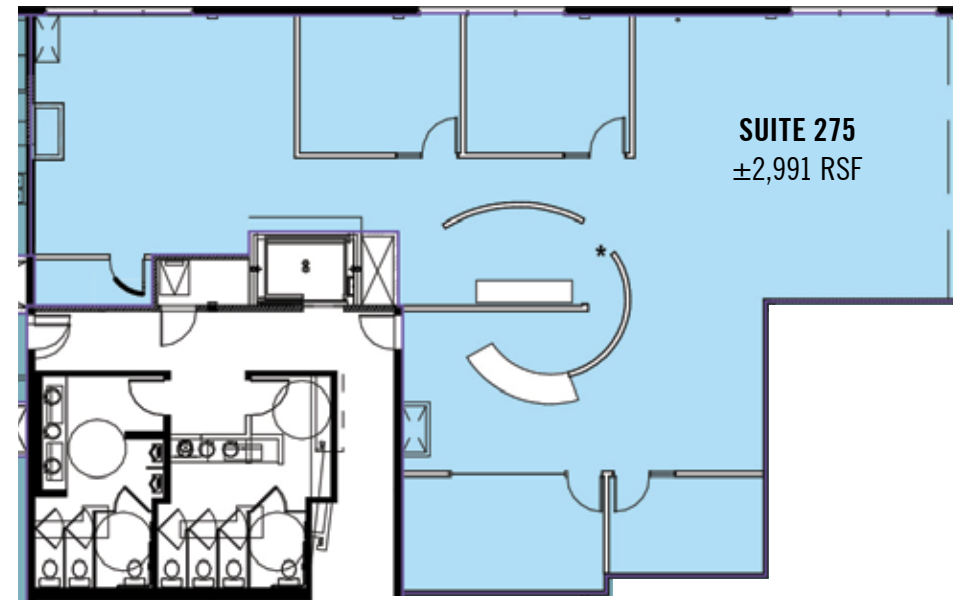
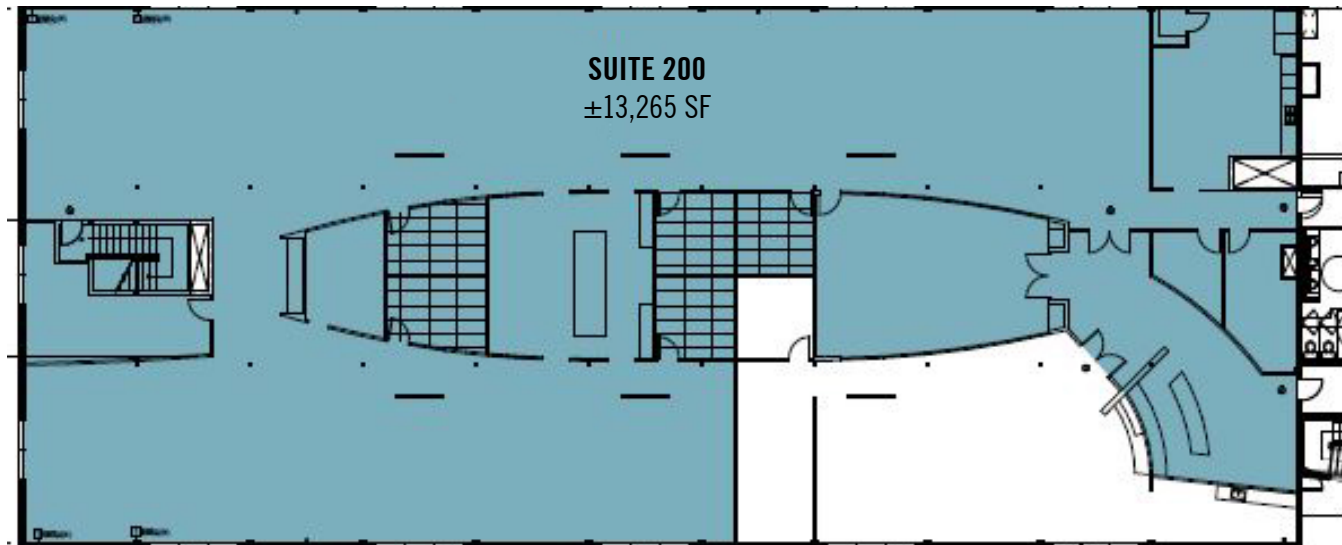
SUITE 220
±2,101 RSF



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VIDEO TOUR!

OFFICE OPPORTUNITIES

TURN KEY OFFICE AVAILABLE ON THE 2ND FLOOR



MARRS



SUITE 220



SUITE 275



SUITE 275



SUITE 200

PARKING

 CONTROLLED PARKING

 POTENTIAL PARKING

While the Property does not include any parking, there is abundant parking available within a one block radius of 20th and J Street and 20th and K Street.

The abundance of available public parking has allowed the Property to maintain 95+% occupancy without ever issue. In an environment of hybrid working days/hours, parking has become even less significant.

Currently the Property leases 61 spaces for its tenants, though the tenants currently only lease 25 spaces.

In addition to these spaces, there are an additional 200 spaces available located along the UP rail line and parking lots at 20th along I Street.

ADA	7	6	5	4	3	2	1			
	WS MANAGEMENT	WS MANAGEMENT	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	DUMPSTER		
								DUMPSTER		
	WS MANAGEMENT	MIDNIGHT GALLERY	MIDNIGHT GALLERY	MIDNIGHT GALLERY	MIDNIGHT GALLERY	DLR GROUP	MIDNIGHT GALLERY	DLR GROUP	DLR GROUP	
6	10	11	12	13	14	15	16	17	18	19
	27	26	25	24	23	22	21	20	19	
	Sac Republic	Lowbrau	DLR GROUP	DLR GROUP	DLR GROUP	DLR GROUP	DLR GROUP	Available	Available	
	10	11	12	13	14	15				
	DLR GROUP	DLR GROUP	Available	Available	Available	Nekter				

