



**1714 28TH STREET
SACRAMENTO, CA**

OFFICE OR RETAIL SPACE AVAILABLE
FOR LEASE IN MIDTOWN, SACRAMENTO



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

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

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

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THE OPPORTUNITY

STAND-ALONE
OFFICE OR RETAIL BUILDING

1,482
SF BUILDING

\$2.25
PER SF NNN

7
PARKING STALLS

VIBRANT & WALKABLE MIDTOWN LOCATION SURROUNDED BY AMENITIES

Turton Commercial Real Estate is excited to present an excellent leasing opportunity for the distinctive and ideally located property at 1714 28th Street ("Property"). The standalone building spans approximately 1,482 square feet, boasts high visibility, and comes with ample parking, making it an ideal space for retail or a small office.

Situated just two blocks away from Business 80, two blocks from the Sacramento Natural

Foods Co-op, and a mere one block from Albert Winn Park, the Property enjoys a central location in the urban core. This prime positioning ensures convenient access to major freeways and submarkets. Additionally, the Property benefits from the numerous activities in the immediate proximity including the Midtown Farmers' Market, Wednesdays at Winn, and the many community gatherings organized by the Midtown Association's nonprofit arm, Midtown Parks.

Functioning as the Property and Business Improvement district for the Subject Property and its neighboring area, the Midtown Association plays a crucial role in various essential services, including the "Clean and Safe" initiative. This initiative encompasses activities such as homeless outreach and graffiti abatement, contributing to the overall well-being of the community.





PROPERTY DETAILS

Address: 1714 28th Street, Sacramento, CA 95816
 APN: 07-0342-009-0000, 007-0342-012-0000
 Zoning: R-3A-SPD
 Lease Rate: \$2.25 per SF per Month NNN
 Year Built: 1950
 Total Building SF: ±1,482 SF
 Site/Land Size: ±4,800 SF
 APN: 007-0342-009-0000: ± 1,600 SF
 APN: 007-0342-012-0000: ± 3,200 SF

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



Mural by Jolene Russell in H16



BUILDING LOCATION

3

BLOCKS TO FREEWAY

20+

NEARBY RESTAURANTS

8,000,000+

SF OF MEDICAL SPACE NEARBY

SURROUNDED BY DIVERSE DINING OPTIONS AND A THRIVING ECONOMY

- Sacramento Natural Foods Co-op
- Revolution Wines
- Temple Coffee
- Mast Coffee
- Paragary's Restaurant
- Fort Sutter Hotel/Cafe Bernardo
- B Street Theater
- Sutter Medical Center
- Hyatt House Sacramento/Star Lounge
- Centro Cocina Mexicana
- Harlow's

1714 28th is located centrally between Midtown and East Sacramento - the two most desirable submarkets in the entire Sacramento region. The property also sits near Sacramento's medical hub with close proximity to Sutter Medical Center, Dignity Health, UC Davis Medical Cen-

ter and Shriners' Children's. The property is surrounded by Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. An owner or tenant can take advantage of the proximity to the interstate freeways that

are the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."





Section Two: The Location

- Beast + Bounty
- Philz Coffee
- Milk Money
- Pressed Juicery
- Mendocino Farms
- Safeway
- Ryujiin Ramen
- Shake Shack
- Hook & Ladder
- Iron Horse Tavern
- Mas Taco Bar
- BAWK!
- Ace of Spades
- R15
- Cafe Bernardo

Truitt Bark Park
Sandwich Spot
Sun & Soil Juice
Panda Express

Tea Cup House
Adamo's
Holy Diver
Chita's Taqueria

Jalapeno's
I Love Teriyaki
Zelda's Pizza

Flamingo House
The Golden Bear
Rick's Dessert Diner
Jungle Bird

The Press Building

20 PQR

Future Dev. Site

Future Dev. Site

1800 24th Dev.

Round Corner

1714 28th Street

Winn Park

Suzie Burger

Sac Food Co-Op
Temple Coffee
Revolution
Pushkin's Bakery

Mercy Urgent Care

Hawks
Jamba Juice

Coriander

The Cannery Biz Park

Sutter Medical Plaza

Tako





MIDTOWN SACRAMENTO

Business owners, residents and investors near and far have flocked to Midtown - the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events, Midtown caters to the daytime workforce as well as the weekend neighborhoods. Embedded in canopies of old growth elms, oak, sycamore and maple trees,

Midtown provides the most walkable live/work district in the region. Twenty of the best 25 restaurants in the region are located in the urban core. Businesspeople and dog walkers alike fill the regions most distinct and eclectic cafes. Midtown is regarded as the heartbeat of Sacramento culture. This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular estab-

lishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects. With over 2000 residential units constructed since 2018 and another 2,000 planned, the outlook for business and retail in Midtown is very bright indeed.





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 Sacra-

mento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

East Sacramento features some of Sacramento's most successful restaurants 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.

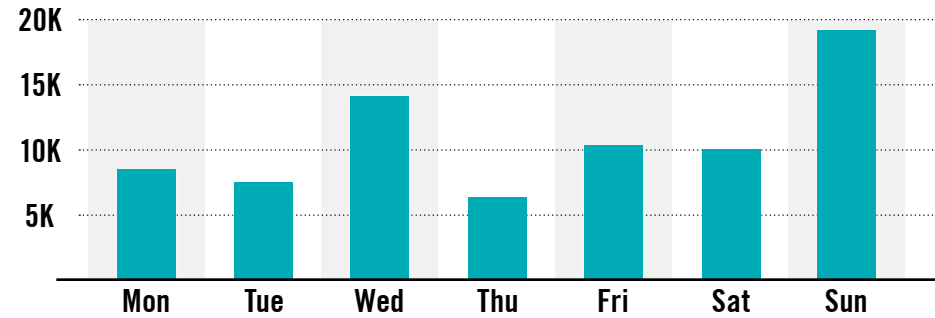




NEARBY DATA BITES

91 WALKER'S PARADISE | **53** GOOD TRANSIT | **100** BIKER'S PARADISE

Total visits to Winn Park in 2023



\$94,102 Average Household Income - 1 Mile Radius

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Middle-aged, established couples living in suburban homes
- Thriving Boomers**
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Nearby Population

1-mile radius of property

2010:	23,263
2023:	27,562
2028:	28,539 Projected

\$594,236 Median Home Value

Traffic Counts
983 + 5,086



Daily Cars on 28th St and Q St

\$458 M

Annual Consumer Spending



Education Levels

7%	Associate Degree
30%	Bachelor Degree
20%	Advanced Degree

5,771

Total Businesses
1-mile radius of property

Q4 2023 - Placer AI, Costar, DSP





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