

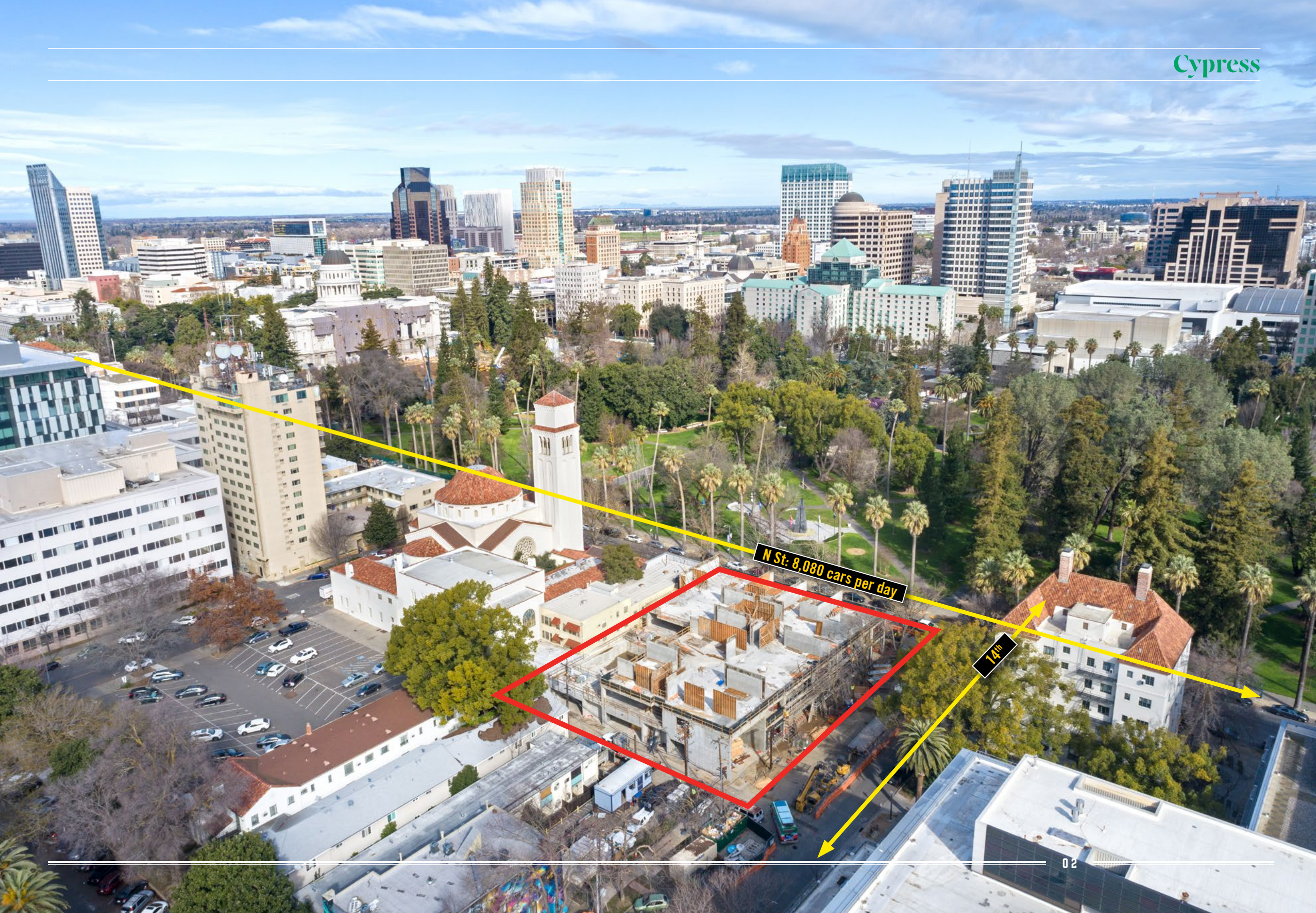
Cypress

1330 N Street

High visibility retail space across
from the State Capitol Park



TURTON
COMMERCIAL REAL ESTATE



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

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

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THE PROPERTY

± 826 - 1,975
SF AVAILABLE FOR LEASE

NEW CONSTRUCTION
BUILDING

R-5-SPD
ZONING

CORNER RETAIL ACROSS FROM THE STATE CAPITOL PARK!

- Under construction modern, corner retail for lease in Downtown
- Two available retail suites (826 SF and 1,149 SF)
- Suites can be combined for 1,975 SF
- \$4.00/SF/Month NNN
- 98 luxury apartment units above the ground floor retail spaces
- Featuring a patio for both suites
- Traffic counts of 8,080 cars per day on N Street
- Available street parking
- Project delivery date is March 2025



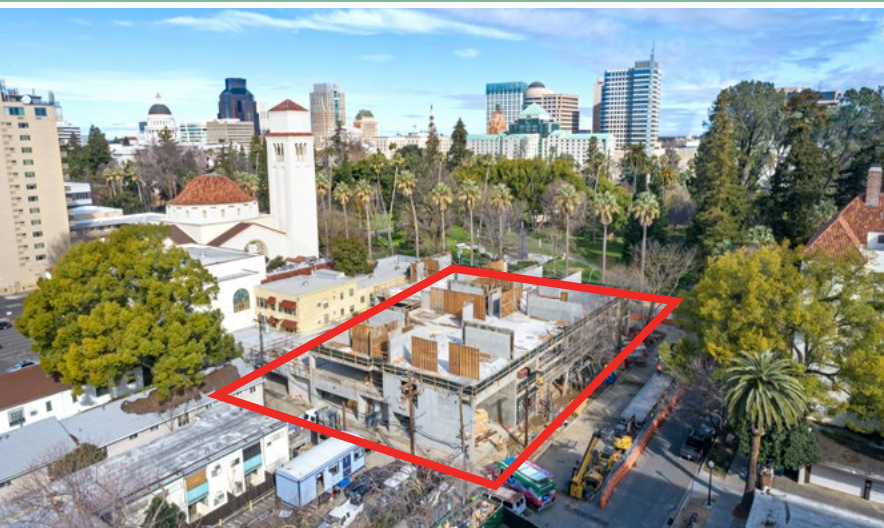
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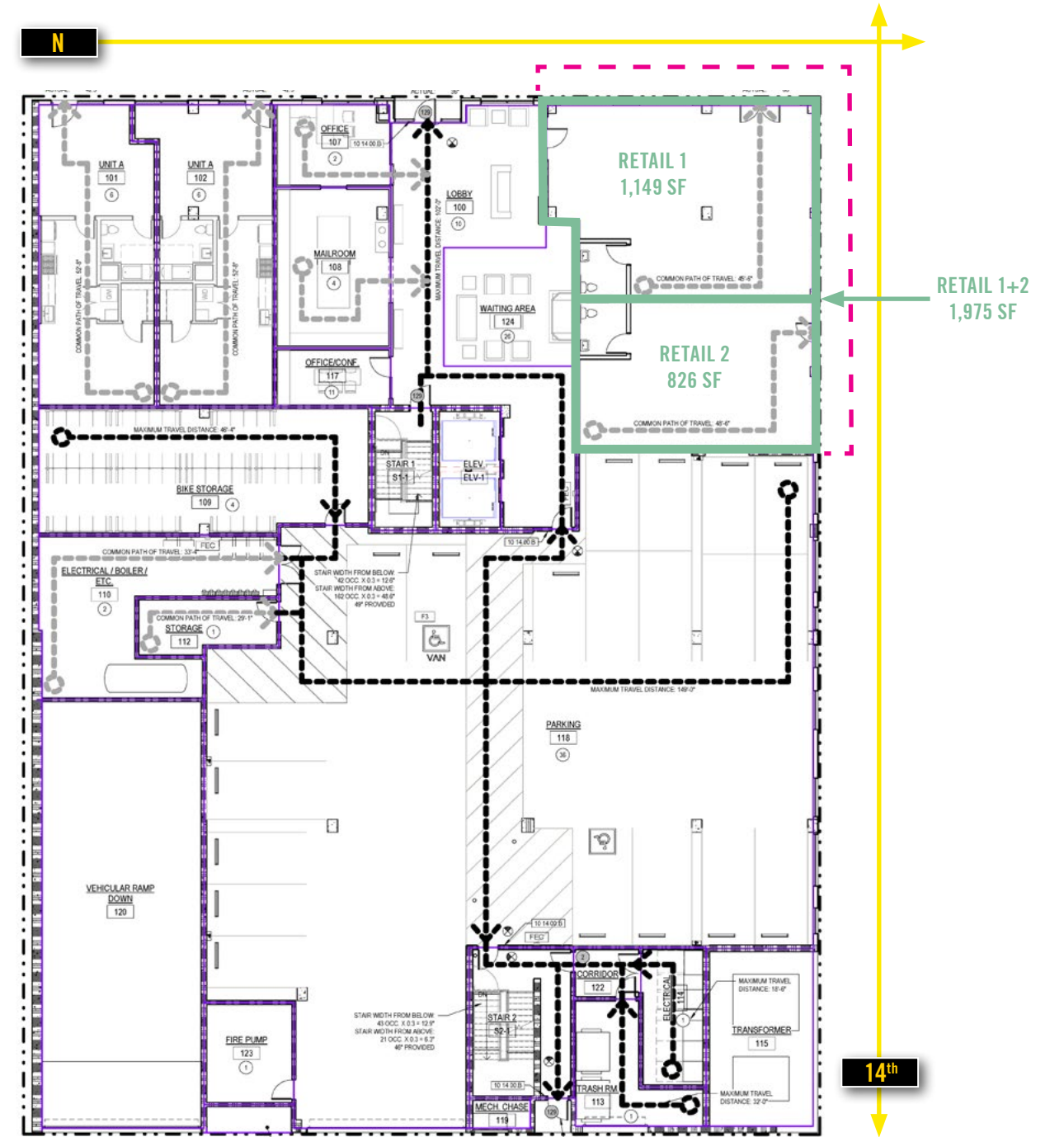


RETAIL PROPERTY DETAILS

Address: 1330 N Street, Sacramento, CA 95814
Retail 1: 1,149 SF
Retail 2: 826 SF
Retail 1+2: 1,975 SF
Lease Rate: \$4.00/SF/Month NNN
Hood Shaft: Type 1
Zoning: R-5-SPD
Electrical: SMUD
Gas: PG&E
Water/Sewer: City of Sacramento
Garbage: City of Sacramento



FLOOR PLANS



* PATIO AVAILABLE FOR BOTH RETAIL SUITES
DIMENSIONS VARY



BUILDING LOCATION

ACROSS FROM THE STATE CAPITOL

3 BLOCKS FROM THE CONVENTION CENTER

100+ NEARBY RESTAURANTS & BARS

WALKING DISTANCE TO THE STATE CAPITOL AND CONVENTION CENTER

Right across the street to the State Capitol Park, the location is not only rich in charm but also conveniently located near the bustling Golden 1 Center and the newly renovated Convention Center in Downtown Sacramento. The location boasts a vibrant atmosphere with

a diverse array of amenities. Nestled amidst historic buildings and lush greenery, this neighborhood offers a charming blend of culture and convenience. Within minutes, one can find themselves at the Golden 1 Center, where concerts, sport-

ing events, and entertainment galore await. Additionally, the neighborhood is dotted with cozy cafes, trendy restaurants, and unique boutiques, providing plenty of opportunities for locals and tourists to explore the best that Sacramento has to offer.

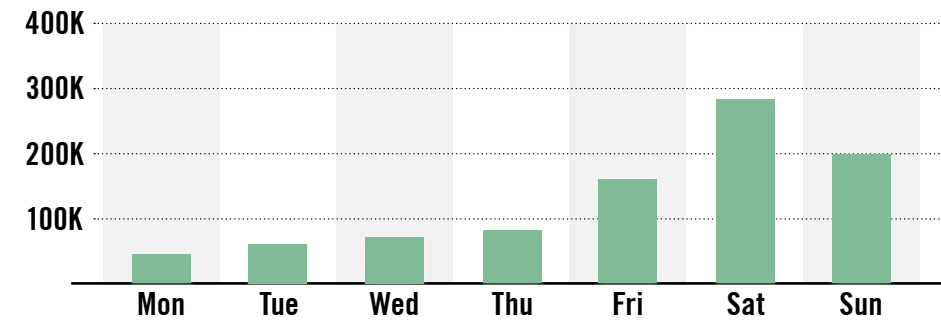
NEARBY DATA BITES

92 WALKER'S PARADISE

64 GOOD TRANSIT

99 BIKER'S PARADISE

Daily visitors SAFE Credit Union Convention Center



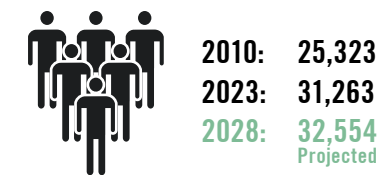
⇒⇒⇒ **\$81,452** ⇐⇐⇐ Average Household Income - 1 Mile Radius

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population

1-mile radius of property



\$588,102 Median Home Value

Traffic Counts
8,080



Daily Cars on N Street

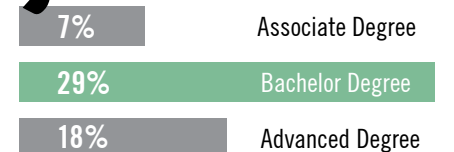


\$455 M

Annual Consumer Spending



Education Levels



6,076

Nearby Businesses
1-mile radius of property

Q4 2023 - Placer AI, Costar, DSP

Section Three: The Location





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

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 cen-

tral 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 ver-

sus 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 (a stone's throw from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.

