



TURTON
COMMERCIAL REAL ESTATE



VIRTUAL TOUR

FOR LEASE

2417 21ST STREET

RETAIL OR OFFICE ON THE

BROADWAY CORRIDOR

IN CURTIS PARK



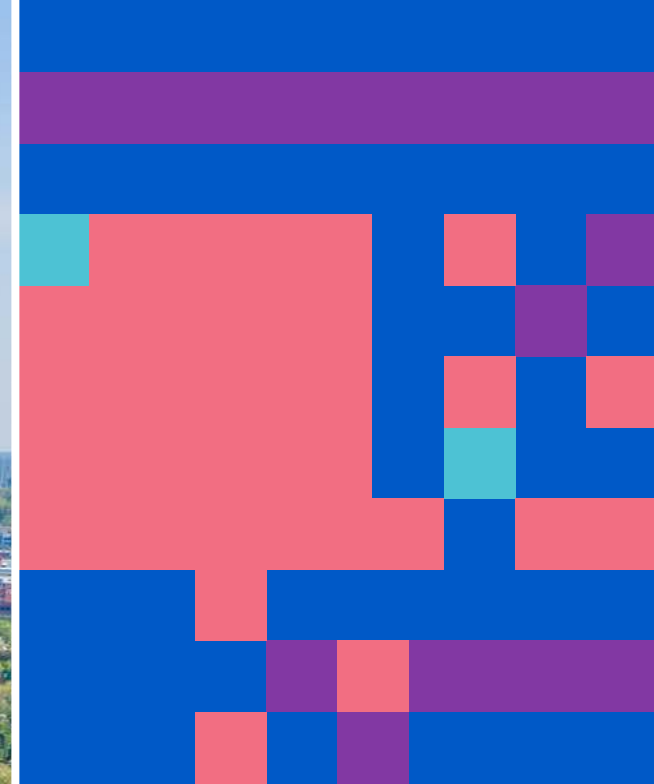
Downtown

Midtown

21ST STREET

BROADWAY

Subject Property



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SACRAMENTO, CA 95816
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THE OPPORTUNITY

2,528

SF RETAIL / OFFICE

LOFT

SPACE

3

PARKING STALLS

C-2 SPD

ZONING

GREAT

NATURAL LIGHT

UNIQUE STAND-ALONE BUILDING ON THE BROADWAY CORRIDOR

Turton Commercial Real Estate is pleased to present for lease 2417 21st Street (The Property), a unique bite-size retail location on the cusp of Midtown, the Broadway Corridor, and Curtis Park. With +/-2,528 square feet of configurable space, this high-visibility 21st Street location benefits from over 20,000 vehicles daily and good pedestrian traffic, especially from nearby businesses.

The Property features mostly open space, with

a private office/meeting space, and a loft which can be used as a separate private office. The Property has two restrooms, one on the ground floor, and one in the loft area. The ownership is open to a variety of uses, including retail, soft-goods, salon, creative office, and with property conversion work for the right tenant, food and beverage. The ample sidewalk space in front of the Property offers a unique opportunity for any tenant to take advantage of Sacramento's

"three-season" weather with patio seating. Situated on 21st Street, between X Street and Broadway, the Property sits perfectly between the Midtown, Broadway Corridor and Curtis Park areas. Due to its location at the intersection of several of urban Sacramento's most rapidly transforming markets, 2417 21st Street will continue to benefit from the ongoing revitalization efforts for many decades to come.



THE BUILDING FEATURES A RAD MURAL FROM LOCAL ARTIST HIGHTECH LOWLIFE



1 THE OPPORTUNITY
2417 21ST STREET

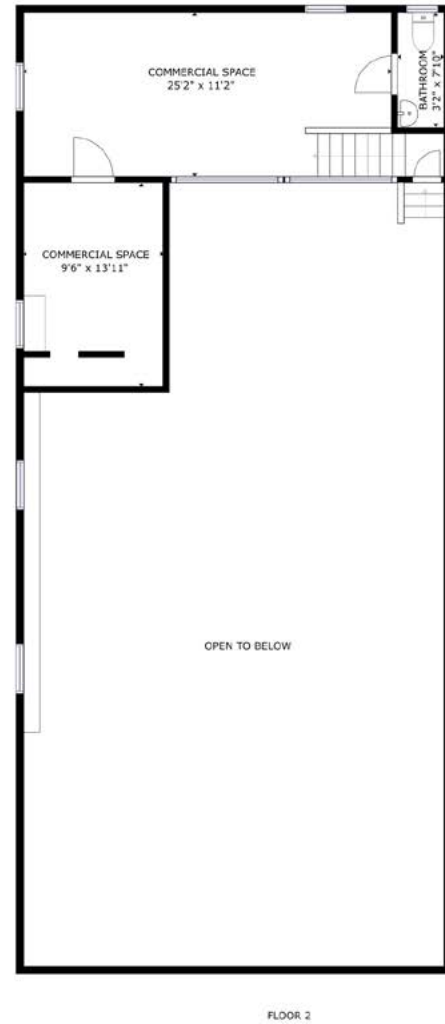
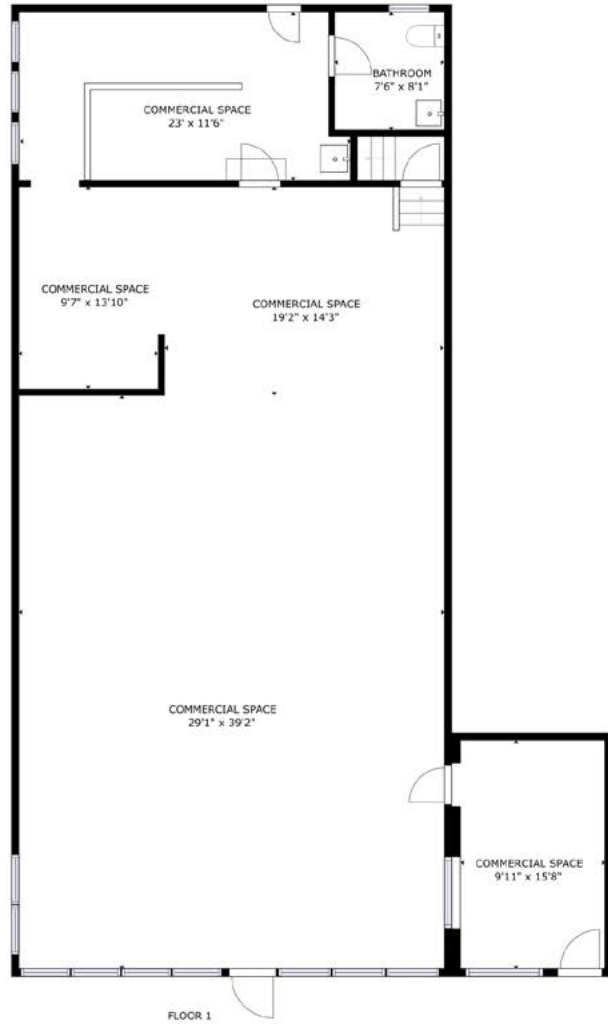
PROPERTY FEATURES

Address: 2417 21st St, Sacramento CA, 95818
Zoning: C-2-SPD
Lease Rate: \$2.25/SF + NNN and utilities
NNN Expense Estimate: ± \$0.75/SF
Total Building Size: ± 2,528 SF



FLOOR PLANS

VIRTUAL
TOUR



3 THE LOCATION
2417 21ST STREET

THE LOCATION



COSTAR / HOMES.COM 2024

AFFLUENT

NEARBY NEIGHBORHOODS

\$757,579

AVG CURTIS PARK HOME VALUE

\$854,549

AVG LAND PARK HOME VALUE

85,787

POP 2-MILE RADIUS

SURROUNDED BY AFFLUENT POPULATION WITH ACCESS TO POPULAR SUBMARKETS

Located along the Broadway Corridor, 2417 21st Street in Sacramento's Curtis Park neighborhood offers easy access to some of the city's most popular spots. The Broadway Corridor itself is home to notable local favorites such as Tower Cafe, known for its eclectic menu and garden setting; Mast Coffee, a beloved spot for coffee enthusiasts; and Pancake Circus, a classic diner serving breakfast staples. This revitalizing corridor continues to attract new development, further enhancing its appeal to both residents and businesses.

Just minutes from Midtown, this property provides direct access to some of Sacramento's best amenities, including the Sacramento

Food Co-op for groceries, Revolution Wine for local bites and sips, and Temple Coffee for specialty brews. Midtown's dynamic mix of cultural attractions, restaurants, and shops draws visitors and locals alike, making it one of the city's most desirable areas.

The R Street Corridor, a short distance away, offers even more urban amenities. Ice Blocks, a vibrant mixed-use development on R Street, features a variety of retailers, restaurants, and offices. In addition to Ice Blocks, the corridor is home to popular spots like Mas Taco, offering Mexican cuisine, and Iron Horse Tavern, known for its gastropub menu. R Street's transformation from an industrial

area to a bustling commercial and residential community has made it one of Sacramento's premier destinations for dining, shopping, and entertainment.


With its proximity to the Med Center, including UC Davis Medical Center, Shriners Hospitals for Children, and the future Aggie Square development, 2417 21st Street provides strategic access to the region's thriving health-care sector. This makes it an ideal location for businesses looking to serve professionals and institutions in the healthcare field, positioning them at the center of one of Sacramento's fastest-growing areas.





TOWER DISTRICT [BROADWAY CORRIDOR]

PLACER AI / SACTOWERDISTRICT.COM

	2 MILE CORRIDOR		400 PROPERTIES		250+ BUSINESSES		\$82,295 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS, BOOMING W/ CONFIDENCE

The Tower District blends history, culture, and commerce, divided into the Marina, Central, and Upper Broadway areas. The Marina, home to the Mill at Broadway housing development, retains its industrial roots while offering community spaces like farmers markets and the Sacramento

Historic City Cemetery, with its peaceful gardens. Central Tower District, anchored by the Tower Theater, thrives as a cultural hub. Local favorites like Tower Cafe, Pangaea Bier Cafe, Queen Sheba, and Andy Nguyen's offer a diverse mix of flavors that draw in artists, musicians, and locals alike.

Upper Broadway, with its mid-century architecture, is home to state offices and businesses, complemented by dining spots such as Fixins Soul Kitchen, Oak Park Brewing Company, and Broadway Coffee, providing variety and convenience to the area.



ARTIST: JOSE DIGRIGORIO



ARTIST: BRYAN VALENZUELA





3 THE LOCATION
2417 21ST STREET



THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS

\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend

of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture. The corridor's dining scene includes Beast + Bounty for innovative dishes and Men-

docino Farms for farm-fresh meals, along with Mas Taco and Device Taproom for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.



3 THE LOCATION
2417 21ST STREET



OAK PARK / MED CENTER

UC DAVIS HEALTH / SHRINERS



2
HOSPITALS



18,000
EMPLOYEES



726
BEDS



20 ACRE
DEVELOPMENT UNDERWAY

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

Oak Park and the Med Center districts in Sacramento offer a unique blend of history, culture, and convenience. Oak Park, one of the city's oldest neighborhoods, is known for its vibrant community spirit and artistic revival. The area boasts local favorites like Old Soul

Co., La Venadita, and the historic Guild Theater, which remains a cultural hub. Events like First Fridays bring residents together to celebrate local artisans, food, and live music, adding to the neighborhood's creative atmosphere. Just south, the Med Center district revolves

around UC Davis Medical Center, catering to medical professionals, patients, and students from nearby McGeorge School of Law. Dining options like Café Bernardo and Oakhaus offer convenient spots for those working or studying in the area.



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

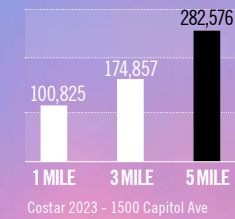
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

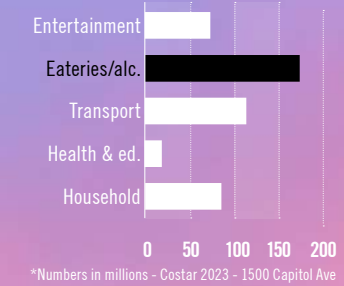
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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:	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

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

**WALK
SCORE:**
98
Walker's
Paradise

**BIKE
SCORE:**
62
Biker's
Paradise

**TRANSIT
SCORE:**
96
Good
Transit

walkscore.com
1500 Capitol



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COMMERCIAL REAL ESTATE