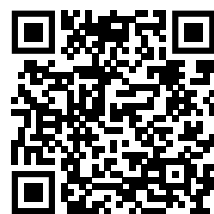


5191 Sutter Park Way

Neighborhood Retail for Lease ►

East Sacramento ►

Virtual Tour ▼





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THE OPPORTUNITY

1,700
SF RETAIL

1
PATIO

100+
NEW SURROUNDING HOMES

BECOME “THE NEIGHBORHOOD SPOT” IN EAST SACRAMENTO

Turton Commercial Real Estate is proud to present a unique opportunity to lease the only restaurant space in East Sacramento’s vibrant and thriving Sutter Park neighborhood. This approximately 1,700-square-foot space offers exceptional features, including prime street-front visibility, large windows, a spacious park-facing patio, and a fully built-out kitchen with minimal use. Additionally, it comes with an extensive list of FF&E—an

invaluable rarity in the retail leasing market. Surrounded by over 100 brand-new upscale luxury homes, this property is one of just three ground-floor retail spaces in an ±11,187-square-foot, two-story mixed-use building that also features eleven upscale second-story residential units. Conveniently located within walking and biking distance of amenities such as McKinley Park, The Fab Forties, Sac State, and the attractions of J

and H Streets, this property is perfectly situated for success. Seize this opportunity to make your restaurant the beating heart of the neighborhood.





PROPERTY DETAILS

Address: 5191 Sutter Park Way, Sacramento CA
Zoning: R-1A-P
Monthly Sublease Rate: \$3.75/SF/Month NNN
Monthly NNN Expenses: \$1.15 per SF per month
Suite 140: ± 1,700 SF
FF&E: Included
Features: Neighborhood centric, patio seating, extensive window line
Availability: January 1, 2024





BUILDING LOCATION

20+
NEARBY RESTAURANTS

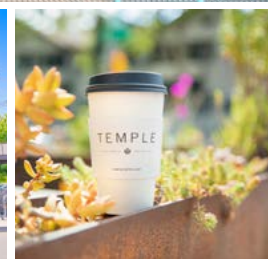
8,000,000+
SF OF MEDICAL SPACE NEARBY

IN THE HEART OF EAST SAC NEAR MERCY HOSPITAL & TEMPLE COFFEE

The property is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento. The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento. East Sacramento is Sacramento’s most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 5207 J Street are hard to find, and often sell very quickly. East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket. 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 Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland’s Market Café and Tupelo Coffee House.



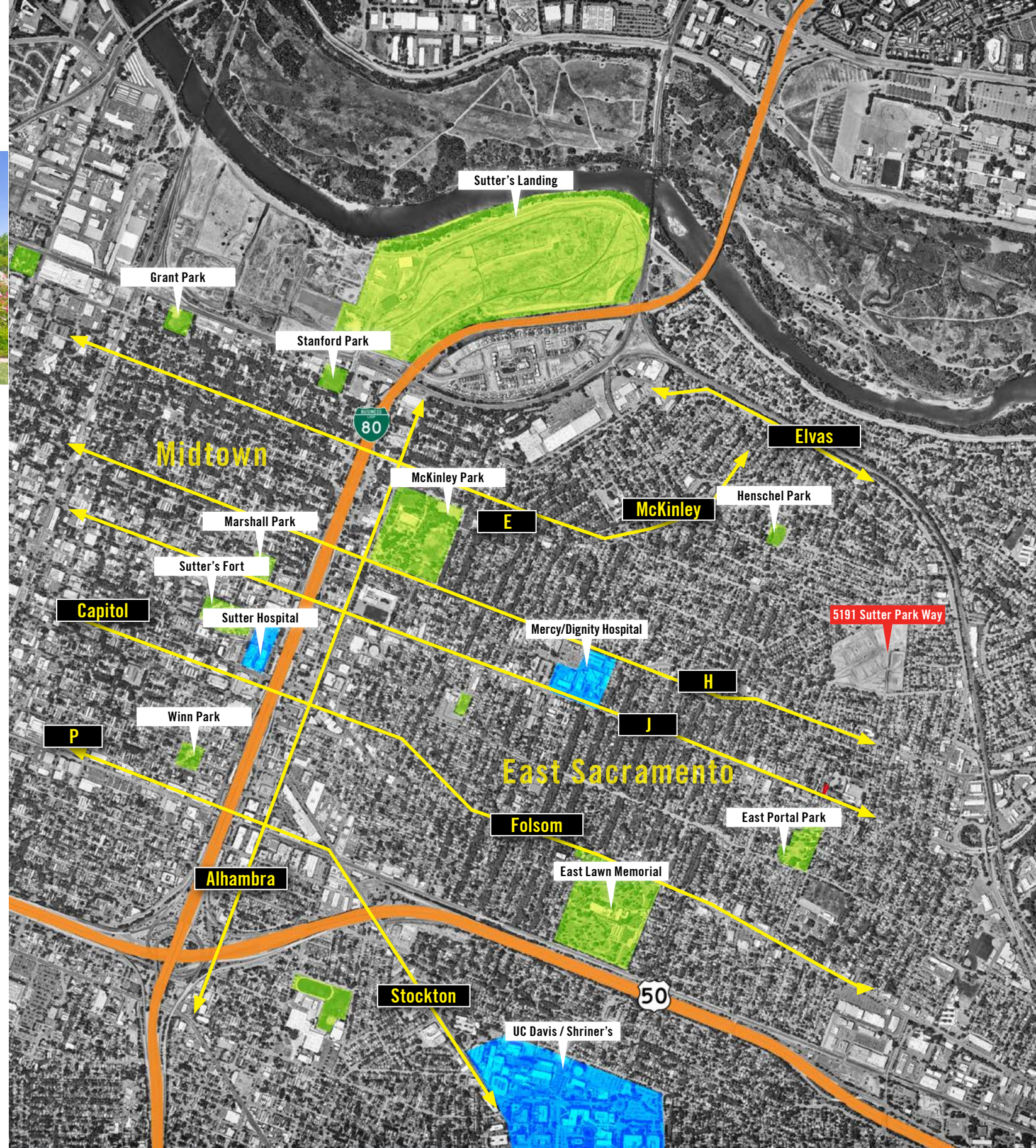


NEARBY URBAN AMENITIES

5191 Sutter is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

POPULAR AMENITIES NEAR THE SUBJECT PROPERTY (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------|
| 3 Hermanas | Crepeville | Kru Japanese | Paragary's | Tank House BBQ |
| 58 Degrees & Holding Co. | Der Biergarten | Bombay Bar & Grill | Pasty Shack | Tapa the World |
| Aioli Bodega Espanola | Dos Coyotes | Kupros Craft House | Petco | Temple Coffee |
| Allora | Eatuscany Cafe | Limelight Bar & Cafe | Pizzeria Urbano | Thai Basil |
| Amaro Italian Bistro & Bar | Elixir Bar & Grill | Lowbrau | Porchlight Brewing | Thai Canteen |
| Azul Mexican | Federalist Public House | Luna's Cafe & Juice Bar | Pronto Pizza | THAI |
| Bar West | Fieldwork Brewing Co. | Mango's/Burgertown | Pushkin's Bakery | The Golden Bear |
| Bento Box | FishFace Poke Bar | Mercantile Saloon | R15 | The Mill Coffee House |
| BevMo | Fit Eats | Mikuni Sushi | Red Rabbit | The Porch |
| Bottle & Barlow | Fox & Goose Public House | Mimosa House | Rick's Dessert Diner | The Rind |
| Broderick Midtown | Ginger Elizabeth Chocolates | Mulvaney's B&L | Roxie Deli and Barbecue | The Waterboy |
| Buckhorn Grill | Grange | N Street Cafe | SacYard Community Tap House | Tower Brewing |
| Burgers and Brew | Hawks Public House | Nekter | Sakamoto | Trader Joe's |
| Cafe Bernardo | Highwater | Nido | See's Candies | Tres Hermanas |
| Cantina Alley | I Love Teriyaki | OBO' Italian Table & Bar | Selland's Market-Cafe | Tupelo Coffee |
| Canon | Identity Coffee | Old Soul Coffee | Shady Lady | Uncle Vito's Pizza |
| Centro Cocina Mexicana | Iron Horse Tavern | Origami Asian Grill | Shanghai Garden | University of Beer |
| Chipotle | Jack's Urban Eats | Orphan | Shoki Ramen House | Vibe Health Bar |
| Cornerstone | Joon Market | Pachamama Coffee Coop | Squeeze Inn | Zelda's Pizza |
| Corti Bros | Karma Brew | Paesano's | Sun & Soil Juice | Zocalo |





SACRAMENTO

2,623,204
GREATER SAC POPULATION

1,317,600
GREATER SAC WORKFORCE

\$89,169
MEDIAN HOUSEHOLD INCOME

GSEC 2023
(Lightcast 2022)

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern

is now beginning in Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and

non-compliant. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



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

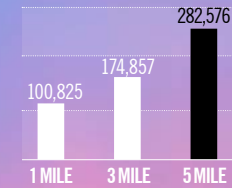
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

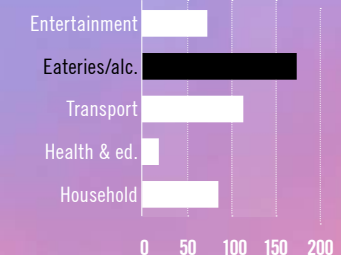
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

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

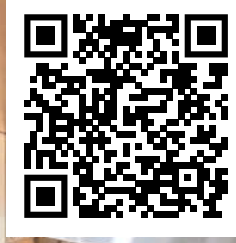
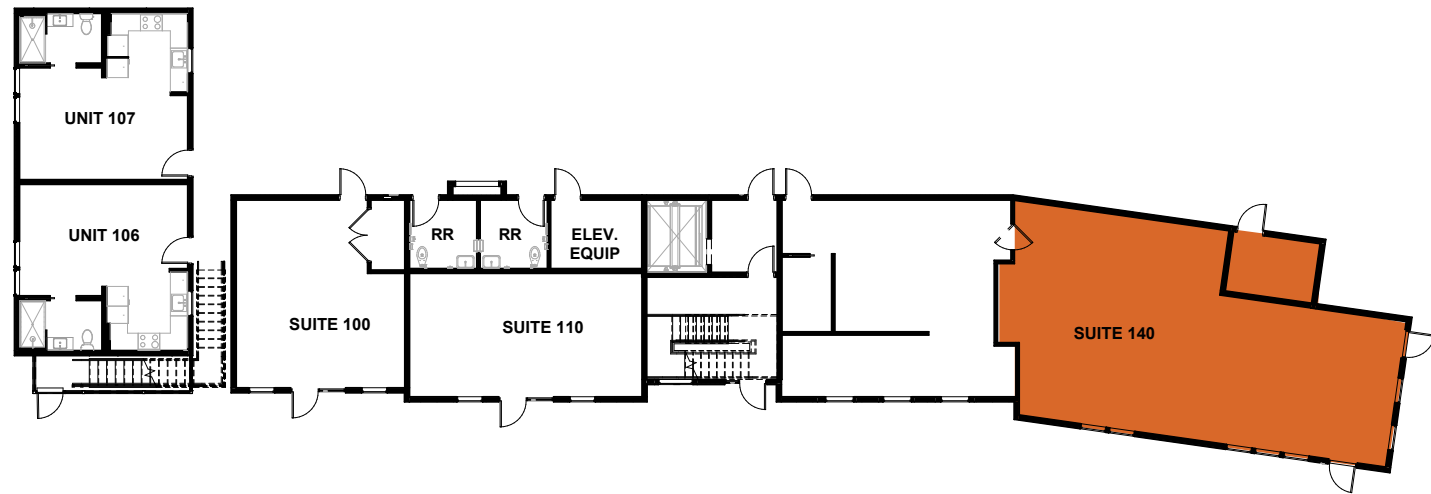


FLOOR PLAN

1,700
SF RETAIL

1
PATIO

AVAILABLE
IMMEDIATELY



VIRTUAL TOUR





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