

915 20TH ST

3,000 SF Creative Office / Retail
Space in the Heart of Midtown



TURTON
COMMERCIAL REAL ESTATE

915 20TH ST



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Mural: Maren Conrad: MARRS Building



THE PROPERTY

± 3,000
SF CREATIVE OFFICE SPACE

100+
NEARBY RESTAURANTS

1
BLOCK FROM MARRS

RARE OPPORTUNITY IN SAC'S MOST POPULAR SUBMARKET

915 20th Street is a creative users dream. The opportunity is full of exposed brick, natural light, and endless creativity. 915 20th is located the heart of Midtown which links a seamless, vibrant lifestyle experience anchored in Sacramento's MARRS Building and Lavender District mixed-use neighborhood. The stand-alone building

is across the street from ever popular MARRS Building and centered in the most pedestrian-friendly, walkable neighborhood of Sacramento. The single-story stand-alone property allows the future user unparalleled visibility and opportunity. The property features an exposed brick exterior & interior with oversized glass fronting 20th Street

flooding the inside with natural light. The space was formerly an art gallery which includes existing mezzanine spaces allowing the user creative options for additional work area/retail opportunities. There are very few existing creative office/retail opportunities like this in Midtown with a AAA location and exposed ceilings and brick



915 20TH STREET BOASTS EXPOSED BRICK EXTERIORS AND INTERIORS WITH GLASS WINDOWS







BUILDING LOCATION

In the heart of Midtown Sacramento!

The Subject Property is located within a short walk from many of Midtown's most desirable amenities, including Temple Coffee, N Street Café, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley, LEXI boutique, the Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Block Butcher Bar, Nekter Juice Bar, Pizzeria Urbano, Azul taqueria & tequila bar, Sleek Wax, Kin Thai restaurant, and Peet's Coffee), Faces, The Depot, Mango's and much more. 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, Judi's cleaners, 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.

One block away the opportunity, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commem-

orate 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!

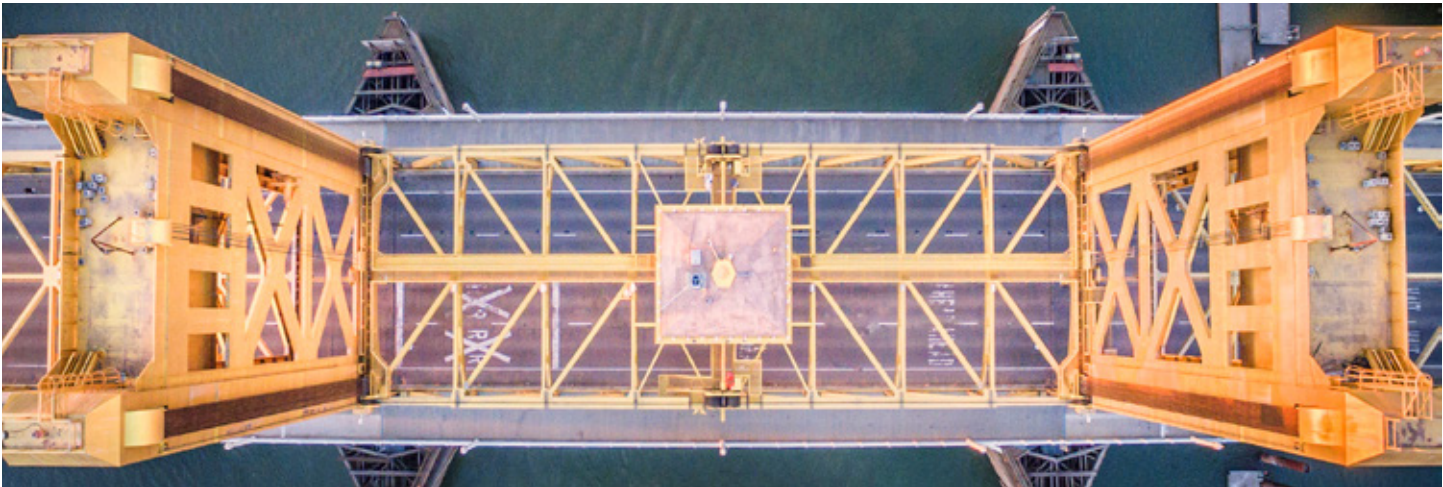


Section Two: The Location



915 20TH IS IN A SACRAMENTO
HOTSPOT. ALL KNOW TO COME TO
THIS NEIGHBORHOOD TO START OR
END THEIR NIGHT OUT!





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

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

central 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

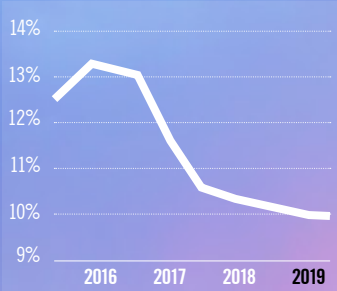
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a few blocks from the Subject Property).



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

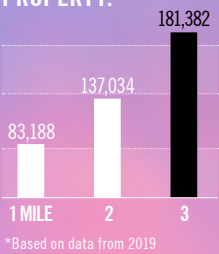
SACRAMENTO OFFICE VACANCY:



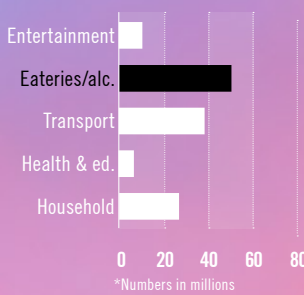
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

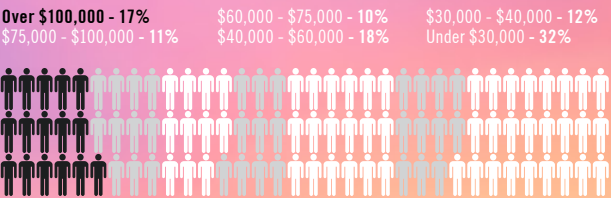
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



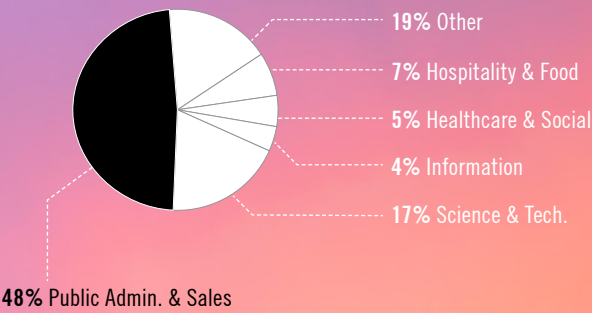
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



WALK SCORE: 97

BIKE SCORE: 98

TRANSIT SCORE: 55



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