

THE  
R1



**TURTON**  
COMMERCIAL REAL ESTATE

**LUXURY LIVING + DESTINATION RETAIL  
FOR LEASE IN THE RAILYARDS**



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# THE PROPERTY

<b>3</b>	<b>1,169 - 5,745</b>	<b>6</b>	<b>Q424</b>
SPACES AVAILABLE	SF 345 LUXURY APARTMENTS	STORIES	DELIVERY DATE

Turton Commercial is pleased to be offering up to 5,745 square feet of high-end retail space for lease at The AJ, the first residential mixed-use project in the heart of the Railyards, located at 6th Street and Railyards Boulevard.

In the heart of Sacramento, The Railyards will be a mixed-use urban community that will double the size of downtown Sacramento and redefine the region. The Railyards isn't just another development. The development team is designing a sustainable, authentic urban community that is a testament to Sacramento's past and is built for its future. As the nation's largest infill project, The Rail-

yards is transforming a former industrial site into a new future of resource conservation, economic prosperity, and social equity. At capacity, The Railyards will feature 5 million square feet of modern innovative office space, 500,000 square feet of retail space, 10,000 residential units and cultural and entertainment amenities like a museum and hotels, 30 acres of green open space and parks.

The AJ is centrally located to the future growth and development path of this city defining project. With 345 residential rental units project and up to 5,745 square feet of retail, The AJ is integral for the vision of the

Railyards, offering a mix of studio, one bedroom and two-bedroom units that have been thoughtfully designed to fit an urban lifestyle. The project is also within walking distance of other planned developments at the Railyards, including Kaiser Medical Campus, and the Central Shops District.

The AJ will have four distinct retail spaces for lease, square feet, conveniently located on the two most prominent corners of the project.

The AJ will be delivered in Q4 2024 and offers the opportunity for retailers to establish their business as part of the future of urban Sacramento.





# PROPERTY DETAILS

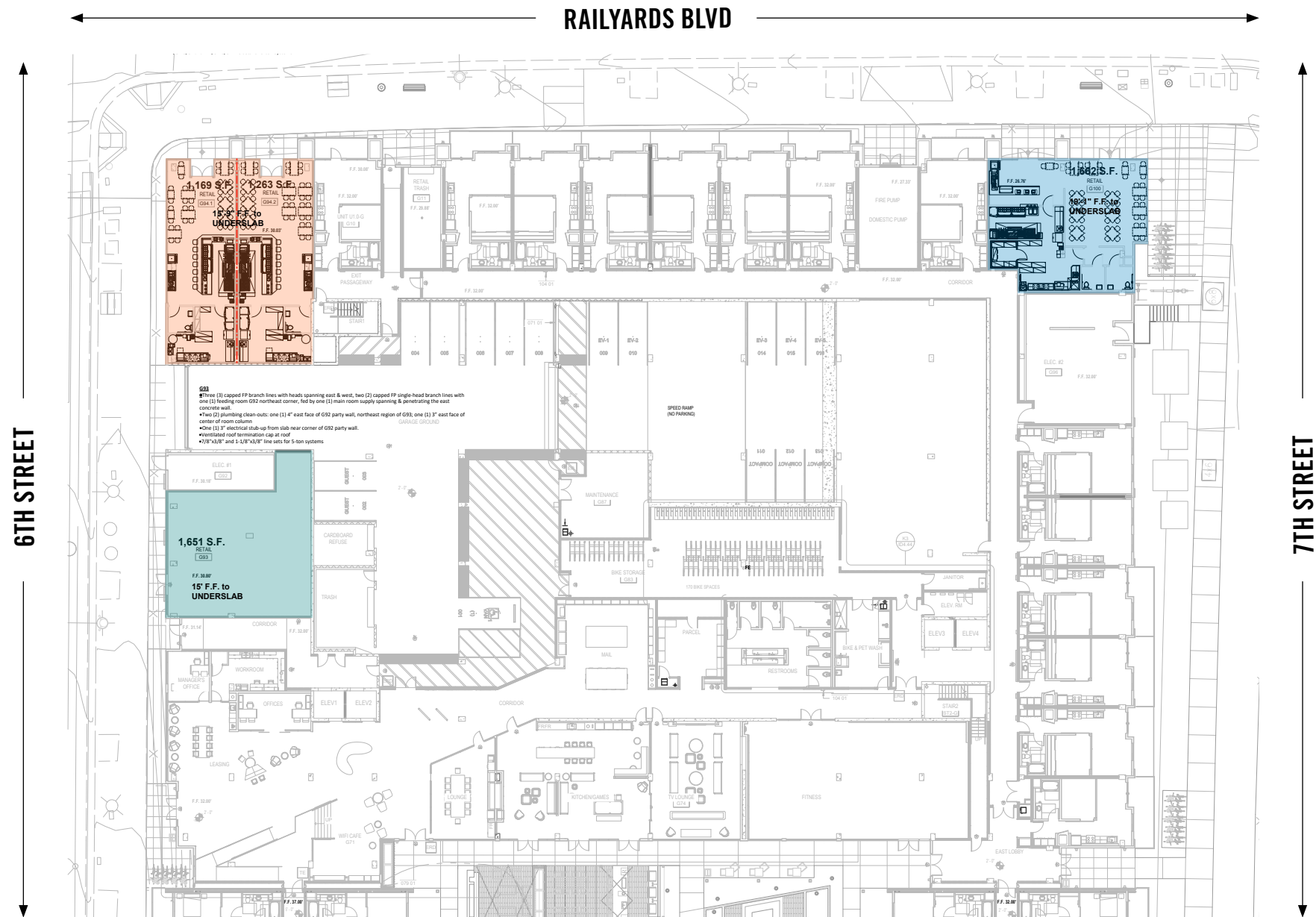
- Address:** 251 6th Street, Sacramento CA, 95811
- Building Size:** 345 residential units
- Stories:** Six (6)
- Retail Spaces:** 5,745 total
  - Space 1: 1,651 SF
  - Space 2: 1,169 or 2,432 SF
  - Space 3: 1,662 SF
- Retail Lease Rate:** \$4.00 per SF, NNN
- Delivery Date:** Q4 2024
- Zoning:** C-3-SPD
- Hoodshafts:** Yes (all 3 spaces)
- Greasetraps:** Yes (one (1) 200 gallon for space 2 and one (1) 200 gallon for space 3)
- Power in Amps:** 200 Amps in each space (400 amps for Space 2 if taken together)
- Gas:** Yes, 1,500 mbh meters for each spac (3,000 mbh for Space 2 if taken together)
- Ceiling Heights/Finished Floor Elevations:**
  - G93: 30.80 Feet
  - G94.1: 30.03 Feet
  - G94.2: 30.03 Feet
  - G100: 26.76 Feet
- Utilities Metering:** Separately Metered
- Water:** City of Sacramento
- Gas:** PG&E
- Electricity:** SMUD
- Delivery Condition:** Cold shell
- Bike Parking:** 34 spaces

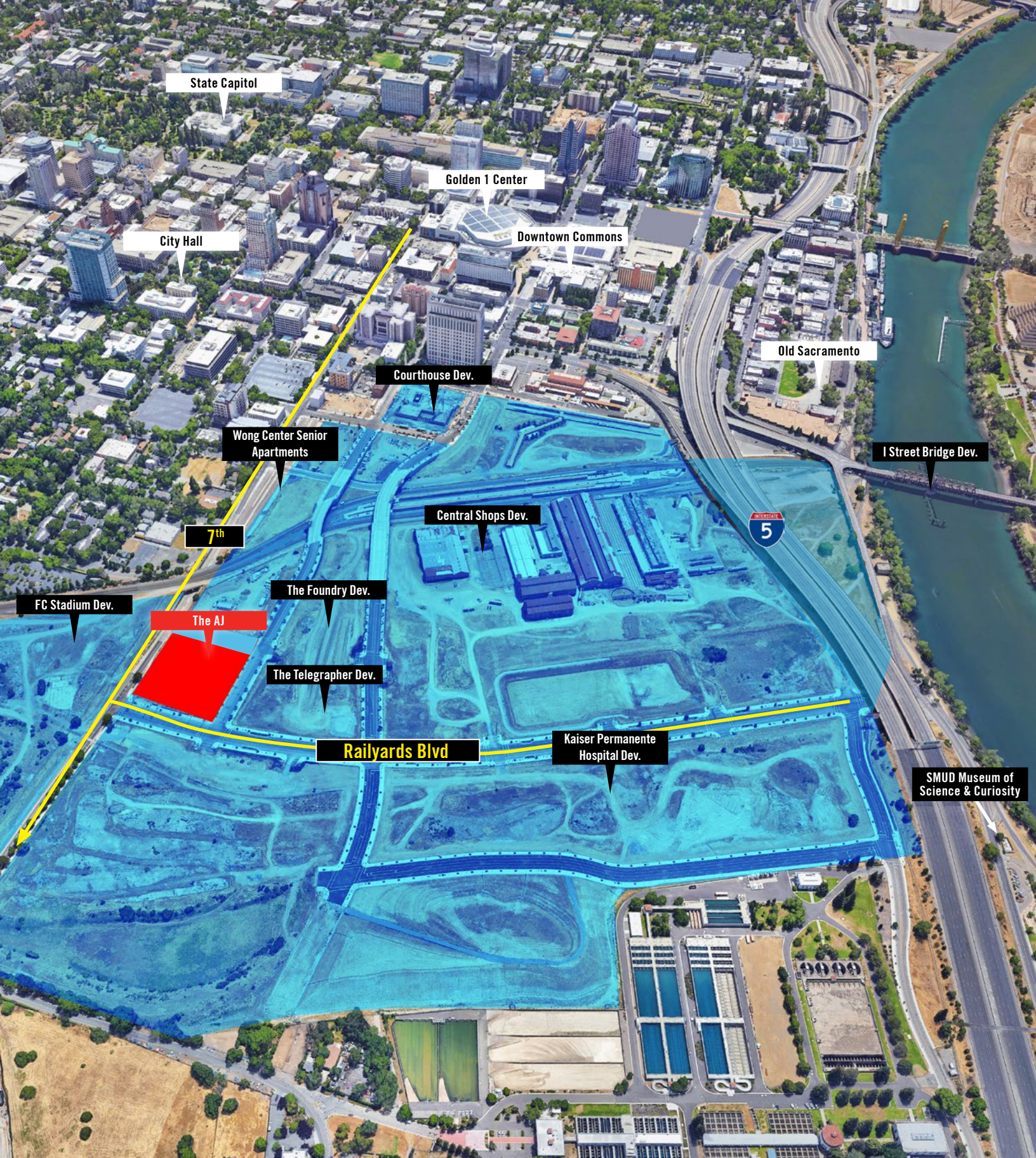


# FLOOR PLANS

5,745 SF TOTAL AVAILABLE

- SPACE 1: 1,651 SF
- SPACE 2: 1,169 SF or 2,432 SF
- SPACE 3: 1,662 SF





# RAILYARDS DEVELOPMENT PROJECTS

The Railyards represents one of the nation's largest and most significant infill projects, transforming 244 acres of historically significant land into a thriving, mixed-use urban community that will double the size of Downtown Sacramento, and redefine the region. The approach to development is intended to design a sustainable, authentic downtown community that is a testament to Sacramento's rich and storied past and built for our future.

Through projects such as The Central Shops District, The AJ delivering 345 units of housing and retail, the Kaiser Medical Campus, The Foundry, and others, The Railyards will deliver to local residents and visitors, a world-class experience and destination, for business, living and enjoyment.

### Central Shops



Project Type: Retail and Entertainment  
 Size: 100,000 SF+  
 Completion Date: 2024/2025

### The A.J



Project Type: Mixed-Use  
 Size: 345 units over 5,000 sf retail  
 Completion Date: Q1 2024

### The Foundry



Project Type: Office  
 Size: 150,000 - 300,000 SF  
 Completion Date: 2025/2026

### Kaiser Permanente



Project Type: Medical Office + Hospital  
 Size: 1.2 million square feet  
 Completion Date: TBD

### The Telegrapher



Project Type: Mixed-Use  
 Size: 432 units in 2 buildings over retail  
 Completion Date: TBD

### Wong Center Senior Apartments



Project Type: Residential  
 Size: 4 story building, 150 units  
 Completion Date: 2023/2024





# THE LOCATION

**AAA**  
LOCATION

**75+**  
NEARBY AMENITIES

**1,200+**  
HOUSING UNITS UNDER CONSTRUCTION

Situated along the scenic banks of the Sacramento River, The Railyards will be a mixed-use urban community that will double the size of downtown Sacramento and redefine the region. The Railyards isn't just another development. The development team is designing a sustainable, authentic urban community that is a testament to Sacramento's past and is built for its future. The Railyards is transforming a former industrial site into a new future of resource conservation, economic prosperity, and social equity. At capacity, The Railyards will feature 5 million square feet of modern innovative office space, 500,000 square feet of retail space, 10,000

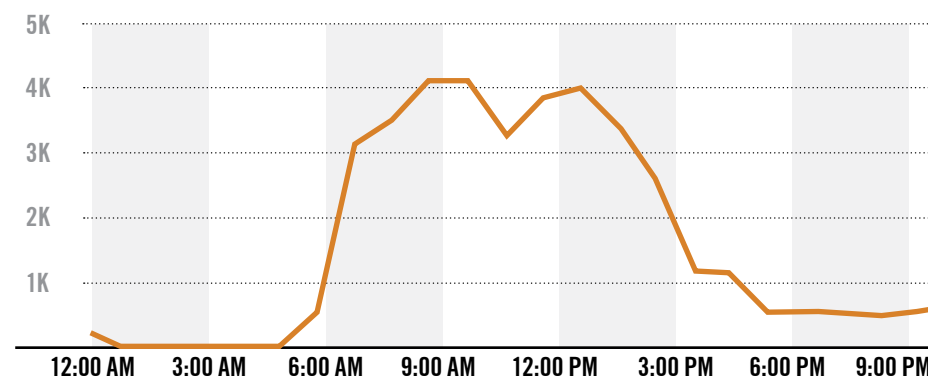
residential units and cultural amenities like a museum and hotels, 30 acres of open space and parks. The Railyards will also be a hub for entertainment, with live performance venues, and year-round events that showcase the vibrant spirit of Sacramento. The AJ is one of Sacramento's finest mixed-use projects, sitting firmly in the heart of The Railyards. The Railyards will draw hundreds of thousands of visitors each year to the Central Shops nearby, a planned events venue featuring national and international acts, the Golden 1 Center, and a variety of Sacramento's best restaurants and retailers within half to 1 mile radius.

The AJ consists of 345 residential units, a mix of studios, 1-bedroom and 2-bedroom units, and residents will desire to experience all that downtown Sacramento and the Railyards has to offer. The AJ will feature three ground-floor retail spaces ranging from 1,169 square feet, 1,263 square feet, and 1,651 square feet. These are ideally located along Railyards Boulevard and 6th Street, two of the major arteries into the Railyards. Also, all three retail spaces benefit from great visibility and access. Viewed as blank canvases, a variety of retailers can find success in one of Sacramento's greatest, and most ideally located mixed-use projects to date!

## NEARBY DATA BITES

- Prime Location in Sacramento's New Housing Development
- High Demand for Retail in Underserved Area
- Highly Visible to Traffic on North 7th Street

Total 2023 Visits by Hour to The AJ



**\$91,603**

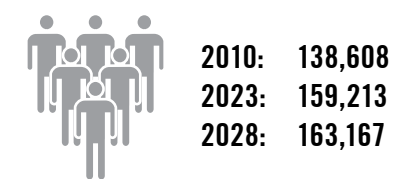
Average Household Income  
3-mile radius of property

### Psychographic Profile

- Power Elite**  
The wealthiest households in the US, living in the most exclusive neighborhoods
- Flourishing Families**  
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable lifestyles
- Booming with Confidence**  
Prosperous, established couples in their peak earning years living in suburban homes

### Nearby Population

3-mile radius of property



2010-2023  
Population  
Growth Rate  
1-mile radius  
of property

### Traffic Counts

**6,768**



Daily Cars on North 7th Street

### Annual Consumer Spending in millions



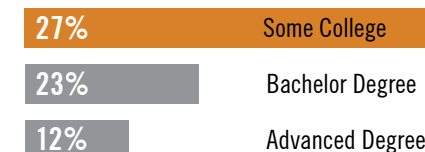
**\$901.046**

2-mile radius of property



### Education Levels

2-mile radius of property



**3,944**

Nearby Businesses

1-mile radius of property



+

**DOWNTOWN SAC  
BY THE NUMBERS**

**799**  
Class A housing units  
under construction

**1,226**  
Total units under  
construction

The property features an unmatched AAA location along with Sacramento's most flexible commercial zoning, and open configuration offers numerous possible projects including apartments, hotel, office, townhomes, and/or mixed-use with ground floor retail, live/work. With home sales prices increasing steadily higher and severely limited inventory of housing stock, there is also an opportunity for single-family home or condominium development. Current studies indicate population growth for Sacramento and the urban core, will outpace supply for the foreseeable future.



## NEARBY DISTRICTS



### CAPITOL MALL / DOWNTOWN SACRAMENTO

Capitol Mall is widely recognized as Sacramento's premier address for business. Beginning at the eastern end of Tower Bridge, Capitol Mall is a four-lane boulevard that follows along a landscaped parkway median shared with pedestrian walkways and ground floor restaurants and cafés, to its eastern terminus at the California State Capitol and Capitol Park at 10th Street. The region's preeminent legal, financial, accounting and government-related firms are located across 2.3 million square feet of Class A office towers along Capitol Mall, with a current average occupancy rate of 91.1%. The most recent Class A office developments, US Bank Tower at 621 Capitol Mall and Bank of the West Tower at 500 Capitol Mall were completed in 2008 and 2009 respectively, each commanding premium rents of \$3.55 to \$3.75 per rentable square foot, per month, full-service gross.

### DOWNTOWN COMMONS/G1C

Downtown Commons and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown

Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residences, and 630,000 square feet of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. Downtown Commons also features a robust collection of public art, sculptures and murals by prominent artists.

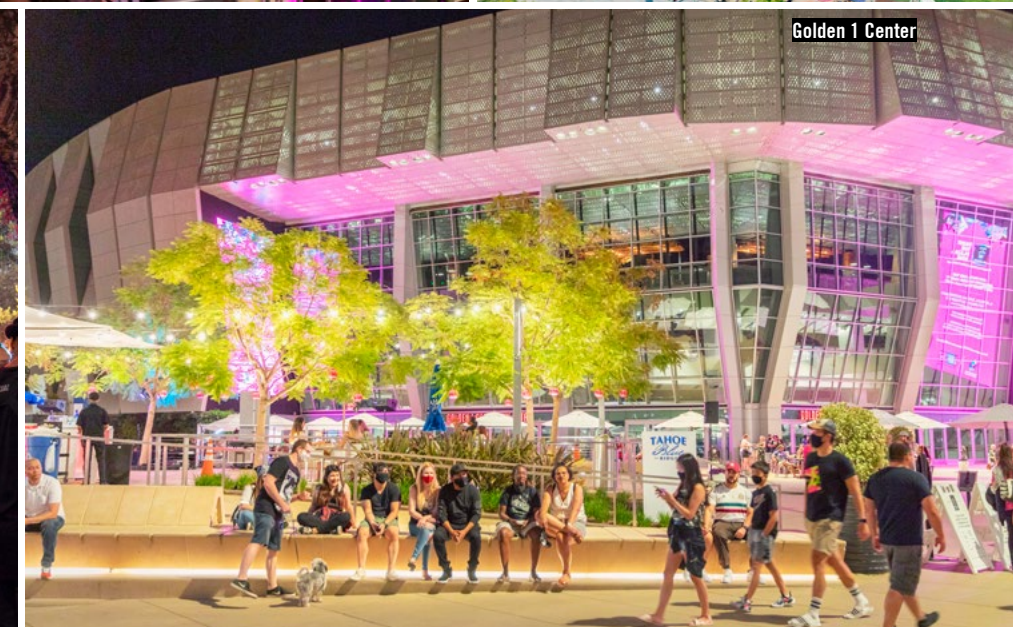
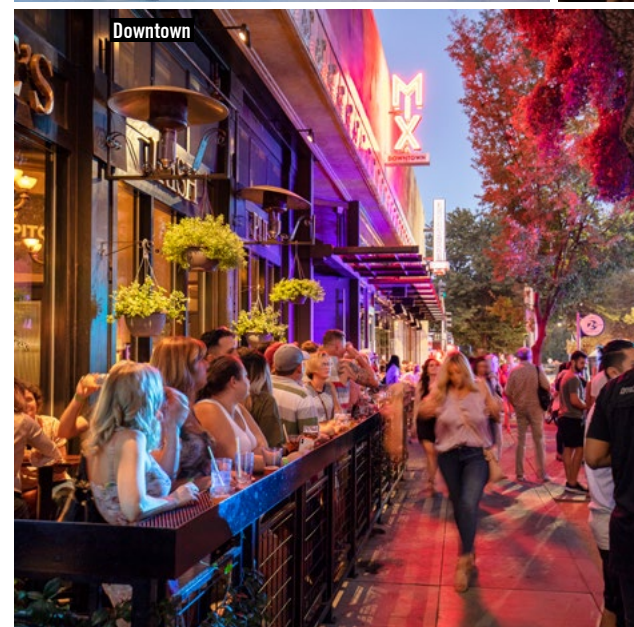
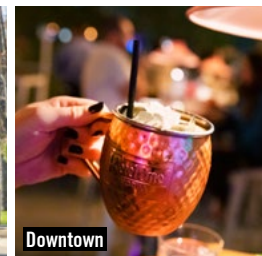
### WEST SACRAMENTO / THE BRIDGE DISTRICT

Located just across the river from Downtown Sacramento, West Sac is on fire. It is one of the region's most up-and-coming real estate markets. The new Golden 1 Center set off a development boom in downtown Sacramento, and several of the most innovative projects are taking shape in West Sacramento. The area is designated for pedestrian-oriented, transit-served development due to its large commercial developments and proximity to Sacramento employment centers.

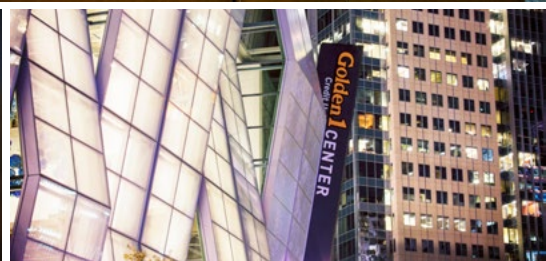
The Bridge District is a waterfront orientated urban mixed-use district located along the West Sacramento side of the Sacramento River. This district includes recreational amenities such as River Walk Park, Raley Field, Mill St. Pier, and The Barn. At development capacity, The Bridge District has the potential to house 12.5 million square feet of residential and commercial development (5,210 residential units and 7.3 million square feet of commercial development).

### OLD SACRAMENTO WATERFRONT

The rebranded and revitalized Old Sacramento Waterfront is one of the most unique and vibrant atmospheres in the Sacramento urban core. Composed of 53 historical buildings, this national and state historical landmark is home to some of Sacramento's richest history, architecture, and culture. This creates a pluralism of live music, exciting events, sprightly retail shops, and delectable food. With easy access to all major freeways and a tunnel system connecting to the extravagant Downtown Commons, this destination sees an estimated foot traffic of two million people per year.



Section Two: The Location



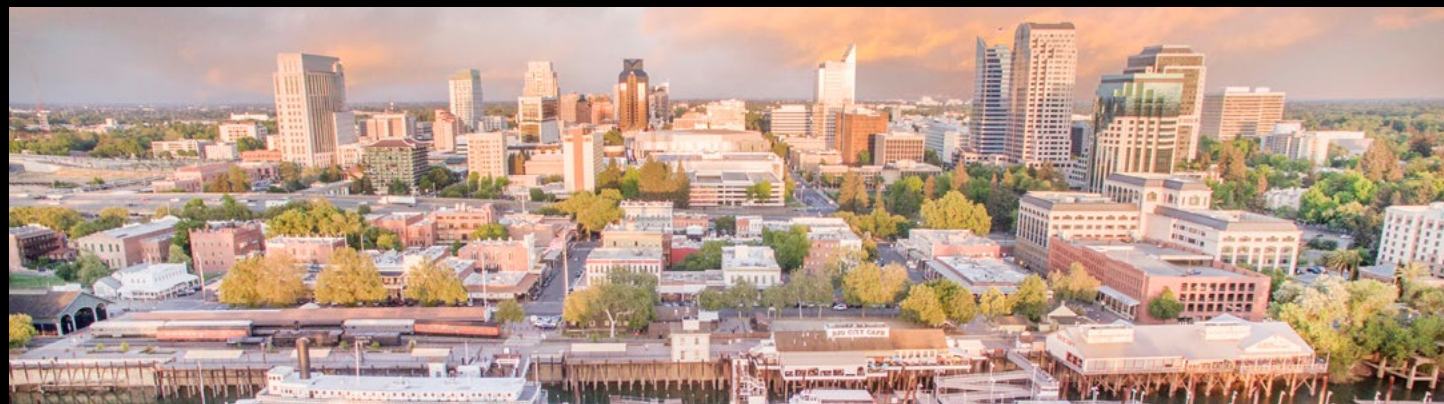
## NEARBY AMENITIES

This Property has one of, if not, the finest locations in the highly-desirable Downtown submarket of Sacramento and is within close proximity virtually every significant landmark in Sacramento's urban core.

**POPULAR RESTAURANTS NEAR THE AJ (not all are mentioned here):**

- |                          |                             |                          |                        |                       |
|--------------------------|-----------------------------|--------------------------|------------------------|-----------------------|
| 58 Degrees & Holding Co. | Darling Aviary              | Jack's Urban Eats        | Old Soul Coffee        | Station 16            |
| Ace of Spades            | Der Biergarten              | Karma Brew               | Pachamama Coffee Coop  | Sun & Soil Juice      |
| Aioli Bodega Espanola    | Eatuscany Cafe              | Kin Thai                 | Paesano's              | Tank House BBQ        |
| Azul Mexican             | Echo & Rig                  | Kodaiko Ramen & Bar      | Paragary's             | Tapa the World        |
| Badlands                 | Ella                        | Koja Kitchen             | Plant Power Fast Food  | Tasty Dumpling        |
| Bar West                 | Estelle Bakery & Patisserie | Kru Japanese             | Polanco                | Tea Cup Cafe          |
| Beach Hut Deli           | Faces                       | Bombay Bar & Grill       | Prelude Kitchen & Bar  | Temple Coffee         |
| Beast + Bounty           | Federalist Public House     | Kupros Craft House       | Q Street Bar & Grill   | Thai Basil            |
| Bento Box                | Fieldwork Brewing Co.       | Lowbrau                  | R15                    | Thai Canteen          |
| Bottle & Barlow          | FishFace Poke Bar           | Majka Pizza              | Rare Tea               | The Bank              |
| Burger Patch             | Fit Eats                    | Mango's/Burgertown       | Rick's Dessert Diner   | The Golden Bear       |
| Burgers and Brew         | Fizz                        | Maydoon                  | Roots Coffee           | The Mill Coffee House |
| Cafe Bernardo            | Fixin's Soul Kitchen        | Metro Kitchen & Drinkery | Ruhstaller BSMT        | The Porch             |
| Cafeteria 15L            | Flatstick Pub               | Mendocino Farms          | Saigon Alley           | The Rind              |
| Camden Spit & Larder     | Fox & Goose Public House    | MidiCi Neapolitan Pizza  | Sauced                 | The Waterboy          |
| Cantina Alley            | Ginger Elizabeth Chocolates | Mikuni Sushi             | See's Candies          | Tres Hermanas         |
| Centro Cocina Mexicana   | Grange                      | Morton's                 | Scorpio Coffee         | Uncle Vito's Pizza    |
| Chipotle                 | I Love Teriyaki             | Mulvaney's B&L           | Shady Lady             | University of Beer    |
| Cornerstone              | Il Fornaio                  | N Street Cafe            | Shoki Ramen House      | Yogurt a GoGo         |
| Crepeville               | Insomnia Cookies            | Nash & Proper            | Sibling by Pushkin's   | Zelda's Pizza         |
| Dad's Kitchen            | Iron Horse Tavern           | Nekter                   | Solomon's Delicatessen | Zocalo                |





**+**  
**DOWNTOWN SAC**  
**BY THE NUMBERS**

**#4**  
 Best place to live  
 in California  
 - U.S. News

# SACRAMENTO

<b>1,317,600</b>	<b>91,637</b>	<b>\$83,493</b>
LABOR FORCE	DAYTIME EMPLOYEES	MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023  
 GIS Planning 2022

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations

such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2022, the Downtown Sacramento office vacancy rate was 8.9%. This figure is impressive when

factoring in that many Class B buildings are included in these numbers but functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.



Section Three: Sacramento



## DOWNTOWN SACRAMENTO

Situated within a short proximity from vibrant downtown Sacramento, The AJ offers a prime opportunity for businesses to thrive in an area teeming with energy, culture, and opportunity.

Downtown Sacramento is more than just a central business district; it's a vibrant community where history, culture, and commerce converge. Boasting a rich tapestry of

attractions, businesses, and events, this area is alive with possibilities for both residents and entrepreneurs alike.

One of the most enticing aspects of downtown Sacramento is its accessibility to a wealth of amenities. From renowned dining establishments and trendy cafes to upscale boutiques and cultural landmarks, there's something to cater to every taste and inter-

est just down the street from The AJ. By choosing The AJ as your business address, you're not just securing a space – you're investing in a thriving ecosystem designed to propel your success. Embrace the vibrancy of downtown Sacramento and unlock the full potential of your business at The AJ.



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