



MURAL BY LOCAL ARTIST MAREN CONRAD

MARRS

MIDTOWN'S CULTURAL EPICENTER
IN-LINE RETAIL FOR LEASE

THE PROPERTY

PICTURED:
The Midtown Farmers Market
Every Saturday, year-round
8:00 am - 1:00 pm
200+ vendors, 2,000+ visitors



HELLER PACIFIC



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

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM

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THE OPPORTUNITY

1	2,049	\$3.25	10/2025
REMAINING SPACE	RSF RETAIL AVAILABLE	SF/MONTH NNN	AVAILABILITY

IN-LINE RETAIL IDEAL FOR SALON, SOFT GOODS RETAIL OR FITNESS STUDIO

The MARRS Building is Midtown's hottest retail destination and acts as the heart of the Midtown submarket. The Building, formerly a warehouse, was creatively reimagined into modern offices over tasteful retailers.

This retail spot is ideal for a tenant seeking high foot traffic counts and local prestige. With a massive streetside deck shaded by a canopy of trees, MARRS has become a local fixture and gathering site for Sacramentans

going out in Midtown. Signage is featured on 20th Street and J Street with its 11,328 cars per day, meaning all the tenants here are highly visible. This is truly the center of Midtown!



THE TENANTS

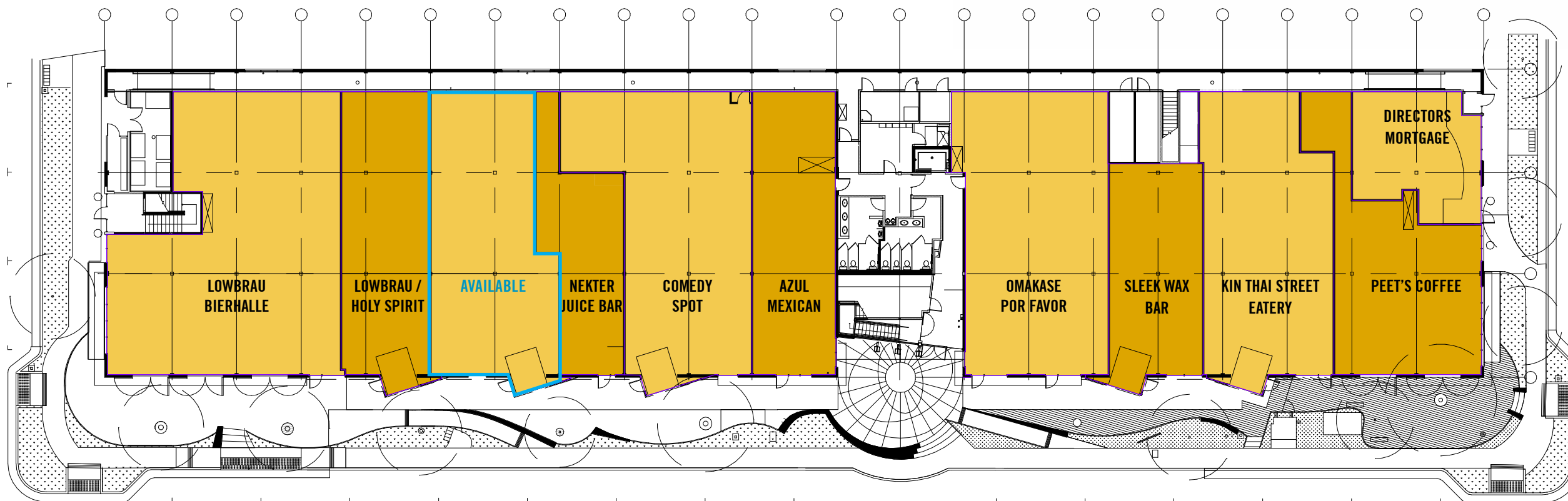
MARRS HAS A DIVERSE AND COMPLEMENTARY TENANT MIX

Click or Scan to View Article



THE NEW YORK TIMES - 2023
HOW SACRAMENTO TURNED INTO A GREAT RESTAURANT CITY

- 1 AVAILABLE RETAIL
- 8 RETAIL TENANTS
- 4 OFFICE TENANTS
- 1 RAD BUILDING



RETAIL:

- LOWBRAU / HOLY SPIRIT
- MIDNIGHT GALLERY
- NEKTER
- COMEDY SPOT
- AZUL
- SLEEK WAX BAR
- KIN THAI STREET EATERY

OFFICE:

- DIRECTORS MORTGAGE
- DLR ARCHITECTS (2ND FLOOR)
- WS MANAGEMENT (2ND FLOOR)
- REPUBLIC FC SOCCER FRANCHISE (2ND FLOOR)

FIRST FLOOR

20TH STREET - HOME TO THE MIDTOWN FARMERS MARKET



Section One: The Opportunity

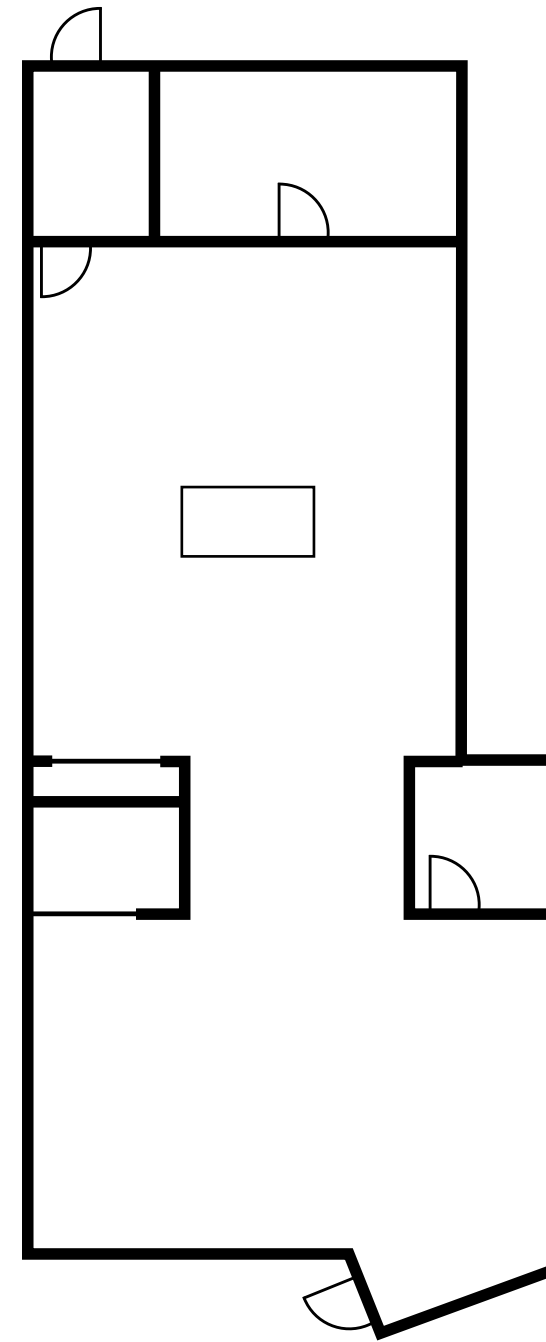


THE MARRS BUILDING DEFINES THE EPICENTER OF MIDTOWN.

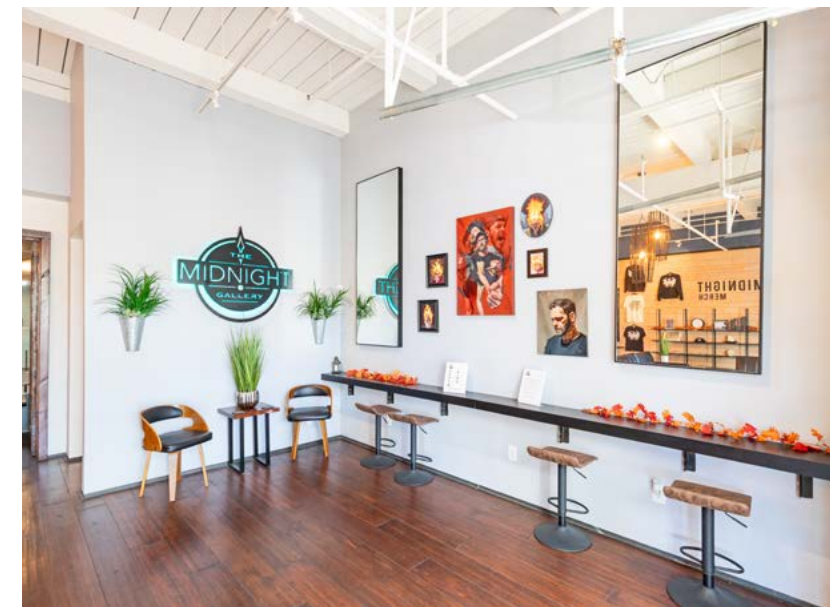
FLOOR PLAN

IN-LINE RETAIL

2,049 SF | \$3.25/SF NNN



20TH STREET - HOME TO THE MIDTOWN FARMERS MARKET





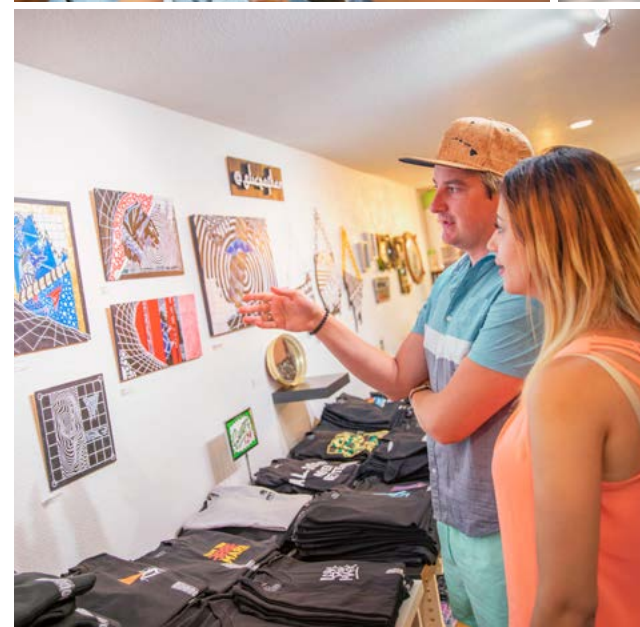
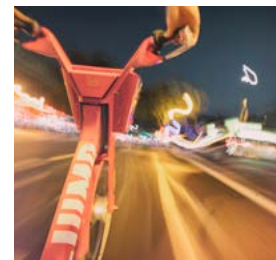
BUILDING LOCATION

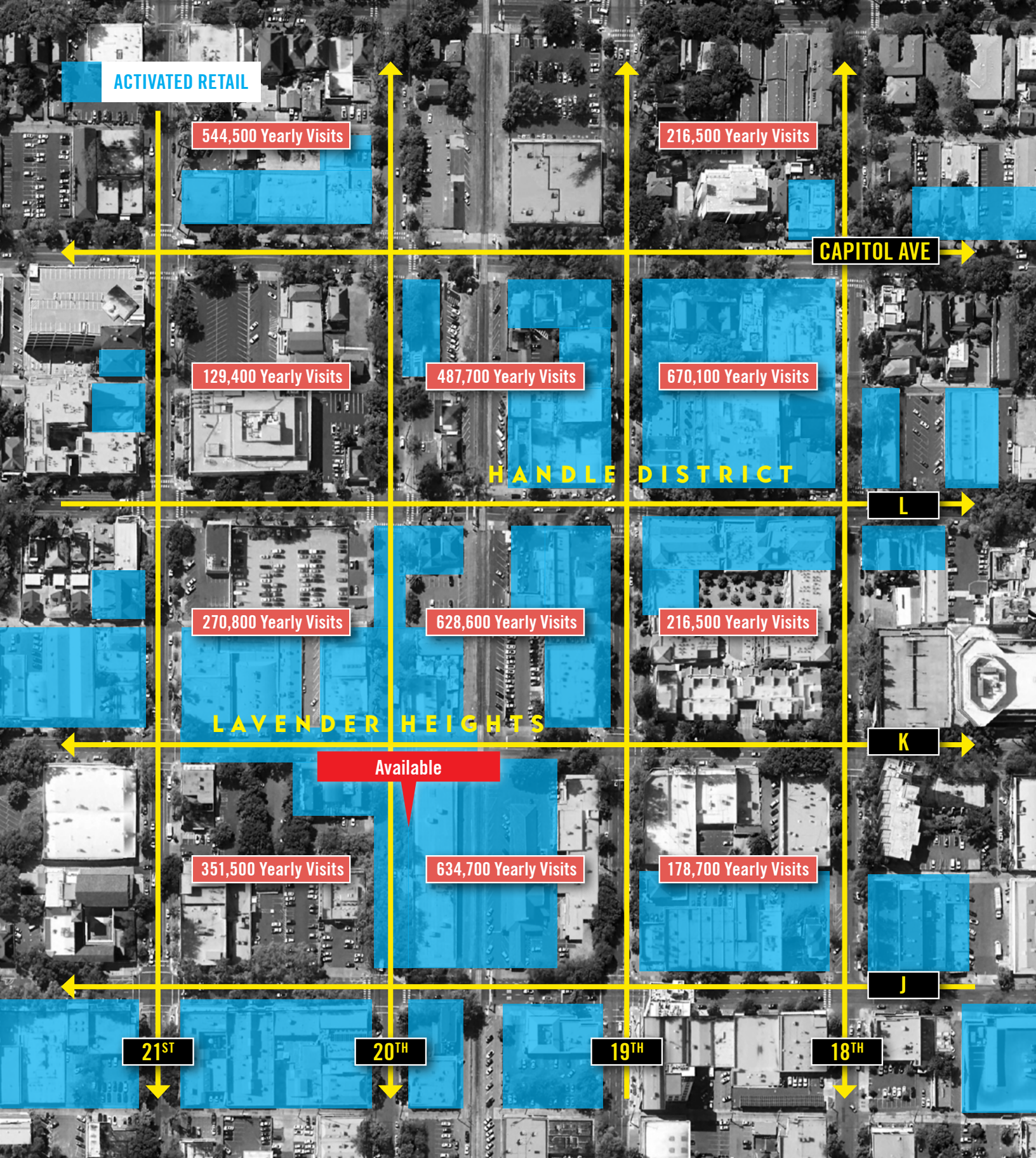
1.3 MILLION VISITS TO LAVENDER HEIGHTS DISTRICT EACH YEAR

The MARRS Building is home to many of Sacramento's most popular amenities, including: LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Azul taqueria & tequila bar, Sleek Wax, and Peet's Coffee. The Subject Property is the epicenter of Midtown and is near other popular amenities including: Temple Coffee, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley, the Burger Patch and Flamingo House. 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, Mike's Camera, 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. The Property is located in the heart of the Lavender Heights neighborhood that has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood welcomed rainbow cross walks

to commemorate 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!

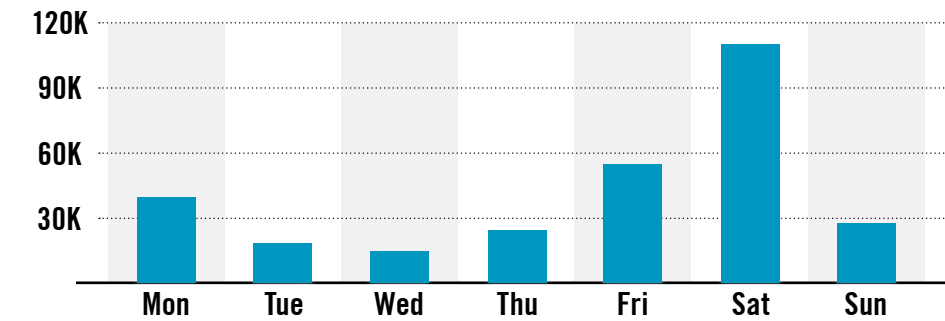




NEARBY DATA BITES

99 WALKER'S PARADISE **54** GOOD TRANSIT **99** BIKER'S PARADISE

Daily visitors to the MARRS building

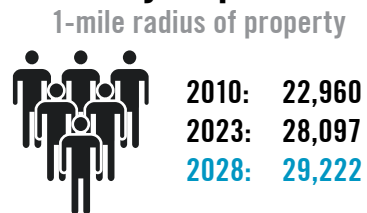


\$87,215 Average Household Income - 1 Mile Radius

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
- Thriving Boomers**
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Nearby Population



\$637,343 Median Home Value

Traffic Counts
4,198 + 14,866



Daily Cars 20th and J St

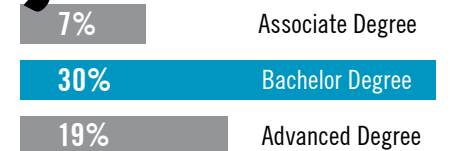


\$457 M

Annual Consumer Spending



Education Levels



6,688

Total Businesses

MARRS



NEARBY AMENITIES

MARRS has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR MARRS (NOT ALL ARE MENTIONED HERE):

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



