

307 N 10TH STREET

6,000 SF Flex Warehouse for Sale in
the River Distirct





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THE OPPORTUNITY

6,000 SF BUILDING | **19,428** SF LOT | **C-4-SPD** HEAVY COMMERCIAL | **\$1,350,000** PURCHASE PRICE | **400 AMP** 3 PHASE POWER

Turton Commercial Real Estate is pleased to offer for sale, 307 N 10th Street (the "Property"), an approximately 6,000 SF flex building in Sacramento's growing River District.

The Property features a combination of a ± 6,000 SF warehouse with a small private office, a restroom, and yard space, on an approximately 19,428 SF parcel. The Property features multiple roll up doors, a private office, restroom, 400 amps on 3-phase power, and sprinklers. The building has a lease with Loomis

Armored vehicles, through June 30, 2025, in which they pay \$6,000 per month, on a triple-net basis, offering the owner a steady stream of income until their lease expiration.

The Property sits just one block away from the planned Alchemist Public Market, an innovative vibrant amenity with a variety of food businesses, which will be a beacon in the neighborhood. A building of this size, and location with corner visibility and ease of access, is rare this close to Sacramento's urban core. The Property offers the

opportunity for a tenant to conduct their administrative, production and distribution all from one location, with nearby access to multiple major freeways, and just a couple of minutes from Sacramento's urban core. A variety of uses could be ideally suited at the Property, ranging from light industrial, production, manufacturing, distribution, retail sales, food production, and creative agencies. Take advantage of this opportunity to own a great building in the heart of the growing River District!





1 THE OPPORTUNITY
307 N 10TH STREET

PROPERTY INFO

Address: 307 N 10th Street, Sacramento CA, 95811

Available SF (Building): ± 6,000 SF

Available SF (Parcel): ± 19,428 SF

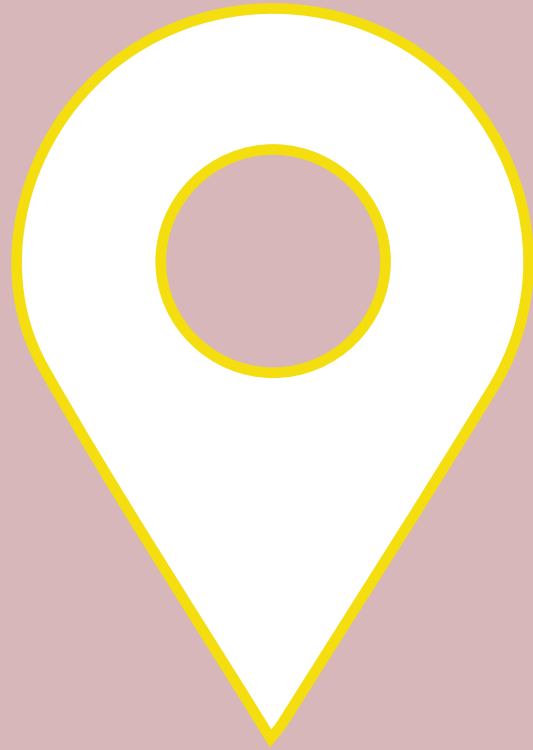
Tenant Lease Expiration Date: 6/30/2025

Rent Income: \$6,000 per month, net

Power: 400 amps on 3-phase

Sprinklers: Yes

THE LOCATION



4,794
APARTMENTS*

4
DEVELOPMENTS UNDERWAY

15
PROPOSED DEVELOPMENTS

* EXISTING,
UNDER CONSTRUCTION
AND PROPOSED

SACRAMENTO'S RIVER DISTRICT: WHERE INDUSTRY MEETS INNOVATION AND GROWTH

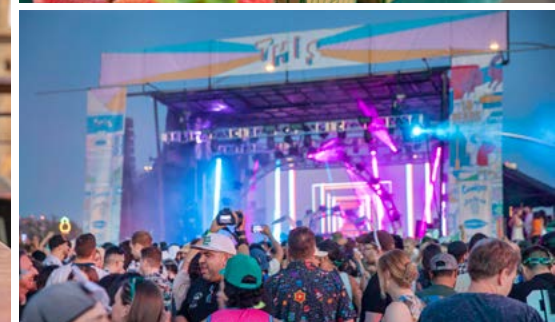
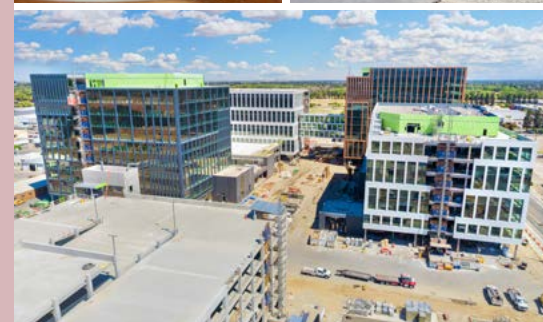
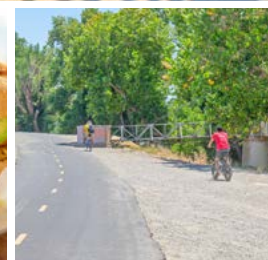
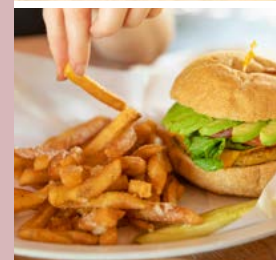
The River District in downtown Sacramento has transformed from an isolated industrial powerhouse to a vibrant mixed-use community. Historically, the area was known for its warehouses and distribution centers that shipped agricultural goods nationwide. After World War II, the Dos Rios housing project introduced residential development. The district's revitalization began in the late 1990s, rebranded as The River District to highlight its prime location.

Today, the River District is experiencing significant growth with major devel-

opments like The Railyards, the new MLS stadium, Kaiser Permanente's medical center, and Mirasol Village. These projects are revitalizing the area, creating a dynamic mix of industrial, commercial, and residential spaces. The former Bercut-Richards Packing Company site is now Township 9, featuring Cannery Place Apartments and Township 9 Park, with more developments on the horizon.

Leasing an industrial space in the River District offers a unique opportunity to be part of this thriving community. Its proximity to downtown Sacramento and

major highways makes it an ideal hub for various industries. The district's ongoing enhancements to infrastructure and community facilities further solidify its position as a prominent business and residential hub in Sacramento. From Trivia Night at Touchstone Brewing Co. to mixers at the SMUD Museum of Science and Curiosity and Taco Tuesday at the Mirasol Village Community Garden, the River District is a bustling area with plenty to offer.





LOCATED JUST
1 BLOCK AWAY
FROM 307 N
10TH STREET!

RENDERING SOURCE: [ALCHEMISTPUBLICMARKET.COM/SITE-DESIGN](https://alchemistpublicmarket.com/site-design)



ALCHEMIST PUBLIC MARKET

Alchemist Community Development Corporation (Alchemist CDC) connects communities to land, food and opportunities toward a vision in which all Sacramento neighborhoods are vibrant, equitable, healthy and diverse.

Alchemist Public Market will offer the amenities needed to enable under-served entrepreneurs to start new food businesses, provide workforce de-

velopment for workers with high barriers to employment, create an attractive and energetic community gathering place, and offer low-income neighbors access to quality food from local producers. When constructed on the .82 acres owned by Alchemist CDC in Sacramento's River District, APM will be an all-electric campus including a shared-use incubator kitchen, a social

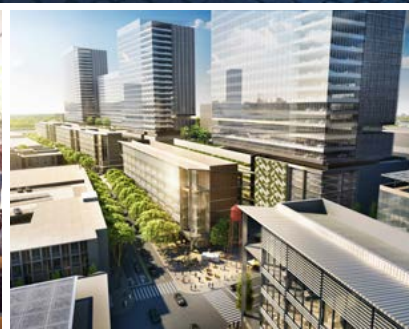
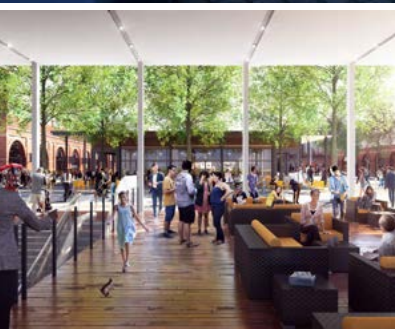
enterprise café, a retail store featuring products from small Sacramento makers and grocery staples, and a co-working office. It will also be home to 8 small incubator restaurants with a shared outdoor food court, ample shade structures, a weekly farmers' market, an inclusive playground, and more. (Source: <https://alchemistpublicmarket.com>)



Community Space: The River District is undergoing a major transition from an industrial hub to a corridor full of housing and commercial destinations. Alchemist Public Market will serve these new residents as a hub and heart for the community. The project will include amenities such as an outdoor food court, a vibrant weekly farmers' market, retail stores, co-working office spaces, a cafe, a children's play area and much more! (Source: <https://alchemistpublicmarket.com/community-space>)

Inclusive Economic Development: Alchemist Public Market will provide under-resourced food entrepreneurs with affordable access to a shared-use commercial kitchen, empowering them to start commercial production and grow their businesses. The on-site retail shop will be dedicated to Sacramento-made products and will provide retail market opportunities to many local makers. (Source: <https://alchemistpublicmarket.com/inclusive-economic-development>)

Responsible Development: Alchemist Public Market (APM) will be an all-electric site, built without natural gas utilities. Alchemist Public Market is designed to promote both active and public transit access, such as access to abundant bicycle, electric scooter and skateboard parking and 4 light rail stations, and much more. The food business incubator facilities targets traditionally under-served populations. Additionally, the APM is pleased to be located near a large supply of affordable housing to serve the low-income households. (Source: <https://alchemistpublicmarket.com/responsible-development>)



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

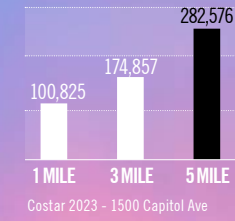
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

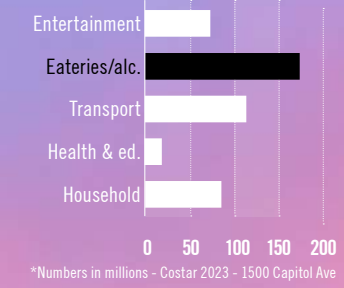
68%

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

