

401

BROADWAY

Freeway-visible Urban Retail & Restaurant Space For Lease



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

4,909
SF RETAIL

4
FLOORS

3
RETAIL SPACES

50
FT OF BUILDING SIGNAGE

URBAN SACRAMENTO'S EMERGING BROADWAY CORRIDOR

The subject property located between Broadway and X Streets on 3rd Street is a brand-new 4-story mixed-use site including 74 market rate apartments, 1,200 climate controlled storage units over 4,909 square feet of retail space located along one of Sacramento's most active development corridors. The self-storage and retail will be completed in September 2019, with the apartments starting construction Q419 with ex-

pected delivery of Q12021.

401 Broadway is a crucial connection between the Broadway corridor, Land Park, Downtown Sacramento and the West Sacramento riverfront to and will be a catalyst project to help create a unified urban lifestyle anchored by Broadway's burgeoning mixed-use neighborhood.

This mixed-use development is just one block from

Sacramento Regional Transit's stop at 5th and Broadway, and anchors an increasingly pedestrian and cyclist friendly urban neighborhood.

The ground floor retail, with tall ceilings, concrete and steel construction and outdoor patio space will offer a rare opportunity to lease modern and highly visible retail space on the grid. Don't miss this opportunity to be part of Broadway's newest mixed-use project.



401 BROADWAY IS THE FUTURE OF MIXED-USE URBAN LIVING. HOUSING, STORAGE, & ON-SITE RETAIL AMENITIES FOR TENANTS TO ENJOY.





Available Signage!

X Street

3rd Street



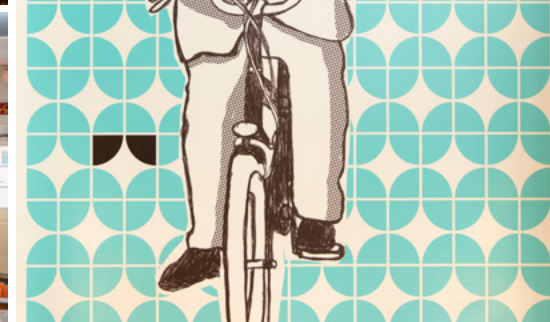
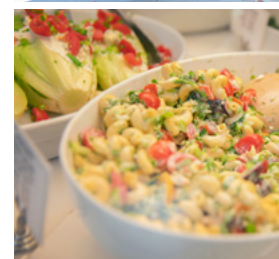
BUILDING LOCATION

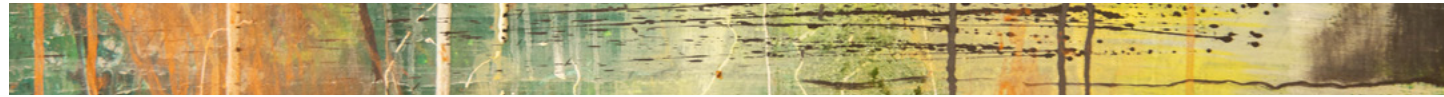
THE NEXT MAJOR DOWNTOWN CORRIDOR

On the cusp of Land Park and Southside Park neighborhoods, but soon to be a destination all its own, Sacramento's East Marina district, as a portion of the Broadway Corridor, is coming alive. Several key investment/developments have been made

nearby and the path of progress is beginning to accelerate. The street improvement program, the Broadway/WestSac Bridge, development of numerous high-end mixed-use projects and new retail/restaurant amenities are all helping to breathe new life into this iconic blvd.

City Councilman Steve Hansen says he sees Broadway as the next major downtown corridor to modernize now that K Street and R Street are maturing corridors. "There are opportunities really around here," Hansen said.





NEARBY DEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

The Mill at Broadway

The Mill is bringing an array of assets to Broadway that can't be found anywhere else in the city, such as 1,000 new urban homes, a beautiful four-acre park, new bike paths connecting to the American River Bike Trail, an on-site public market, street art, and muraling.

Great Food

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

Broadway Bridge

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

Selland's Market Cafe

Selland's Market Cafe – a Sacramento favorite – opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property. **Whether dining in or** bringing food back home, Selland's is sure to impress.

Weekly Farmers Market

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including: the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

Pedestrian Improvements

The city has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

Broadway Redux Phase I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9-home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmalig Architects., the award-winning designs are helping to bolster the Broadway corridor as an exciting place to be.

Affordable Housing Renovation

A few blocks east of 401 Broadway, redevelopment officials and private developers will reimagine the affordable housing communities along Broadway known as Marina Vista and Alder Grove by replacing them with a revitalized mixed-income community.

The Tower Theatre

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.





EASY ACCESS TO THE AMERICAN RIVER BIKE PATH: 32 MILES OF PAVED TRAIL FOLLOWING THE LENGTH OF THE AMERICAN RIVER.



NEARBY AMENITIES

This property has a great location on the Broadway Corridor with access to every corner of the city, including Downtown, Midtown and Landpark.

POPULAR RESTAURANTS NEAR 401 BROADWAY (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Cornerstone | Kru Japanese | Paragary's | Tapa the World |
| Ace of Spades | Crepeville | Bombay Bar & Grill | Pizzeria Urbano | Tea Cup Cafe |
| Aioli Bodega Espanola | Der Biergarten | Kupros Craft House | Portofino's | Temple Coffee |
| Amaro Italian Bistro & Bar | Eatuscany Cafe | Lowbrau | Press Bistro | Thai Basil |
| Art of Toys | Elixir Bar & Grill | Lucca | Pronto Pizza | Thai Canteen |
| Azul Mexican | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | The Bread Store |
| Badlands | Federalist Public House | Mango's/Burgertown | Q Street Bar & Grill | The Golden Bear |
| Bar West | Fieldwork Brewing Co. | Make Fish | R15 | The Mill Coffee House |
| Bento Box | FishFace Poke Bar | Massulo Pizza | Red Rabbit | The Porch |
| BevMo | Fit Eats | Mercantile Saloon | Rick's Dessert Diner | The Press |
| Bike Dog | Fox & Goose Public House | Metro Kitchen & Drinkery | Riverside Clubhouse | The Rind |
| Block Butcher Bar | Ginger Elizabeth Chocolates | Mikuni Sushi | Roxie Deli and Barbecue | The Waterboy |
| Bottle & Barlow | Grange | Monkey Bar | Saddle Rock | Tower Theatre Cafe |
| Broderick Midtown | Highwater | Mulvaney's B&L | Sakamoto | Tres Hermanas |
| Buckhorn Grill | Hot Italian | N Street Cafe | See's Candies | Uncle Vito's Pizza |
| Burger Patch | I Love Teriyaki | Nekter | Selland's | University of Beer |
| Burgers and Brew | Identity Coffee | Nido | Shady Lady | Vic's Ice Cream |
| Cafe Bernardo | Iron Horse Tavern | Nishiki Sushi | Shoki Ramen House | Waffle Square Country Kitchen |
| Cantina Alley | Jack's Urban Eats | Old Soul Coffee | Squeeze Inn | Yogurt a GoGo |
| Centro Cocina Mexicana | Jamie's Broadway Grill | Pachamama Coffee Coop | Sun & Soil Juice | Zelda's Pizza |
| Chipotle | Karma Brew | Paesano's | Tank House BBQ | Zocalo |



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

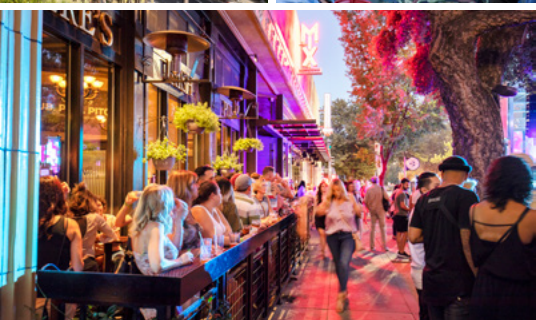
Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount 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).





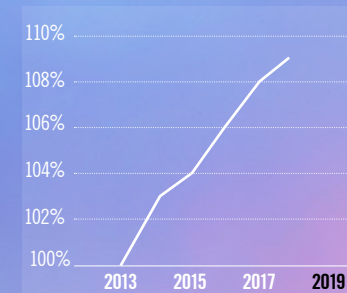
THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.

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.

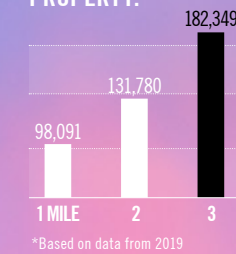
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



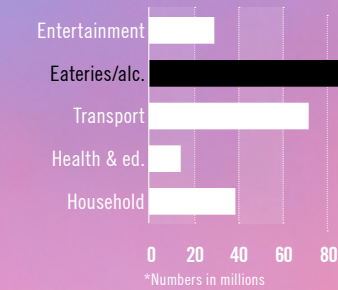
SACRAMENTO'S CITY RANKINGS

- #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 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

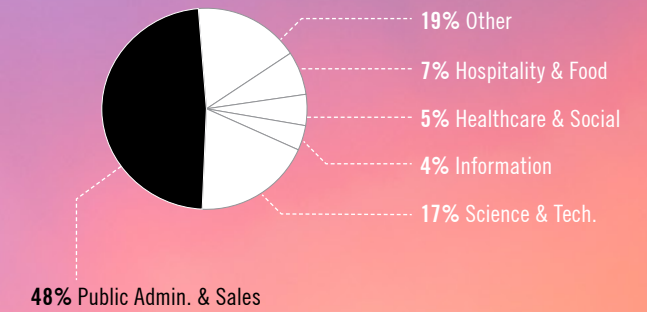
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



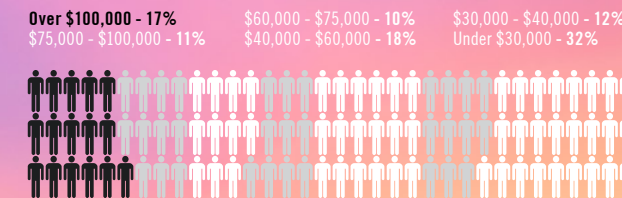
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE: 90

BIKE SCORE: 98

TRANSIT SCORE: 69

FLOOR PLANS

1-3
AVAILABLE SPACES

1,148 - 4,909
SF AVAILABLE

AVAILABLE
HOODSHAFTS & GREASE TRAPS



SUITE C - 1,215 SF

SUITE B - 1,148 SF

SUITE A - 2,548 SF

CAN BE COMBINED FOR 3,694 SF



**401 BROADWAY OFFERS CORNER
RETAIL SPACE WITH BEAUTIFUL GLASS
LINES ON THE CORNER OF 3RD AND X
STREET**



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