



RETAIL FOR LEASE IN THE HEART OF MIDTOWN

CENTURY 21[®]
Select Real Estate, Inc.



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THE PROPERTY

1827 J STREET, SACRAMENTO, CA 95811

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



MIDTOWN SACRAMENTO
11 STORY BUILDING
175 UNITS



+/- 840 SF
+/- 5,200 SF



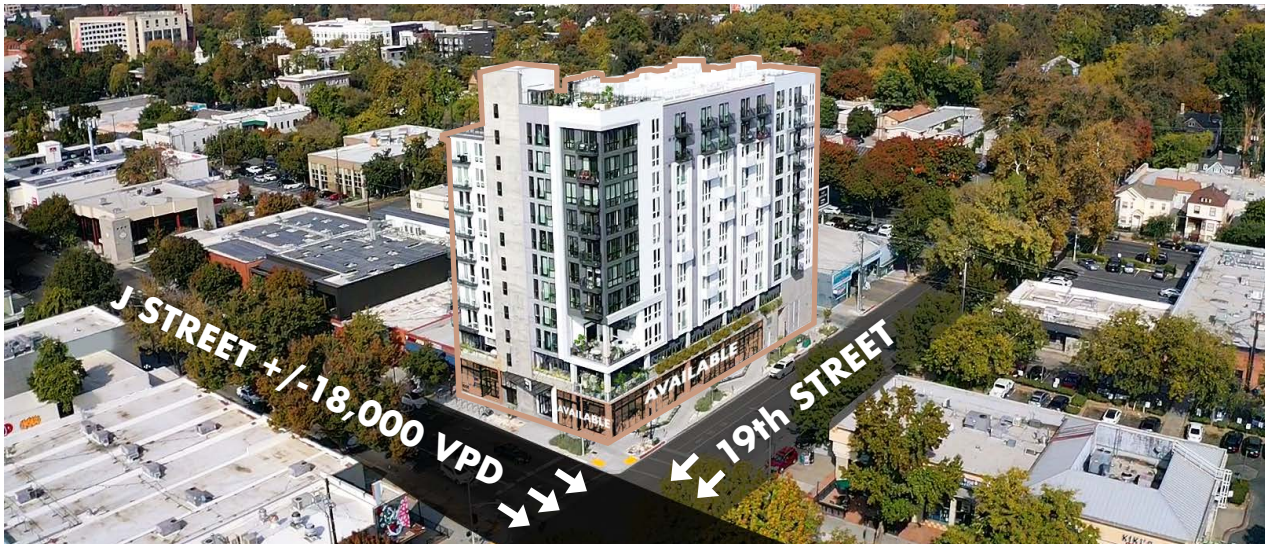
COMMERCIAL



RETAIL
RESTAURANT
16ft ceilings with
surrounding glass

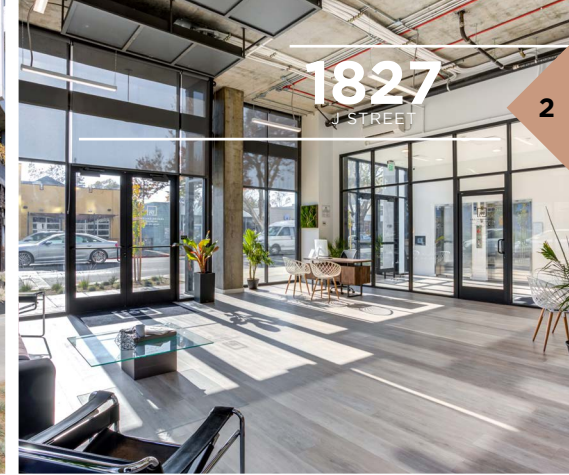


\$3.25 - \$4.00
NNN



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FOR LEASE





THE HEART OF MIDTOWN



IT'S ALL HERE

Midtown's borders are R Street on the South, J Street on the North, 16th Street on the West and 30th Street on the East.

Local retailers within a 1 mile walk:

- 44 Clothing Stores
- 32 Boutique Shops
- 73 Gift Shops

Dining within a 1 mile walk:

- 44 Fast Food Restaurants
- 218 Restaurants
- 94 Clubs and Nightlife
- 38 Coffee & Tea
- 22 Breakfast and Brunch

We are on the cusp of the Lavender Heights and the Handle District.

3 blocks from Downtown

4 blocks from the Convention Center

6 blocks from the State Capitol

9 blocks from the R St Corridor

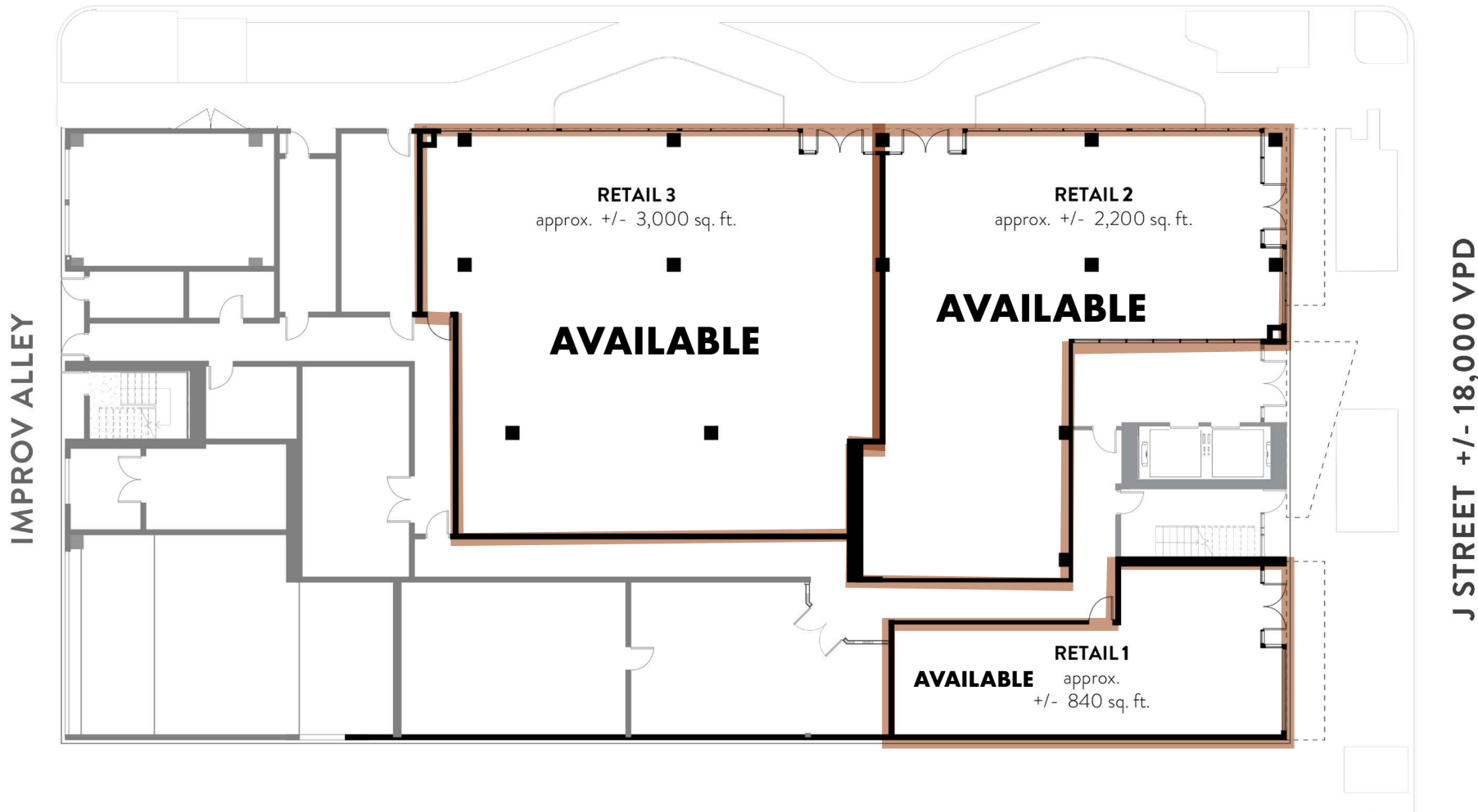
12 blocks from DoCo & the Golden1 Center

SACRAMENTO IS RANKED

- #1 Happiest worked in mid-sized cities
- #1 Most valuable minor league baseball team
- #2 Top 10 most fun, affordable US cities
- #4 US 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

FLOOR PLAN

19TH STREET



RETAIL - space features divisible. +/- 840 - 5,200 sq. ft

- Prime corner & inline spaces facing J and 19th Streets
- Open, spacious layouts
- Flexible buildout to accommodate any use
- Concrete, urban exposed features
- Potential for outdoor patios & seating
- Floor to ceiling full glass coverage

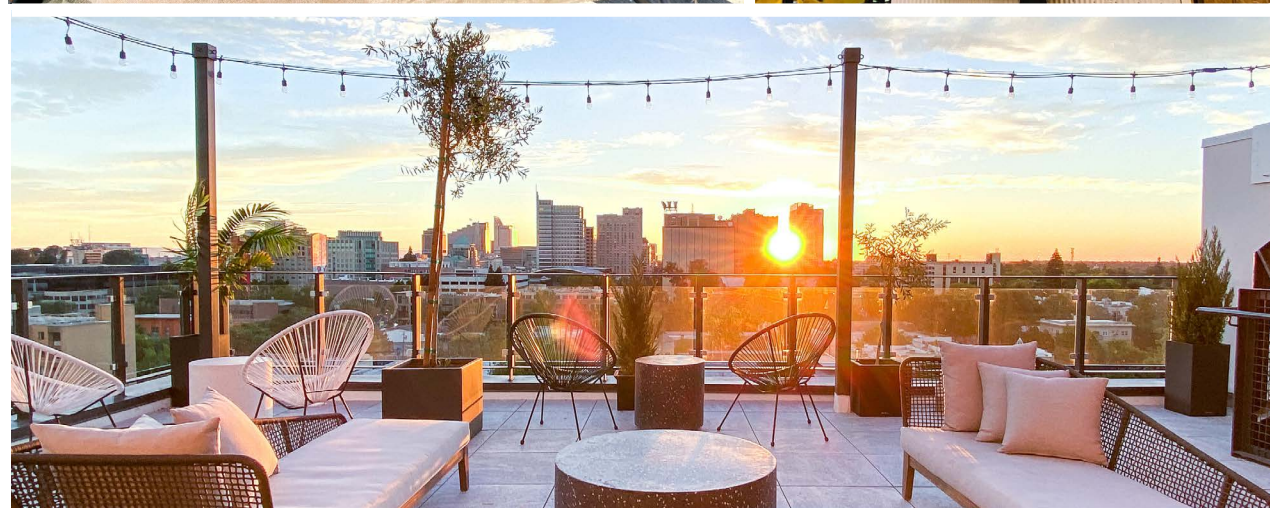
1827
J STREET



J AND 19TH THE HEART OF MIDTOWN

1827 J Street is located near some of Sacramento's most popular amenities, including LowBrau, Block Butcher Bar, Nekter Juice Bar, Pizzeria Urbano, Azul Taqueria & Tequila Bar, Sleek Wax, Kin Thai Restaurant, and Peet's Coffee. The subject property is the hotbed of Midtown and is near other popular amenities including: Temple Coffee, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Der Bier Garten, Mulvaney's, Cantina Alley, the Burger Patch and Flamingo House. In addition, the subject property can benefit from 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 meticulously curated local, national, and regional retailers with a multifarious mix of high-end demographic occupations immersed in a landscape of idiosyncratic older buildings partnered with mature trees. Business owners, investors, residents near and far have swarmed to the center of Sacramento's art, music, and cultural scene to cash in on the lush submarket.



EXPLORING MIDTOWN SACRAMENTO

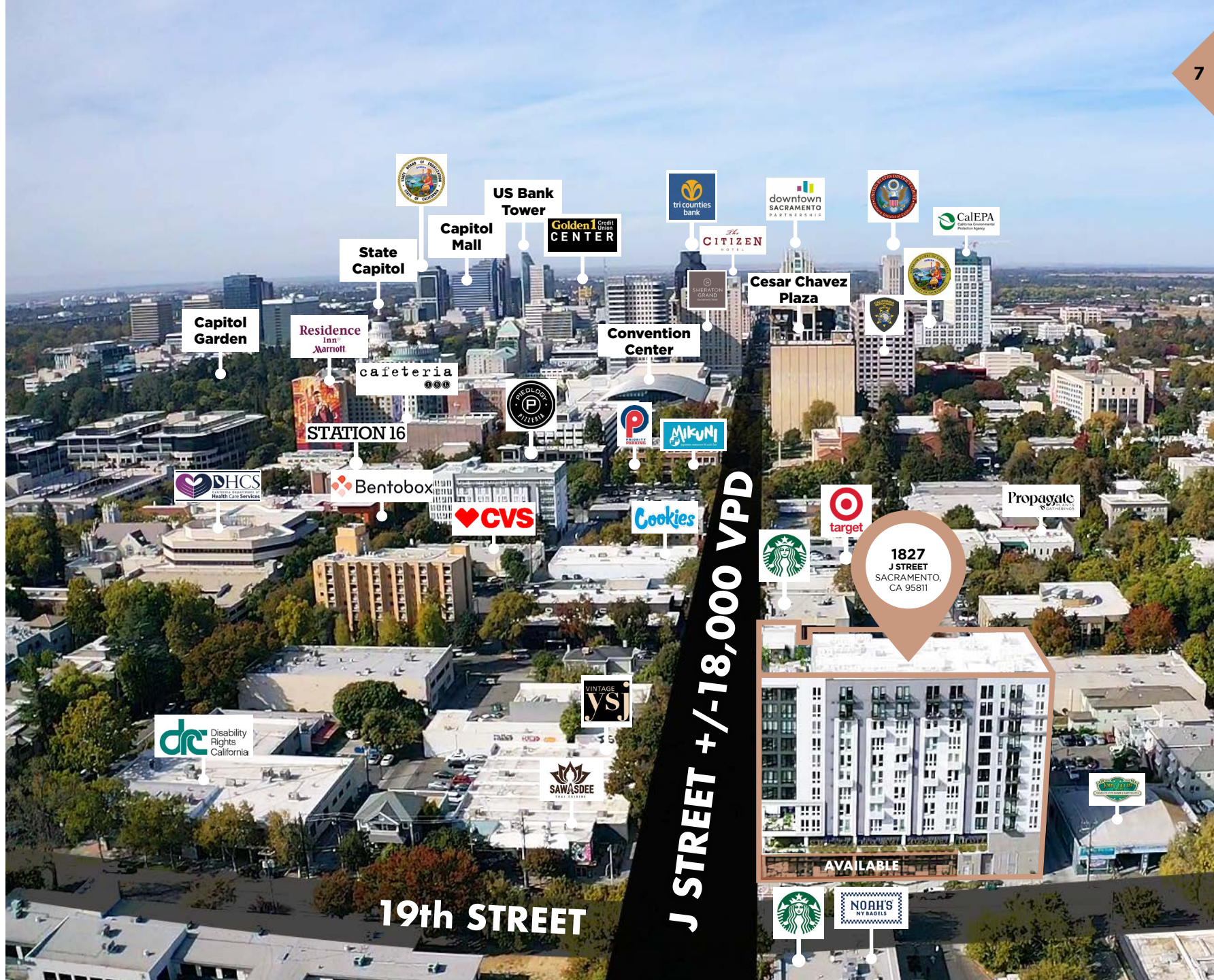
Many people consider Midtown to be the most advantageous area in the city of Sacramento, with convenient access to freeways adjacent to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property is in the heart of the Lavender Heights neighborhood that has materialized as one of the submarket's hottest micro-markets. The centerpiece of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural insertion and accelerating thinking of the neighborhood. The area 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 fun spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments.





SACRAMENTO

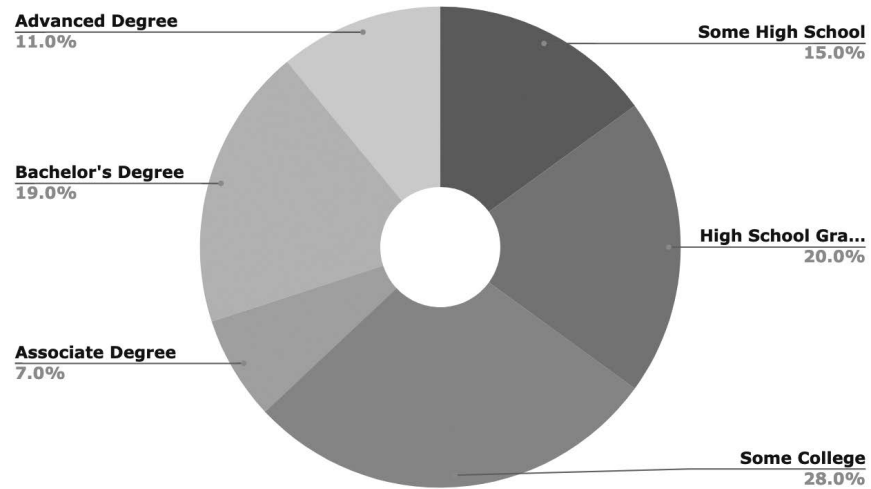
Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



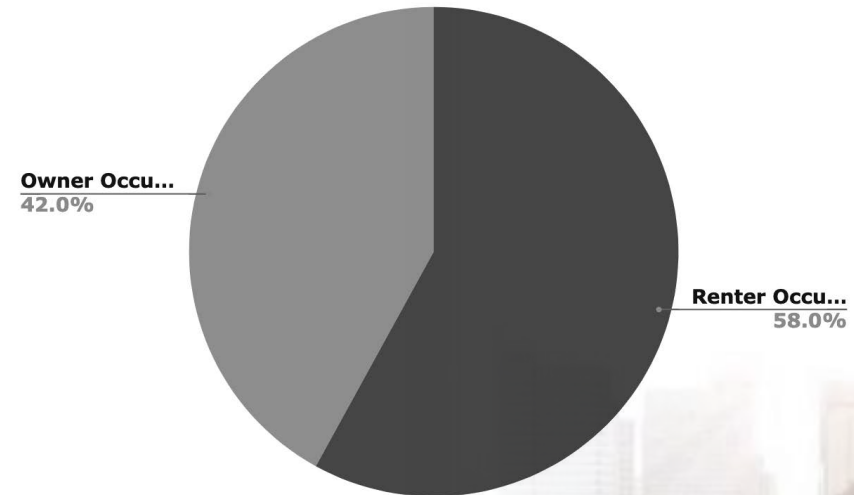
DEMOGRAPHICS

EDUCATION
HOUSING

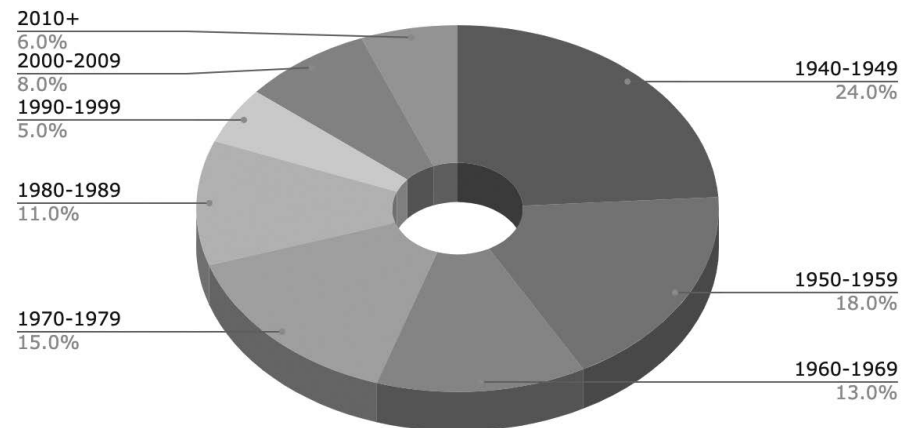
EDUCATIONAL ATTAINMENT



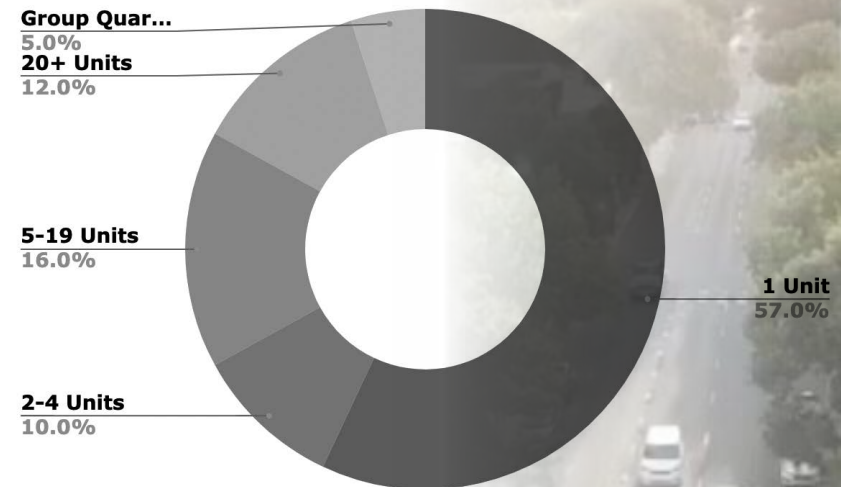
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



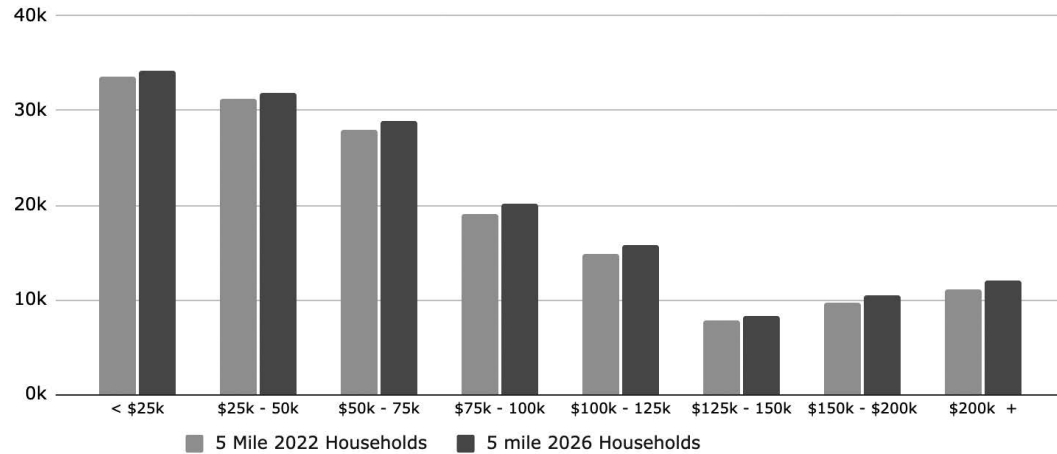
HOUSING TYPE



DEMOGRAPHICS

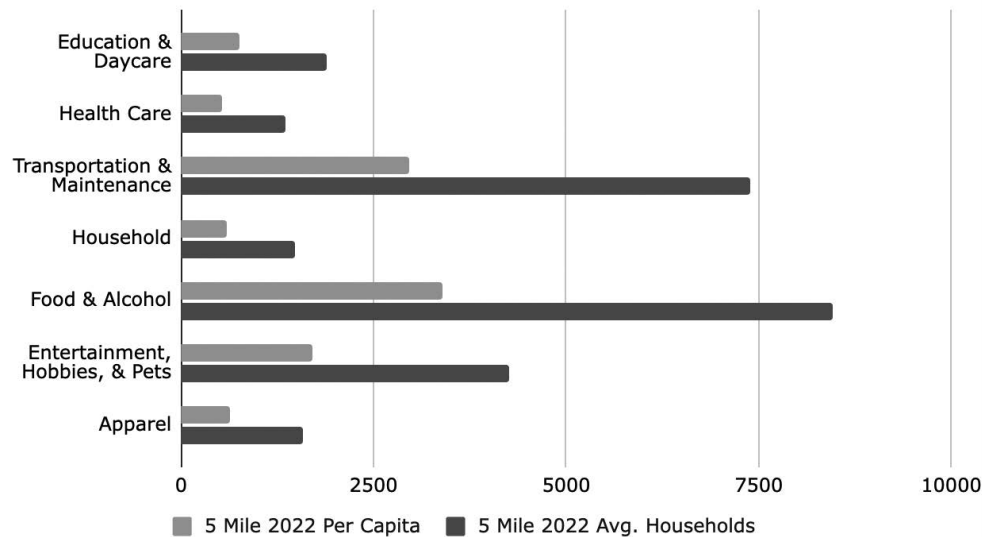
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

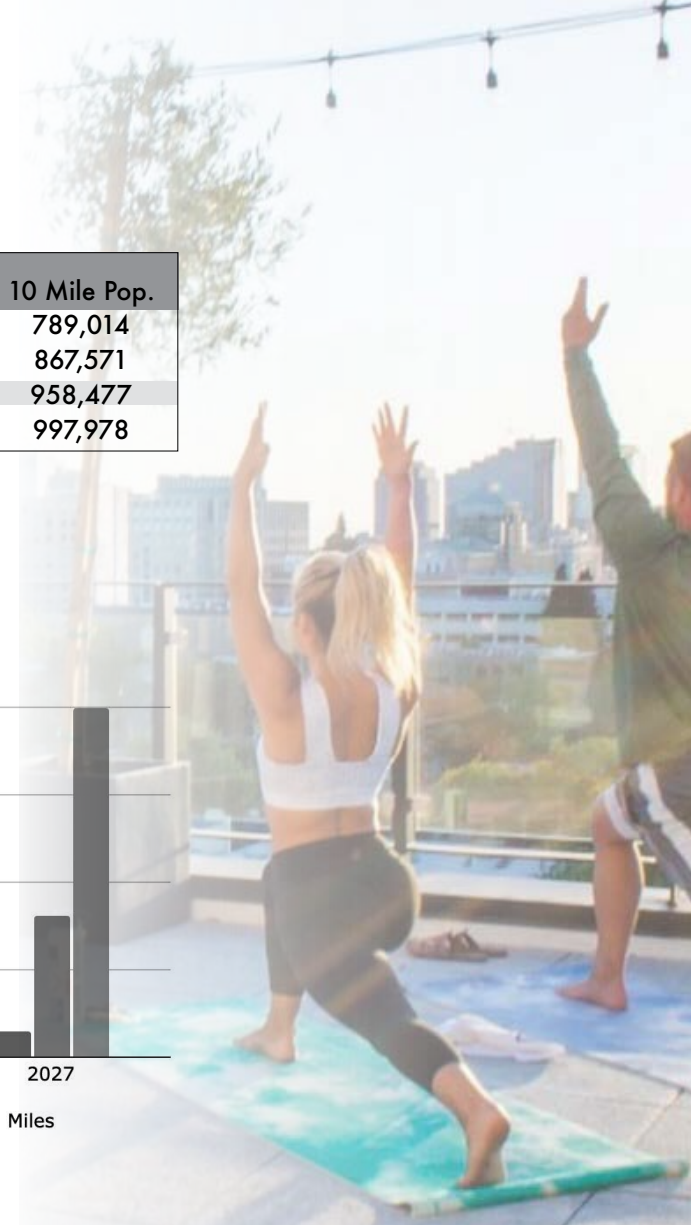
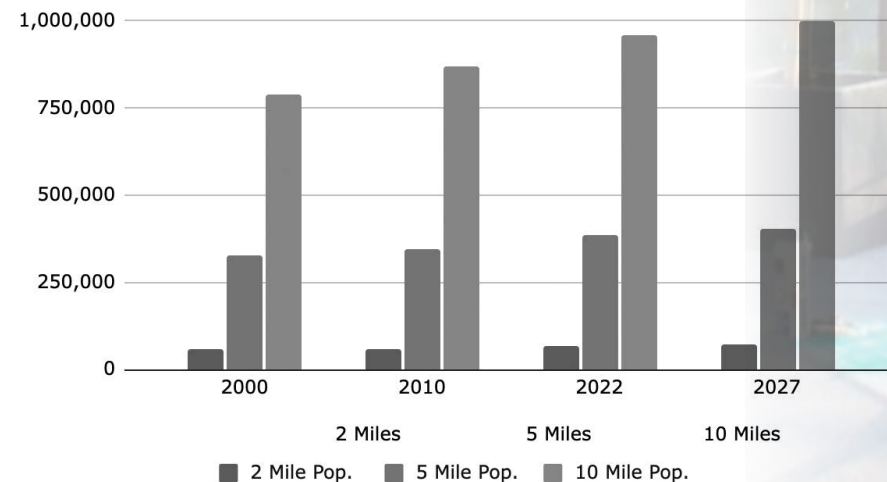


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	59,563	328,906	789,014
2010	58,182	346,371	867,571
2022	67,444	386,989	958,477
2027	70,729	402,927	997,978

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





J STREET +/- 18,000 VPD

19j

19th STREET

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