

# MERIDIAN

1415 L ST

PLAZA

DOWNTOWN



**TURTON**  
COMMERCIAL REAL ESTATE





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# THE PROPERTY

2,791

SF AVAILABLE

95%

OCCUPIED: 1415 L + 1415 K

900

PEOPLE ON-SITE

10,000

OFFICE WORKERS IN 4-BLOCKS

## THE EPICENTER OF THE GOVERNMENTAL AFFAIRS DISTRICT

With over 427,000 annual visits\*, 1415 L Street, famously known as Meridian Plaza, stands as one of the most bustling and prominent retail opportunities in Sacramento's urban core market. Just two blocks away from the iconic California State Capitol building and nestled near Downtown's key arteries—15th St, 16th St, and L St—retailers at 1415 L Street will thrive on the round-the-clock traffic generated by Sacramento's premier entertainment and business hubs. These include the Safe Credit Union Convention Center, Safe Credit Union Performing Arts Center, Sacramento Memorial Auditorium, Golden 1 Center, Downtown Commons, and six high-occupancy office towers alongside State of California

office complexes, Marriott Residence Inn, Hyatt Regency, and Sheraton Grand Hotel.

Situated seven blocks from 1415 L Street, the Golden 1 Center, and Sacramento Kings operations have collectively pumped an estimated \$665 million into the Greater Sacramento region for the 2022-23 period. This economic surge includes an estimated \$42 million annually through lodging, dining, retail, and transportation expenses, courtesy of over 127 ticketed events attracting more than 1.5 million attendees.

A mere five hundred feet from the newly revamped Safe Credit Union Convention Center—transformed by a \$200 million investment into over a

quarter-million square feet of versatile space—the area now hosts hundreds of events yearly between the Convention Center, Performing Arts Center, and Sacramento Memorial Auditorium.

Boasting 2,791 square feet of interior retail space complemented by an additional 1,200 square feet of patio space overlooking the stunning California State Capitol Park, this location offers a serene retreat for both tenants and visitors. It's an ideal haven for diverse food and beverage ventures aiming to anchor themselves in the heart of downtown Sacramento's vibrant life.

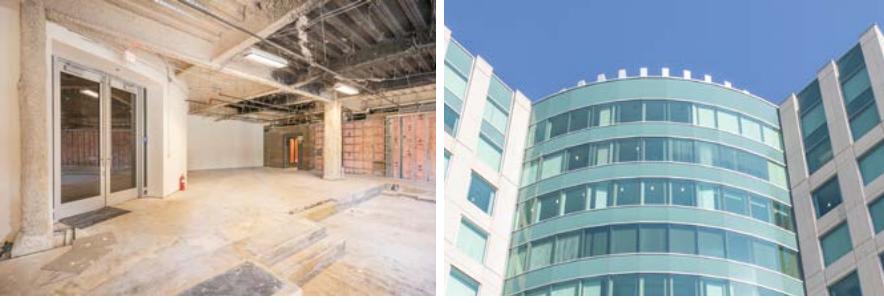
\* Placer.ai 2024



ADDITIONAL 1,200 SF PATIO OVERLOOKING THE STATE CAPITOL PARK







Section One: The Property

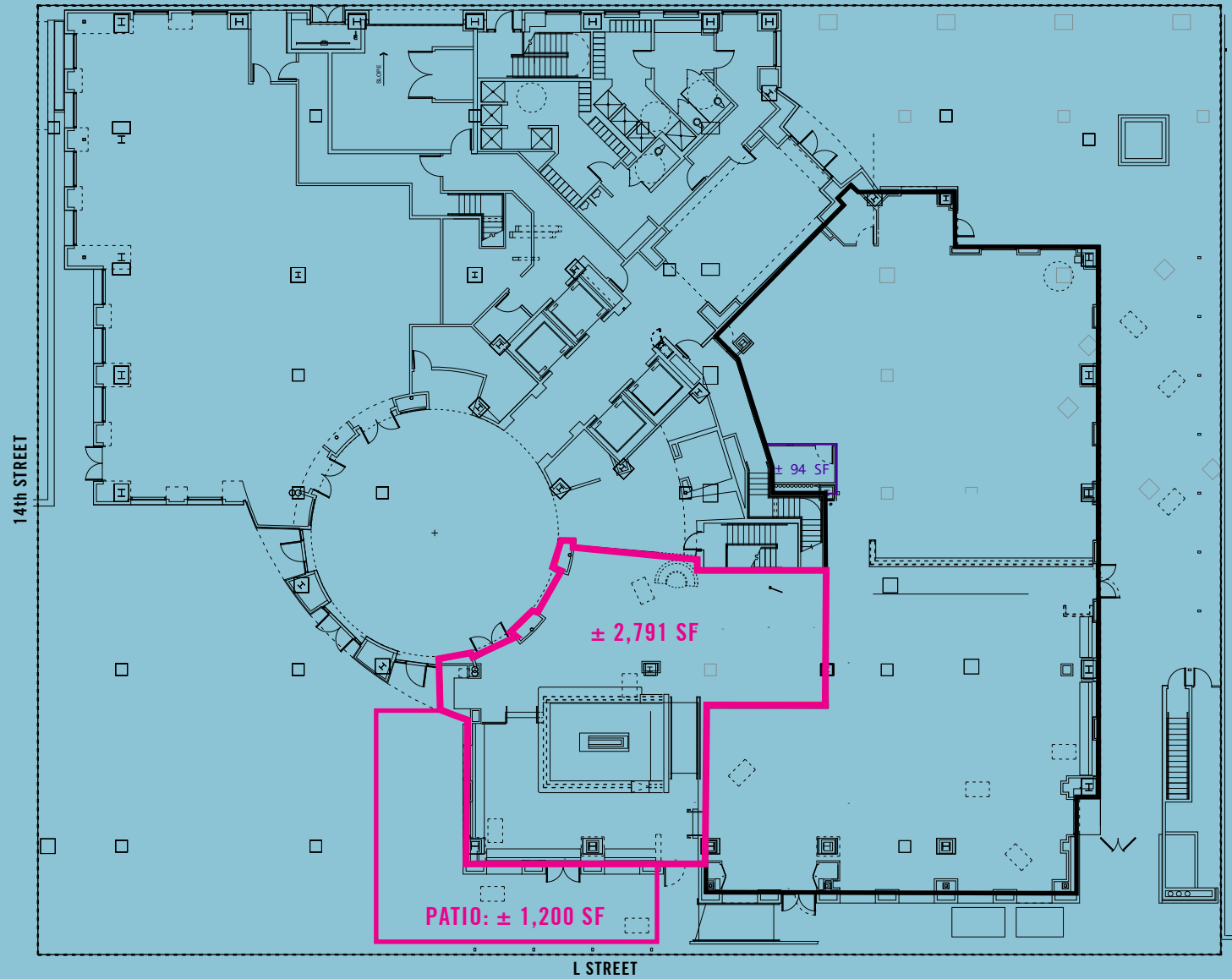
TRIPLEX

## PROPERTY DETAILS

2,791 RSF available immediately  
Additional 1,200 SF patio available immediately  
\$3.00/SF/Month NNN  
Modern design aesthetic  
Attractive exposed ceilings and HVAC  
High identity location



# FLOOR PLAN







# BUILDING LOCATION

2

BLOCKS TO STATE CAPITOL

1

BLOCK TO CONVENTION CENTER

2

BLOCKS TO MEMORIAL AUDITORIUM

## IN THE MIDDLE OF SAC'S ENTERTAINMENT & BUSINESS DISTRICT

Meridian Plaza is situated on the thriving entertainment district, just a stone's throw from Downtown Commons and Golden 1 Center, Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located adjacent to major development sites. On J Street, Anthem Properties is planning a seven-story

residential project of 153 market-rate units, 10,000 square feet of groundfloor retail, rooftop deck, fitness center and other amenities. Nearby, the K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blight-

ed buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.





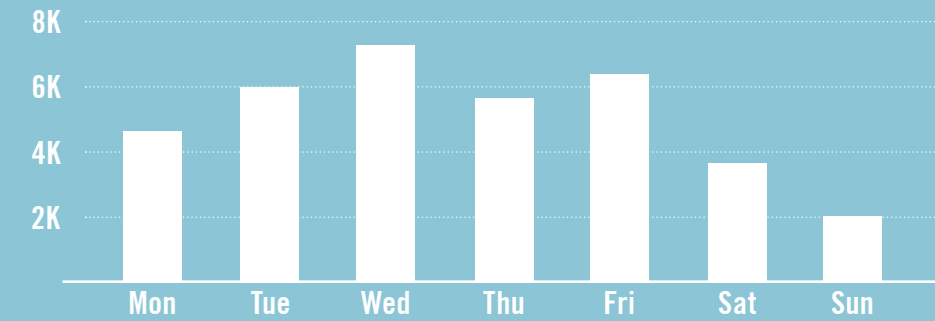
# NEARBY DATA BITES

**96** WALKER'S PARADISE

**63** GOOD TRANSIT

**97** BIKER'S PARADISE

## Daily visits to 1415 L Street



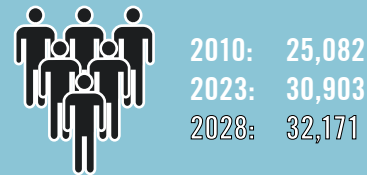
**\$81,849** Average Household Income - 1 Mile Radius

### Psychographic Profile

- Booming with Confidence**  
Prosperous, established couples in their peak earning years living in suburban homes
- Golden Year Guardians**  
Retirees living in old homes, settled residences and communities
- Singles and Starters**  
Young singles starting out and some starter families living a city lifestyle

### Nearby Population

1-mile radius of property



**\$603,652** Median Home Value

### Traffic Counts

**9,149**

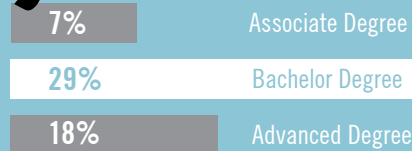


Daily Cars on L Street

**\$453 M**

Annual Consumer Spending

### Education Levels



**5,953** Nearby Businesses

1-mile radius of property

Q4 2023 - Placer AI, Costar, DSP







MERIDIAN PLAZA IS IN A SACRAMENTO HOTSPOT. ALL KNOW TO COME TO THIS NEIGHBORHOOD TO START OR END THEIR NIGHT OUT!







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