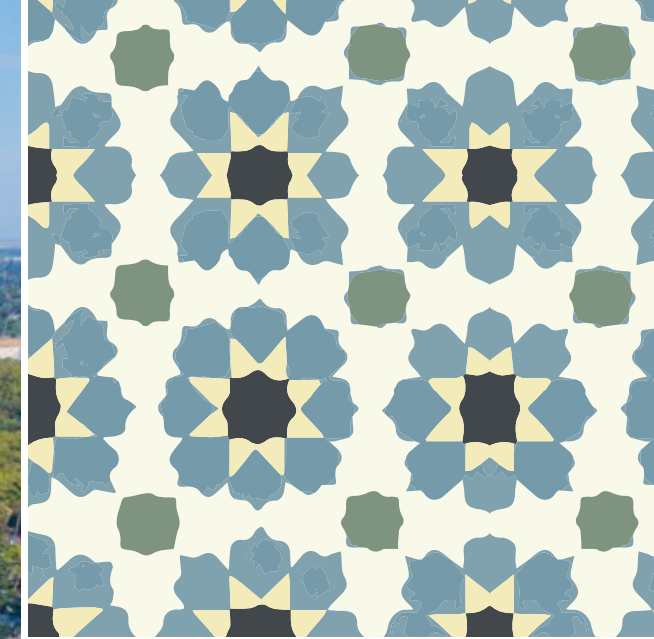




THE ALHAMBRA BLOCK

Alhambra Blvd & L Street
East Sacramento's Premier
Infill Development Site

Alhambra & I



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+
DOWNTOWN SAC
BY THE NUMBERS
100,825
 Employees 1 mile
 radius around
 State Capitol
 Costar 2023

THE PROPERTY

33,689 SF **.77** ACRES **C-2-SPD** ZONING **\$0.50** PER SF/MO LEASE RATE **HIGH** DENSITY

LEASE 4 PARCELS NEXT TO THE CAPITAL CITY FREEWAY ALONG EAST SAC'S BUSIEST THOROUGHFARES

Turton Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to lease The Alhambra Block (the "Property"), four parcels totalling ± 33,689 square feet located adjacent the Capital City Freeway along East Sacramento's busiest thoroughfares. The Property is being offered at a lease rate of \$.50 per square foot (SF) per month representing a developer cost of 4.5% on estimated land value of \$100/SF. This de-

veloper cost is approximately 50% of current land/construction lending rates. Within blocks of all four major hospitals the Alhambra Block provides an ideal location for multiple development applications including medical, hospitality, multi-family and senior housing. The site is further benefitted by immediate egress and ingress to Interstate 50 and 80 and directly adjacent to L Street and 2 blocks south of J Street, the two major east

west corridors to Sacramento's Midtown and Downtown submarkets. Further benefitted by an idyllic location nestled between a myriad of East Sacramento's most desirable eateries and cafes and one block from a Safeway grocery, the Alhambra Block is arguably the most desirable development opportunity in the Sacramento Region.





PROPERTY DETAILS

OVERVIEW

Electricity:	Sacramento Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

OFFERING HIGHLIGHTS

FLEXIBLE ZONING

The Alhambra Block is zoned C-2-SPD which provides for an ideal development density of 6:1 to 8:1 and allows for a variety of uses including medical, hospitality, residential, retail and office.

ECONOMICALLY FEASIBLE

In a market where construction costs and interest rates have made new development virtually impossible, ownership's willingness to structure a long term land lease of 99 years at a lease rate as low as 4.5% of land value effectively allows the developer to finance the land at a cost almost 40% less than current lending rates.

INTERCONNECTED LOCATION

The Alhambra Block benefits from excellent access to all major freeways, with Business 80 immediately to the west, and Highway 50 and Interstate 80 within a one minute drive, and Interstate 5 an additional four minutes from the property. The site is just over twenty minutes from the Sacramento International Airport, and sits five blocks from the 29th Street SacRT Light Rail station which connects to a broad regional public transportation system.

PEDESTRIAN AND BIKE FRIENDLY

The City of Sacramento has taken initial steps to implement a re-imagined city including a realignment of traffic lanes increasing visibility and safety, additional landscape and trees and an a substantial increase in the size of the pedestrian sidewalks that would allow for public art, flexible event spaces, additional café's and retail amenities.





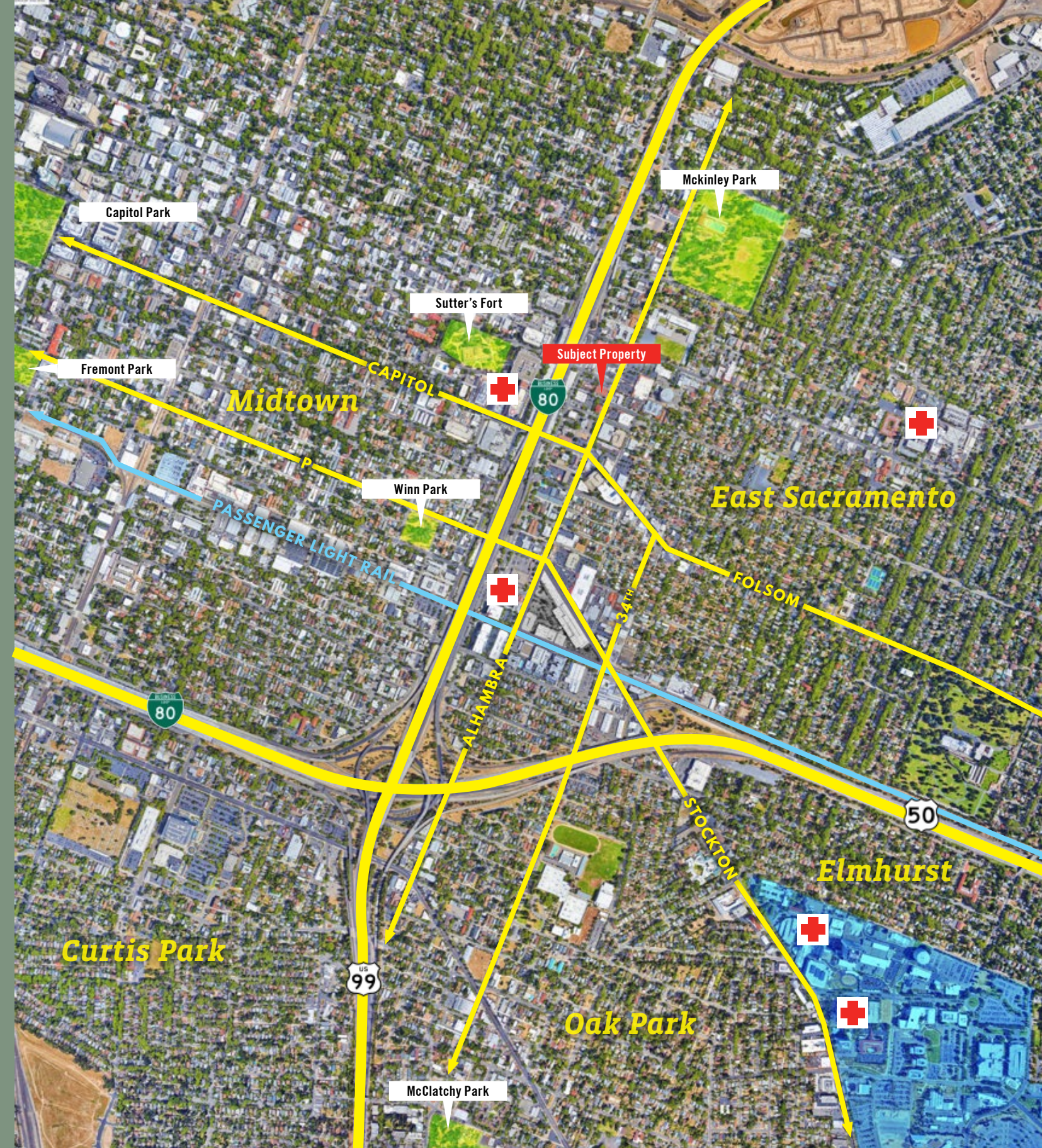
LOCATION

A RARE OPPORTUNITY IN THE HEART OF SACRAMENTO'S HEALTHCARE TRIANGLE!

Alhambra & L is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriners's Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, Alhambra & L is close to home not only to medical professionals, but many of Midtown's most

popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and Alhambra & L enjoys the benefits of both. Future tenants or residents can take advantage of the proximity to the interstate freeways

that are the boundary of Midtown and East, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."





NEARBY AMENITIES

This property has one of, if not, the finest locations between the highly-desirable Midtown and East Sacramento submarkets and is within easy traveling distance of virtually every significant landmark in Sacramento's urban core.

POPULAR RESTAURANTS NEAR ALHAMBRA & L (not all are mentioned here):

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





EAST SACRAMENTO

Alhambra & L sits in the nexus of two incredibly dynamic and booming submarkets: Midtown and East Sacramento. Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desirable. East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$500, which is significantly higher than the Sacramento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket. East Sacramento features some of Sacramento's most successful restau-

rants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupelo Coffee House.



Section Two: Location



Art by Brandon Gastinell on the J Street Burgers & Brew

MIDTOWN SACRAMENTO

Midtown Sacramento, often referred to simply as Midtown, is a vibrant and eclectic neighborhood nestled at the heart of California's capital city. This urban gem is known for its unique blend of historic charm and modern flair, making it a favorite destination for locals and visitors alike and making it one of the most desirable Sacramento submarkets to live. With its tree-lined streets, historic Victorian homes, and a thriving arts scene, Midtown offers a distinctive atmosphere that sets it apart from other neighborhoods in Sacramento.

One of the defining features of Midtown Sacramento is its diverse array of restaurants, bars, and cafes. From trendy farm-to-table eateries to hole-in-the-wall gems serving international cuisine, Midtown caters to every palate. Its bustling nightlife scene draws a young and lively crowd, with live music venues, craft breweries, and cocktail lounges dotting the streets. During the day, Midtown is home to art galleries, boutique shops, and the iconic Midtown Farmers Market, where residents can browse fresh produce and handmade goods. And the nightlife is bolstered

by street festivals and events. Beyond its culinary and entertainment offerings, Midtown is a hub for culture and creativity. The neighborhood is home to numerous art galleries, theaters, and cultural institutions. Its wide sidewalks and bike-friendly streets make it easy to explore, allowing residents and visitors to discover hidden gems such as the street art, murals, and historic landmarks around every corner. Midtown Sacramento embodies the spirit of California's capital, blending the old and the new to create a dynamic and inviting urban experience.





AGGIE SQUARE 1.2 MILLION SF EXPANSION OF UC DAVIS MEDICAL CAMPUS

UC Davis' Aggie Square is a mixed-used innovation district adjacent to the UC Davis Medical Center in Sacramento. Phase I is under construction with a capital investment of \$1.1 billion and 1.2 million square feet of life sciences, research, wet labs, and residential housing, with the first phase delivering in late 2024. Asking rents are \$84-\$108 / SF annually. Estimated construction pricing to complete Aggie Square is estimated at \$1,000+ / SF. **Anchor tenants include Amazon Web Services, Cytiva, and The Alice Waters Institute.** The project will spur \$5 billion in annual economic impact for the region.

Aggie Square will feature state-of-the-art research facilities, modern office and mixed-use space and world-class amenities. It will create new public space with welcoming, accessible entry points that connect the university with its neighboring communities. The result will be a unique live/learn/work/play environment that values inclusion and creates chance encounters among creative people. Construction started in June 2022 and is proceeding on schedule for completion in 2025-2026. At Aggie Square, leading-edge UC Davis research, innovative companies and startups, and talent from

across our community come together to create a thriving new Sacramento innovation district. Aggie Square is designed to host whole "ecosystems" in emerging areas of technology and life sciences, with inclusive teaching and training programs from entry level jobs to doctoral degrees. Aggie Square is where university, industry, and community meet to create opportunities for everyone. Aggie Square will advance human health, enrich lifelong learning, enhance emerging technologies, and set the stage for future collaborations.

Life-long Learning:

- Office and classroom tower with front door on Aggie Square
- ±250,000 SF
- Anchored by professional education
- Corporate partnerships on next gen IT
- Career development with education partners

Life Sciences:

- ±500,000 SF
- Emerging cell and gene therapies
- Medical device development
- Digital health innovations
- Biomedical engineering
- STEM career development
- Technology incubators and accelerators

Housing and Market Plaza:

- Undergraduate and graduate students
- University affiliates
- Farmers' Market Pavilion
- Food literacy and education
- Healthy food offerings
- Storefront community-facing programs



Renderings: aggiesquare.ucdavis.edu



+
DOWNTOWN SAC
BY THE NUMBERS

52.93%
 Lower Housing
 Cost than San
 Francisco

\$100,000 Base Salary
 GSEC 2023
 Applied Geographic Solutions
 & GIS Planning 2022

SACRAMENTO

1,317,600 LABOR FORCE

91,637 TOTAL ESTABLISHMENTS

\$83,493 MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

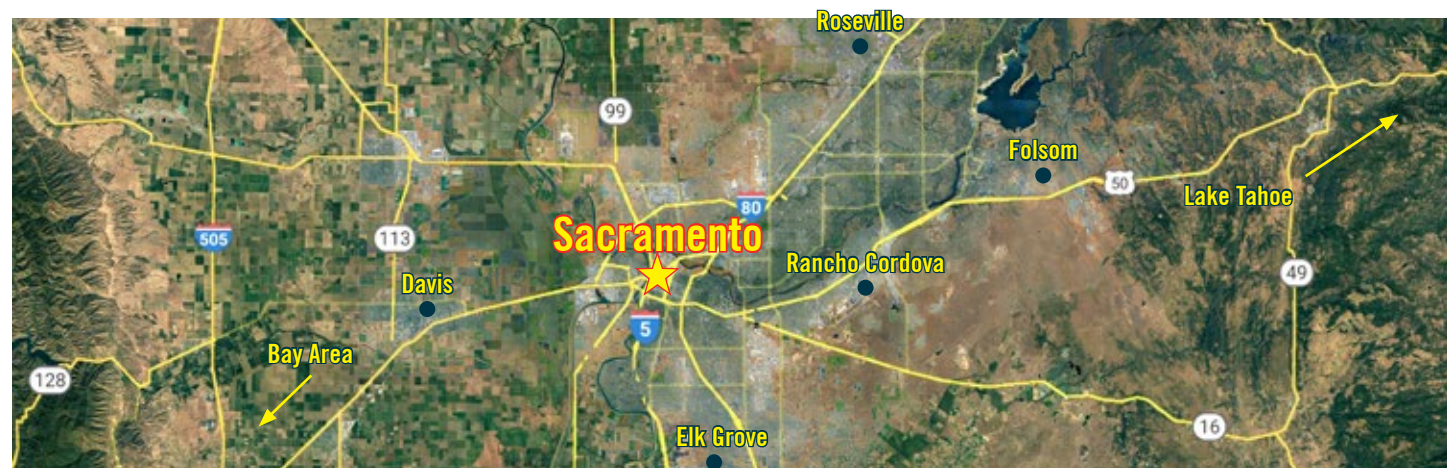
GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to desti-

nations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2023, the urban Sacramento office vacancy rate was 8.7%. This figure is impressive when

factoring in that many Class B buildings are included in these numbers but functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.





SACRAMENTO'S CENTRALIZED LOCATION

2,623,204
GREATER SAC POPULATION

1,317,600
GREATER SAC WORKFORCE

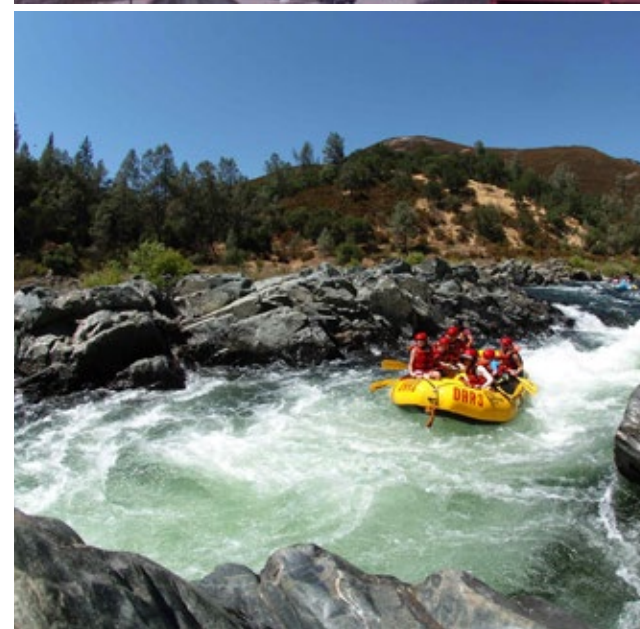
\$89,169
MEDIAN HOUSEHOLD INCOME

GSEC 2023
(Lightcast 2022)



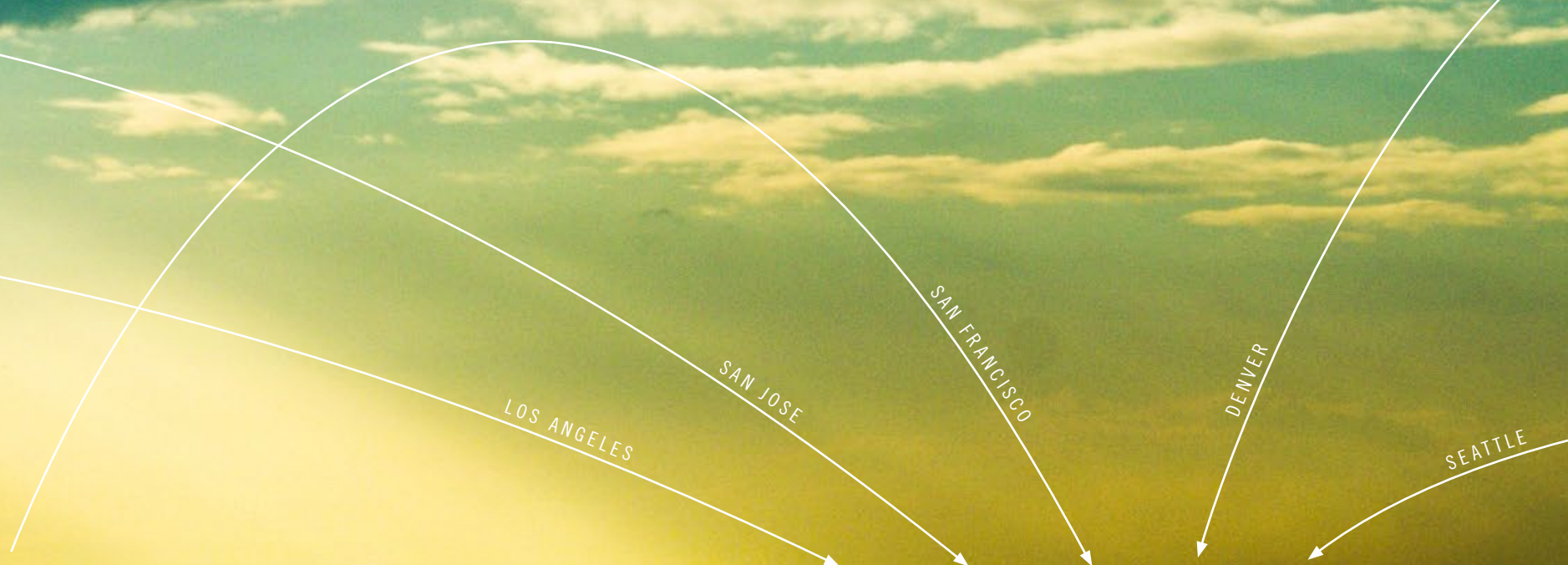
Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability 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 Sierras, Yosemite and the Coast. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. Employment growth in Sacramento

has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. 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.



+
DOWNTOWN SAC
BY THE NUMBERS

#1
 Best place to
 live in
 California
 Forbes 2023



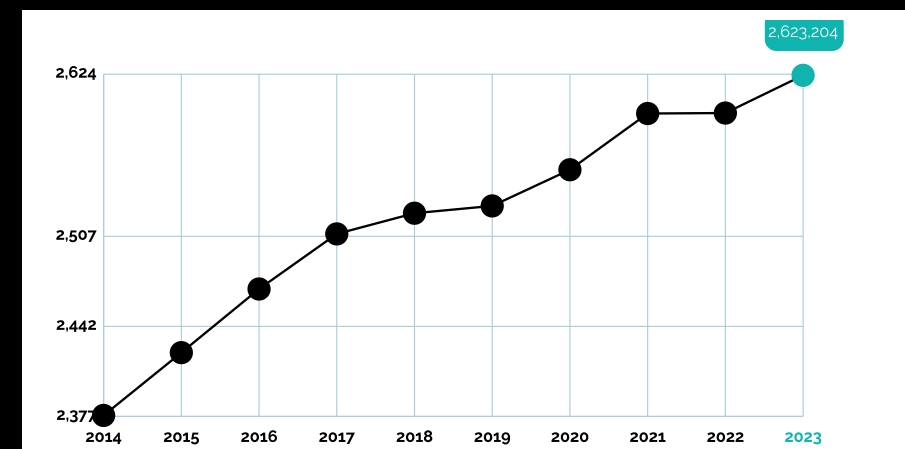
SACRAMENTO CONTINUES TO GROW

Sacramento is, and has been one of the top migratory cities for over a decade. Sacramento is ranked 4th nationally in net positive migration nationally. With newfound residential autonomy as a result of flexible work-from-home policies adopted by an increasing number of national employers, record numbers of Americans have relocated to more economic, and experience friendly, environments like Sacramento over the past three years. Even prior to the pandemic, over 150,000 in-

dividuals left the Bay Area. Since March of 2020, this number doubled to over 305,000. This exodus was not simply limited to San Francisco as other Tier 1 Metropolitan cities such as Los Angeles, San Diego, Seattle, New York City, and Washington DC saw similar negative migration. Many of these residents wanted to remain in California however and as a result, Sacramento has benefitted, with the urban core specifically seeing near 10% growth from 2015-22 and additional 9.7% growth fore-

casted for the next eight years. As company culture, specifically Bay Area tech company culture, continues to evolve giving people greater freedom to live where they choose, we at Turton Commercial see no slowing down in the residential growth of California's capital city. And as we look to the future we believe 1220 H is especially well positioned to benefit from its migration and work-from-home paradigm.

SACRAMENTO URBAN CORE POPULATION GROWTH



GSEC 2023
Data from Lightcast 2023



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

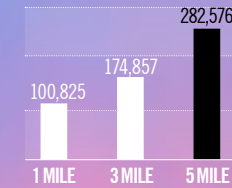
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

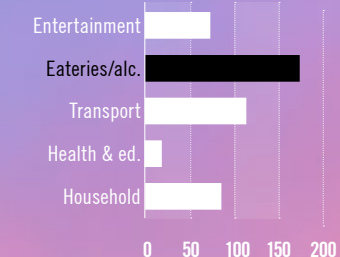
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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

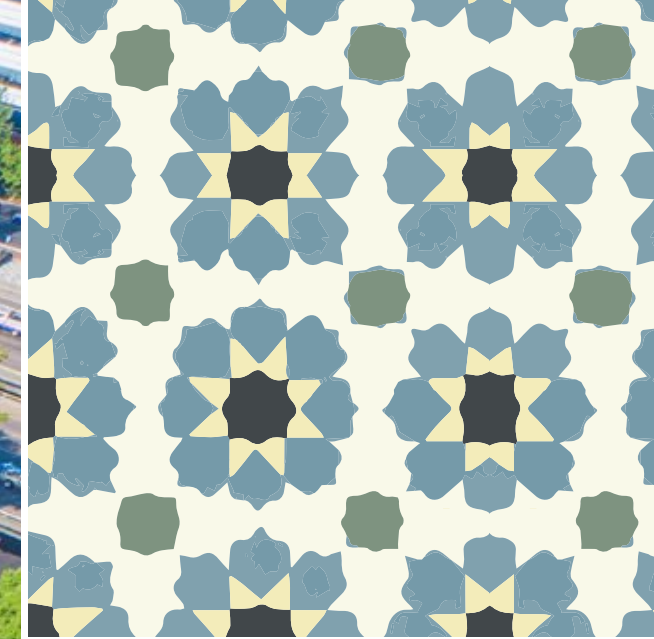
WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol

Alhambra & L



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