

1020
16TH STREET

*RARE TURN-KEY SALON OPPORTUNITY ALONG MAIN & MAIN OF THE URBAN CORE
SACRAMENTO, CA*

1020 16TH

1020 16TH ST IS A RARE CHANCE TO
POSITION YOUR RETAIL ESTABLISHMENT
IN THE HEART OF THE GRID



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THE PROPERTY

±1,892
SF AVAILABLE

TURN-KEY
SALON OR BARBERSHOP

± 22,000
CARS PER DAY

21
LUXURY RESIDENCES ABOVE

ONLY 2ND GEN SALON ON MIDTOWN'S BUSIEST STREET!

1020 16th Street, also known as o1 Lofts Midtown, is a 3-story mixed-use project featuring 14 light-filled residential lofts and over ± 7,000 square feet of ground-floor commercial space. Situated along 16th Street at the epicenter of urban lifestyle, the property offers a seamless experience in one of Sacramento's most walkable mixed-use neighborhoods.

The one available retail space in the

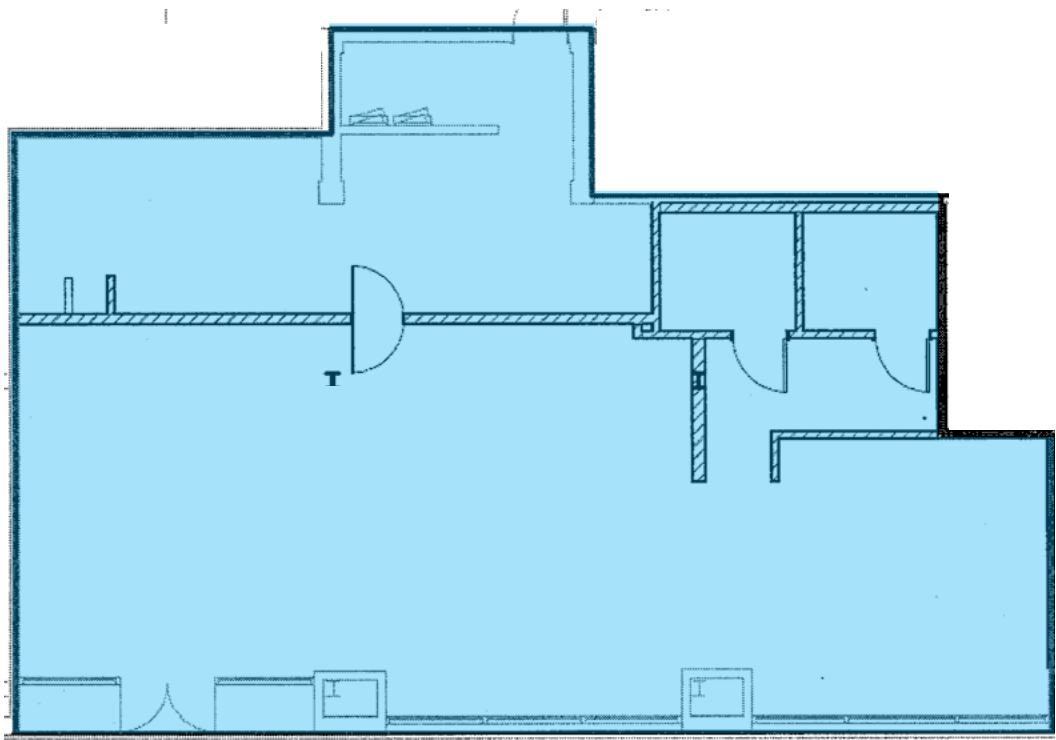
project is an approximately ± 1,892 square foot former salon, presenting a turn-key opportunity ideally suited for a beauty, wellness, or personal-care operator. The suite offers high ceilings, existing plumbing infrastructure and wash stations, updated lighting, exceptional window line, and a flexible layout that can be adapted for stations, treatment rooms, or a boutique salon concept. With its prominent storefront,

strong neighborhood visibility, and built-in customer base from surrounding residences and businesses, the space is positioned for immediate occupancy success. Salon operators, be prepared to cut your up front build out costs significantly!

Don't miss this opportunity to establish your salon or retail concept in one of Midtown Sacramento's most iconic mixed-use buildings.



FLOOR PLAN



CHEF BURMA

RETAIL AVAILABLE: 1,892 SF

RICE BITES



MEET YOUR NEIGHBORS!



CHEF BURMA



RICE BITES



CHEF BURMA



RICE BITES



CHEF BURMA



CHEF BURMA



Click or Scan
to View Site



Click or Scan
to View Site

CHEF BURMA - NOW OPEN!

Chef Burma is a Burmese restaurant offering authentic and traditional dishes made from locally sourced ingredients. The menu includes items such as eggplant curry with shrimps, platha and vegetable curry dip appetizer, noodle salad.

RICE BITES- NOW OPEN!

Rice Bites is a casual, fast-casual eatery known for its unique take on Taiwanese-style sticky rice rolls and other rice-based snacks, often using purple sticky rice as the signature ingredient. It's a newer local favorite that blends grab-and-go convenience with fresh, flavorful offerings and vibrant drinks.



CHEF BURMA



RICE BITES



BUILDING LOCATION

**<3 BLOCKS**
FROM THE CAPITOL

**1 BLOCK**
FROM THE CONVENTION CENTER

**100+**
NEARBY RESTAURANTS

PERFECTLY SITUATED BETWEEN BOTH MIDTOWN & DOWNTOWN

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the city of Sacramento, with easy access to Downtown, Old Sacramento,

West Sacramento and East Sacramento. The midtown neighborhood has emerged as urban Sacramento's most popular live, work and play destination. The hubs of this exciting district are the o1 Lofts / Elliot Building and the MARRS building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Midtown market has high foot traffic both day and night, and is a hot-spot for those who love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an

excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The property sits in the middle of numerous infill commercial and mixed-use development projects are well under development along the 16th Street corridor, including the future redevelopment of the former Clarion Hotel at 16th and H, the four story future project at 1631 K Street, the remodel of the Memorial Auditorium and Sacramento Convention Center expansion.

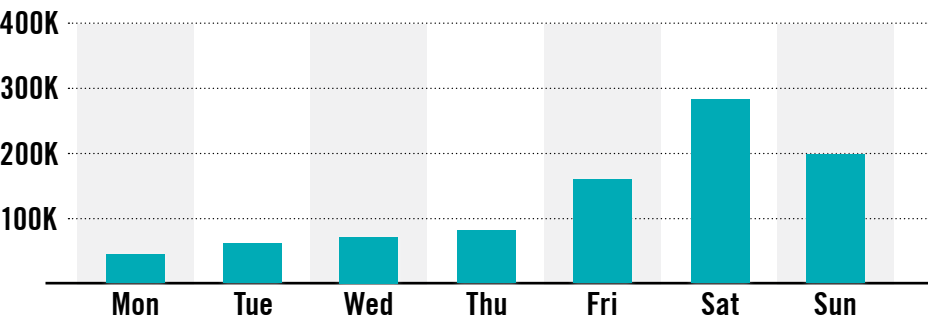
NEARBY DATA BITES

98
WALKER'S PARADISE

60
GOOD TRANSIT

99
BIKER'S PARADISE


Daily visitors SAFE Credit Union Convention Center





**\$82,927**

Average Household Income - 1 Mile Radius

Psychographic Profile


**Singles & Starters**
Young singles starting out and some starter families living a city lifestyle

**Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas


**Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population


1-mile radius of property




2010:	25,108
2023:	30,704
2028:	31,931 Projected

**\$622,388** **Median Home Value**


Nearby Food & Bev

**160**
Nearby Restaurants

**26**
Nearby Bars

**\$460 M**

Annual Consumer Spending

**Education Levels**

8	Associate Degree
29%	Bachelor Degree
18%	Advanced Degree

6,352

Total Businesses

Q4 2023 - Placer AI, Costar, DSP



NEARBY AMENITIES

The Property benefits from high pedestrian and traffic counts along the 16th Street corridor and the area around the Convention Center. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1020 16TH STREET (not all are mentioned here):

58 Degrees & Holding Co.	Centro Cocina Mexicana	Jack's Urban Eats	Pachamama Coffee Coop	Tapa the World
Ace of Spades	Chipotle	Karma Brew	Paesanos	Tea Cup Cafe
Adamo's	Cornerstone	Kin Thai Street Eatery	Paragary's	Temple Coffee
Aioli Bodega Espanola	Crepeville	Kru Japanese	Pazza Notte	Teneral Cellars
Alaro Craft Brewery	Dad's Sandwiches	Kupros Craft House	Peet's Coffee	Thai Basil
Azul Mexican	Der Biergarten	Little Morocco Cafe	Pizzasaurus Rex	Thai Canteen
Badlands	Ella	LowBrau	Plant Power Fast Food	The Golden Bear
Bar West	Faces	Mango's/Burgertown	Pushkin's Bakery	The Mill Coffee House
Bento Box	Faria Bakery	Massulo Pizza	R15	The Porch
BevMo	Federalist Public House	Mendocino Farms	Red Rabbit	The Rind
Bike Dog	Fieldwork Brewing Co.	Mercantile Saloon	Rick's Dessert Diner	The Snug
Bombay Bar & Grill	Fire Wings	Mikuni Sushi	Ro Sham Beaux	The Waterboy
Bottle & Barlow	FishFace Poke Bar	Milka Coffee	Roxie Deli and Barbecue	Tower Theatre Cafe
Burger Patch	Fox & Goose Public House	Mochinut	Saigon Alley	Tres Hermanas
Burgers and Brew	Ginger Elizabeth Chocolates	Mulvaney's B&L	Scorpio Coffee	Tupi Coffee
Butcher & Barrel	Goodside Coffee	N Street Cafe	See's Candies	Uncle Vito's Pizza
Cafe Bernardo	Grange	Nekter	Selland's	Vic's Ice Cream
Camellia Coffee	Highwater	New Roma Bakery	Shake Shack	World Famous HOTBOYS
Cantina Alley	I Love Teriyaki	Noah's Bagels	Shady Lady	Yogurt a GoGo
Capital Hop Shop	India Gate Cuisine	Old Soul Coffee	Station 16	Zelda's Pizza
Casa Lola	Iron Horse Tavern	Otoro Midtown	Tank House BBQ	Zocalo





SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



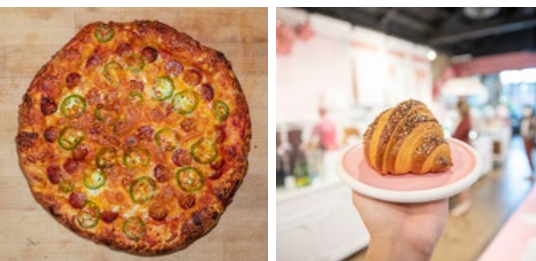
\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fourth 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 cen-

tral 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 ver-

sus 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 (a stone's throw from the Subject Property).





CALL YOUR PARKING CONCIERGE!
• 916.851.1612 •



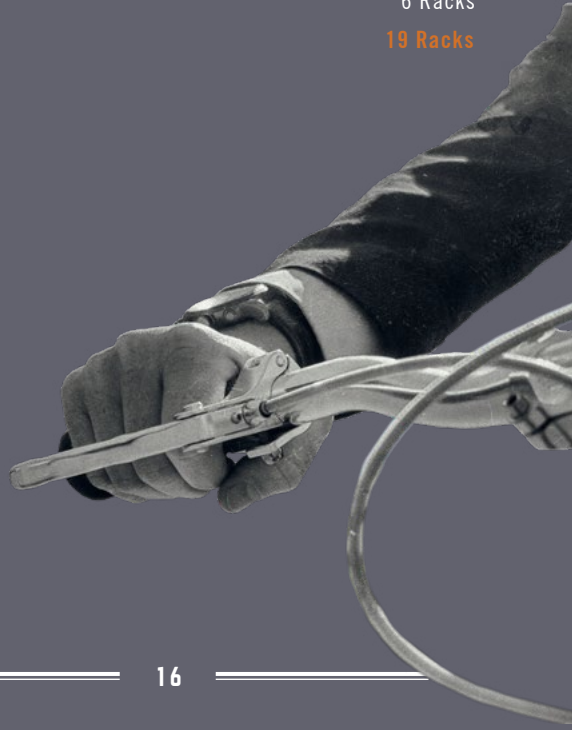
1020 16TH

CAR PARKING

1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
1524 J Street	36 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	1,009 Stalls

BIKE PARKING

1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks





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