

109 SCRIPPS DRIVE

OWNER/USER CREATIVE OFFICE SPACE FOR SALE OR LEASE



TURTON
COMMERCIAL REAL ESTATE



AVAILABLE



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THE OPPORTUNITY

± 8,958
SF BUILDING

± 3,300
SF AVAILABLE FOR LEASE

\$2.6M
ASKING PRICE

\$2.60
SF/MONTH/MG

40+
RESTAURANTS NEARBY

CREATIVE URBAN AESTHETIC WITH WALKABLE SUBURBAN AMENITIES

109 Scripps Drive represents one of the only truly creative office environments in Campus Commons. The office space is thoughtfully designed, architecturally distinct, and surrounded by an amenity base that punches far above a typical suburban location.

With approximately 3,300 square feet available, the offering provides a rare opportunity for an owner/user or tenant to establish a presence in a building where the majority of the space is already leased, creating both immediate credibility and built-in income.

The balance of the building (approximate-

ly 5,658 square feet) is leased to Sequel Insurance through November 30, 2032, currently generating approximately \$158,000 in gross annual revenue. This provides a meaningful income offset for an owner/user while maintaining flexibility for a tenant to step into the available space.

What makes this opportunity stand out isn't just the space, it's the scarcity of product like it. In a market dominated by traditional office, authentic creative space with volume, natural light, and character is incredibly limited. This is the type of environment companies are actively seeking to recruit talent, foster

culture, and elevate their brand.

Positioned immediately adjacent to Rio Del Oro Sports Club and surrounded by some of Sacramento's most established retail and dining destinations—including The UV, Pavilions, and Loehmann's Plaza—the location delivers a true live-work-play dynamic without sacrificing convenience or accessibility.

For an owner/user, it's an opportunity to control your environment while benefiting from stable in-place income.

For a tenant, it's a chance to step into a space that simply doesn't exist elsewhere in this submarket.



1 THE PROPERTY
109 SCRIPPS DRIVE

PROPERTY DETAILS

Address: 109 Scripps Drive
Sacramento, CA 95825
APN: 295-0370-013
Building Size: ± 8,958 SF
Parking Stalls: ± Forty (40) total
Year Built: 1973
Parcel Size: ± 32,234 SF
Zoning: OB-PUD

UTILITY DETAILS

Electricity: SMUD
Gas: PG&E
Water/Sewage/Trash: City of Sacramento
Storm Drain: City of Sacramento
Seismic & Flood: NOT in earthquake fault zone, liquefaction zone, or landslide zone, per California OES

Flood Zone: Zone X, per FEMA, 06067C0183H

NEIGHBORING PROPERTY USES

North: Commercial/Medical
East: Sports Facility/Athletics
South: Sports Facility/Athletics
West: Commercial/Medical

PRICING DETAIL

Sale Price: \$2,600,000
Lease Rate: \$2.60 per SF per month, MG, net of utilities and janitorial



LEASED TO SEQUEL

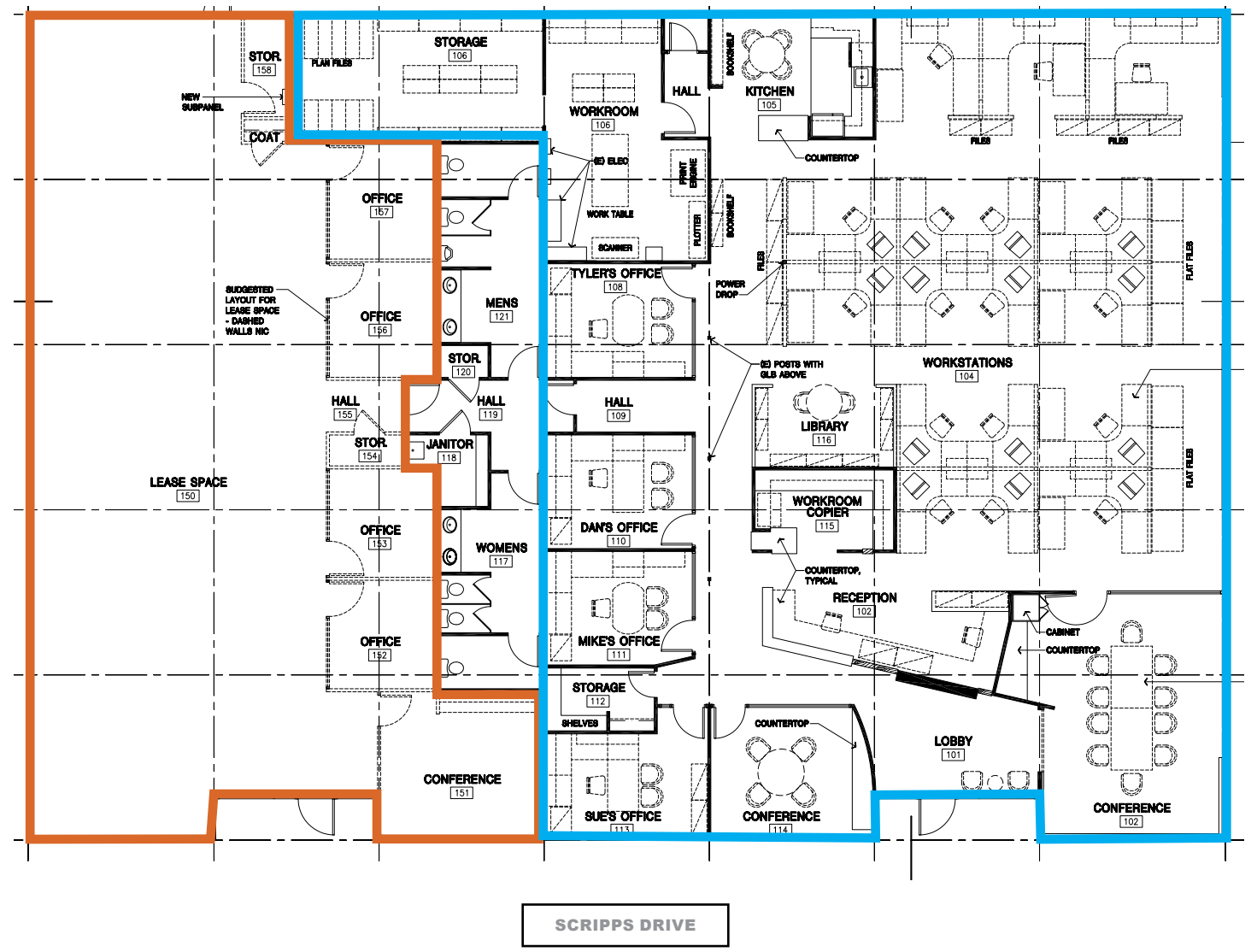
FLOOR PLAN



± 3,300
SF AVAILABLE FOR LEASE

\$2.60
SF/MONTH/MG

± 5,658 SF LEASED TO SEQUEL THROUGH 11/30/2032



ECONOMICS

109-111 Scripps Drive

OWNER/USER PRO FORMA

SCHEDULED REVENUE

Space	Size (SF)	Base Rent (MG)	Monthly Base Rent (MG)	Annual Base Rent (MG)	Notes
Sequel	5,658	\$2.32	\$13,126.56	\$157,518.72	Term expires 11/30/2032. Lease has 3% per annum increases. Tenant has two (2) five (5) year options to renew at FMV.
Vacant Space	3,300	\$2.60	\$8,580.00	\$102,960.00	
Totals	8,958		\$21,706.56	\$260,478.72	
Net Operating Income w/ 5% Vacancy Reserve				\$247,454.78	

OPERATING EXPENSES

Item	Annual Cost	Notes
Landscaping	\$7,500.00	
Bookkeeping	\$2,800.00	
Insurance	\$3,500.00	
Pest Control	\$540.00	
Property Taxes	\$32,799.00	Current tax base is +/- 1.2615% on pro forma sale price of \$2.6M
Repair & Maintenance	\$13,000.00	
City of Sac Storm	\$4,200.00	
SMUD	\$3,100.00	
City of Sac Sewer	\$1,600.00	
Totals	\$69,039.00	
Net Operating Income	\$178,415.78	

2025/2026 VALUE SUMMARY

Cap Rate	Value	Value Per SF	Notes
Value at	6.75%	\$2,643,196.80	\$295.07



THE LOCATION

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fourth-largest economy, Sacramento provides residents with numerous opportunities and resources.

Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



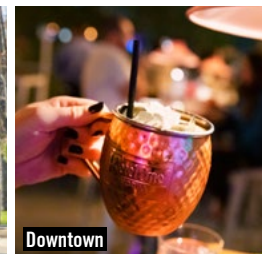
Downtown



Old Sacramento Waterfront



Capitol Mall



Downtown



The Railyards



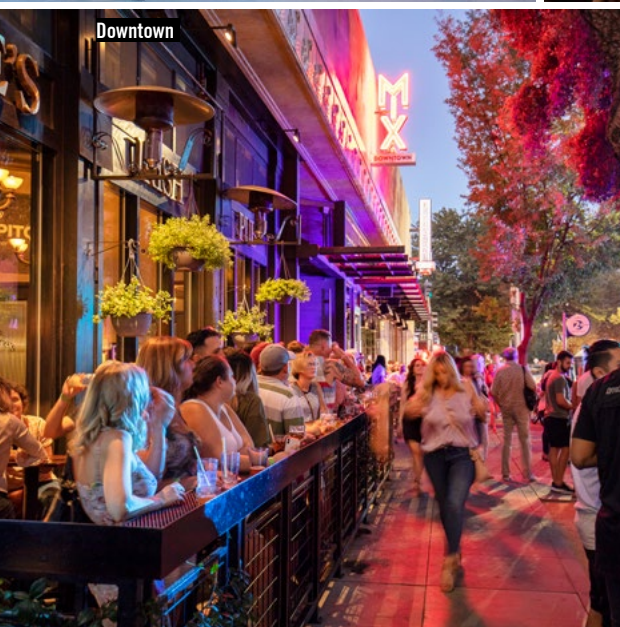
Downtown Commons



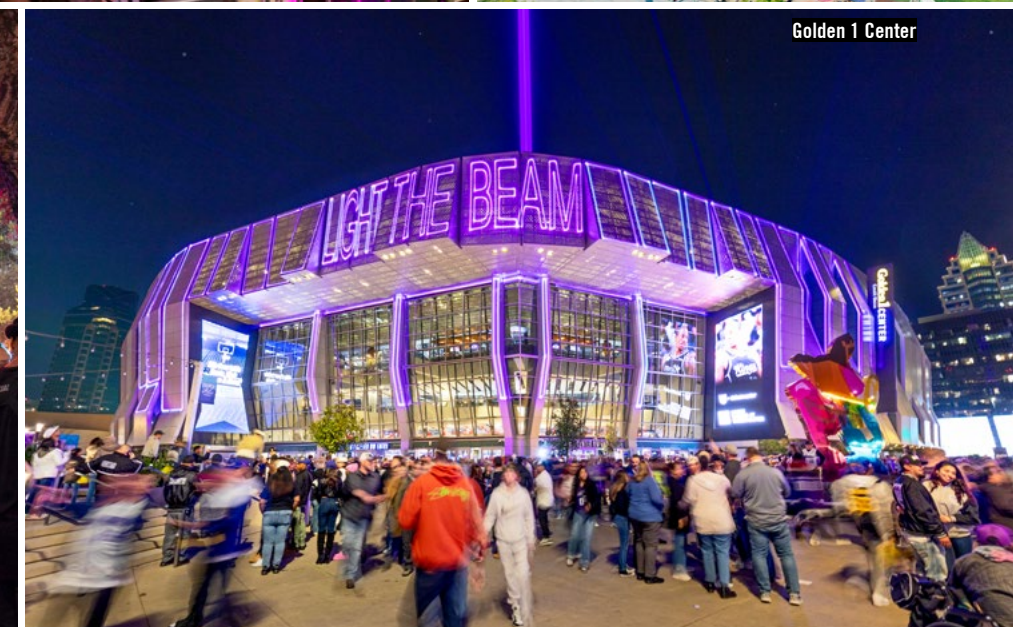
Old Sacramento Waterfront



The Bridge District



Downtown



Golden 1 Center



CAMPUS COMMONS / SIERRA OAKS

PLACER AI 2024



291K +
YEARLY VISITS



169
MINS DURATION



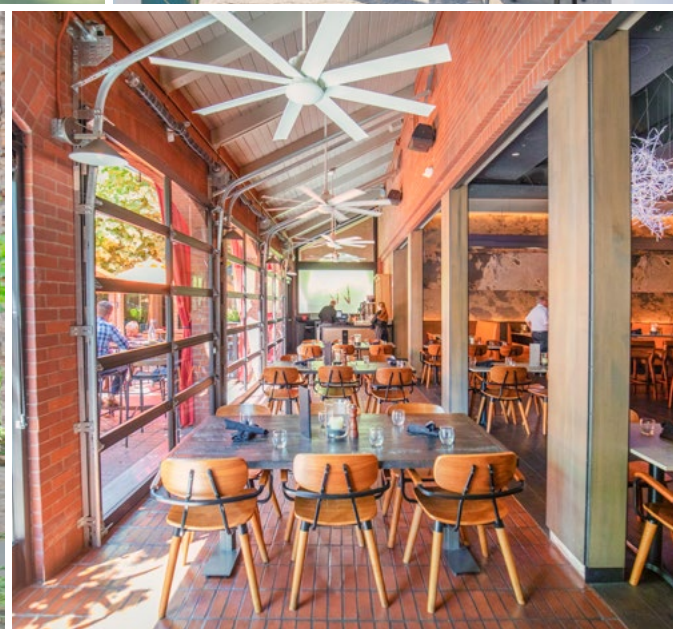
\$84,750
MEDIUM HOUSEHOLD INCOME

VISITOR PROFILES: POWER ELITE, FLOURISHING FAMILIES & BOOMING W/ CONFIDENCE

Campus Commons is a well-established neighborhood in Sacramento, known for its tranquil environment and proximity to the American River Parkway. The area is conveniently situated within 10 minutes to East Sacramento, providing easy access to the

cultural, dining, and recreational offerings of these vibrant districts. Sierra Oaks, located just to the north of Campus Commons, is an affluent community that maintains a quiet, suburban atmosphere while also being within close proximity to

East Sacramento. The area is distinguished by spacious properties and a serene environment, yet residents enjoy quick access to the diverse offerings of Sacramento's downtown and surrounding neighborhoods, including top-tier schools, parks, and local attractions.



Pavilions Shopping
3 min drive away
Williams-Sonoma
Chico's
Eyeglass Charlies
Cafe Bernardo
Berkley Bar
Ruth's Chris Steak
Soma
Madam Butterfly

Pavilions Shopping
3 min drive away
Piatti
Mikuni
TITLE Boxing
Wildwood Kitchen
Pure Barre
Talbots
Mendocino Farms
+ many more

4 min drive away
Ettore's Bakery
Zinfandel Grille
The Hair Shop
Stark Jewelers
Makisu Sushi

3 min drive away
Courtside Tennis
& Pickleball

Loehmann's Plaza
5 min drive away
Save Mart
Jack's Urban Eats
Boudin SF
Noah's Bagels
Chipotle
Nothing Bundt Cakes
Smashburger

3 min drive away
Miyagi
Taqueria Los Compadres
Peet's Coffee
Temple Coffee
+ many more

The UV
2 min drive away
Poke Noke
Pearls Boba
Buckhorn BBQ
Safeway
Starbucks
Zocalo
Menchie's
Capitol Beer Tap
Room
Bennetti's Cooking

4 min drive away
Chef Bo
Subway
Domino's Pizza
Our Family BBQ
McDonalds
Dante Event Center

1 min drive away
Rio Del Oro
Sports Club

FAIR OAKS BLVD

SCRIPPS DR

**14 FREE
PARKING STALLS**

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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials The Sac Bee 2025

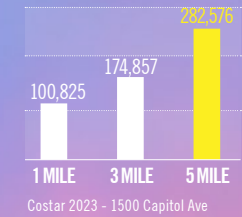
POPULATION GREATER SACRAMENTO REGION

2,623,204
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

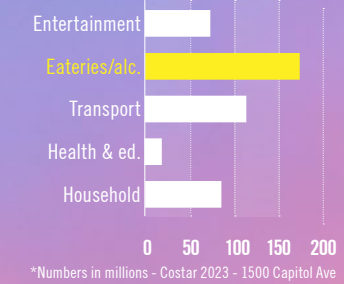
PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



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

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

**WALK
SCORE:**
98
Walker's
Paradise

**BIKE
SCORE:**
62
Biker's
Paradise

**TRANSIT
SCORE:**
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE