

# 2131 K ST

MIDTOWN'S MOST DESIRABLE RETAIL CORNER FOR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE

# THE GRID'S BUSIEST SUBMARKET

## 1.1 MILLION YEARLY VISITS



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCRE.COM

**MATT AXFORD**  
DIRECTOR - LIC. 02124801  
916.573.3308  
MATTAXFORD@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



# THE OPPORTUNITY

-  HIGH VISIBILITY RETAIL CORNER
-  1,350 SQUARE FEET
-  READY FOR CUSTOMIZATION

Turton Commercial Real Estate is pleased to offer for lease 2131 K Street. Located just one block from the #1 ranked Farmer's Market in California, 2131 K Street offers a prime retail opportunity in a high-traffic area with approximately 190,000 pedestrians

passing by annually at 22nd & K Streets. This highly visible retail space features expansive windowlines directly across from the popular Temple Coffee, offering excellent exposure to foot traffic. The 1,350 SF space is clean, newly renovated, and in warm shell

condition, ready for customization. With a lease rate of \$3.25 per SF NNN, the property presents an excellent value for businesses seeking strong visibility and a vibrant, established neighborhood in the Sacramento region.



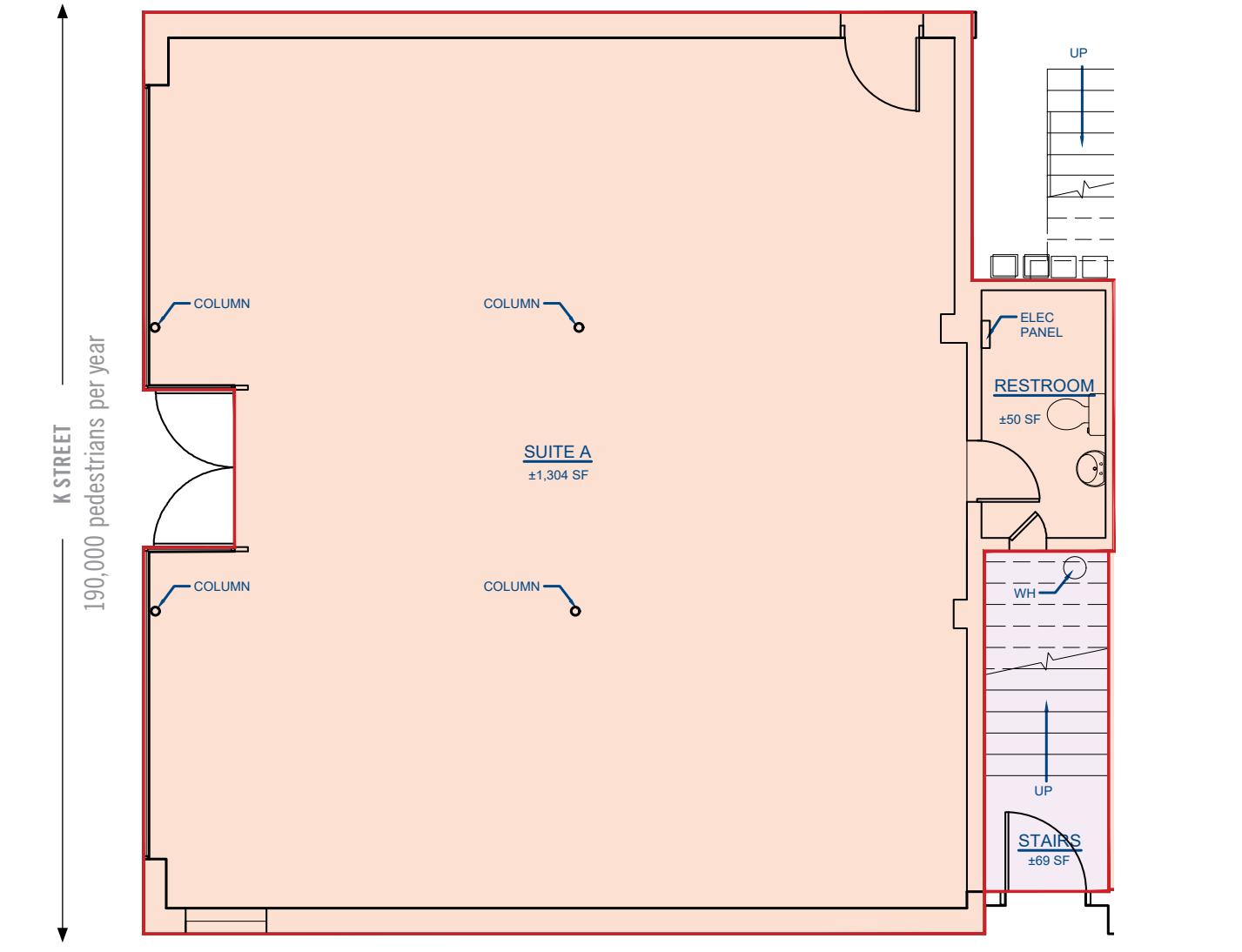
## THE DETAILS

<b>Address:</b>	2131 K St, Sacramento, CA 95816
<b>Leasable SF:</b>	1,350 SF
<b>Lease Rate:</b>	\$3.25/SF/Month NNN
<b>Gas:</b>	Available
<b>TI Allowance:</b>	Negotiable
<b>Parking:</b>	Available
<b>HVAC, Electrical,</b>	
<b>Plumbing:</b>	New



# FLOOR PLAN

1,350 SF available  
\$3.25/SF/Month NNN



# THE LOCATION

- 🎭 IN THE HEART OF MIDTOWN
- 🌈 IN LAVENDER HEIGHTS DISTRICT
- 🍽️ 2 BLOCKS TO HANDLE DISTRICT

2131 K offers a prime corner location in the heart of Midtown Sacramento, one of the city's most vibrant and walkable neighborhoods. Located at the intersection of 22nd and K, the property sits along a high-visibility corridor lined with art galleries, bars, restaurants, and independent shops. This mixed-use retail building benefits from constant exposure to foot traffic and a built-in audience of professionals, residents, and visitors drawn to Midtown's energy.

Just steps away from major community

events like Second Saturday and the Midtown Farmers Market (#1 farmers market in CA), the site regularly sees thousands of pedestrians pass by throughout the week. The surrounding area is home to a mix of apartments, offices, entertainment venues, and dining options that activate the area from morning to late night. That consistent flow of people makes this property an ideal setting for businesses that rely on street-level visibility and steady pedestrian engagement.

While K Street remains an important east-west corridor for drivers and cyclists, it's the human scale and cultural density of Midtown that set this location apart. Surrounded by destination retail, celebrated restaurants, and some of Sacramento's most iconic nightlife venues, 2131 K Street sits within one of the few neighborhoods in the region that truly supports an 18-hour business environment. For a retail concept, this location gives you the presence and flexibility to succeed.





## NEARBY AMENITIES

2131 K Street benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events.

### LAVENDER HEIGHTS

Alz Mexican  
Badlands  
Comedy Spot  
Faces  
Kin Thai  
Lavender Library  
LowBRAU  
Mango's  
Marilyn's Pizza  
Mercantile Saloon  
Nekter  
Pacos Bike Store  
Peet's Coffee  
Sacramento LGBT Community Center  
Roscoe's  
Sleek Wax Bar  
The Depot  
The G Spot

The Morning Fork  
Time Tested Books  
Midtown Farmers' Market\*  
Midtown Mini\*  
PARKing Day\*  
Sac Pride\*  
Second Saturday\*  
THIS Midtown\*

58 Degrees & Holding Co.  
Aioli Bodega Espanola  
Bober Tea & Coffee  
Chipotle  
Crepeville  
Fieldwork Brewing Co.  
Grocery Outlet  
Heart Clothing

Boutique  
Jack's Urban Eats  
Midtown Farmers' Market  
Midtown Mini\*  
PARKing Day\*  
Sac Pride\*  
Second Saturday\*  
THIS Midtown\*

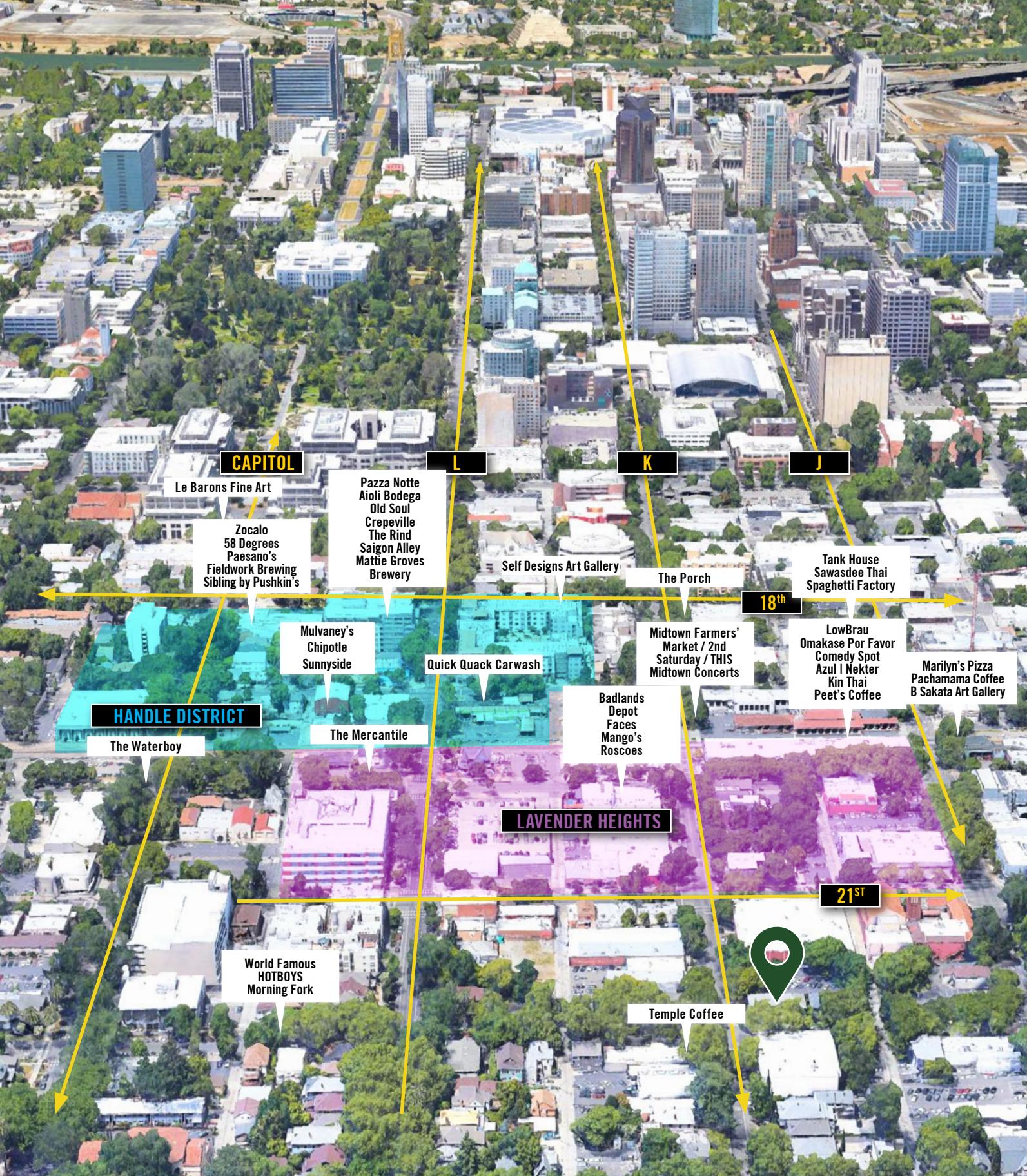
58 Degrees & Holding Co.  
Aioli Bodega Espanola  
Bober Tea & Coffee  
Chipotle  
Crepeville  
Fieldwork Brewing Co.  
Grocery Outlet  
Heart Clothing

Second Saturday\*  
**OTHER (WALKING DISTANCE)**

Burger Patch  
Burgers and Brew  
Cantina Alley  
Centro Cocina  
Mexicana  
Chicago Fire  
Cornerstone  
Der Biergarten  
Drunken Noodle  
Dumpling House  
Federalist Public House  
Flamingo House  
Fleet Feet  
I Love Teriyaki  
Kupros Craft House

Mikuni Sushi  
Noah's Bagels  
N Street Cafe  
Otoro Sushi  
Pachamama Coffee  
Coop

Rick's Dessert Diner  
Sun & Soil Juice  
Tank House BBQ  
Tapa the World  
Temple Coffee  
Thai Basil  
The Golden Bear  
The Jungle Bird  
The Mill  
The Old Spaghetti Factory  
The Porch  
Tres Hermanas  
Zelda's Pizza





## CAPTURE FOOT TRAFFIC IN MIDTOWN'S NIGHTLIFE HUB LAVENDER HEIGHTS

Midtown Association

1.1 MILLION YEARLY VISITS

3 BLOCKS

12 BARS AND RESTAURANTS

~120 EVENTS PER YEAR

2131 K Street sits near the center of Lavender Heights, Midtown's most energetic and inclusive district. Anchored by the MARRS building and surrounded by nightlife staples, this stretch of K Street sees steady foot traffic throughout the week and surges on weekends. On Friday and Saturday nights, the line outside Faces often stretches down the block. Badlands / Depot, LowBrau, and Mango's draw similar crowds, keeping the energy high well into the night.

Widely recognized as the heart of

Sacramento's LGBTQ+ community, Lavender Heights is home to the Sacramento LGBT Community Center and a wide range of LGBTQ+ owned businesses. The district is known for its welcoming atmosphere, diverse crowd, and year-round programming that celebrates identity and inclusion.

Every Saturday, the award-winning Midtown Farmers Market transforms the neighborhood into a pedestrian destination, spanning five city blocks and featuring more than 200 vendors.

Recently named the best farmers market in California and third in the nation by the American Farmland Trust, it draws thousands of visitors each weekend for fresh produce, artisan goods, and community programming.

Monthly art walks like Second Saturday and annual events like Midtown Love add to the district's nonstop momentum. For restaurants or retailers, 2131 K Street offers the rare opportunity to operate within one of Sacramento's most vibrant, inclusive, and event-driven neighborhoods.

# DRAW FROM MIDTOWN'S PREMIER DINING DESTINATION THE HANDLE DISTRICT

- 1.4 MILLION YEARLY VISITS
- 9 BLOCKS
- 18 BARS AND RESTAURANTS
- ~8 EVENTS PER YEAR

Just a few blocks from the Handle District, 2131 K Street sits near one of Midtown Sacramento's most active and celebrated culinary corridors. Known for its high concentration of successful restaurants, boutiques, and buzzing nightlife, the district draws a steady stream of locals and visitors throughout the day and into the evening.

Beloved staples like Zócalo, The Rind, Aioli, Mulvaney's B&L, and Saigon Alley continue to anchor the district, offering a range of international flavors and elevated experiences. The recent addition of Piazza Notte, a lively Italian-American concept from New York City, has only added to the neighborhood's energy. With its stylish

interior, martini list, and brick oven pizza, Piazza Notte is already drawing crowds. For a new restaurant or retail concept, being this close to the Handle District offers exposure to an audience that values good food, atmosphere, and exploration, making 2131 K Street a compelling location to capture that momentum.



Placer AI - Lavender Heights 2025

 \$84,175 AVG HH INCOME  
 20.7% HAVE CHILDREN  
 42% BACHELOR'S OR HIGHER

WHERE DOES YOUR FUTURE CLIENT  
CURRENTLY SPEND THEIR TIME?

## LEISURE

1. CINEMARK CENTURY ARDEN
2. SUTTER HEALTH PARK
3. PAPA MURPHY'S PARK
4. FREMONT PARK
5. REGAL DELTA SHORES & IMAX
6. HORNET STADIUM (SAC STATE)
7. TOPGOLF ROSEVILLE
8. DISNEYLAND PARK
9. SUTTER'S FORT
10. CINEMARK CENTURY GREENBACK
11. CINEMARK CENTURY LAGUNA
12. CAL EXPO

## DINING

1. JET'S MIDTOWN
2. THE CHEESECAKE FACTORY ARDEN
3. DUTCH BROS HOWE AVE
4. OLD SPAGHETTI FACTORY MIDTOWN
5. DUTCH BROS LA RIVIERA
6. ZOCALO MIDTOWN
7. GUNTER'S ICE CREAM
8. IRON HORSE TAVERN R STREET
9. CHILI'S ARDEN
10. BJ'S ELK GROVE
11. DUTCH BRO'S STOCKTON BLVD
12. LEATHERBYS

## HOTELS

1. HYATT REGENCY
2. THUNDER VALLEY LINCOLN
3. SKY RIVER CASINO ELK GROVE
4. HARD ROCK HOTEL WHEATLAND
5. HOLIDAY INN DOWNTOWN
6. SHERATON GRAND
7. RED HAWK CASINO PLACERVILLE
8. DOUBLETREE POINTWEST
9. HYATT CENTRIC
10. THE CITIZEN HOTEL
11. RESIDENCE INN DOWNTOWN
12. FORT SUTTER HOTEL

## WHO ARE THEY?



### INFLUENCED BY INFLUENCERS

#### YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
- METROPOLITAN LIFESTYLES
- DIGITALLY DEPENDENT
- ACTIVE SOCIAL LIVES
- FOODIES
- FIRST-TIME HOME BUYERS

HEAD OF HOUSEHOLD AGE: 25-30  
EST. HOUSEHOLD INCOME: \$50,000-\$74,999  
HOME OWNERSHIP: RENTER  
TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS  
HOUSEHOLD SIZE: 1 PERSON  
AGE OF CHILDREN: 0-3



### PROGRESSIVE ASSORTMENT

#### AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
- ETHNICALLY DIVERSE
- URBAN-CENTRIC
- COMFORTABLE SPENDING
- SPORTS FANS
- COMFORTABLE LIFESTYLES

HEAD OF HOUSEHOLD AGE: 51-65  
EST. HOUSEHOLD INCOME: \$75,000-\$99,000  
HOME OWNERSHIP: HOMEOWNER  
TYPE OF PROPERTY: SINGLE FAMILY  
HOUSEHOLD SIZE: 5+ PERSONS  
AGE OF CHILDREN: 13-18



### URBAN EDGE

#### MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- PROGRESSIVE VIEWS
- URBAN DWELLERS
- HIGHLY EDUCATED
- AMBITIOUS
- OMNI-CHANNEL ENGAGERS
- HEALTH ENTHUSIASTS

HEAD OF HOUSEHOLD AGE: 31-35  
EST. HOUSEHOLD INCOME: \$125,000-149,999  
HOME OWNERSHIP: UNKNOWN  
TYPE OF PROPERTY: MULTIFAMILY 101+ UNITS  
HOUSEHOLD SIZE: 1 PERSON  
AGE OF CHILDREN: 0-3

# SACRAMENTO

Greater Sacramento

-  2.62 MILLION POPULATION
-  #2 IN U.S. FOR INCLUSION
-  4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location, within easy reach of the Bay Area, Lake Tahoe, and Napa Valley, makes it more than a midpoint; it is a destination with strong fundamentals and long-term investment potential.

While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios, 2024). In 2025,

the region reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This growth reflects a wave of professionals and families drawn to space, affordability, and access to culture and opportunity.

That momentum is driving demand for new development across dining, retail, and hospitality. Sacramento is now a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and energizing the core. Major draws like Aftershock, Ironman, the Farm-to-Fork Festival, and the California International Marathon bring hundreds of

thousands of visitors each year.

The city's food and creative scenes continue to add to its appeal. As the Farm-to-Fork Capital, Sacramento has built a national reputation for its access to fresh ingredients, strong restaurant scene, and community pride, all of which contribute to a vibrant, experience-driven urban environment.

For restaurateurs and retailers, 2131 K Street presents a rare opportunity: a well-located, highly visible lease space in a growing metro, surrounded by anchor institutions, established neighborhoods, and walkable amenities.



# SAC DATA BITES

## MULTIFAMILY RENTAL TRENDS - URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

\* Brand new projects recently completed adding to this vacancy rate.  
Studio30, The Richmond, 1928 21st Street

\*\* Under construction: The A.J. (345 Units), Cypress (98 Units)  
\*\*\* The Sequoia (89 Units)

Past 12 Months: 4/2025  
Costar, Multifamily All Unit Mixes

## SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized 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

# 2,611,868

GSEC 2025  
Applied Geographic Solutions 2024

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

# 69%

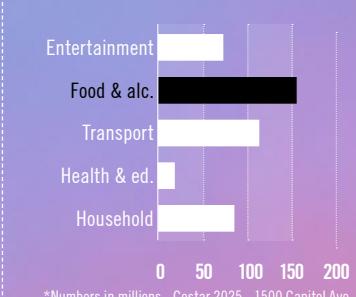
GSEC 2025  
Applied Geographic Solutions 2024

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2025 - 1500 Capitol Ave

## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



\*Numbers in millions - Costar 2025 - 1500 Capitol Ave

## SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025  
Applied Geographic Solutions 2024

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

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

TRANSIT  
SCORE:  
**96**  
Good  
Transit  
walkscore.com  
1500 Capitol

## SACRAMENTO OWNERS VS. RENTERS

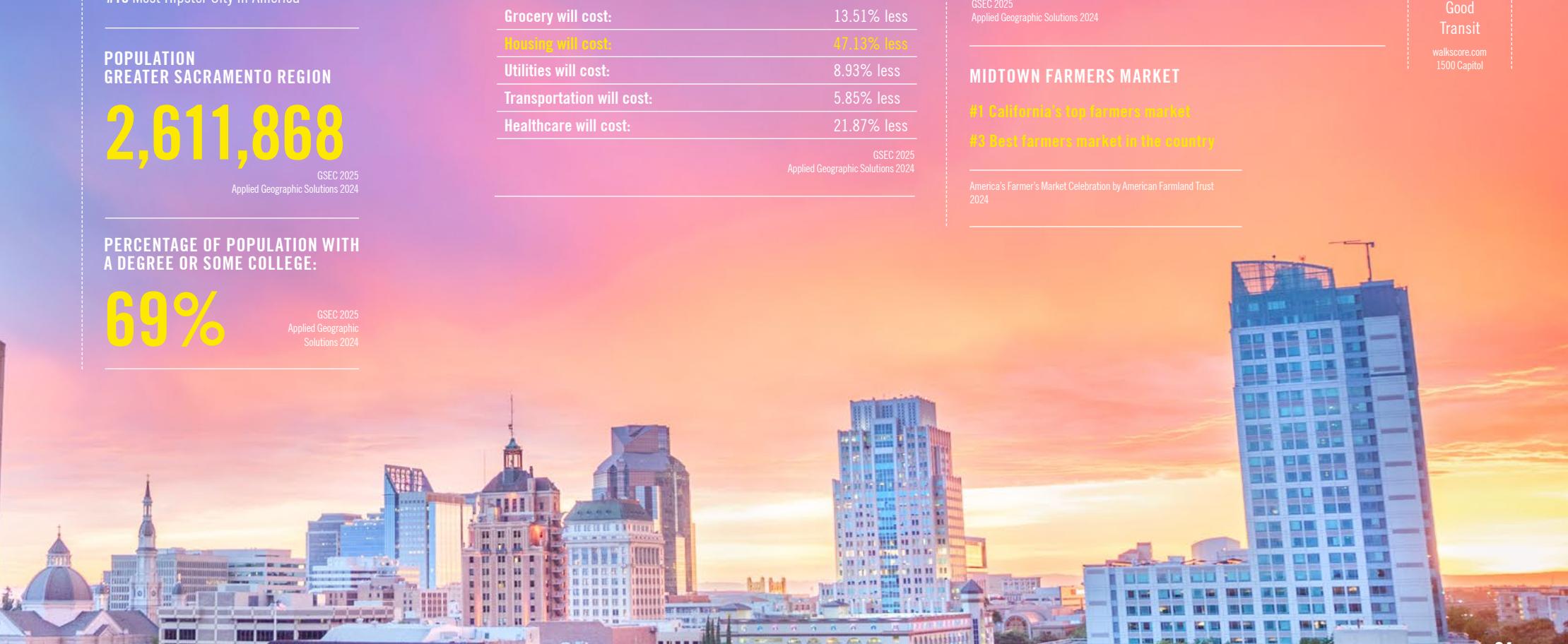
60.24% Owners
39.76% Renters

GSEC 2025  
Applied Geographic Solutions 2024

## 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





**TURTON**  
COMMERCIAL REAL ESTATE