



TURTON
COMMERCIAL REAL ESTATE

SACRAMENTO'S GROWER'S DISTRICT

..... WAREHOUSE & CREATIVE SPACE FOR LEASE

GROWER'S DISTRICT



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

PATRICK STELMACH
VICE PRESIDENT - LIC. 01964999
916.573.3314
[PATRICKSTEMMACH@TURTONCOM.COM](mailto:patrickstelmach@turtoncom.com)

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
[SCOTTKINGSTON@TURTONCOM.COM](mailto:scottkingston@turtoncom.com)

KEN TURTON
PRESIDENT - LIC. 01219637
916.573.3300
[KENTURTON@TURTONCOM.COM](mailto:kenturton@turtoncom.com)

© 2023 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 OFFERING

3

WAREHOUSE BLDGS

2,000 - 104,000

SF BLDG AVAILABLE

.17 - 2.26

AC YARD SPACE AVAILABLE

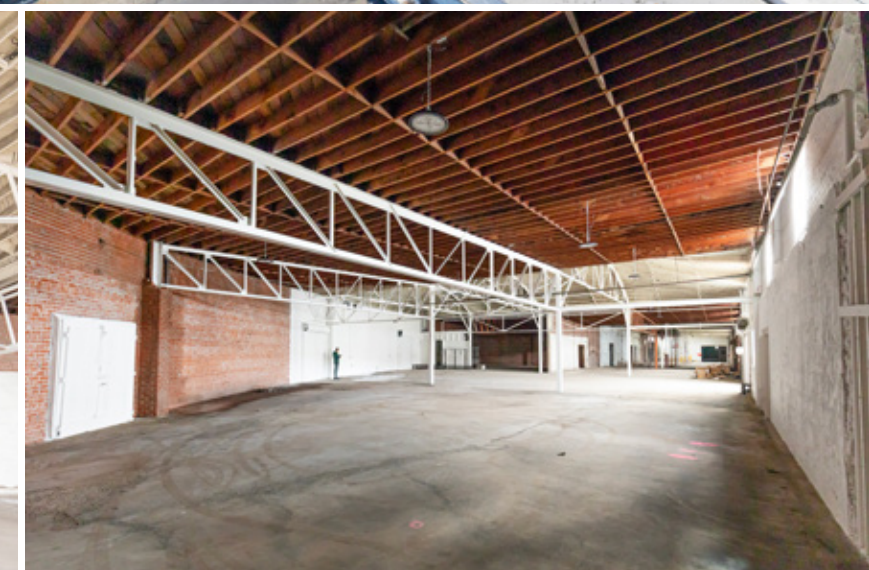
\$1.00

PER SF NNN

Turton Commercial Real Estate is pleased to offer the Grower's District for lease. The Grower's District is comprised of three buildings - 200 N 16th Street ("Site 200"), 211 N 16th Street ("Site 211"), and 215 N 16th Street ("Site 215"). Site 200 is the former produce terminal a unique, U-shaped single story, approx. 60,814 square foot

masonry and wood frame building situated on a 4.29-acre parcel with 1.69 acres of exterior yard space available. Site 211 is the former Ruland's Office Supply building, a single story approx. 25,242 square foot warehouse and office building on 0.58 acre parcel.

Site 215 is comprised of two warehouse buildings and outdoor yard space. Building 1 is approx. 15,995 square feet and Building 2 is approx. 3,350 square feet. On the corner of N 16th Street and C Street is a vacant paved lot approx. 17,225 square feet (0.40 acres). On C Street there is a lot approx. 7,480 square feet (0.17 acres).





THE PROPERTY

The Property represents a true creative space opportunity/gathering space for enterprising urban pioneers, makers, and artists with distinct architectural appeal located in the heart of Sacramento's most dynamic infill development submarket with over THREE BILLION DOLLARS in investment underway. The Buildings history as a farmer's market lends itself to a food-hall maker space concept or food truck retail emporium. Originally set up as a farmer's market with over 42 bays with roll up doors, loading docks throughout the building and five common area restrooms. The Building currently has 15 roll-up doors and 2 cooler units remaining. The Property lends itself naturally to be reclaimed

as the go to gathering place for a mix of industrial, warehouse, logistics, makers, coffee shops, breweries, artisans and/or creative office. The U-shaped building has a number of natural places to demise the building into smaller spaces to accommodate a range of businesses. The huge parcel and nearby projects also support consideration of infill development.

Businesses and organizations can lease any combination of the available spaces together or separately. The Buildings have a number of natural places to demise the building and the smallest available space can be demised down to 2,000 square feet. The Property can also be used for a range of indus-

trial and warehousing needs and much more. The large parcel, central location and conducive zoning may allow for a wide spectrum of uses. The 16th Street frontage, U-shaped building, roll up doors, loading docks, bow-truss ceilings, architectural features and the sheer volume of major development projects that surround the property make this a very unique opportunity.

The Property benefits from ± 332 linear feet of exposure along 16th Street, the main arterial road through the downtown core that connect Interstate 80 to Highway 160. Both tenants take advantage of prominent building signage visible to over 21,000 cars that pass the Property on 16th Street each day.





Section Two: The Property

GROWER'S DISTRICT

PROPERTY DETAILS

SITE 200 - 200 N 16TH STREET, SACRAMENTO, CA

Unit 100:	28,000 SF
Unit 200:	10,000 SF
Unit 300:	6,500 SF (including two coolers: 1,000 SF)
Unit 400 L1:	7,250 SF
Unit 400 L2:	7,250 SF
Total Building Area:	59,000 SF
Total Yard Space:	73,741 SF (1.69 AC)

SITE 211 - 211 N 16TH STREET, SACRAMENTO, CA

Total Building Area:	25,242 SF
Clear Heights:	up to 18 feet
Construction Type:	Masonry and wood

SITE 215 - 215 N 16TH STREET, SACRAMENTO, CA

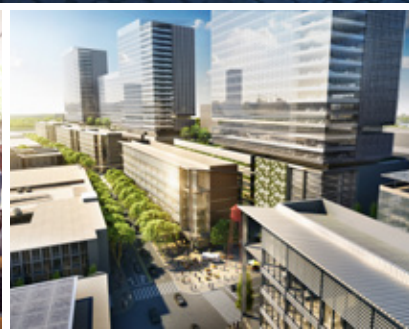
Building 1:	15,995 SF
Building 2:	3,350 SF
Total Building Area:	19,345 SF
Total Yard Space:	24,705 SF (0.57 AC)

Total Building Area SF: 103,587 SF

Total Yard Space: 98,446 SF (2.26 AC)

Asking Base Rent: \$1.00 PSF/Month

NNN: Base Rent includes electricity, gas, sewer, water, RE taxes



NEARBY DEVELOPMENTS

Kaiser



The new 1,200,000 square foot Kaiser Permanente Medical Center is located on the northwest corner the Railyards on an 18 acre site and will replace the current hospital located at 2025 Morse Avenue location. The first phase of the project is underway and scheduled to open in 2025. The two phased project has an estimated cost of over \$1,000,000,000.

Township 9



The 65 acre infill site was recently acquired by 29th Street Capital, who has stated they plan to start on 900 multifamily units fall of 2020 with plans to eventually develop up to 1,400 units there in later phases. This same developer is responsible for the 752 homes that have been completed at the Mill at Broadway. There is no estimate of construction costs for the project.

The Railyards



One of the largest urban infill sites in the Western States, this project is slated to double the size of Downtown Sacramento and act as a destination worthy extension of the urban core. Includes the new Kaiser Hospital, MLS Stadium and room for high quality mixed use office, retail and residential projects. The Foundry is one such proposed development of two six-story office buildings that total 313,350 square feet with ground floor retail. It is likely there will be many more exciting projects proposed on this large infill site.

Powerhouse Science Center



50,000 square foot center with exhibition space, a planetarium and classrooms that's under construction and scheduled to be completed by the end 2020. Estimated costs are \$84,000,000.

MLS Stadium



Sacramento's FC Republic was awarded an MLS franchise in 2019 under the understanding that a new MLS Stadium will be constructed and completed in time for the 2023 season. The new stadium is scheduled to break ground Fall 2020 and be completed in December 2022. The 426,000 square foot stadium will accommodate up to 22,000 attendees for soccer matches, concerts and other events. Preliminary infrastructure work is underway. Estimated to cost are at \$252,000,000

Richards Blvd Office Complex



1,250,000 square feet of stunning offices for the State of California, expected to bring 4,650 daytime employees. Project is currently underway and anticipated completion of March 2024. Estimated cost are at \$1,000,000,000.

Mirasol Village



The project is a public-private partnership bringing 487 residential townhomes and apartments with amenities that include a park, community garden, walking paths and a light rail stop. Construction of the first phase of residential buildings is expected to begin in June and be ready for occupancy by January 2022. The second phase of residential construction is scheduled for late 2020 and total costs are estimated to be \$310,000,000.

Sac County Courthouse

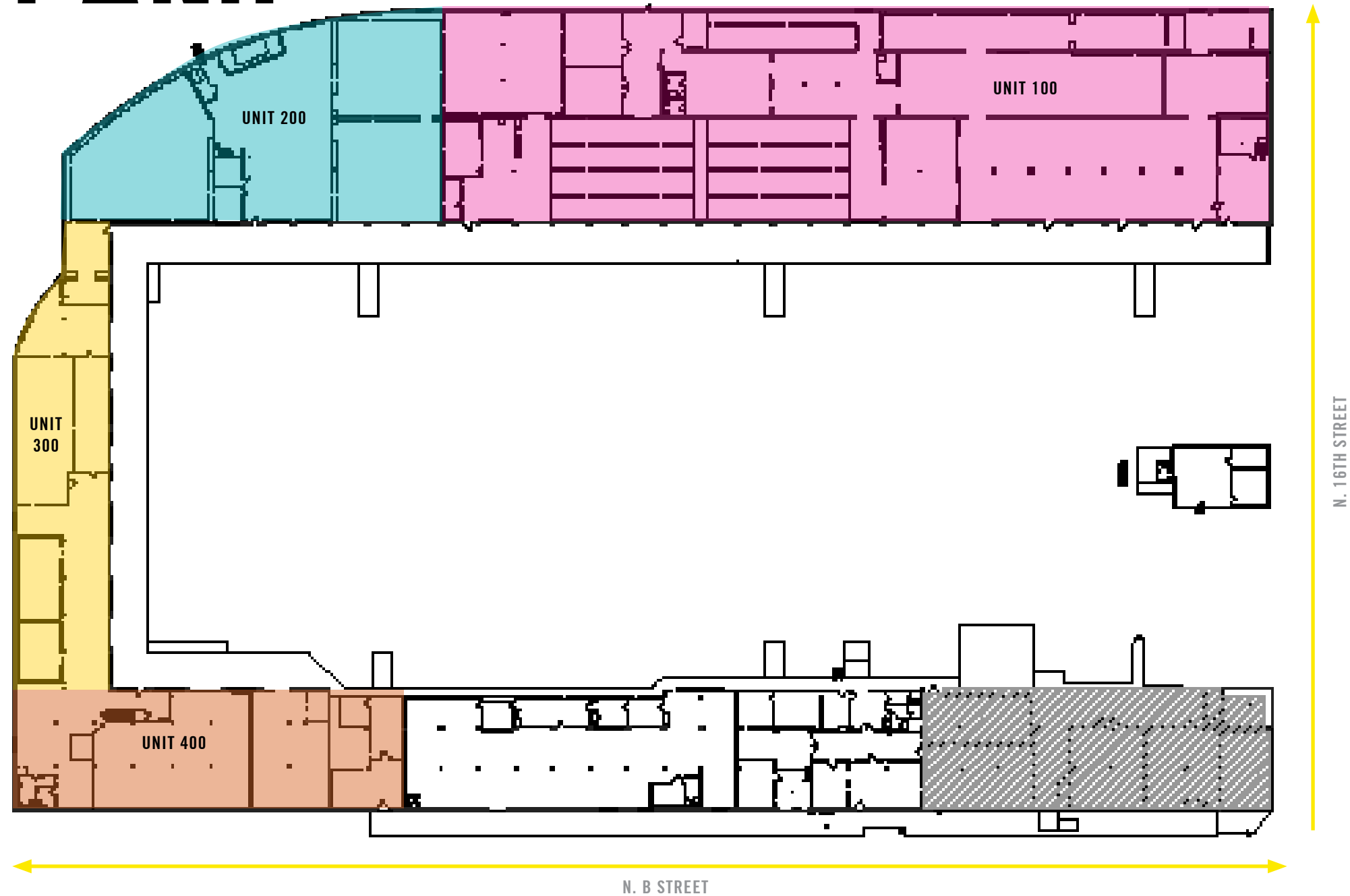


Construction of an 18-story courthouse with 543,437 square feet and 53 courtrooms will allow the county court system to consolidate its operations from the existing courthouse a few blocks east and four leased locations. The state purchased the 2.4AC site in 2014 and it is estimated the construction of the courthouse to start in 2020 and to be completed in 2023. The project is expected to cost \$450,000,000.



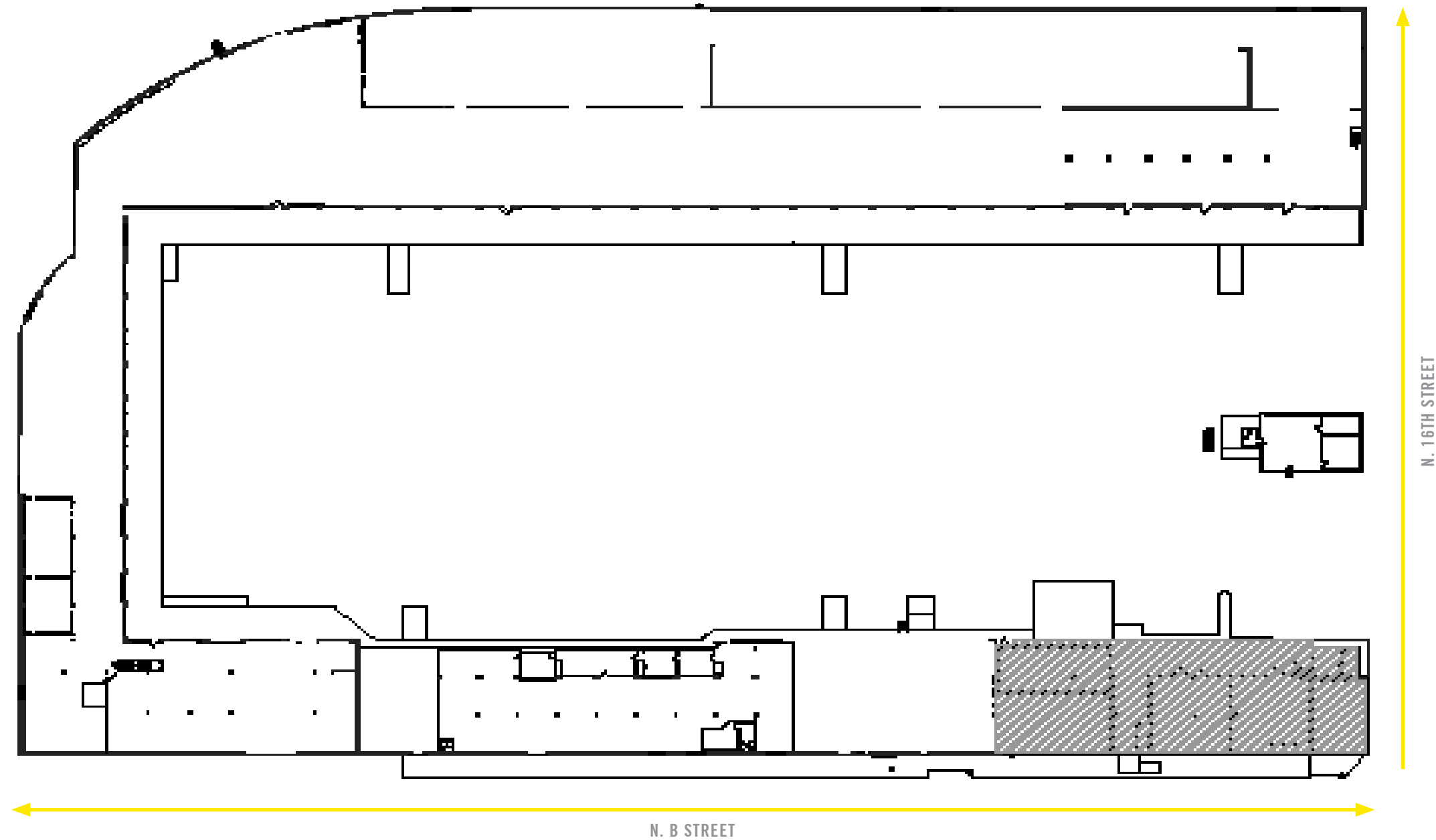
FLOOR PLANS

SITE 200
AVAILABLE SPACES



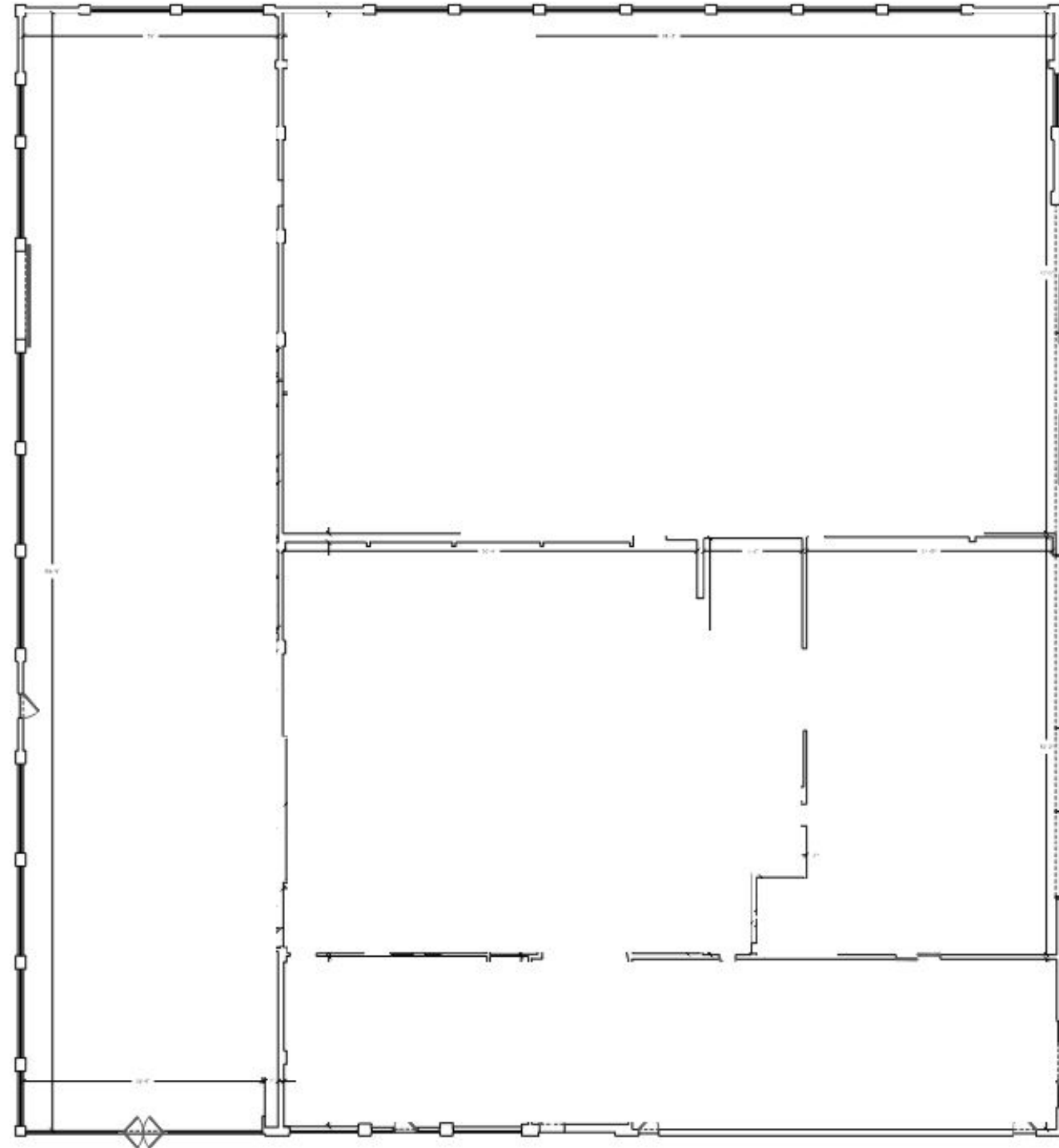
FLOOR PLANS CONTINUED

GROWER'S DISTRICT SPACE LAYOUT



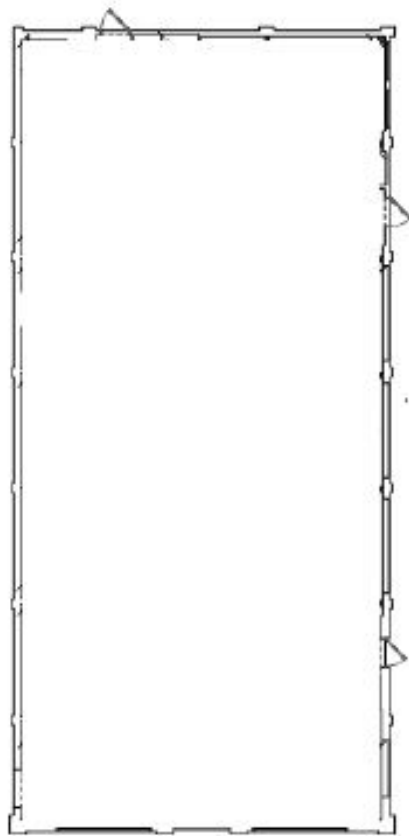
FLOOR PLANS CONTINUED

SITE 211
AVAILABLE SPACE

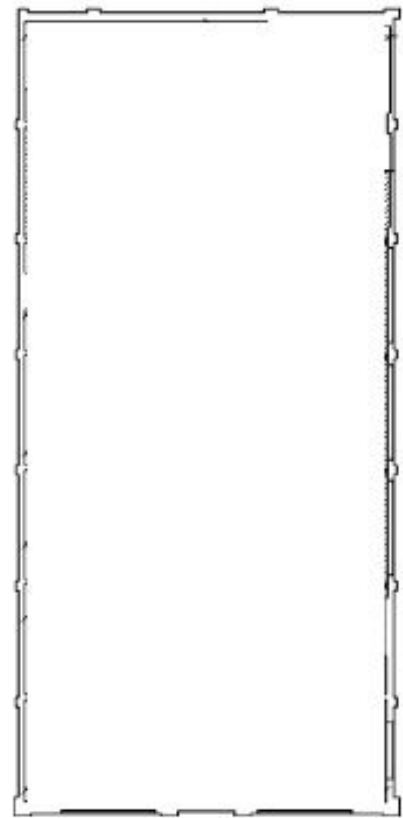


FLOOR PLANS CONTINUED

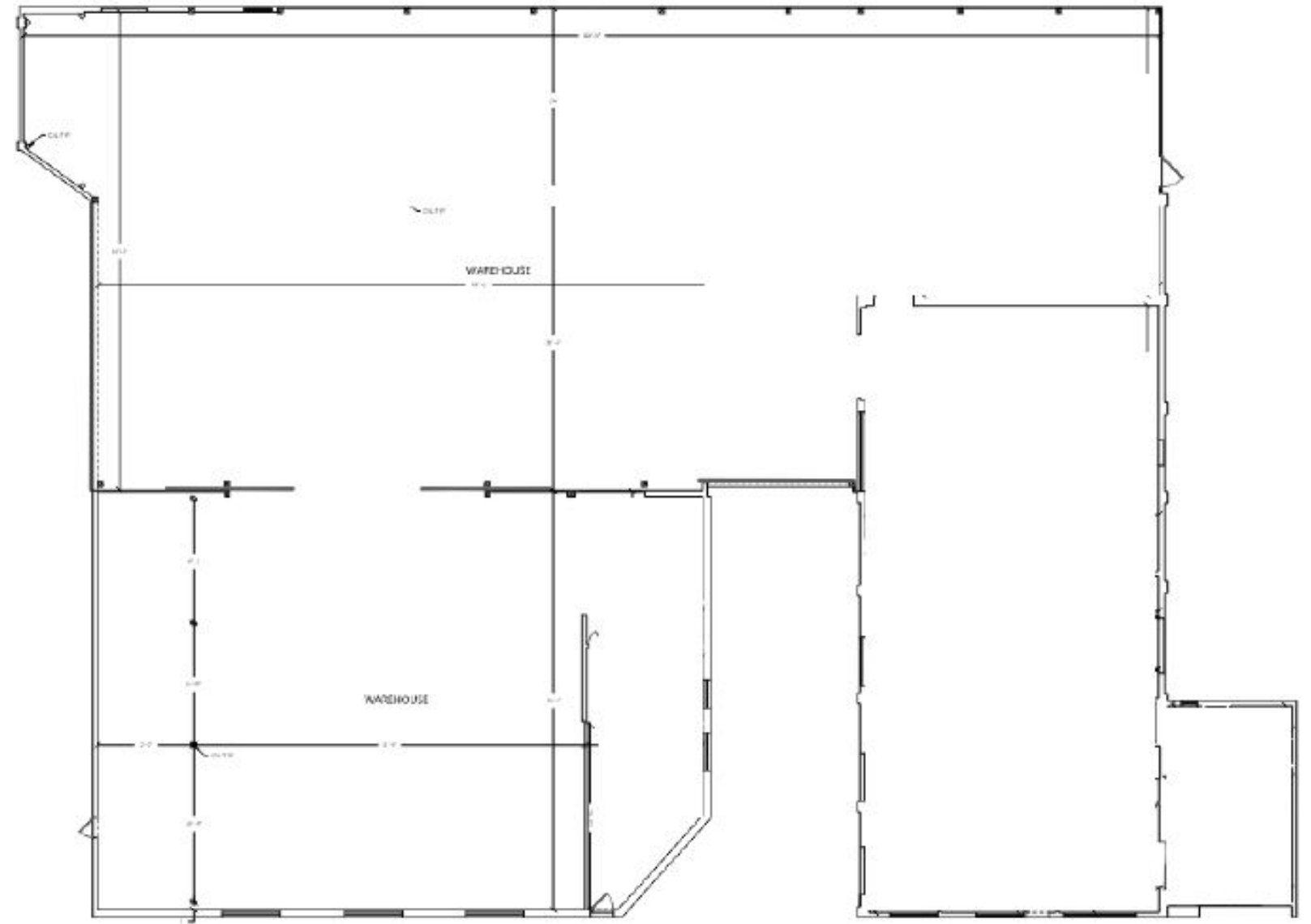
SITE 215 AVAILABLE SPACE



EXISTING ENTRY LEVEL FLOOR PLAN



EXISTING SMALL BLDG SECOND
LEVEL FLOOR PLAN



EXISTING ENTRY LEVEL FLOOR PLAN



SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

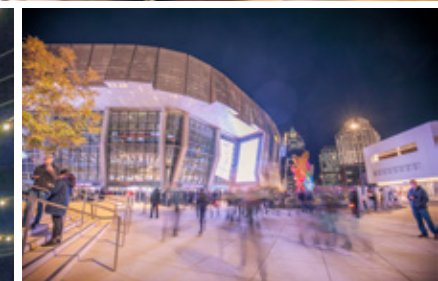
GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



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

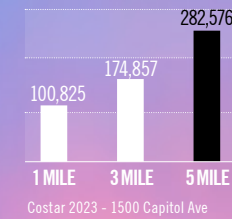
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

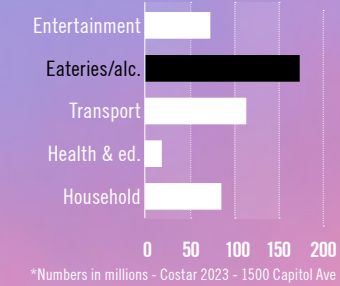
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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

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