

1020
16TH STREET



TURTON
COMMERCIAL REAL ESTATE

1020 16TH

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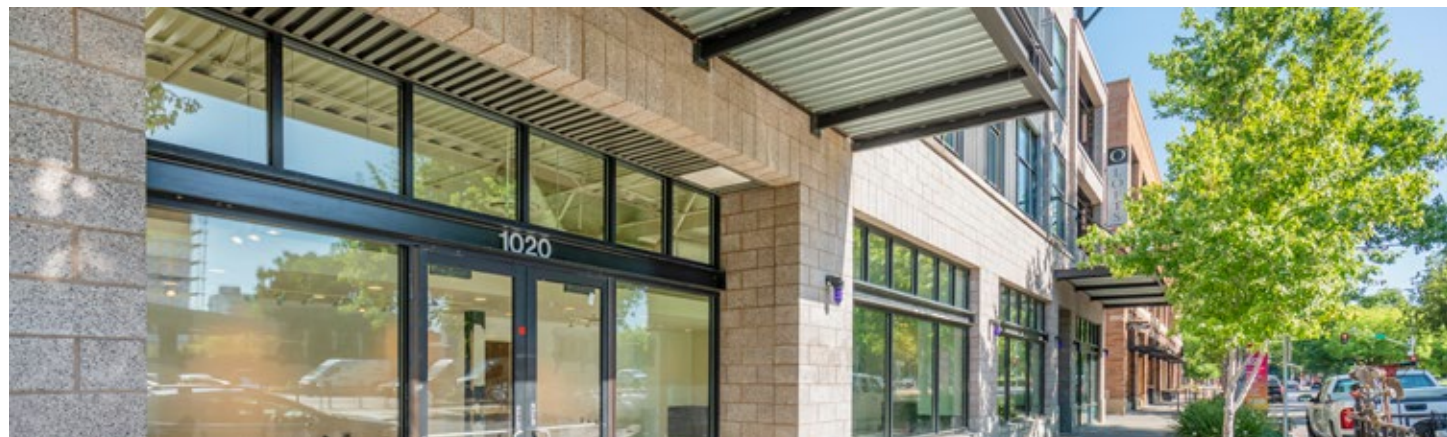
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1020 16TH ST IS A RARE CHANCE TO POSITION YOUR RETAIL ESTABLISHMENT IN THE HEART OF THE GRID

THE PROPERTY

±1,892
SF AVAILABLE

22,000
CARS PER DAY

1
SPACE AVAILABLE

21
LUXURY RESIDENCES ABOVE

ONE 2ND GEN RETAIL/RESTAURANT SPACE ON MIDTOWN'S BUSIEST STREET

1020 16th Street, also known as o1 Lofts Midtown, is a 3-story mid-rise mixed-use project comprised of 14 light-filled lofts with open floor plans with expansive windows, and balconies' ranging from ± 638 to ± 1,088 square feet, over 7,000 square feet of retail space.

o1 Lofts Midtown is an essential connection between 16th Street, Downtown and Midtown to link a seamless, vibrant lifestyle experience anchored in Sacramento's most walkable mixed-use

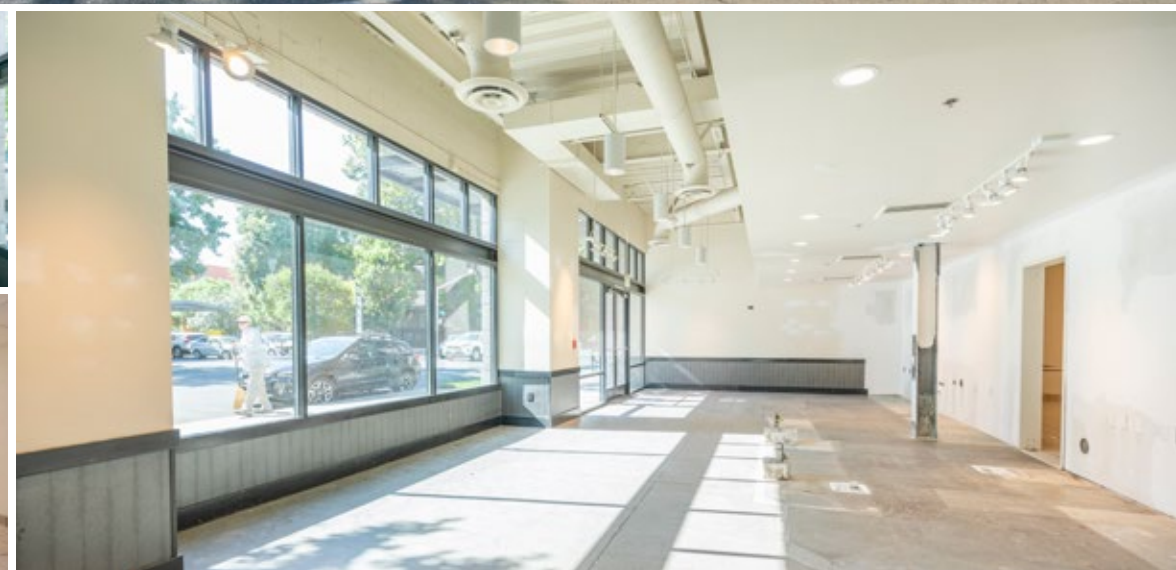
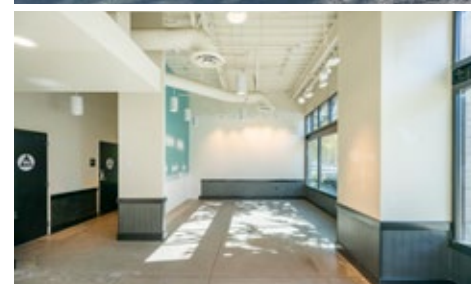
neighborhood. o1 Lofts is centered in a pedestrian-friendly, walkable neighborhood of Sacramento. The building has incredible visibility to both 16th Street and K Street, and is surrounded by surface and structured parking.

The Property features a modern design that reflects the increasingly contemporary character of Sacramento mixed-use buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, abundant natural light

and high ceilings.

The available space is ± 1,892 square feet and is currently configured as 2nd generation retail/restaurant spaces, featuring high end improvements, a restroom, hood, HVAC, grease-trap, and 225 amp electrical panel – ready to go for the next exciting retail tenant!

Don't miss this opportunity to be part of one of Midtown's most iconic mixed-use projects.





THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that's not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively

opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an

exciting time for the city. In California, nowhere is the word "renaissance" more applicable and demonstrable than in Downtown Sacramento, and 1020 16th Street is situated in the middle of everything.



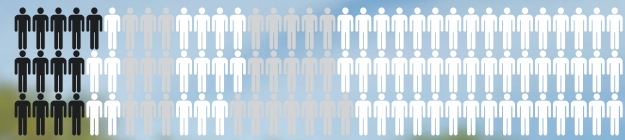


SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over \$150,000 - 13% \$100,000 - \$125,000 - 9% \$50,000 - \$75,000 - 17%
 \$125,000 - \$150,000 - 5% \$75,000 - \$100,000 - 11% Under \$50,000 - 44%



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



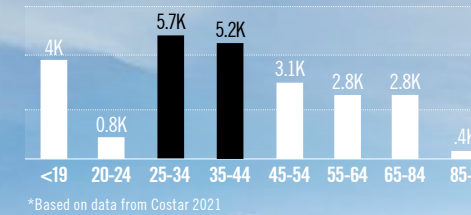
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in mid-sized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



WALK SCORE: 93
 BIKE SCORE: 99
 TRANSIT SCORE: 62

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO



BUILDING LOCATION

PERFECTLY SITUATED BETWEEN BOTH MIDTOWN & DOWNTOWN

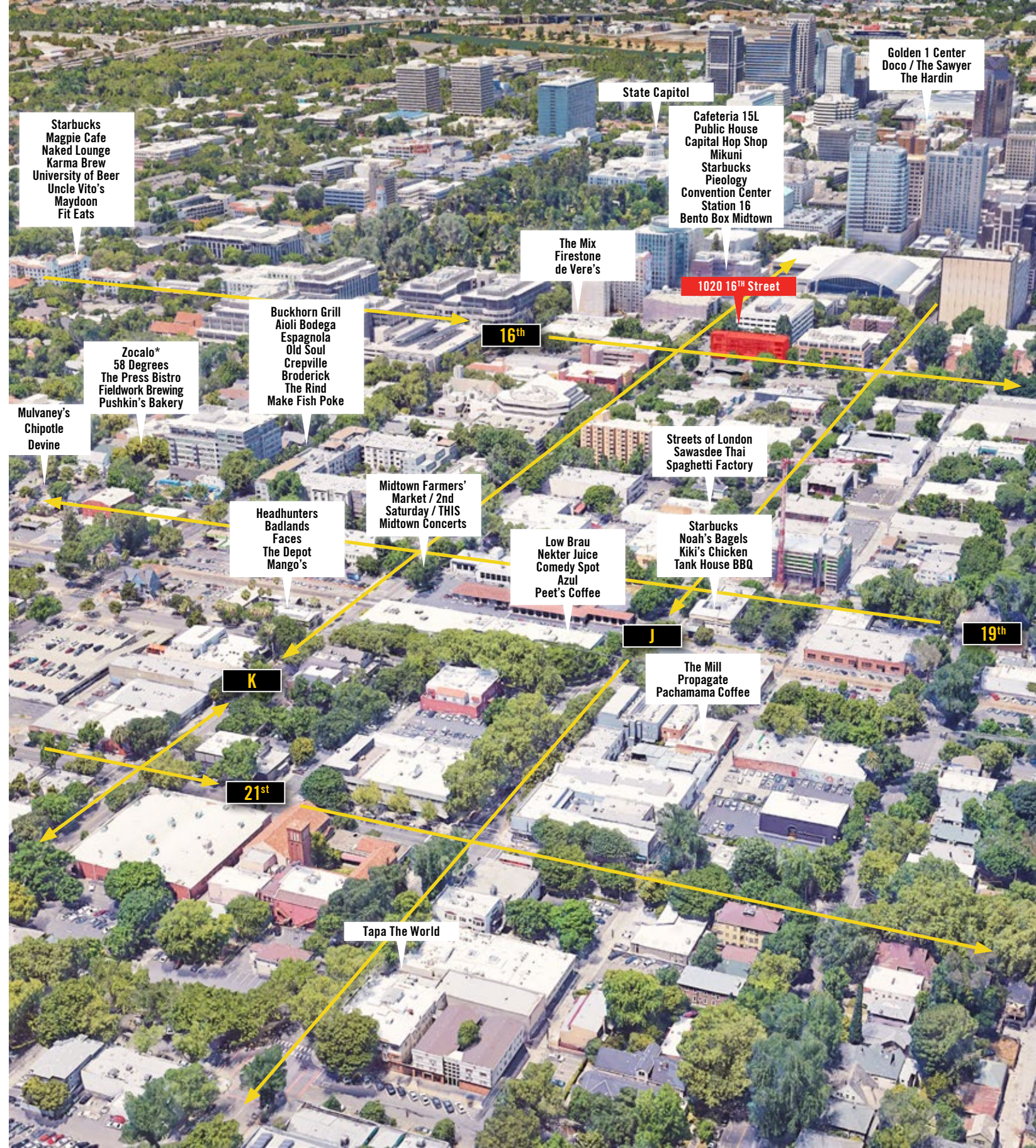
Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings 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.





1020 16TH IS IN A SACRAMENTO HOTSPOT. ALL KNOW TO COME TO THIS NEIGHBORHOOD TO START OR END THEIR NIGHT OUT!





CALL YOUR PARKING CONCIERGE!
• 916.851.1612 •



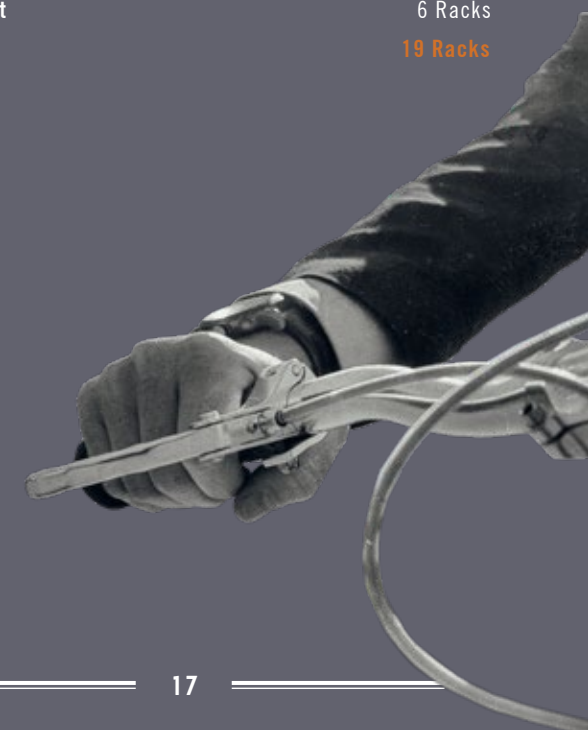
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CAR PARKING

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

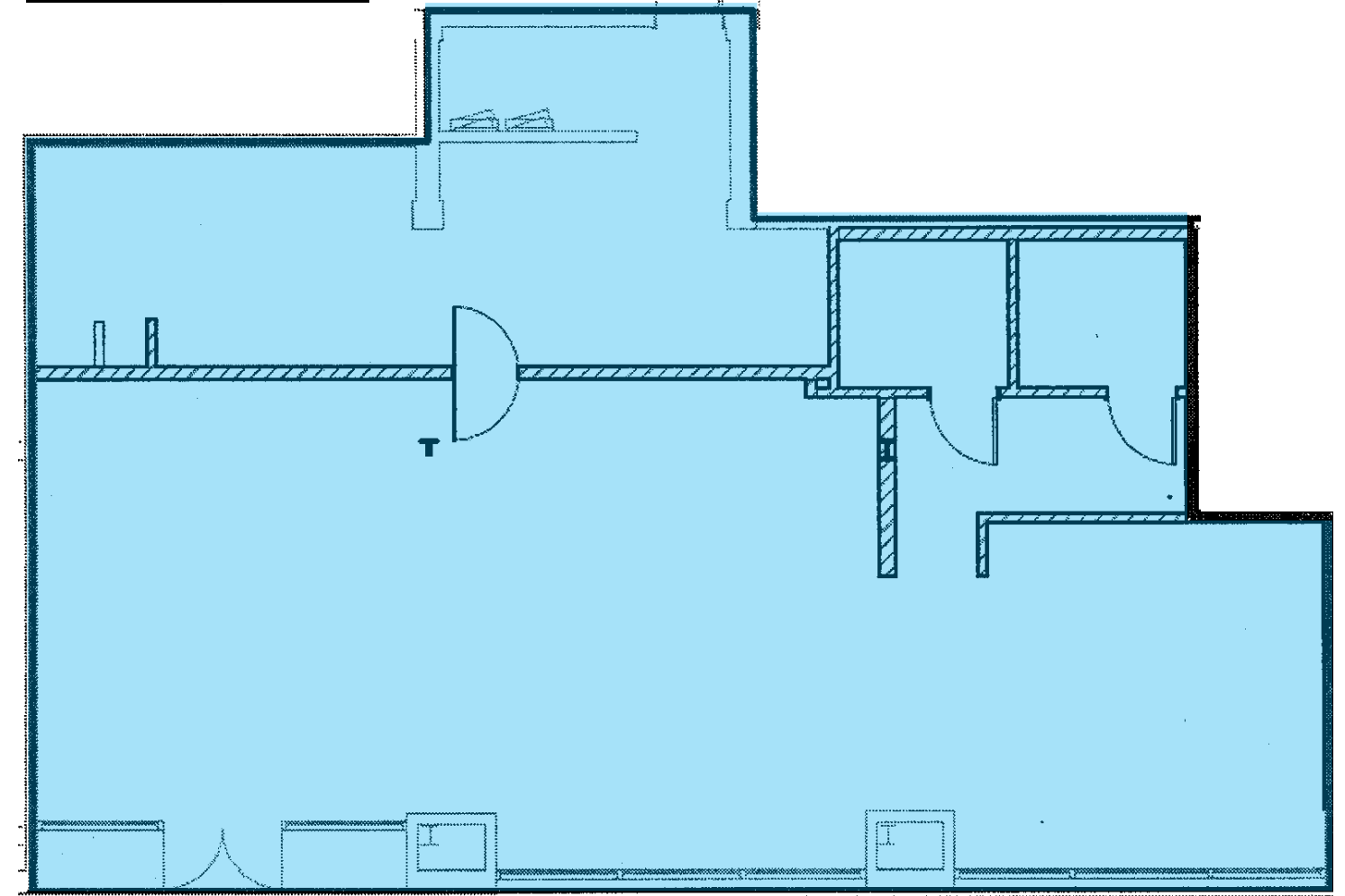
1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks



FLOOR PLAN



RETAIL AVAILABLE: 1,892 SF



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