

NOW UNDER CONSTRUCTION!

TOWER BROADWAY

1600 Broadway | Luxury Living + Iconic Retail
For Lease on Sacramento's Broadway Corridor



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

60,152	9,628	67	5	Q1-Q2 2026
SF BUILDING	TOTAL RETAIL	RESIDENTIAL UNITS	STORIES	PROJECT DELIVERY DATE

Tower Broadway, located at 1600 Broadway, the iconic former home to Tower Records, will continue to change the landscape of the Broadway corridor in urban Sacramento. Construction of Tower Broadway is commencing April, 2024. Prominently rising on the iconic and historic corner of 16th and Broadway, the architecturally stunning project is a 5-story, 60,152 square foot mixed-use building that will provide 67 residential apartments and highly visible class A retail and restaurant space.

Arriving in Q1-Q2 of 2026, Tower Broadway's retail space will range from 588 square feet to 4,052 square feet, visible to both Broadway and 16th Street. **The two restaurant spaces each have a fully conditioned indoor patio to provide year-round outside seating.**

This exciting Property is located directly across from the iconic Tower Theater in the heart of Broadway and the northside of Land Park. 16th Street and Broadway is a crucial connection between the Broadway corridor, Land Park, Downtown and Midtown Sacramento. This Project will be one of the catalyst projects to help create a reimagined urban lifestyle along the Broadway corridor.

Broadway, the home to Tower Broadway, is an avenue of industrial warehouses and historic buildings that have been transformed into a combination of new mixed-use development, a multicultural culinary scene, a thriving farmers market, a variety of entertainment uses and a significant influx of infrastructure improvements including sidewalks, dedicated pedestrian and bicycle lanes, wider sidewalks

and improved streetside landscaping. Part of the excitement behind Broadway's emergence as a vibrant and distinctive district rests in the area's unique buildings, landmarks, and street elements that still reflect the former Sacramento business activity that existed for over a century. Now, instead of warehouses and industrial shops, Broadway new and historic structures are now home to great emerging options for dining, cocktails, entertainment and art.

Walkable to Sacramento's most notable amenities, retailers at Tower Broadway will benefit greatly from hundreds of new and existing residents, thousands of daytime office employees and nighttime entertainment. Be part of the newest development transforming Sacramento's urban core!



SIGNAGE DETAILS

A:

NOTE:
All sign content, design and color scheme are subject to written approval from landlord. Tenants must submit color renderings with complete construction details and material specifications to landlord prior to securing permits from City for approval. Any sign manufactured and installed without landlord approval is subject to removal at tenants' expense.

TENANT SIGN

Face Illuminated Pan Channel Letters | Flush Mounted to Canopy Structure

LOGO Tenant Sign

Face Illuminated Pan Channel Letters & Logo | Logo Flush Mounted to Canopy Structure with Letters on Stand-Off Brackets

TENANT SIGN SECONDARY COPY

Face Illuminated Pan Channel Letters & Logo | Letters Flush Mounted to Canopy Structure with Secondary Capsule Cabinet on Stand-Off Brackets

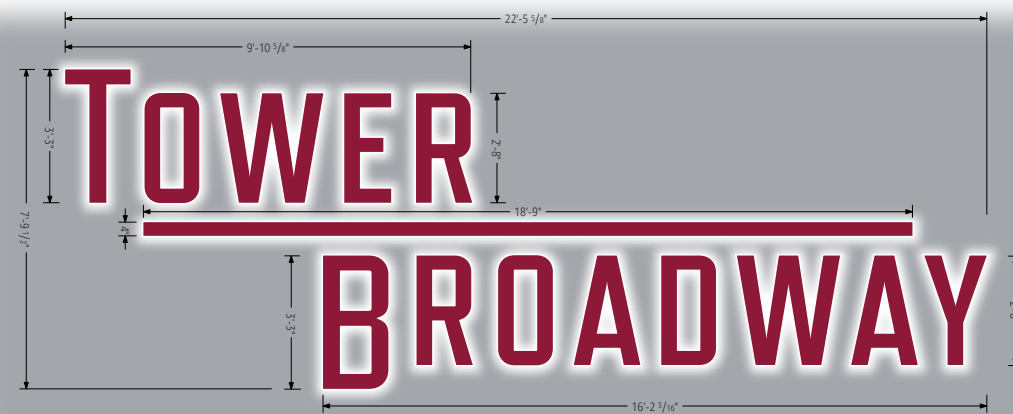
LOGO Tenant Sign

Halo Illuminated Pan Channel Letters & Logo | Letters & Logo Pegged Off of F.C.O Aluminum Offset Outline Backer Panel on Stand-Off Brackets

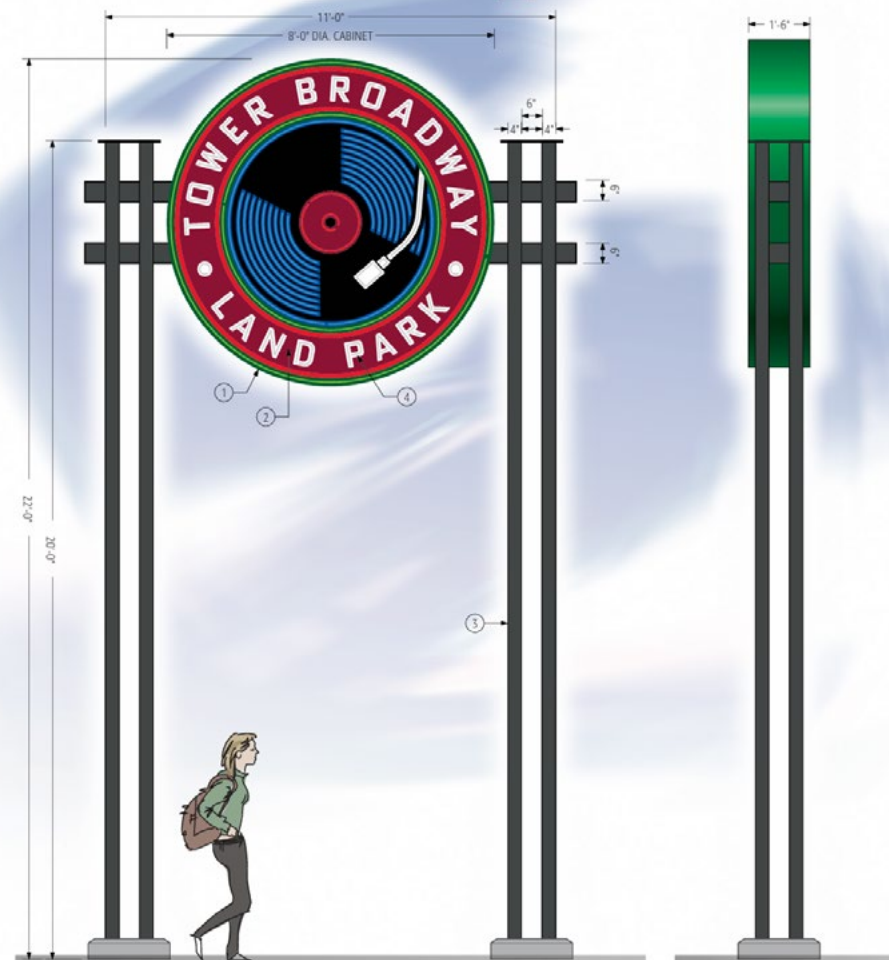
B:



C:



D:



PROPERTY DETAILS

Address: 1600 Broadway, Sacramento, CA 95818

Building Size: 60,152 square feet
67 residential units

Retail Spaces: 9,628 SF Total Retail

Space 1: 3,617 SF, fully enclosed & conditioned 586 SF
indoor courtyard = 4,203 Total SF

Space 2: 2,072 SF, fully enclosed & conditioned 309 SF
indoor courtyard = 2,381 Total SF

Space 3: 1,117 SF

Space 4: 1,339 SF

Space 5: 588 SF

Outdoor Patio Spaces (in addition to indoor courtyard):

Outdoor Patio 1: 1,455 SF

Outdoor Patio 2: 854 SF

Outdoor Patio 3-5: 713 SF

Hoodshaft: Available (Spaces 1 and 2)

Parking: 15 on-site
28 gated stalls for residents

Greasetrap: Available (Spaces 1 and 2)

Gas: Available

Metering: Separately Metered

Delivery Date: Q1-Q2, 2026

Retail Lease Rates:
Spaces 1-4: \$4.00 per square foot NNN
Space 5: \$5.00 per square foot NNN

Zoning: C-2-SPD

Stories: Five (5)

Bike Storage: Bike parking provided

Water: City of Sacramento

Gas: PG&E

Electricity: SMUD

Additional Feature: Concrete podium for industrial 12 - 13' clear heights

Additional Notes: Completed street parking for Broadway & additional parking available just south and also under freeway for patrons & employees.

Section One: The Property

TOWER BROADWAY



BUILDING EXTERIOR POTENTIAL



RESTAURANT INTERIOR POTENTIAL



RESTAURANT INTERIOR POTENTIAL



RESTAURANT PATIO POTENTIAL



CAFE INTERIOR POTENTIAL



JUICE SHOP INTERIOR POTENTIAL



MINI MART INTERIOR POTENTIAL



BANK INTERIOR POTENTIAL





BUILDING LOCATION

BROADWAY IS SEEN BY MANY AS THE NEXT MAJOR DOWNTOWN CORRIDOR

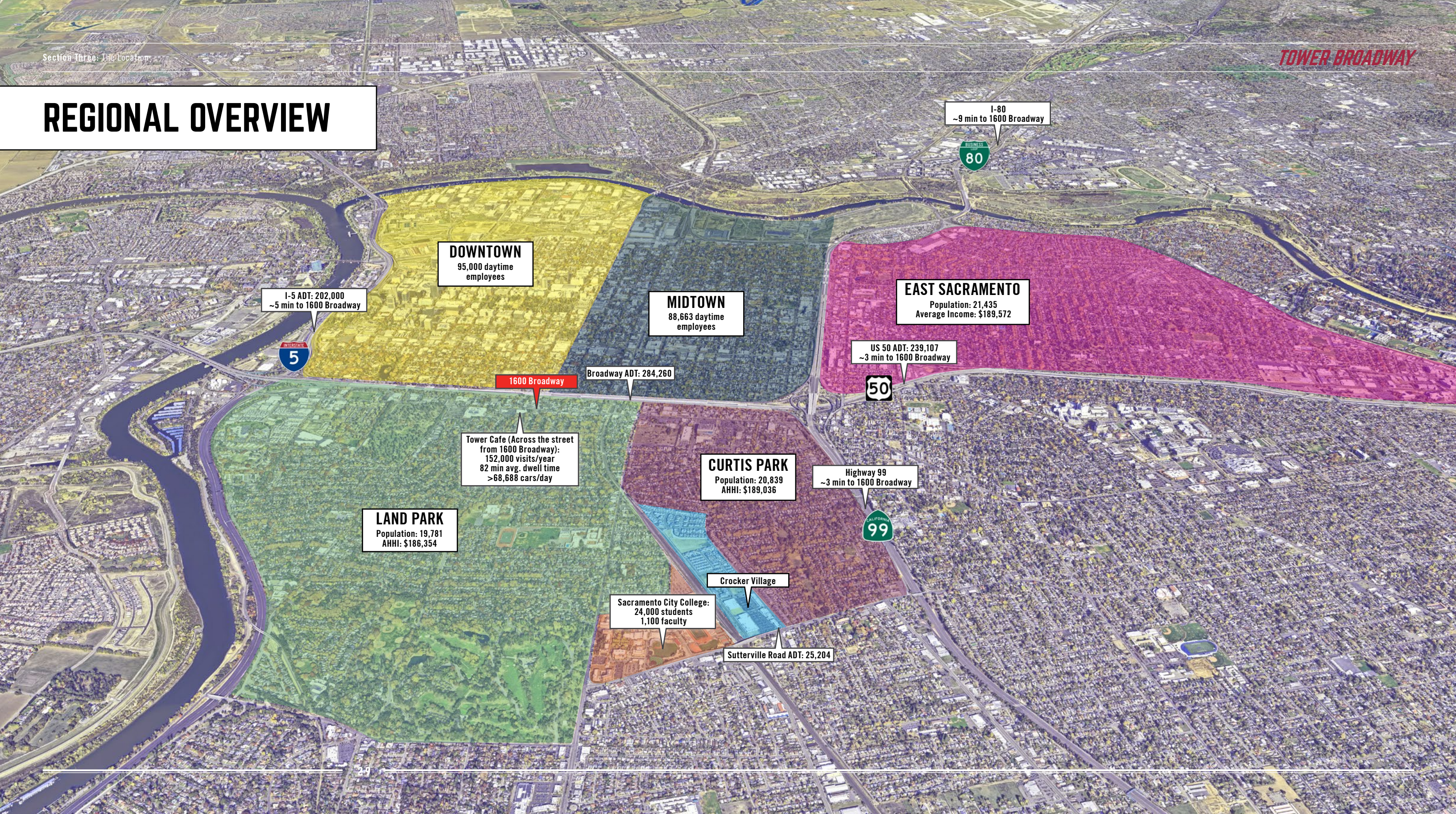
On the cusp of Land Park and Southside Park neighborhoods, but soon to be a destination all its own, Sacramento's East Marina district, as a portion of the Broadway Corridor, is coming alive. Several key investment/developments have

been made nearby and the path of progress is beginning to accelerate. The street improvement program, the Broadway/WestSac Bridge, development of numerous high-end mixed-use projects and new retail/restaurant amenities are all helping to breathe new life

into this iconic blvd. City Councilman Steve Hansen says he sees Broadway as the next major downtown corridor to modernize now that K Street and R Street are maturing corridors. "The opportunities really abound here" Hansen said.



REGIONAL OVERVIEW



I-5 ADT: 202,000
~5 min to 1600 Broadway



DOWNTOWN
95,000 daytime employees

MIDTOWN
88,663 daytime employees

EAST SACRAMENTO
Population: 21,435
Average Income: \$189,572

US 50 ADT: 239,107
~3 min to 1600 Broadway



1600 Broadway
Broadway ADT: 284,260

Tower Cafe (Across the street from 1600 Broadway):
152,000 visits/year
82 min avg. dwell time
>68,688 cars/day

LAND PARK
Population: 19,781
AHHI: \$186,354

CURTIS PARK
Population: 20,839
AHHI: \$189,036

Highway 99
~3 min to 1600 Broadway



Crocker Village

Sacramento City College:
24,000 students
1,100 faculty

Sutterville Road ADT: 25,204

NEARBY DEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

GREAT FOOD

Broadway is home to an eclectic and multicultural culinary scene. These include Tower Café, Willie's Burgers, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Nearby you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as a newer places like Massulo Pizza.

BROADWAY BRIDGE

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

SELLAND'S MARKET CAFE

Selland's Market Cafe opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property.

THE KITCHEN

The Kitchen relocated from the Arden area to 915 Broadway in 2023. The Kitchen is a Michelin-starred restaurant serving a six-course prix fixe dinner menu based upon the best and freshest ingredients available, most of which are procured locally and regionally.

PEDESTRIAN IMPROVEMENTS

The city updated the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating.

BROADWAY REDUX

Local infill builder Indie Capital developed Broadway Redux project, ultra-modern urban infill project of nine single-family homes. Two models were

inserted to respond to the varying contexts — a 3 story, vertical model fronting the urban Broadway street edge, and a more modest 2 story model nestled into the very residential Yale Street context. Designed by Johnsen Schmalig Architects, the award-winning designs have bolstered the Broadway corridor as an exciting place to be. The Project is complete.

ONYX BOUTIQUE APARTMENTS

Directly north of (and essentially adjacent to) the subject property is ONYX, a 41-unit boutique apartment development that features modern design, and a community courtyard for gathering.

THE TOWER THEATRE

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

1817 BROADWAY

Local developers will develop a 74 unit over 8,500 square feet of retail mixed-use development at the northwest corner of 19th and Broadway.

1901 BROADWAY

Bay Area-based affordable housing developer EAH Housing has submitted plans for two five-story buildings at 1901 Broadway, with 150 apartments and about 1,700 square feet of retail space. It is now under construction.

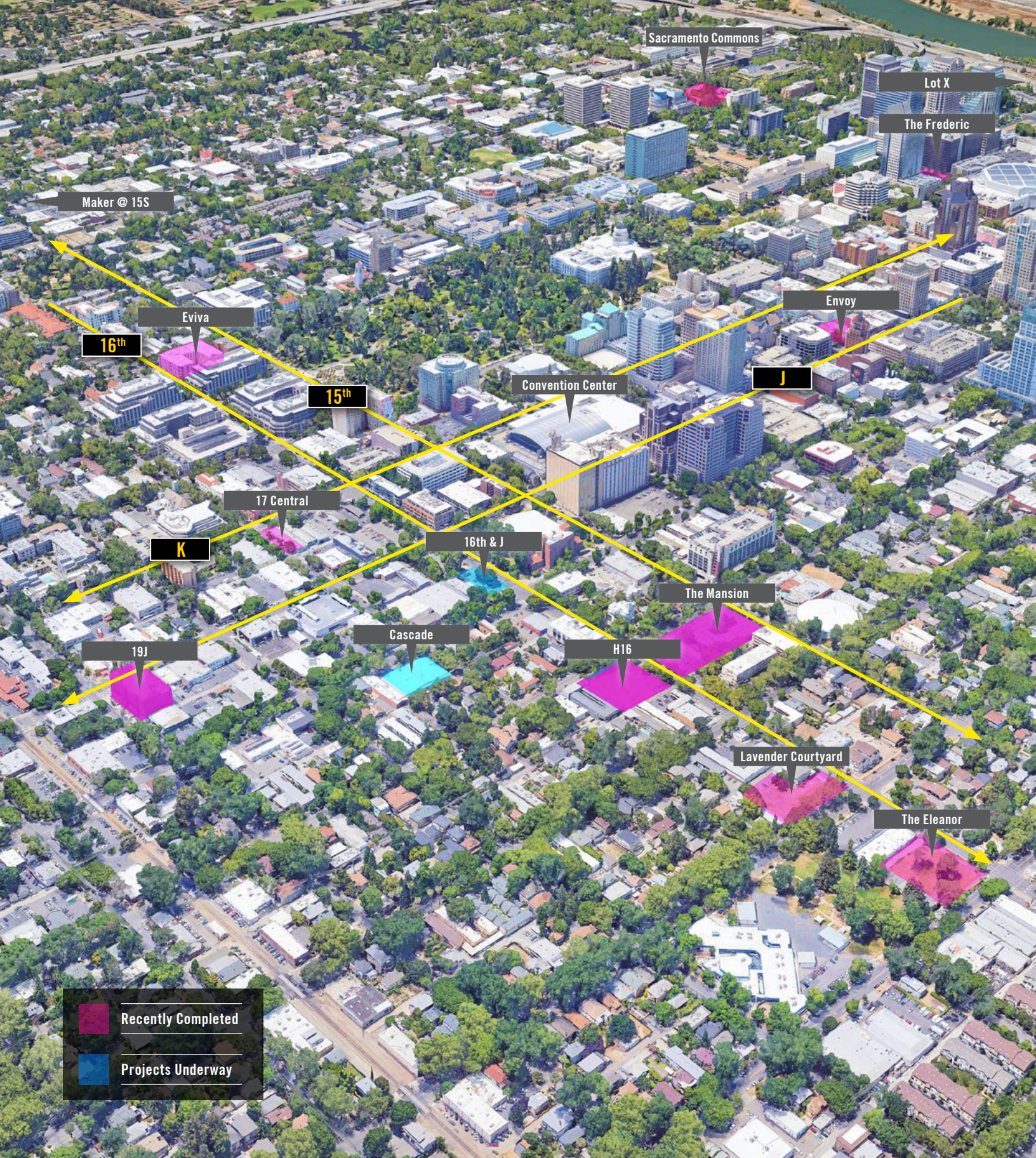
2110 BROADWAY

Local developers at SKK aim to develop a project called Broadway Village at 2110 Broadway, extending along the street from 21st to 23rd streets. The project would have either 593 or 693 residential units, a grocery store and other retail across six buildings.

9B

9th & Broadway — also by Indie Capital and Johnsen Schmalig Architects — is a community of 17 duplex homes. Phase I and II are both completed and sold, with 17 duplex homes fronting Broadway and also 9th Street.





NEW RESIDENTS ON THE GRID

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivered Spring 2022.

Envy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

Maker @ 15S



A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X

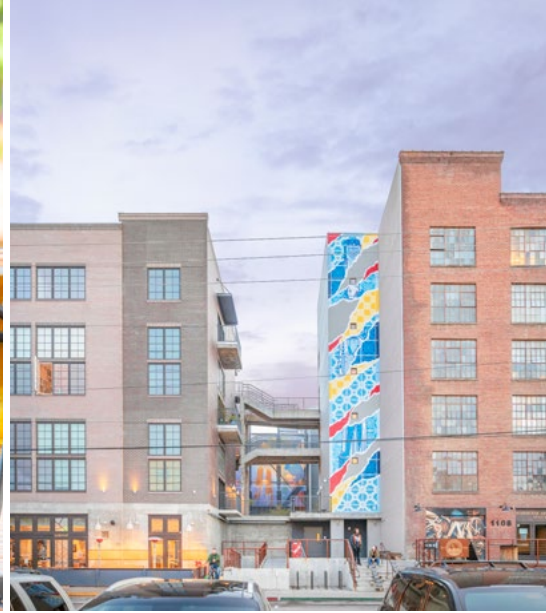


Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023



NEARBY AMENITIES

Located on the Broadway Corridor - Sacramento's up-and-coming submarket. 1600 Broadway tenants will enjoy being near the urban core with easy access to every corner of the city and easy access on and off to Highway 50/80 freeway.

POPULAR RESTAURANTS & AMENITIES NEAR 1600 BROADWAY (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|------------------------------|---------------------------|---------------------|-----------------------------|------------------------|
| Andy Nguyen's Vegetarian | Ernesto's Mexican Food | Los Jarritos | Revolution Winery & Kitchen | Taqueria Maya's |
| Asha Urban Baths | Faria Bakery | Masullo | River City Deli & Bagels | Target |
| Asian Food Center | Fixin's Soul Kitchen | Mast Coffee | Riverside Clubhouse | Temple Coffee Roasters |
| Balshor Florist | Flame Club | Ming Dynasty | ROC&SOL Diner | Thai Farm House BBQ |
| Betty Wine Bar & Bottle Shop | Flawless Boxing & Fitness | Miso Japanese | Sac Natural Foods Co-op | Thai Time |
| Bike Dog Broadway Taproom | Fuji Sacramento | Noah's NY Bagels | Sacramento Poultry Co. | The Coconut on T |
| Binchoyaki | Golden Dragon | Noodles To Thai For | Sampino's Kitchen | The Habibi's Grill |
| Broadway Donuts | Gunther's Ice Cream | NUG Sacramento | Selland's Market | The Kitchen |
| Broadway Veterinary Hospital | Heat Shabu | McDonald's | Scorpio Coffee | Tower Cafe |
| Bueno Cafe | Hook and Ladder | Mecha Mucho | Sheba's Cafe | Tower Theatre |
| Buffalo Pizza & Ice Cream | Hop Gardens | Naked Coffee | Smart & Final | Tupi Coffee |
| Cafe Dantorels | Jamie's Broadway Grille | Old Ironsides | Smash Sacramento | T4 |
| Carl's Jr. | Jensai Sushi | Osaka-Ya | Southside Park | Upscale Thrift |
| Chase Bank | Ju Hachi | Pangaea Bier Cafe | Southside Super | Urban Roots Brewery |
| Chipotle | Koi Japanese Bistro | Public Land Store | Star India Curry & Grill | Vallejo's |
| Creole Soul Restaurant | Kyoto Sushi Bar | Pushkin's Bakery | Sun Up Market | Vic's Ice Cream |
| Curtis Park Market | Lam Kwong | Queen Sheba | Sunh Fish | Walgreens |
| Delish Pizza | Lola's Lounge | Quickly | Taco Bell | Wienerschnitzel |
| Dim Sum House | Los Immortales Taqueria | Real Pie Company | Taiwan Best Mart | Zanzibar Trading |



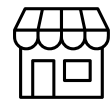


SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER 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.

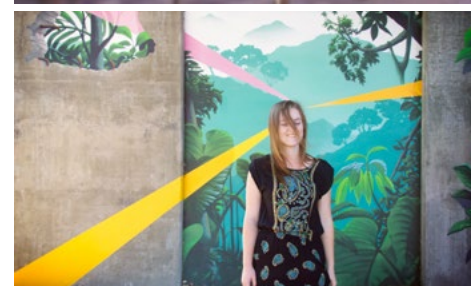
Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

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 fifth-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.



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

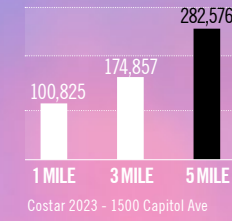
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

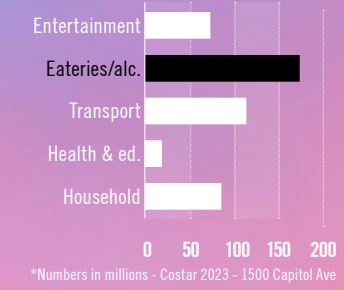
68%

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

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:
97
Walker's Paradise

BIKE SCORE:
98
Biker's Paradise

TRANSIT SCORE:
53
Good Transit

walkscore.com
2031 K Street



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