

MEMORIAL GARAGE

H & 14TH STREET - SACRAMENTO CA



THE PROPERTY

TURTON COMMERCIAL IS PLEASED TO PRESENT A PRIME DOWNTOWN RETAIL OPPORTUNITY NEAR THE MEMORIAL AUDITORIUM AND CONVENTION CENTER

- 801 14th Street: ± 8,074 SF
 - Former Coyote Tap House and Oshima Sushi
 - “Plug & Play Restaurant”
- 1414 H Street: ± 1,550 SF
 - Former Starbucks
- Heart of Downtown, Sacramento
- Negotiable Lease Rate
- Excellent Window Lines
- Abundant Natural Light
- Potential Building Signage
- Open Floor Plan
- Highly Visible Corner Location
- High Pedestrian Traffic
- Over 97,000 Employees in a 1-Mile Radius
- On-Site Public Garage Parking



THE LOCATION

Downtown Sacramento is the epicenter for the region's most exciting events and development activity. Downtown continues to be the hub of Sacramento's \$2.8 billion tourism industry with more than 378 conventions and events and more than 880,000 attendees in 2014 alone. The burgeoning nightlife and entertainment scene, coupled with the development of the new Entertainment and Sports Center (ESC), provides the perfect opportunity for an office or retail user to define their company culture in Sacramento's booming downtown submarket.

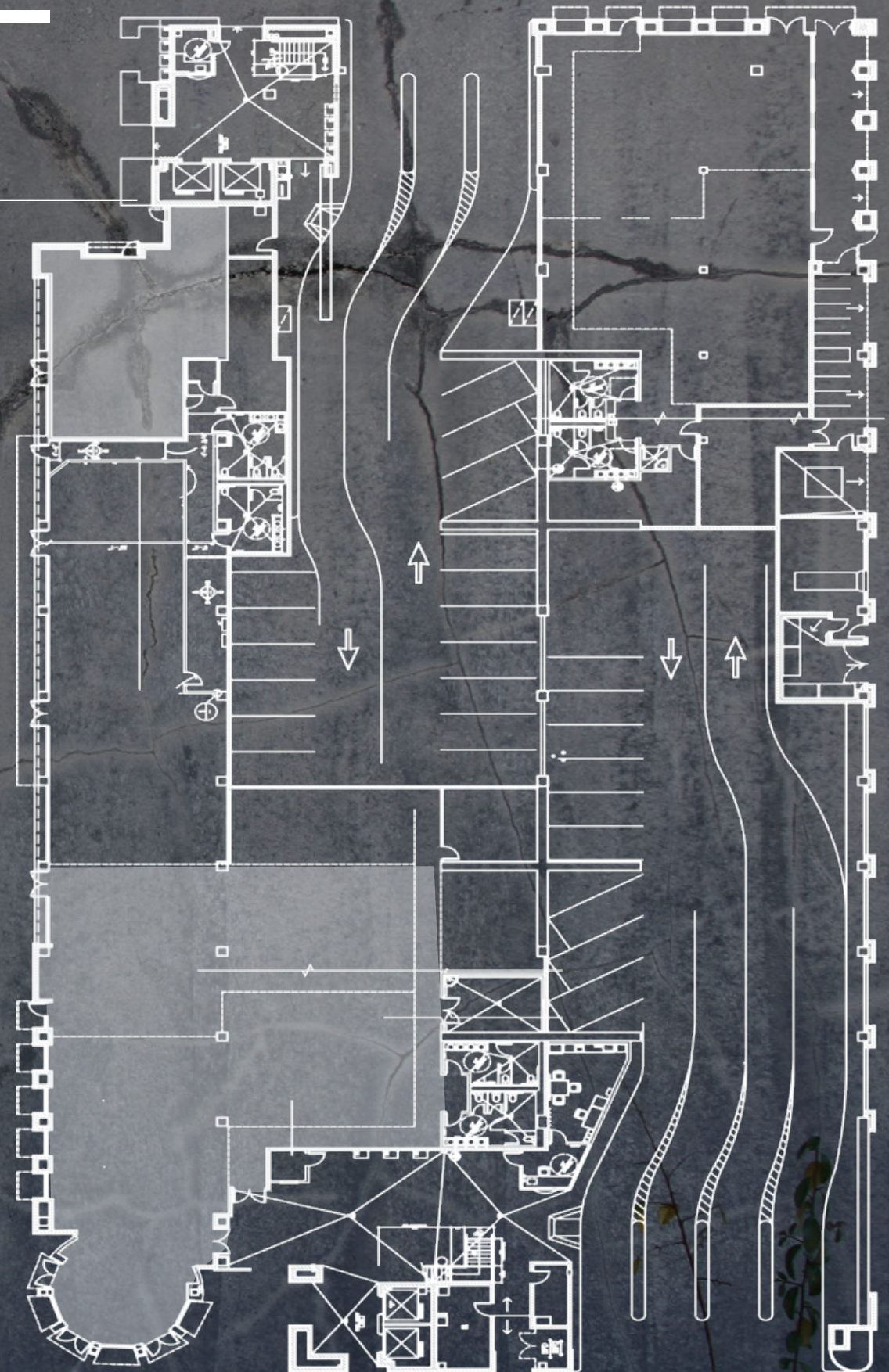
30 new retail businesses opened downtown in 2014 and the office market continues to develop as firms move to the urban core to attract top talent. More than one-third of the Class A office space in the region is located in Downtown providing a large daytime population of over 70,000 employees. Fueled by the millennial generation, demand for downtown housing continues to grow from its current 17,000 residents and Downtown hotel occupancy has increased to 77% - well above the national average.



FLOOR PLANS

1414 H STREET
± 1,550 SF

801 14TH STREET
± 8,074 SF



DEMOGRAPHICS

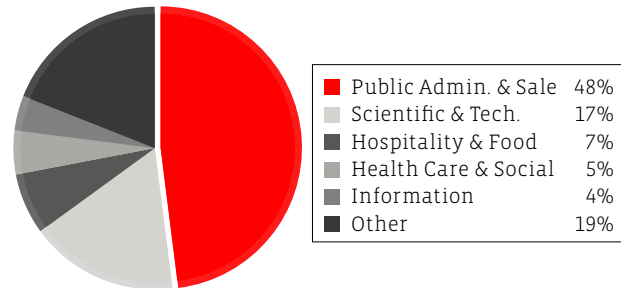
DOWNTOWN IS STRATEGICALLY LOCATED IN THE HEART OF SACRAMENTO'S POPULAR AND RISING URBAN CORE

SACRAMENTO ANNUAL SALARY BREAKDOWN

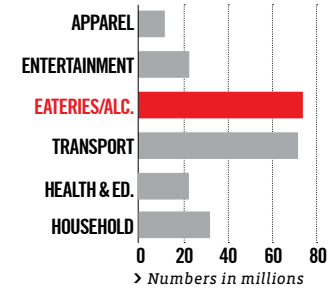
Over \$100,000. **17%** \$60,000 - \$75,000. **10%** \$30,000 - \$40,000. **12%**
 \$75,000 - \$100,000. **11%** \$40,000 - \$60,000. **18%** Under \$30,000. **32%**



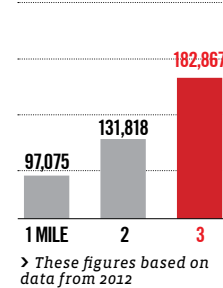
LARGEST NEARBY EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS



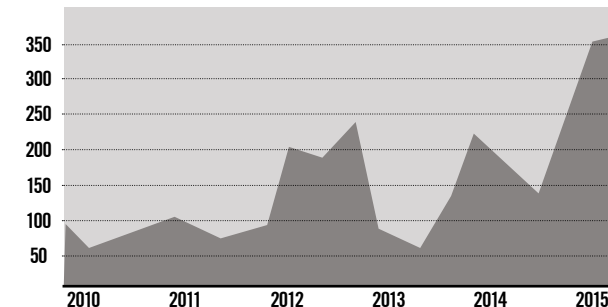
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF LOCATION:



NUMBER OF EMPLOYEES WITHIN VARYING RADIUS:



APARTMENT BUILDING SALES (IN MILLIONS)



DEMOGRAPHICS OF "THE GRID"

71,335
DAYTIME EMPLOYEES

11,062
TOTAL HOUSING UNITS
17,736
TOTAL DOWNTOWN RESIDENTS

55
DOWNTOWN BARS

15.3 MILLION
ANNUAL REGIONAL VISITORS

607,000
CONVENTION CENTER ATTENDEES

140
RESTAURANTS

CITY RANKINGS

- #1 HAPPIEST WORKERS IN MIDSIZED CITIES
- #1 MOST VALUABLE MINOR LEAGUE BASEBALL TEAM
- #2 TOP 10 MOST FUN, AFFORDABLE U.S. CITIES
- #4 U.S. METRO CLEAN TECH INDEX
- #4 BEST CITIES FOR NERDS
- #10 BEST CITIES FOR WOMEN IN THE WORKFORCE
- #10 BEST CITIES FOR COFFEE SNOBS
- #10 LEASE STRESSED-OUT CITIES
- #14 AMERICA'S COOLEST CITIES
- #16 BEST CITIES FOR MILLENNIALS
- #25 AMERICA'S TOP 50 BIKE-FRIENDLY CITIES





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