

THE
Grower's
DISTRICT®



SITE 301
FOR SALE AND LEASE



TURTON
COMMERCIAL REAL ESTATE



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

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

IAN FORNER
DIRECTOR - LIC. 01967116
916.573.3314
IANFORNER@TURTONCRE.COM

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*NOT TO SCALE



THE OFFERING

\$1.8M (\$93/SF) PRICE	19,345 SF BUILDING AVAILABLE	.57 AC YARD SPACE (24,705 SF)	\$0.75/SF/NNN NNN ESTIMATED AT \$0.20/SF
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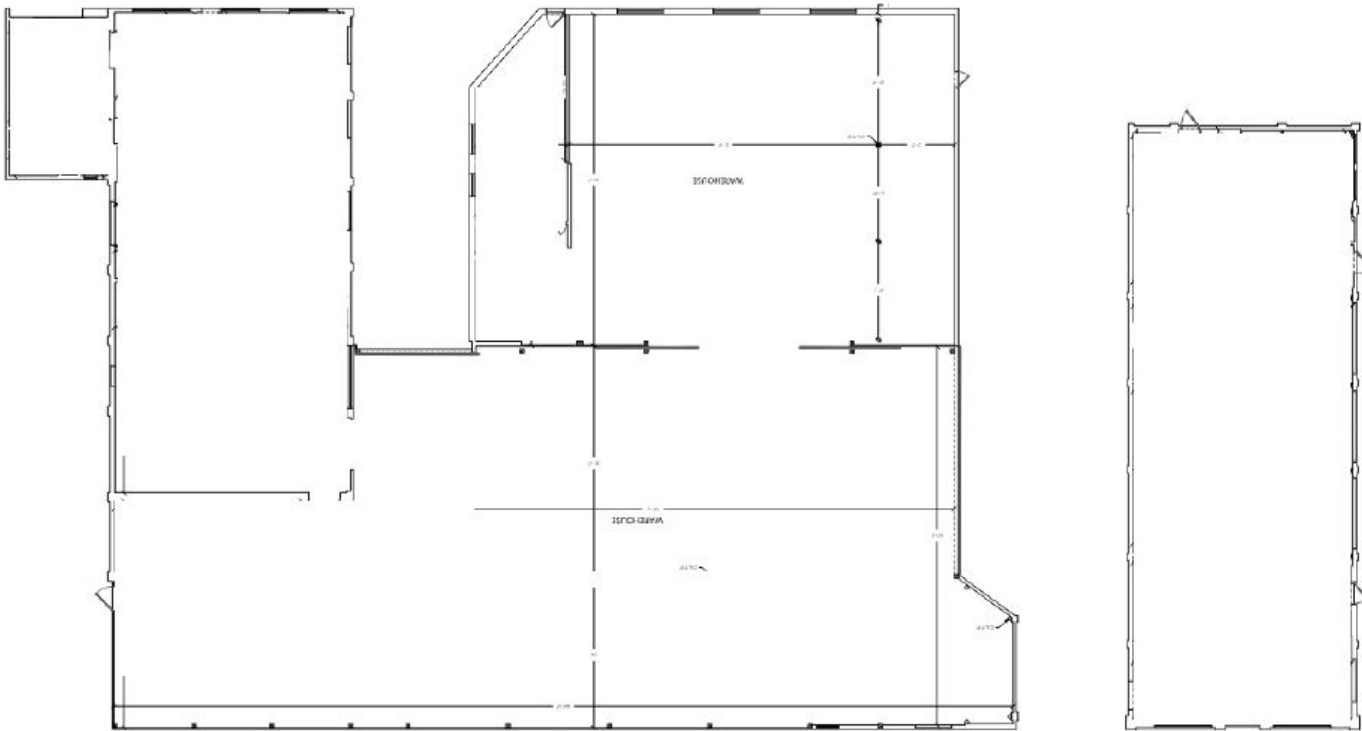
FUTURE DEVELOPMENT OPPORTUNITY & GATHERING SPACE FOR CREATIVES

Turton Commercial Real Estate is pleased to offer 301 N. 16th Street, a Grower’s District development, priced for sale at \$1.8M (\$93/SF), and for lease at \$0.75/SF. The Property offers ± 19,345 SF of flexible warehouse and creative space with a ± 24,705 SF (± .57 acre) yard.

Priced at \$0.75 PSF NNN, the Property includes a gantry crane, large sliding doors, a 15 foot roll-up door and two cooler units, ideal for light industrial, food-hall concepts, or adaptive redevelopment.

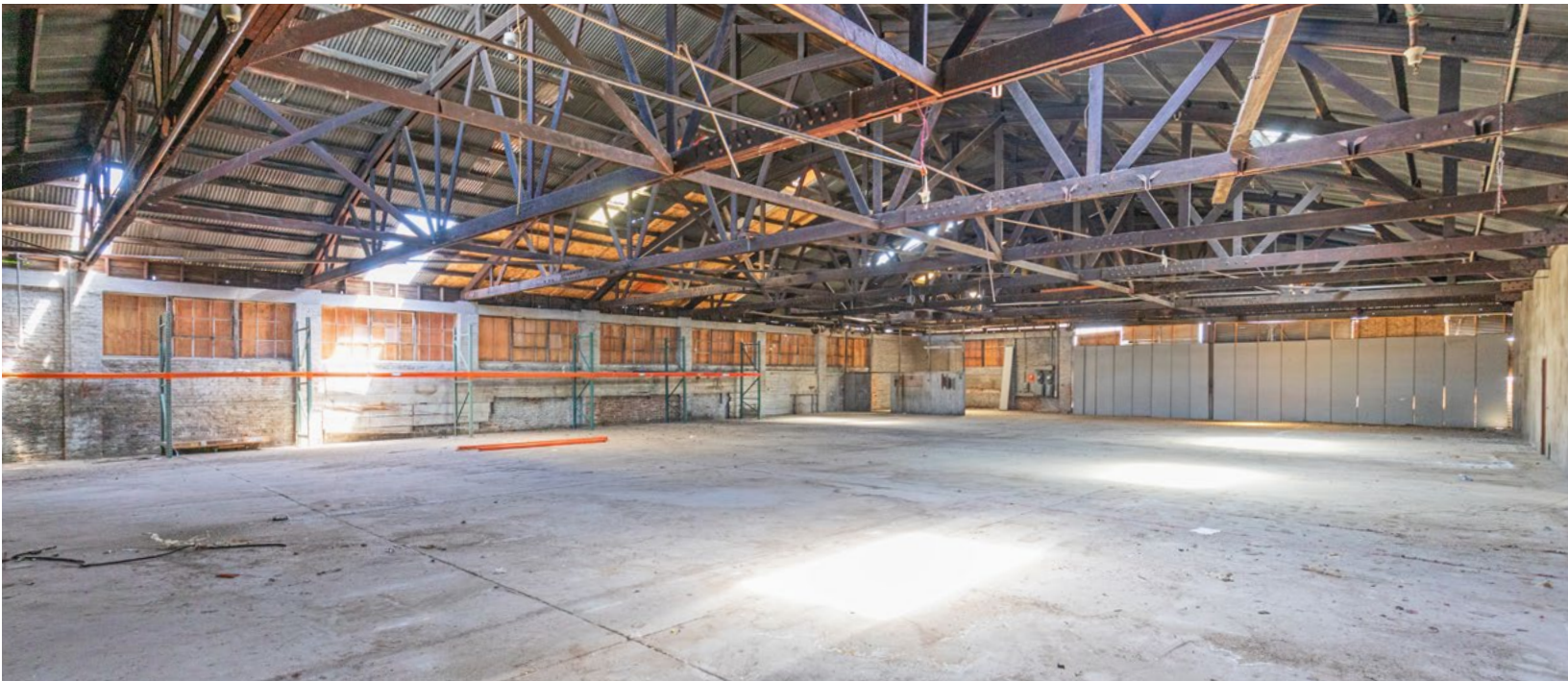
The site delivers immediate street presence

with ~332 linear feet along 16th Street (~21,000 cars/day) and supports long-term upside including a potential 77-unit redevelopment envelope. Spaces are divisible (smallest available is ~2,000 SF) and can be combined to suit tenant needs.



EXISTING ENTRY LEVEL FLOOR PLAN
LARGE BLDG: ± 15,995 SF

EXISTING ENTRY LEVEL FLOOR PLAN
SMALL BLDG: ± 3,350 SF



PROPERTY DETAILS

Site 301: 301 N. 16th Street, Sacramento, CA

Sales Price: \$1,800,000 (± \$93/SF)

Land Size: ± 48,000 SF (± 1.1 Acres)

Land Price: \$37.50/SF

Asking Base Rent: \$0.75/SF + NNN (Nets estimated at \$0.20/SF)

Existing Entry Level Floor Plan Small Bldg: ± 3,350 SF

Existing Entry Level Floor Plan Large Bldg: ± 15,995 SF

Includes: Large Sliding Barn Doors, Large Gantry Crane in Working Condition Upon Previous Tenant's Exit

Total Yard Space: ± 24,705 SF (± 0.57 AC)

Opportunity Zone: Yes

- LAND/PARCEL DETAILS:**
- Total # of Parcels:** 7 (001-0152-001-007)
- Parcel 001:** 1610 N. C Street
± 6,000 SF
- Parcel 002:** 301 N. 16th Street
± 6,000 SF
- Parcel 003:** C Street
± 6,000 SF
- Parcel 004:** 1610 N. C Street
± 6,000 SF; ± 4,254 SF Building
- Parcel 005:** 1610 N. C Street
± 12,000 SF; ± 11,823 SF Building
- Parcel 006:** 1616 N. C Street
± 6,000 SF; ± 4,520 SF Building
- Parcel 007:** 1616 N. C Street
± 6,000 SF

- ZONING:**
- Parcels 1-3:** C-2 SPD
- Parcels 4-7:** C-4 SPD





THE GROWER'S DISTRICT

The Grower's District represents a true creative space opportunity/gathering space for enterprising urban pioneers, makers, and artists with distinct architectural appeal. It is located in the heart of Sacramento's most dynamic infill development submarket, with over THREE BILLION DOLLARS in investment underway. The building's 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, 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 Grower's District naturally lends it-

self 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 spaces. The U-shaped building has several natural places to divide 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 several natural places to divide the space, with the smallest available area being 2,000 square feet. The Grower's District can also be used for a range of industrial and warehous-

ing 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 surrounding the property make this a very unique opportunity.

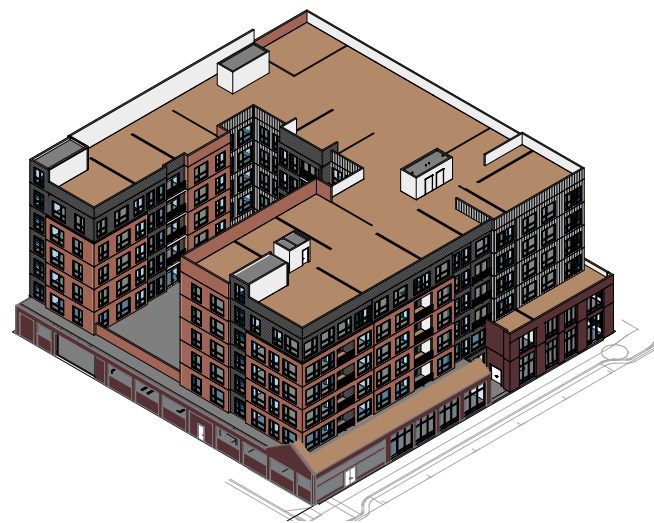
The Grower's District benefits from approximately 332 linear feet of exposure along 16th Street, the main arterial road through the downtown core connecting Interstate 80 to Highway 160. Tenants can take advantage of prominent building signage visible to over 21,000 cars that pass the Grower's District on 16th Street each day.



SITE 200 (355 DWELLING UNITS)



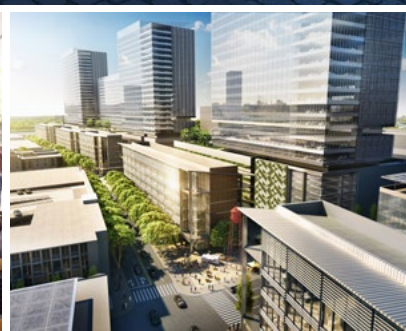
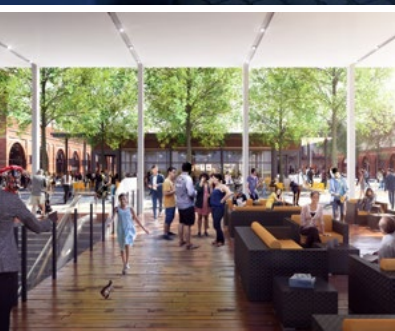
SITE 211 (111 DWELLING UNITS)



POTENTIAL FUTURE DEVELOPMENTS

SITE 301 (77 DWELLING UNITS)







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. 2029 Completion date.

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.

SMUD Museum of Science and Curiosity



The 50,000-square-foot facility is located at 400 Jibboom Street along the Sacramento River and features a planetarium, interactive exhibits, and STEM programs. Completed at the end of 2021.

MLS Stadium



Sacramento Republic FC's new 20,000-seat soccer-first stadium is currently under construction at the Downtown Railyards. The privately-funded \$350 million project is designed to meet Major League Soccer (MLS) standards and is scheduled to open in the spring of 2028.

Richards Blvd Office Complex



The Richards Boulevard Office Complex (RBOC) is located in the River District of Sacramento. The 17.3-acre site is bound on the north by Richards Boulevard and on the east by North 7th Street. The project is comprised of four office towers and amenities totaling approximately 1,250,000 Gross Square Feet with on-site and structured above-grade parking.

Mirasol Village



Mirasol Village is a transformative, \$300-million mixed-income housing redevelopment in Sacramento's River District. Located at 1200 Richards Boulevard (between Dos Rios Street and 12th Street), the community features 489 modern apartments across a mix of affordable, workforce, and market-rate units.

Tani Cantil-Sakauye Sacramento County Courthouse



The Tani Cantil-Sakauye Sacramento County Courthouse provides a new 18-story, 53-courtroom courthouse of approximately 540,000 square feet in downtown Sacramento. The new courthouse project site in downtown Sacramento is located on G Street at the southwest corner of the intersection of G Street and 6th Street. This location is only a few blocks from the former Schaber Courthouse. Completed in April of 2026.





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

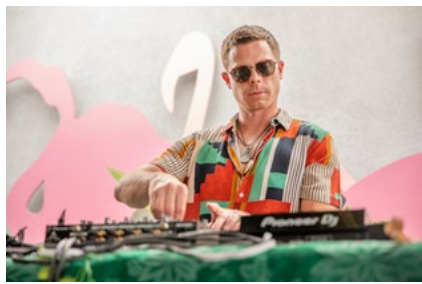
GSEC 2023
GIS Planning 2022

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 urban 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 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION
GREATER SACRAMENTO REGION

2,623,204

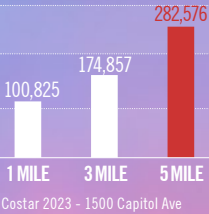
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

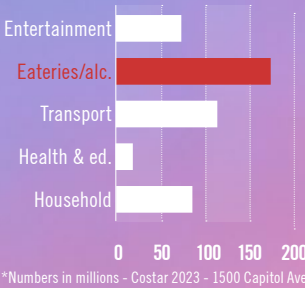
68%

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:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol



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DIRECTOR - LIC. 02124801
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EXISTING ENTRY LEVEL FLOOR PLAN
SMALL BLDG

EXISTING ENTRY LEVEL FLOOR PLAN
LARGE BLDG

YARD SPACE

