
TOWER BROADWAY

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



TURTON
COMMERCIAL REAL ESTATE

TOWER BROADWAY



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THE OPPORTUNITY

60,152
SF BUILDING

8,772
TOTAL RETAIL

68
RESIDENTIAL UNITS

5
STORIES

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. 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 68 residential apartments and highly visible class A retail and restaurant space.

Arriving in 2024, 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 are 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

LO 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

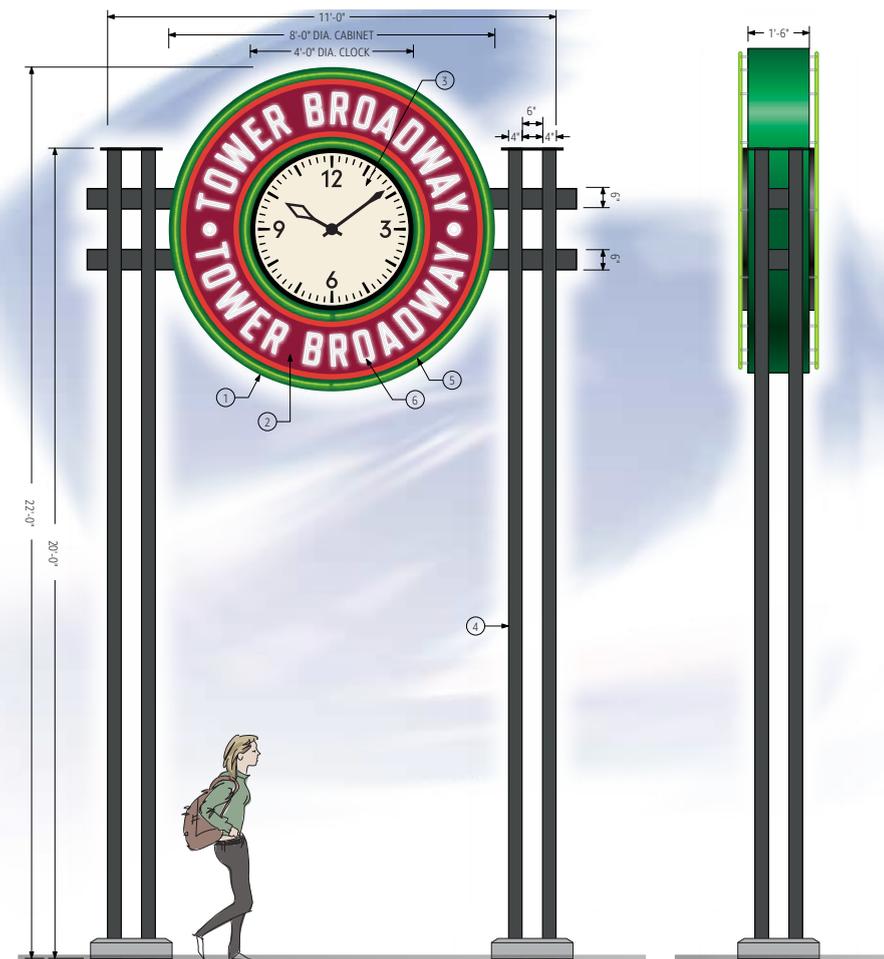
B:



C:



D:



PROPERTY DETAILS

Address: 1600 Broadway, Sacramento, CA 95818

Building Size: 60,152 square feet
68 residential units

Retail Spaces: 8,772 SF Total Retail
Space A: 3,617 SF, fully enclosed & conditioned 586 SF indoor courtyard
Space B: 2,072 SF, fully enclosed & conditioned 309 SF indoor courtyard
Space C: 1,117 SF
Space D: 1,378 SF
Space E: 588 SF

Outdoor Patio Spaces (in addition to indoor courtyard):

Outdoor Patio 1: 1,455 SF

Outdoor Patio 2: 854 SF

Outdoor Patio 3: 713 SF

Hoodshaft: Available (Spaces A and B)

Parking: 15 on-site
28 gated stalls for residents

Greasetrap: Available (Space A)

Gas: Available

Metering: Separately Metered

Delivery Date: Q2 2024

Retail Lease Rates:
Spaces A, B, C & D: \$4.00 per square foot NNN
Space E: \$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

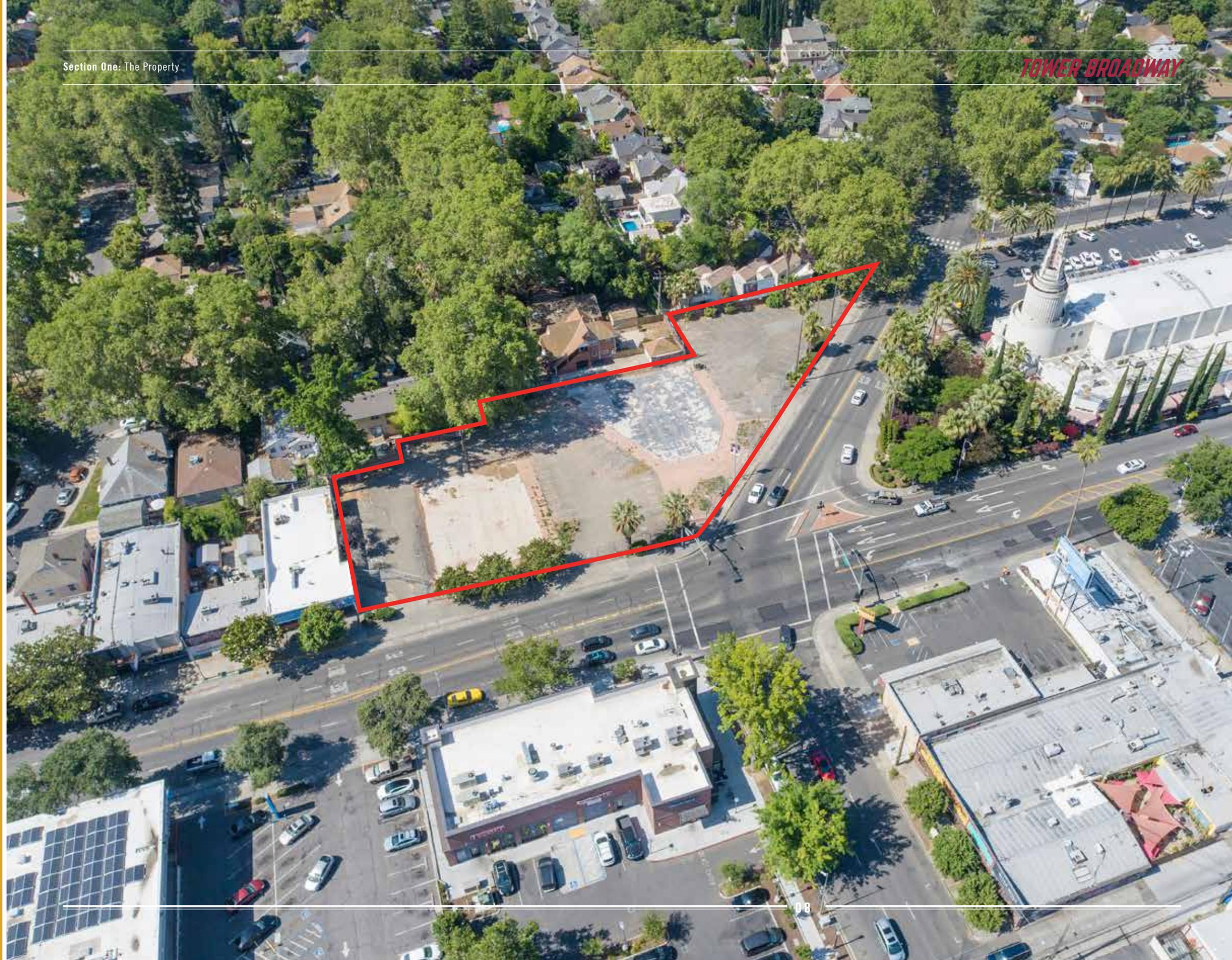
Electricity: SMUD

Additional Feature: Concrete podium for industrial ± 14' clear heights

Additional Notes: New Complete Streets parking coming online for Broadway & additional parking available just south and also under freeway for patrons & employees.

Section One: The Property

TOWER BROADWAY

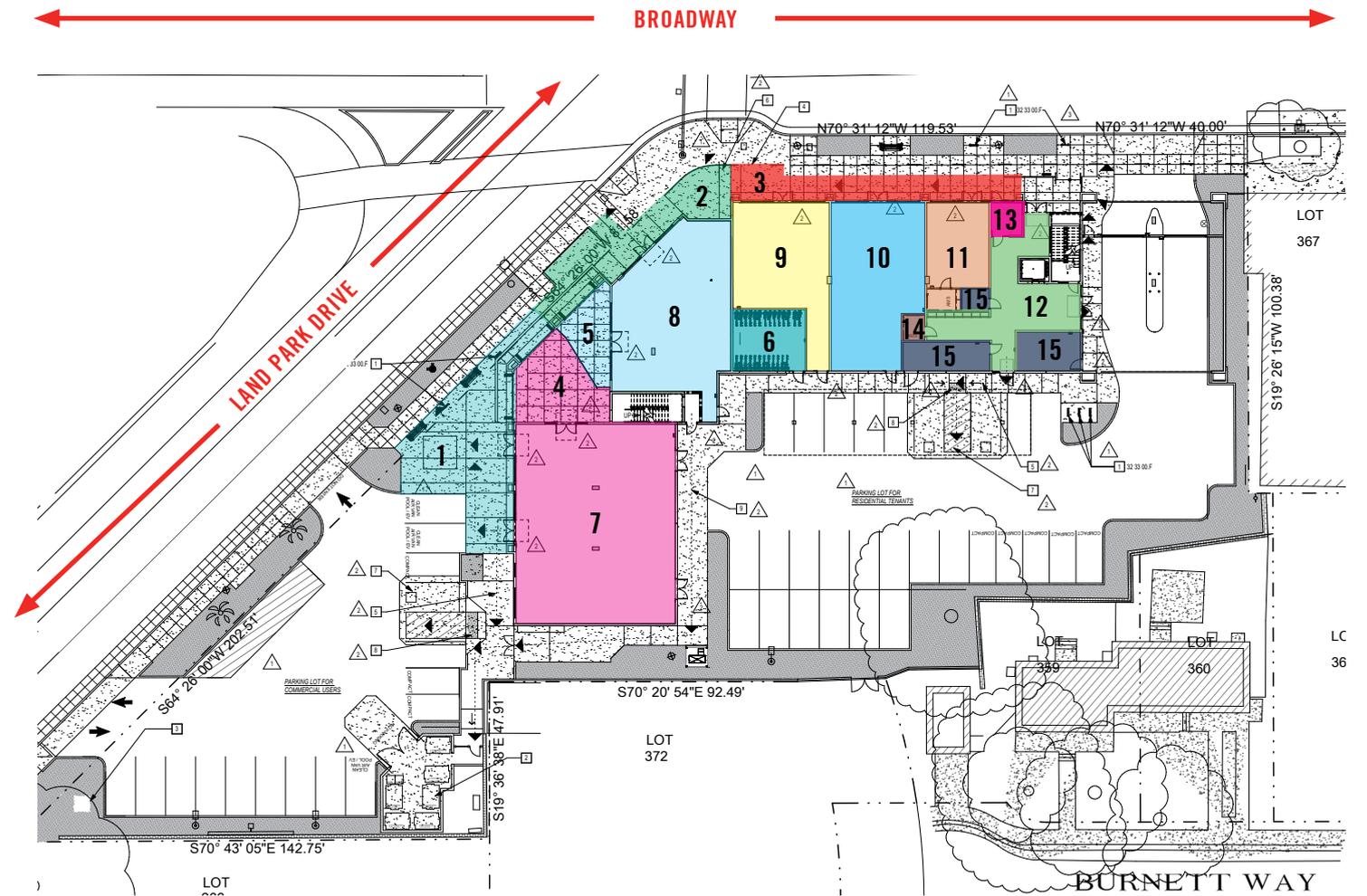


FLOOR PLAN

8,772 SF TOTAL RETAIL

- 1 OUTDOOR PATIO 1: 1,455 SF
- 2 OUTDOOR PATIO 2: 854 SF
- 3 OUTDOOR PATIO 3: 713 SF
- 4 FULLY ENCLOSED INDOOR COURTYARD 4: 586 SF
- 5 FULLY ENCLOSED INDOOR COURTYARD 5: 309 SF
- 6 BIKE ROOM
- 7 SPACE A: 3,617 SF, FULLY ENCLOSED & CONDITIONED 586 SF INDOOR COURTYARD

- 8 SPACE B: 2,072 SF, FULLY ENCLOSED & CONDITIONED 309 SF INDOOR COURTYARD
- 9 SPACE C: 1,117 SF
- 10 SPACE D: 1,378 SF
- 11 SPACE E: 588 SF
- 12 COMMON AREA
- 13 LEASING
- 14 RESTROOM
- 15 EQUIP FIRE CONTROL/PUMP ROOM ELECTRICAL ROOM





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.





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 with some with a unique and a long local history. These include Tower Café, Willie's Burgers, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, 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 – a Sacramento favorite – 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. Whether dining in or bringing food back home, Selland's is sure to impress.

PEDESTRIAN IMPROVEMENTS

The city has plans to narrow 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. The early reaction among business, property owners and nearby residents has been largely positive.

BROADWAY REDUX PHASE I & II

Local infill builder Indie Capital developed Broadway Redux project, ultra-modern urban infill project of nine single-family homes — designed and built to occupy a long vacant site on Lower Broadway, adjacent to the Historic city cemetery. 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

Schmaling Architects, the award-winning designs have bolstered the Broadway corridor as an exciting place to be.

ONYX BOUTIQUE APARTMENTS

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

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.

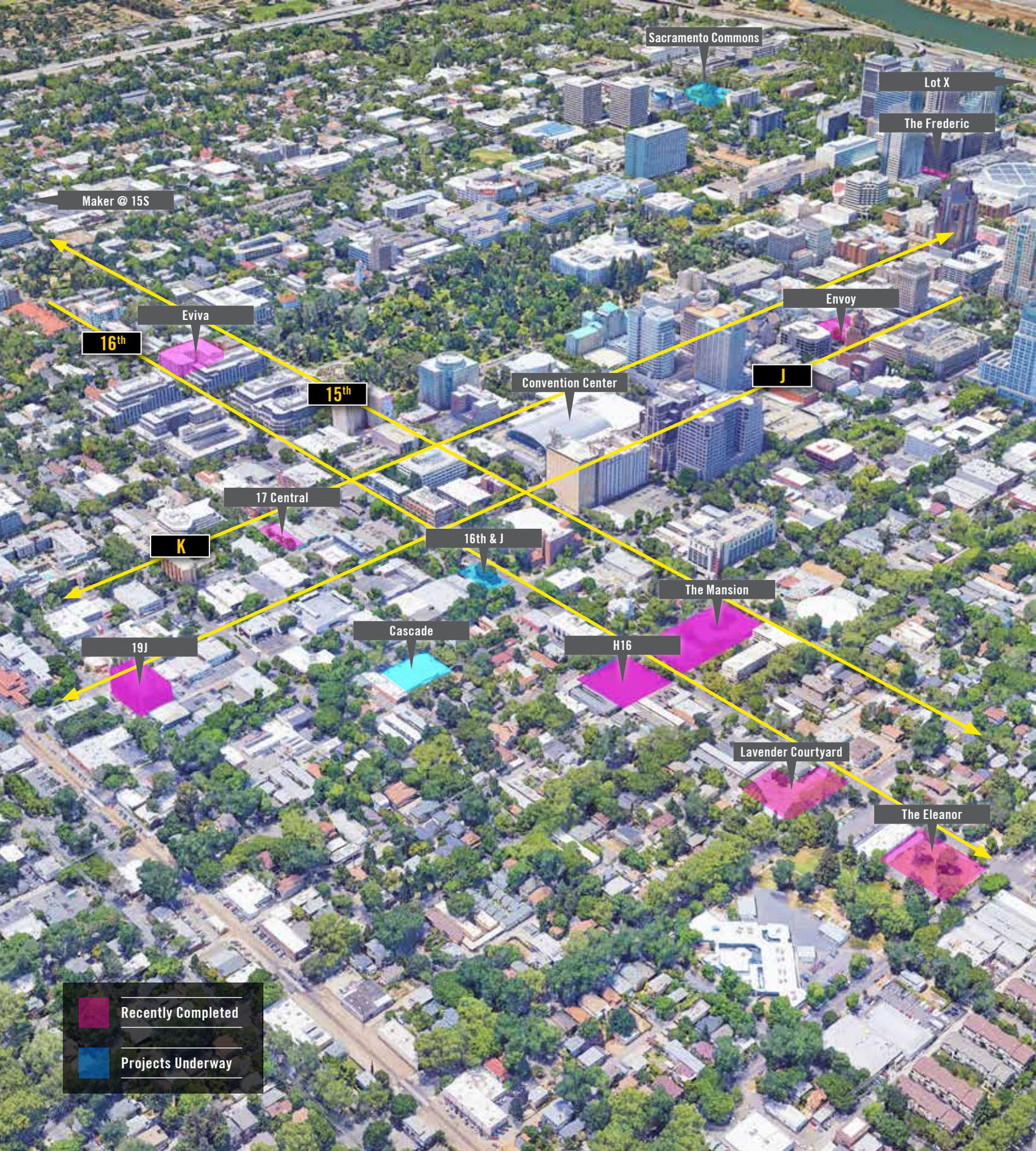
2110 BROADWAY

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 Schmaling Architects – is a community of seventeen duplex homes occupying a site formerly fronting Sacramento's historic Bell Conservatory. Enveloping a verdant greenspace, the internal courtyard is the jewel of the community and cornerstone for neighborhood engagement. Phase I of the project was recently completed, with eight duplex homes fronting Broadway, renewing the urban streetscape with its gradient show of color. Phase II of the project - nine matching duplex buildings built along 9th Street - is nearing completion and sold out.





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.

Envoy



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. Project is currently underway.

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 NEAR 1600 BROADWAY (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|--------------------------|-----------------------------|--------------------------|------------------------|-----------------------|
| 58 Degrees & Holding Co. | Darling Aviary | Jack's Urban Eats | Old Soul Coffee | Station 16 |
| Ace of Spades | Der Biergarten | Karma Brew | Pachamama Coffee Coop | Sun & Soil Juice |
| Aioli Bodega Espanola | Eatuscany Cafe | Kin Thai | Paesano's | Tank House BBQ |
| Azul Mexican | Echo & Rig | Kodaiko Ramen & Bar | Paragary's | Tapa the World |
| Badlands | Ella | Koja Kitchen | Plant Power Fast Food | Tasty Dumpling |
| Bar West | Estelle Bakery & Patisserie | Kru Japanese | Polanco | Tea Cup Cafe |
| Beach Hut Deli | Faces | Bombay Bar & Grill | Prelude Kitchen & Bar | Temple Coffee |
| Beast + Bounty | Federalist Public House | Kupros Craft House | Q Street Bar & Grill | Thai Basil |
| Bento Box | Fieldwork Brewing Co. | Lowbrau | R15 | Thai Canteen |
| Bottle & Barlow | FishFace Poke Bar | Majka Pizza | Rare Tea | The Bank |
| Burger Patch | Fit Eats | Mango's/Burgertown | Rick's Dessert Diner | The Golden Bear |
| Burgers and Brew | Fizz | Maydoon | Roots Coffee | The Mill Coffee House |
| Cafe Bernardo | Fixin's Soul Kitchen | Metro Kitchen & Drinkery | Ruhstaller BSMT | The Porch |
| Cafeteria 15L | Flatstick Pub | Mendocino Farms | Saigon Alley | The Rind |
| Camden Spit & Larder | Fox & Goose Public House | MidiCi Neapolitan Pizza | Sauced | The Waterboy |
| Cantina Alley | Ginger Elizabeth Chocolates | Mikuni Sushi | See's Candies | Tres Hermanas |
| Centro Cocina Mexicana | Grange | Morton's | Scorpio Coffee | Uncle Vito's Pizza |
| Chipotle | I Love Teriyaki | Mulvaney's B&L | Shady Lady | University of Beer |
| Cornerstone | Il Fornaio | N Street Cafe | Shoki Ramen House | Yogurt a GoGo |
| Crepeville | Insomnia Cookies | Nash & Proper | Sibling by Pushkin's | Zelda's Pizza |
| Dad's Kitchen | Iron Horse Tavern | Nekter | Solomon's Delicatessen | Zocalo |





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word “renaissance” more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead

center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete. All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the

downtown grid. The impact to Sacramento’s urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento’s urban renaissance. Since the formal approval by City Council of the Cities’ contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.



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
- #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
- #10 Best Cities for Coffee Snobs

POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

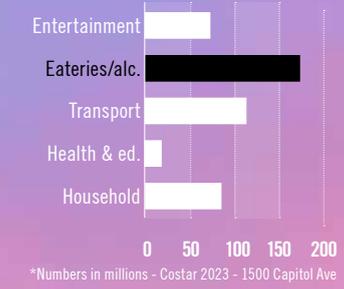
68%

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

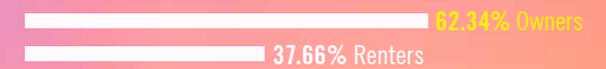
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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



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