

OPENED APRIL, 2026

TOWER BROADWAY

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



TURTON
COMMERCIAL REAL ESTATE



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16th Street
8K Cars/Day

Broadway
14K Cars/Day

Land Park Drive
9K Cars/Day

THE OPPORTUNITY

60,152
SF BUILDING

8,733
TOTAL RETAIL

67
RESIDENTIAL UNITS

5
STORIES

APRIL 2026
PROJECT DELIVERED

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 commenced in 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.

Arrived in April 2026, Tower Broadway's retail space ranges from 588 square feet to 3,926 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

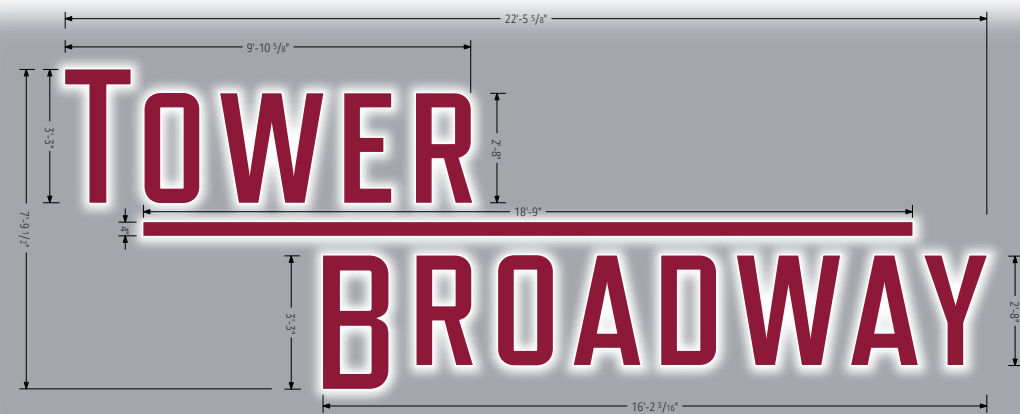
LOGO Tenant Sign

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

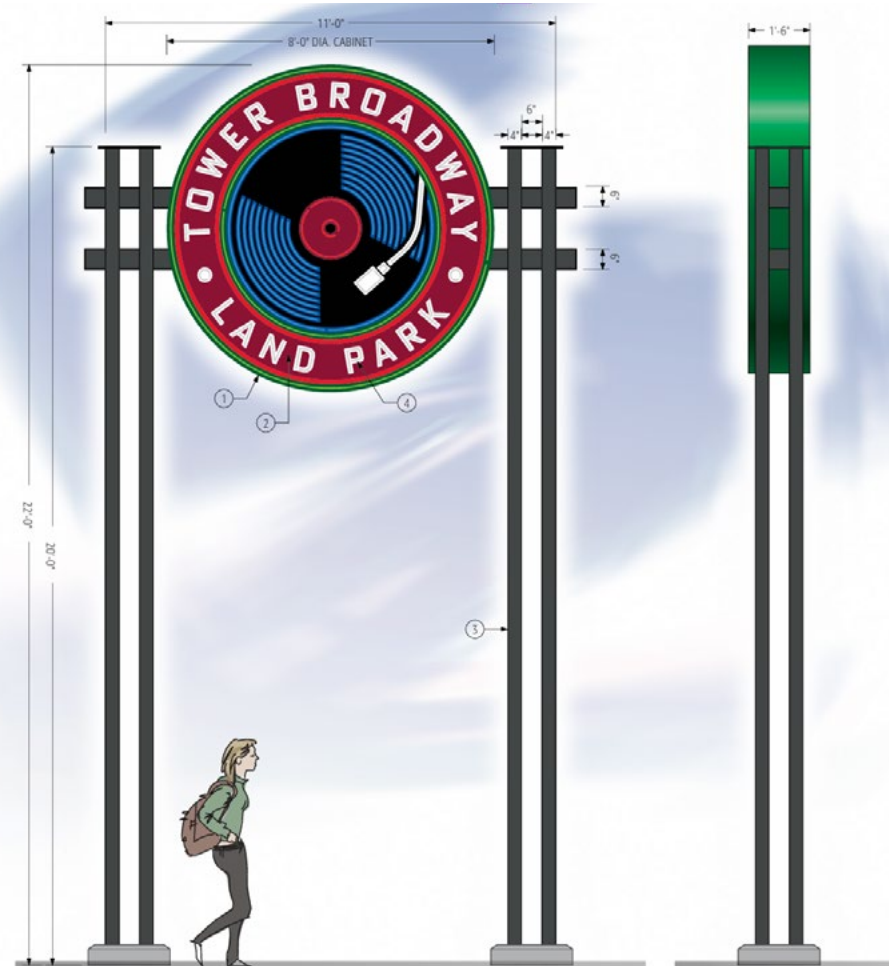
B:



C:



D:



PROPERTY DETAILS

Address: 1600 Broadway, Sacramento, CA 95818

Building Size: 60,152 square feet
67 residential units

Retail Spaces: **8,733 SF Total Retail**
Suite 150 3,031 SF, fully enclosed & conditioned 895 SF indoor courtyard = 3,926 Total SF
Suite 140: 1,763 Total SF
Suite 130: 1,117 SF
Suite 120: 1,339 SF
Suite 110: 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 (Suites 140 and 150)

Parking: 15 on-site
28 gated stalls for residents

Greasetrap: Available (Suites 140 and 150)

Gas: Available

Metering: Separately Metered

Delivery Date: April, 2026

Retail Lease Rates:
Suites 120 - 150: \$4.00 per square foot NNN
Suite 110: \$5.00 per square foot NNN

Zoning: C-2-SPD

Stories: Five (5)

Bike Storage: Bike parking provided

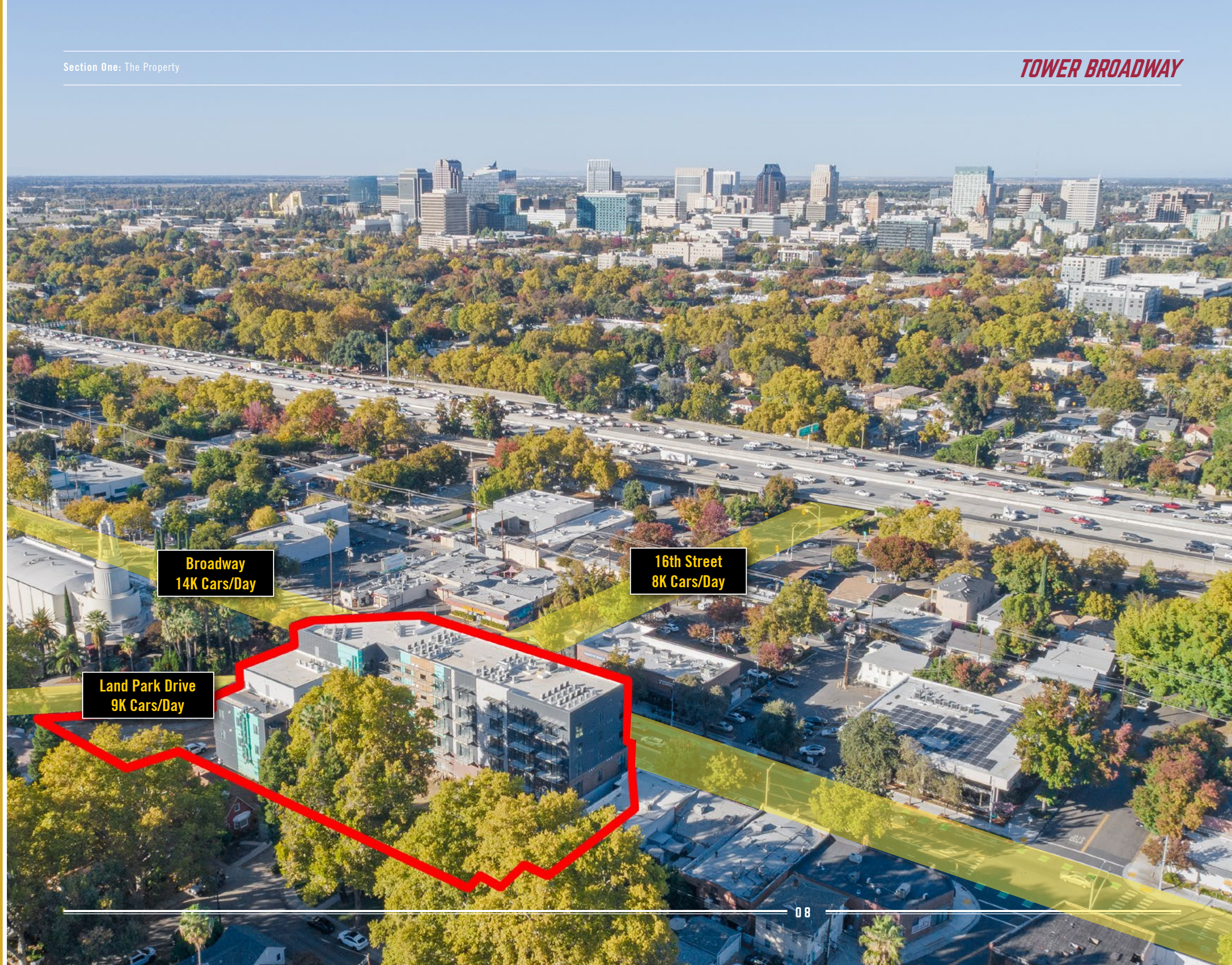
Water: City of Sacramento

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.



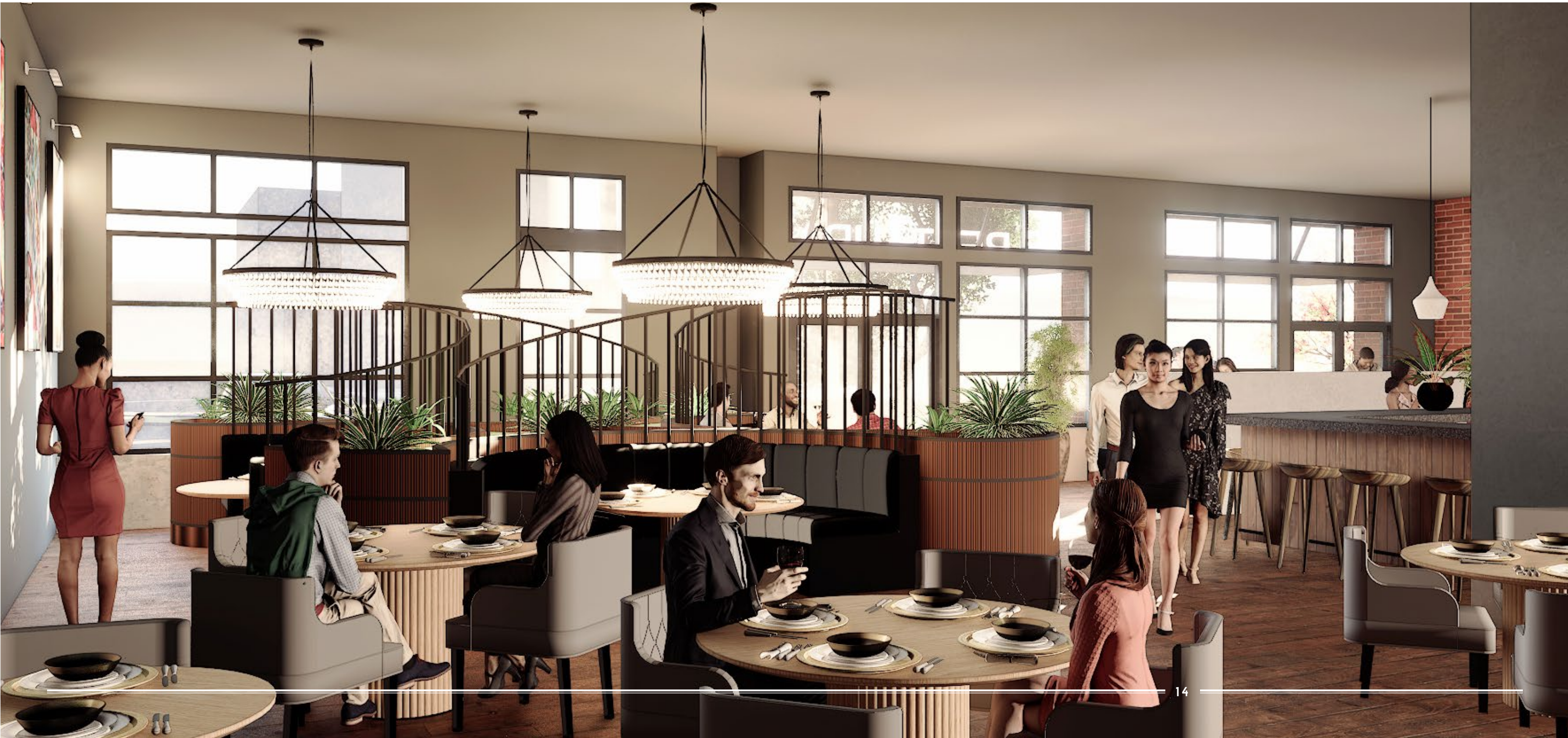
BUILDING EXTERIOR



RESTAURANT INTERIOR POTENTIAL



RESTAURANT INTERIOR POTENTIAL



RESTAURANT PATIO POTENTIAL



CAFE INTERIOR POTENTIAL



JUICE SHOP INTERIOR POTENTIAL



MINI MART INTERIOR POTENTIAL

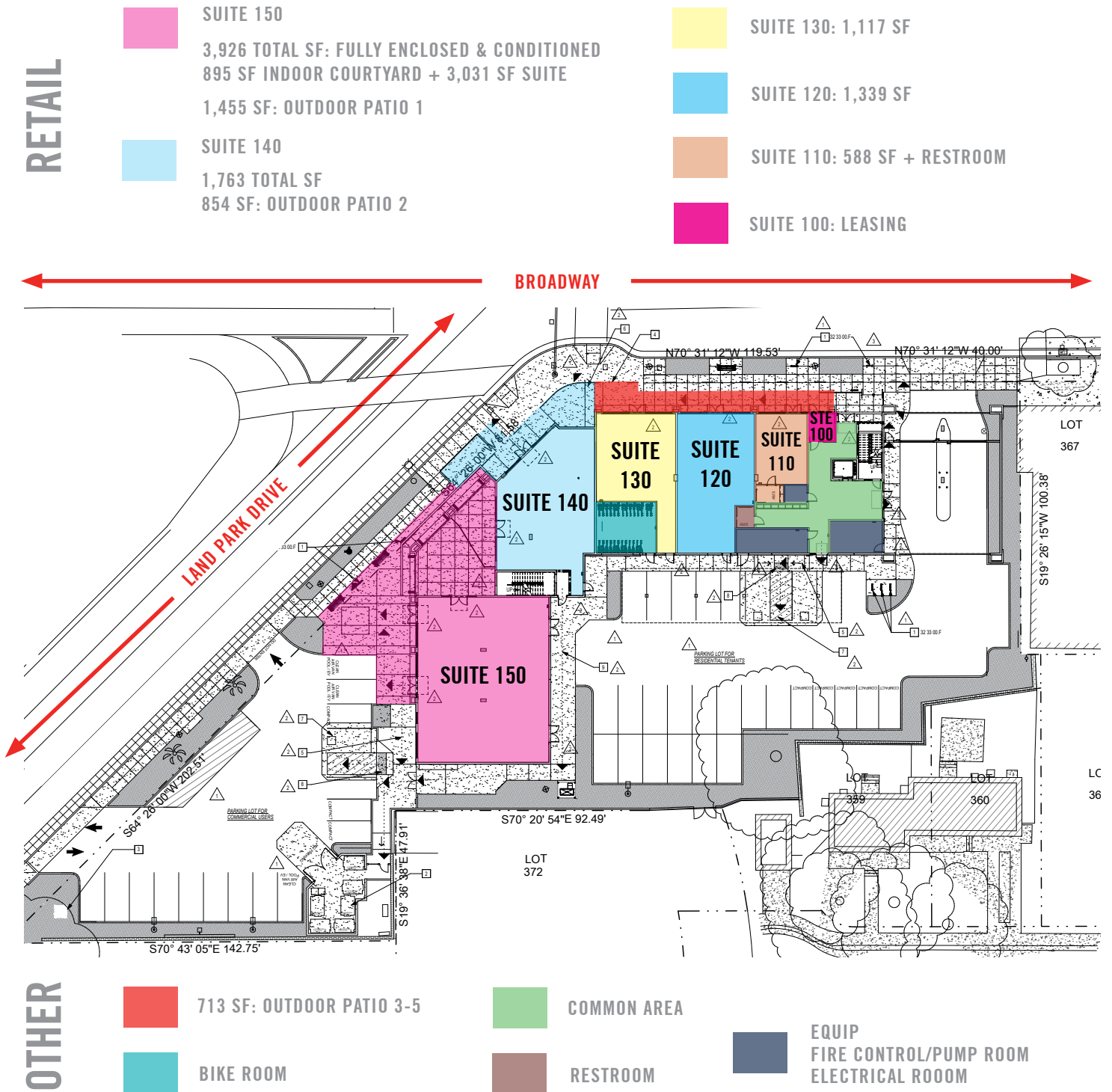


BANK INTERIOR POTENTIAL



FLOOR PLAN

± 8,733 SF TOTAL RETAIL





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

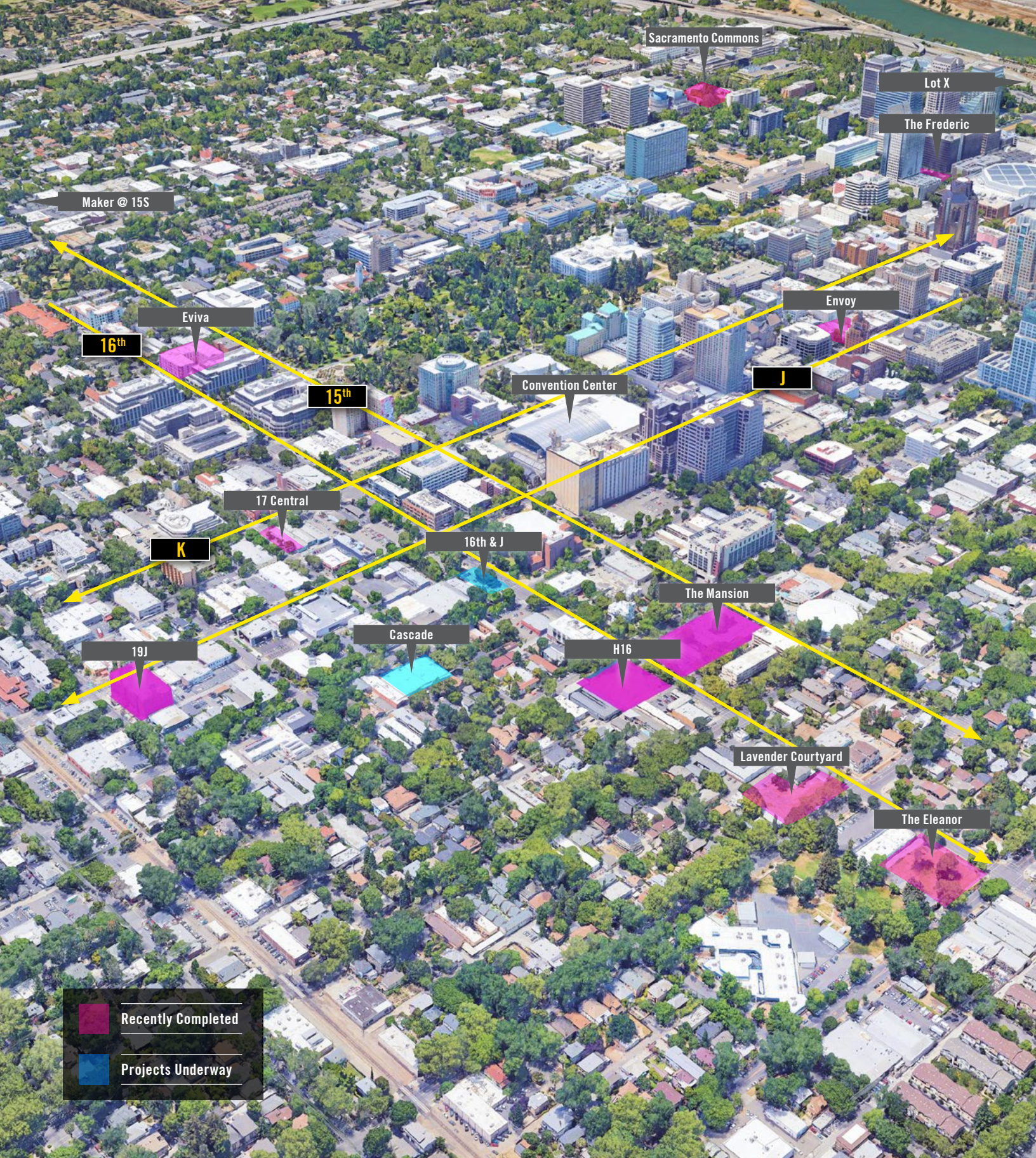
Highway 99
~3 min to 1600 Broadway



Crocker Village

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

Sutterville Road ADT: 25,204



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

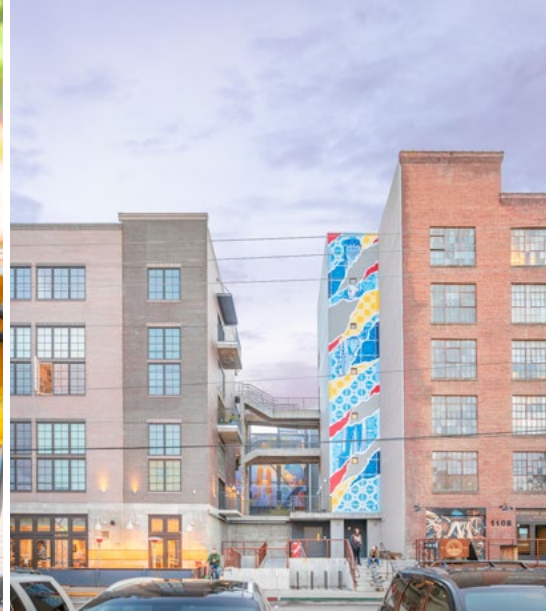


Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story 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 | Taiwan Best Mart |
| Asha Urban Baths | Faria Bakery | Masullo | River City Deli & Bagels | Taqueria Maya's |
| Asian Food Center | Fixin's Soul Kitchen | Mast Coffee | Riverside Clubhouse | Target |
| Balshor Florist | Flame Club | Ming Dynasty | ROC&SOL Diner | Temple Coffee Roasters |
| Betty Wine Bar & Bottle Shop | Flawless Boxing & Fitness | Miso Japanese | Sac Natural Foods Co-op | Thai Farm House BBQ |
| Bike Dog Broadway Taproom | Fuji Sacramento | Noah's NY Bagels | Sacramento Poultry Co. | Thai Time |
| Binchoyaki | Golden Dragon | Noodles To Thai For | Sampino's Kitchen | The Coconut on T |
| Broadway Donuts | Gunther's Ice Cream | NUG Sacramento | Selland's Market | The Habibi's Grill |
| Broadway Veterinary Hospital | Heat Shabu | McDonald's | School of Rock | The Kitchen |
| Bueno Cafe | Hook and Ladder | Mecha Mucho | Scorpio Coffee | Tower Cafe |
| Buffalo Pizza & Ice Cream | Hop Gardens | Naked Coffee | Sheba's Cafe | Tower Theatre |
| Cafe Dantorels | Jamie's Broadway Grille | Old Ironsides | Smart & Final | Tupi Coffee |
| Carl's Jr. | Jensai Sushi | Osaka-Ya | Smash Sacramento | T4 |
| Chase Bank | Ju Hachi | Pangaea Bier Cafe | Southside Park | Upscale Thrift |
| Chipotle | Koi Japanese Bistro | Public Land Store | Southside Super | Urban Roots Brewery |
| Creole Soul Restaurant | Kyoto Sushi Bar | Pushkin's Bakery | Star India Curry & Grill | Vallejo's |
| Curtis Park Market | Lam Kwong | Queen Sheba | Sun Up Market | Vic's Ice Cream |
| Delish Pizza | Lola's Lounge | Quickly | Sunh Fish | Wienerschnitzel |
| Dim Sum House | Los Immortales Taqueria | Real Pie Company | Taco Bell | 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.

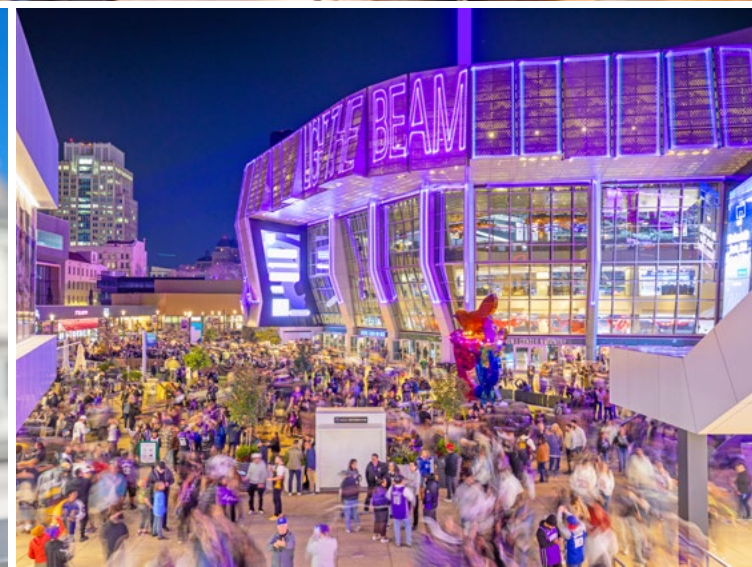
Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

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 fourth-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

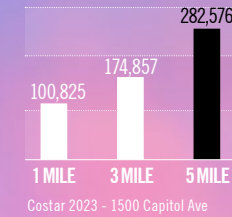
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

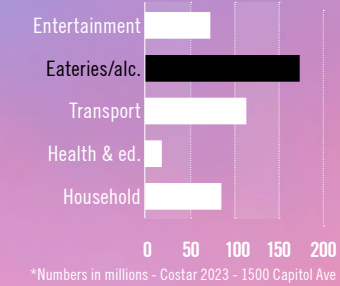
68%

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



**Broadway
14K Cars/Day**

**Land Park Drive
9K Cars/Day**

**16th Street
8K Cars/Day**



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1600

1600

TOWER
TOWER

TOWER
RECORDS

HIP-HOP



TURTON
COMMERCIAL REAL ESTATE