

LOCATED AT MIDTOWN'S MOST ICONIC CORNER

MIDTOWN CITY CENTER

1830 L STREET

SACRAMENTO :: CALIFORNIA

**FOR LEASE
GROUND LEASE OR
BUILD-TO-SUIT**



FOR MORE INFORMATION PLEASE CONTACT:

Chris Campbell

Executive Vice President
Lic. 01204114
+1 916 446 8760
chris.campbell@cbre.com
www.cbre.com/chris.campbell

Jason Read

First Vice President
Lic. 01341972
+1 916 446 8273
jason.read@cbre.com
www.cbre.com/jason.read

Scott Carruth

First Vice President
Lic. 01372285
+1 916 446 8717
scott.carruth@cbre.com
www.cbre.com/scott.carruth

Retail 24/7.

CBRE



MIDTOWN CITY CENTER

1830 L STREET

SACRAMENTO :: CALIFORNIA

Retail **24/7.**

AVAILABILITY – FOR LEASE GROUND LEASE OR BUILD-TO-SUIT

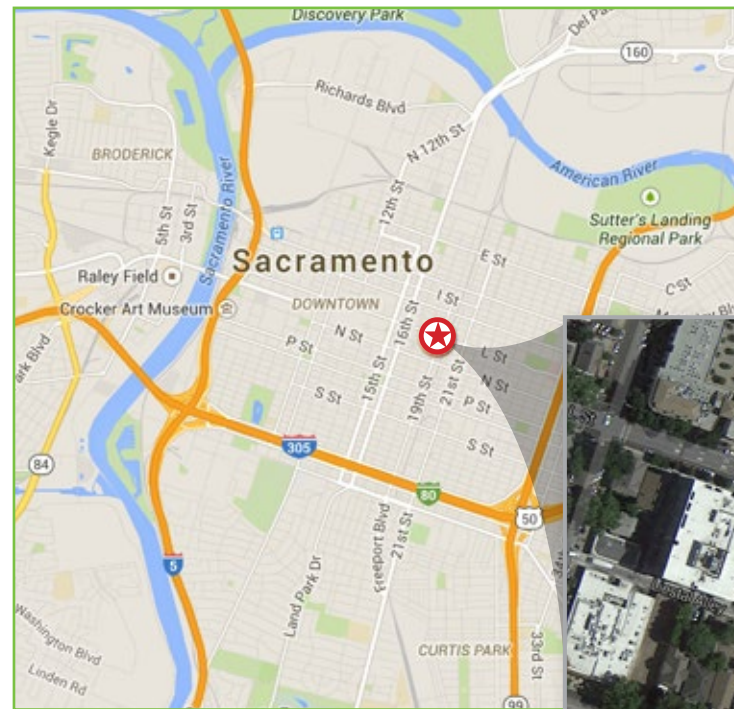
- :: ±4,400 Sq. Ft. Existing Building
- :: ±7,027 Sq. Ft. New Building Planned

FEATURES

- :: Three options for this property include:
 - Existing building lease
 - Ground lease
 - Build-to-suit
- :: Major retail opportunity available on a hard corner and surrounded by up-scale midtown restaurants, condos, apartments, hotels and government offices
- :: Within the same block as the L Street Apartments and L Street Lofts
- :: Large daytime population from surrounding businesses
- :: One story, freestanding building located on a signalized corner
- :: 78' of frontage on 19th Street and 102' of frontage on L Street
- :: Plenty of public parking on the street within close walking distance

2015 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population:	26,433	131,074	351,676
Avg. Household Income:	\$49,219	\$62,129	\$58,210
Daytime Population:	15,309	61,895	155,912



MAPS NOT TO SCALE



TRAFFIC COUNTS (2012 Est.)

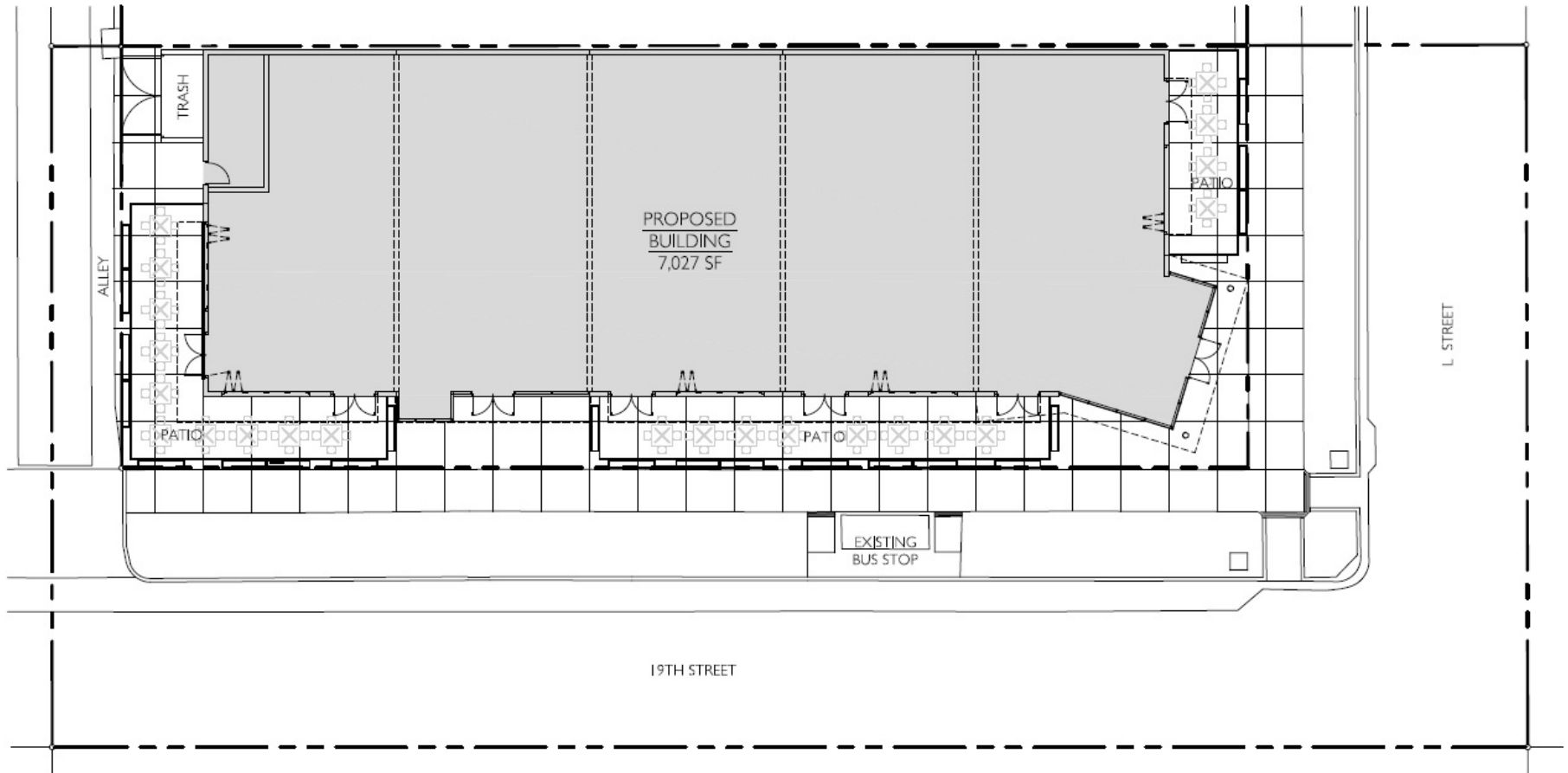
19th Street at L Street	9,044 ADT
L Street at 19th Street	8,795 ADT

Source: Google Earth Pro



SITE PLAN

1830 L STREET
SACRAMENTO • CALIFORNIA



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 80608157-116155





Chris Campbell
 +1 916 446 8760
 chris.campbell@cbre.com

Jason Read
 +1 916 446 8273
 jason.read@cbre.com

Scott Carruth
 +1 916 446 8717
 scott.carruth@cbre.com

Retail 24/7.

