

Heart Of Downtown Sacramento



QUEEN ANNE VICTORIAN RETAIL FOR LEASE



318 12th Street
Sacramento , CA 95814

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HendersonCRE Virtual Tour

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GQNorth
real estate

THE SPACE

Location	318 12th Street, Sacramento , CA, 95814
COUNTY	Sacramento
APN	002-0075- 014-0000
Cross Street	D Street
Traffic Count	23,109

HIGHLIGHTS

- 318 12th Street Is Centrally Located In The Downtown Business District
- 2,500 SF Commercial/Retail Space
- Including a 500 SF Garage Suite
- Excellent Location Near The State Capital
- Short Distant to Midtown / Old Sacramento / West Sacramento
- Zoned C-2
- Monument Signage
- Pedestrian and Bike-Friendly Neighborhood, Including Nearby American River Bike Trail
- Short Walk to Public Transportation Lines, Parks, Variety of Eateries and Amenities
- Centrally located between I-80/I-5 and 99 freeways
- Motivated Lease Rates \$1.75 NNN
- HendersonCRE.com
- Take a Virtual YouTube Tour - HendersonCRE
- Call For Details 916-798-8559 Lu Ann Henderson



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,605	152,468	355,510



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,246	\$86,029	\$81,180



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,175	66,995	142,377

PROPERTY FEATURES

TOTAL TENANTS	4
GLA (SF)	4,835
LAND SF	3,200
YEAR RENOVATED	2018
ZONING TYPE	C-2
BUILDING CLASS	Queen Anne Victorian
LOCATION	Alkali Flat Neighborhood
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Street and Garage



Queen Anne Victorian Retail Suite

- Available - Commercial/ Retail space totaling 3,000 SF with 2,500 SF of Retail/Office and two 500 SF of garage space.

Zoned C2 allows a multitude of potential commercial uses. Perfect for high traffic count and signage visibility. The building is a Queen Anne Victorian that was recently renovated and updated to showcase its gorgeous original character with modern finishes. Located in the Alkali Flat neighborhood, one block from the creamery and townhome development by Black Pine Communities.

- Reserved parking is available in the lot next to the building. 10 min walk to K Street and Midtown. 20 min walk to Golden 1 Center. Property is located on the Bus Line for a 5-minute ride to the Capitol.

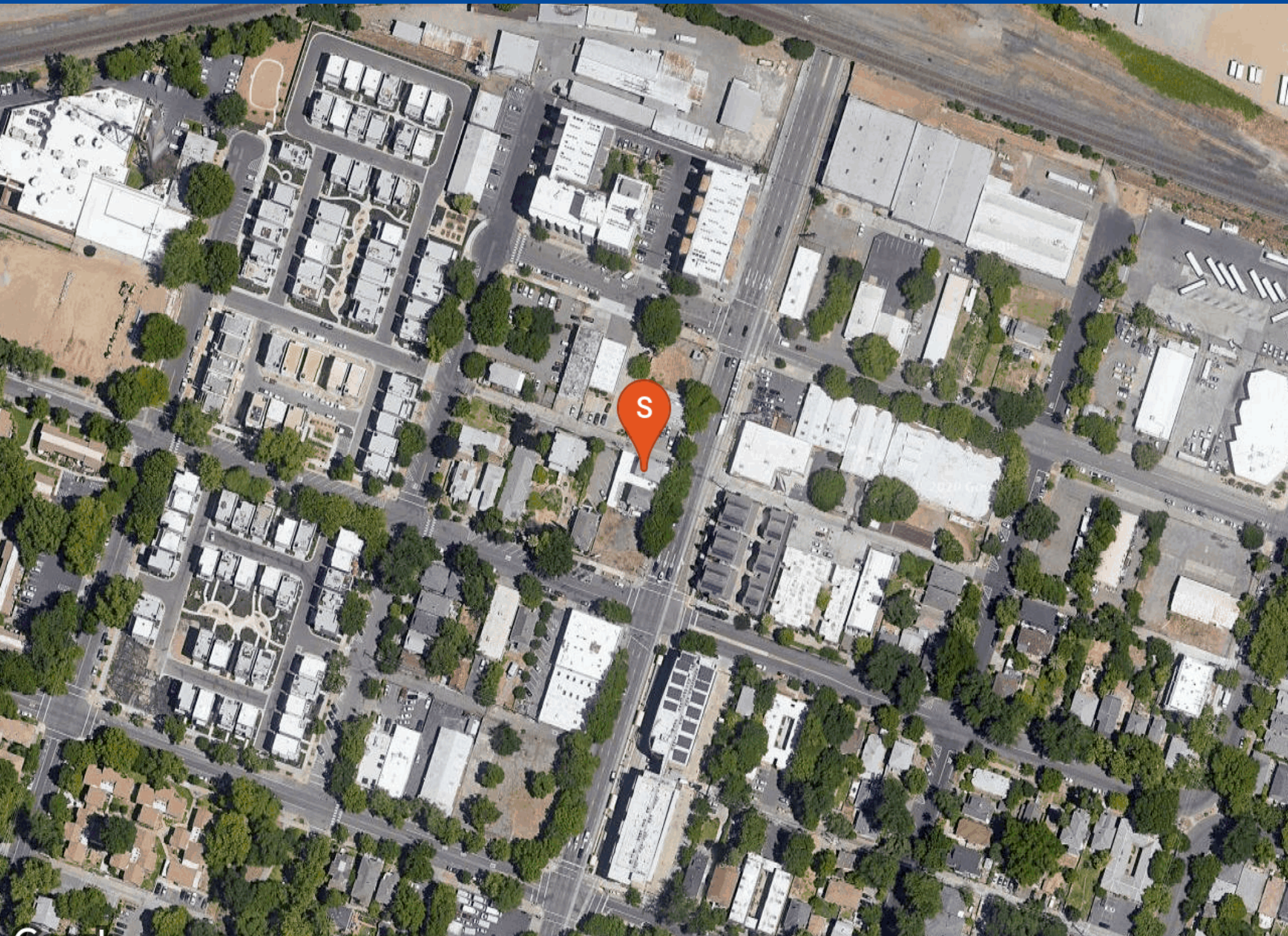
Excellent location near the State Capitol, Golden 1

- Center, Downtown Commons, K Street, Convention Center, Memorial Auditorium, Wells Fargo Pavilion/ Sacramento Theatre Company, Amtrak Sacramento Valley Station and Railyards redevelopment project.
 - Stone throws from many restaurants and retailers: Shine Cafe, Yoga Seed, Taqueria Jalisco, 524 Mexican, Barber Blues, Sampino's Towne Foods, and Camelia Coffee Roasters opening across the street soon!
 - Short distance to Midtown, Old Sacramento, West Sacramento and Natomas
 - Proximity to I-80 and I-5 freeways
 - Pedestrian and Bike-Friendly Neighborhood, including the nearby American River Bike Trail
 - Short walk to public transportation lines, parks, variety of eateries and amenities

YouTube Virtual Tour

- Take a virtual tour - Check out my Youtube Channel HendersonCRE







Commercial Retail Storefront



Commercial Unit

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,433	138,355	300,801
2010 Population	14,084	140,325	325,725
2020 Population	15,605	152,468	355,510
2025 Population	17,764	161,196	373,464
2020 African American	2,308	15,390	40,948
2020 American Indian	290	2,195	4,689
2020 Asian	1,341	15,695	47,507
2020 Hispanic	3,772	47,612	113,366
2020 Other Race	1,392	20,683	52,019
2020 White	9,000	85,115	177,349
2020 Multiracial	1,196	12,123	29,137
2020-2025: Population: Growth Rate	13.15 %	5.60 %	4.95 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,994	9,323	19,941
\$15,000-\$24,999	1,002	6,508	14,402
\$25,000-\$34,999	534	4,807	11,380
\$35,000-\$49,999	909	7,858	17,204
\$50,000-\$74,999	1,062	10,757	23,488
\$75,000-\$99,999	797	7,954	16,849
\$100,000-\$149,999	1,079	10,305	21,036
\$150,000-\$199,999	383	4,471	9,195
\$200,000 or greater	419	5,011	8,881
Median HH Income	\$43,188	\$59,394	\$56,772
Average HH Income	\$69,246	\$86,029	\$81,180

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,360	64,873	132,189
2010 Total Households	7,094	61,694	131,817
2020 Total Households	8,175	66,995	142,377
2025 Total Households	9,319	70,983	149,280
2020 Average Household Size	1.55	2.21	2.45
2000 Owner Occupied Housing	716	23,733	53,205
2000 Renter Occupied Housing	5,899	36,726	70,575
2020 Owner Occupied Housing	1,001	24,751	60,225
2020 Renter Occupied Housing	7,175	42,245	82,152
2020 Vacant Housing	1,079	5,798	11,948
2020 Total Housing	9,254	72,793	154,325
2025 Owner Occupied Housing	1,083	25,667	62,701
2025 Renter Occupied Housing	8,236	45,316	86,579
2025 Vacant Housing	1,101	5,964	12,344
2025 Total Housing	10,420	76,947	161,624
2020-2025: Households: Growth Rate	13.25 %	5.80 %	4.75 %

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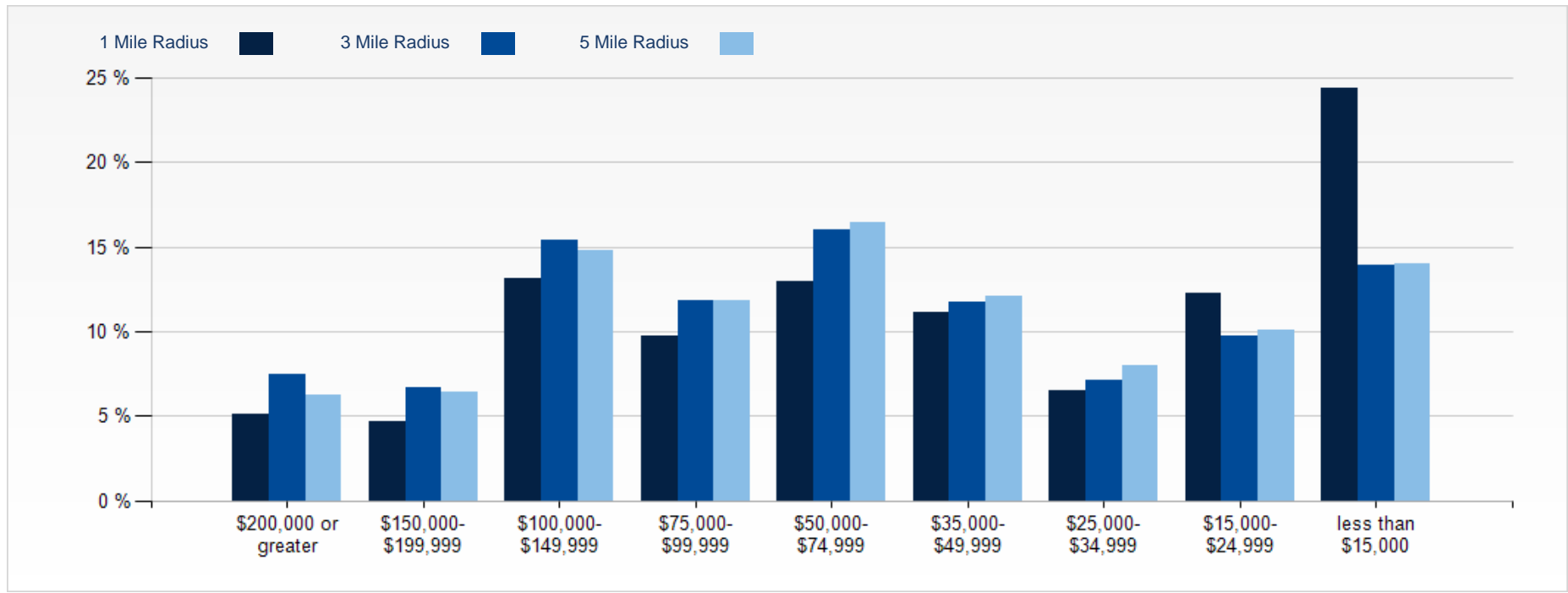
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,931	13,304	29,153
2020 Population Age 35-39	1,282	11,658	26,102
2020 Population Age 40-44	1,057	9,585	22,085
2020 Population Age 45-49	1,021	9,270	20,679
2020 Population Age 50-54	1,005	9,066	20,158
2020 Population Age 55-59	1,115	9,371	20,376
2020 Population Age 60-64	884	8,554	18,850
2020 Population Age 65-69	672	7,374	16,254
2020 Population Age 70-74	498	5,521	12,265
2020 Population Age 75-79	351	3,415	7,719
2020 Population Age 80-84	216	2,187	5,079
2020 Population Age 85+	221	2,553	6,246
2020 Population Age 18+	14,432	122,697	276,663
2020 Median Age	37	36	35

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,079	\$61,225	\$59,231
Average Household Income 25-34	\$78,439	\$81,384	\$78,076
Median Household Income 35-44	\$63,170	\$76,804	\$72,953
Average Household Income 35-44	\$87,664	\$102,718	\$95,063
Median Household Income 45-54	\$63,238	\$78,981	\$74,491
Average Household Income 45-54	\$93,274	\$108,138	\$100,798
Median Household Income 55-64	\$33,890	\$60,993	\$58,837
Average Household Income 55-64	\$60,648	\$88,141	\$84,106
Median Household Income 65-74	\$20,170	\$50,312	\$47,673
Average Household Income 65-74	\$46,048	\$75,442	\$71,883
Average Household Income 75+	\$28,399	\$55,340	\$53,971

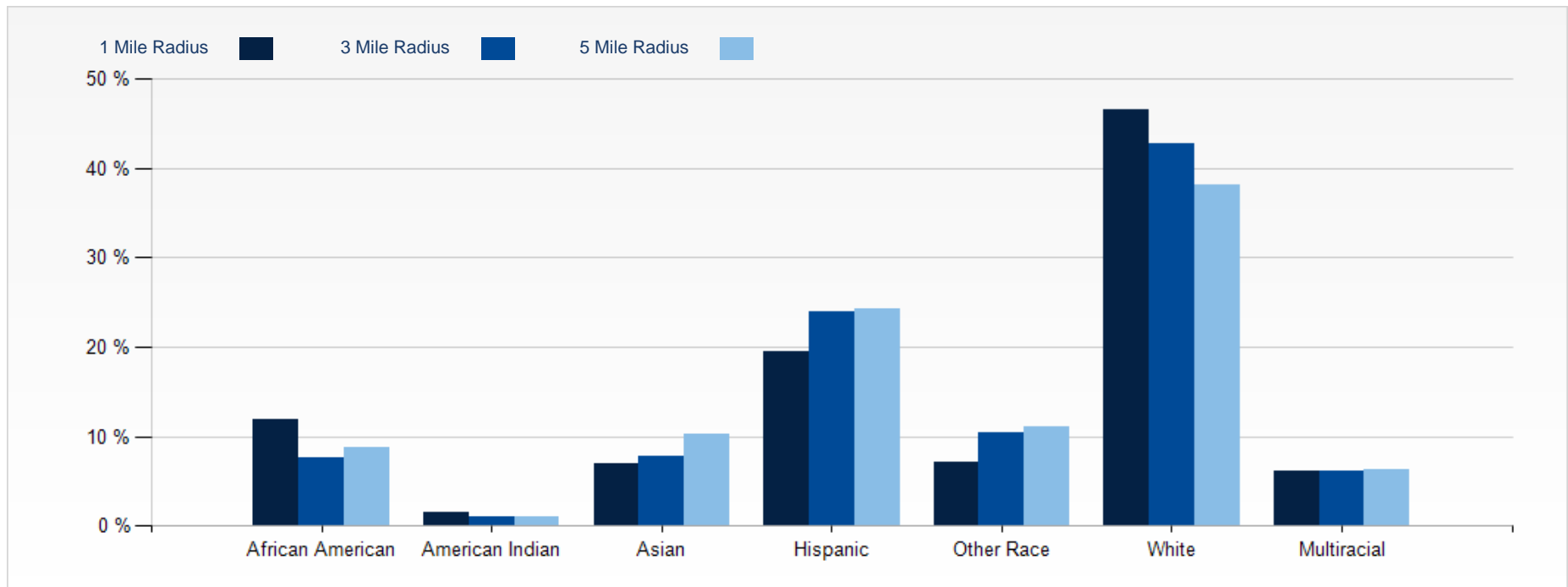
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,101	14,378	31,233
2025 Population Age 35-39	1,488	11,799	26,732
2025 Population Age 40-44	1,262	10,900	24,847
2025 Population Age 45-49	1,117	9,636	21,797
2025 Population Age 50-54	1,069	9,082	19,948
2025 Population Age 55-59	1,138	9,077	19,603
2025 Population Age 60-64	1,000	8,734	19,091
2025 Population Age 65-69	814	7,772	17,123
2025 Population Age 70-74	647	6,536	14,429
2025 Population Age 75-79	513	4,857	10,660
2025 Population Age 80-84	310	2,846	6,292
2025 Population Age 85+	264	2,709	6,391
2025 Population Age 18+	16,265	130,079	290,890
2025 Median Age	38	36	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,884	\$70,174	\$66,286
Average Household Income 25-34	\$88,700	\$92,900	\$87,953
Median Household Income 35-44	\$75,433	\$80,409	\$77,767
Average Household Income 35-44	\$99,695	\$110,384	\$103,252
Median Household Income 45-54	\$73,537	\$86,110	\$80,735
Average Household Income 45-54	\$104,602	\$119,324	\$111,239
Median Household Income 55-64	\$40,366	\$67,704	\$64,602
Average Household Income 55-64	\$70,161	\$100,033	\$94,922
Median Household Income 65-74	\$23,610	\$53,737	\$51,414
Average Household Income 65-74	\$54,130	\$84,030	\$80,124
Average Household Income 75+	\$33,841	\$66,799	\$63,140

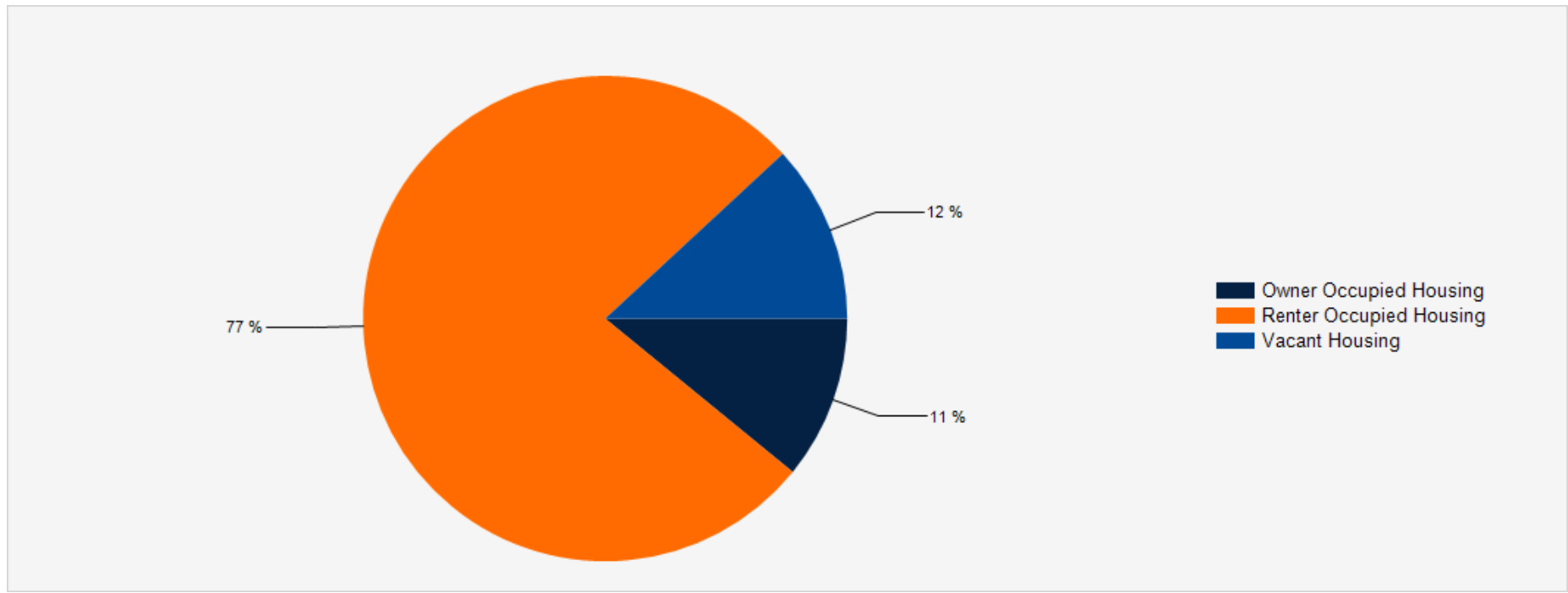
2020 Household Income



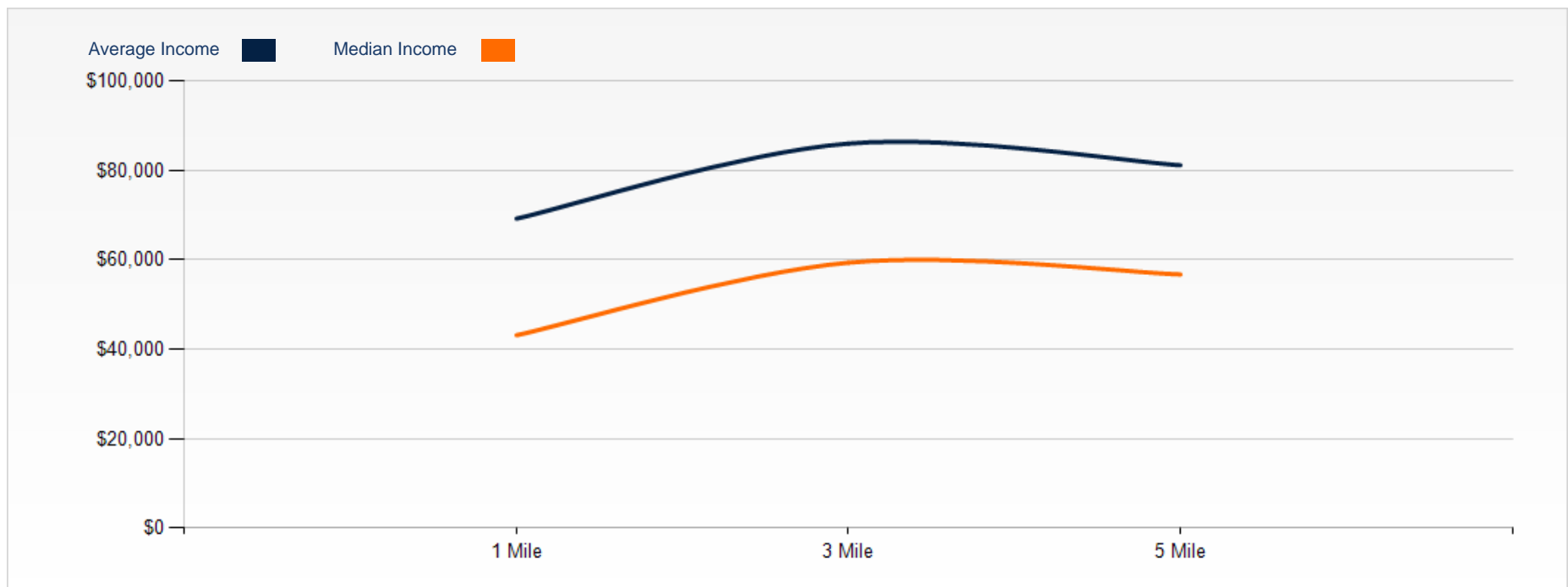
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Heart Of Downtown Sacramento

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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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