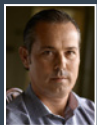


FOR SALE

4,600 SF OF FLEX SPACE AVAILABLE

1112-1116 D Street, Sacramento, CA 95814



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SUTTER
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RETAIL / FLEX SPACE OPPORTUNITY

This approximately 4,000-square-foot building, plus a 600-square-foot loft/mezzanine—totaling 4,600 square feet—sits on a 6,400-square-foot lot in Sacramento's downtown core. Designed for versatility, it accommodates a range of uses, including office, retail, and industrial/flex space. The front half is a finished photography studio with 13' ceilings, while the back half features a conditioned warehouse/flex space with 15' ceilings and a roll-up door. Additional amenities include a loft/mezzanine office, a spacious restroom, and a break room.

Deal Points

Building Size	4,600 Sf
Purchase Price	\$1,150,000.00

Property Highlights

- Approximately 4,000 square feet of flexible office space & 600 square foot loft/mezzanine office space
- 6 Gated parking stalls
- 6,400 square foot lot in Alkali Flat
- Versatile use options: office, retail, industrial/flex space
- Photography studio with 13' ceilings
- Finished warehouse/flex space with 15' ceilings and roll-up door framing
- Large restroom and break room
- Proximity to local businesses, performing arts venues, and green spaces
- Near the expansive Rail Yards Development project
- Building has a lot of power



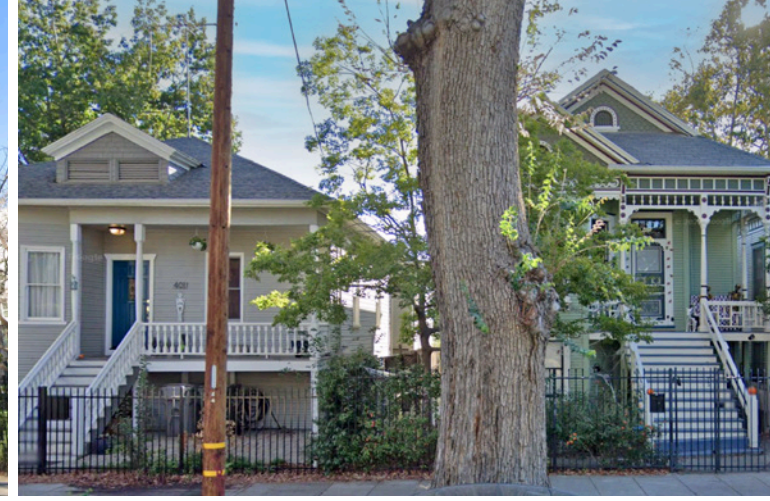
1112-1116 D Street, Sacramento, CA 95814

AREA OVERVIEW

Neighborhood Information

Discover a prime opportunity to own a versatile flex space in Sacramento's vibrant Alkali Flat neighborhood. Ideal for an owner-operator, this property features a finished office for customer interactions at the front and a warehouse in the back, perfect for a workshop or parts storage. This area is steeped in history, known for its ornate mansion homes built by prominent merchants and political leaders, including the Historic Governor's Mansion. Over time, the neighborhood has evolved, embracing a rich cultural heritage with landmarks like the Royal Chicano Air Force collective. Today, it thrives with new businesses revitalizing historic buildings and modern infill homes.

"SACRAMENTO'S OLDEST RESIDENTIAL NEIGHBORHOOD, ALKALI FLAT, RESTS NEAR A BUSY DOWNTOWN AND IS BORDERED BY THE RAIL YARD, RIVER, AND THOROUGHFARES THAT HELPED FORM ITS IDENTITY OVER A CENTURY AGO."



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AREA OVERVIEW

Nearby amenities

The property is conveniently located near a variety of locally owned businesses, such as Shine Cafe, Yoga Seed, Jim Denny's, Barber Blues, and Sampino's Towne Foods. Additionally, it is a short walk from premier performing arts venues including the California Musical Theatre, Sacramento Theatre Company, and Memorial Auditorium. For outdoor enthusiasts, nearby green spaces include Muir Playground and the American River Bike Trail.

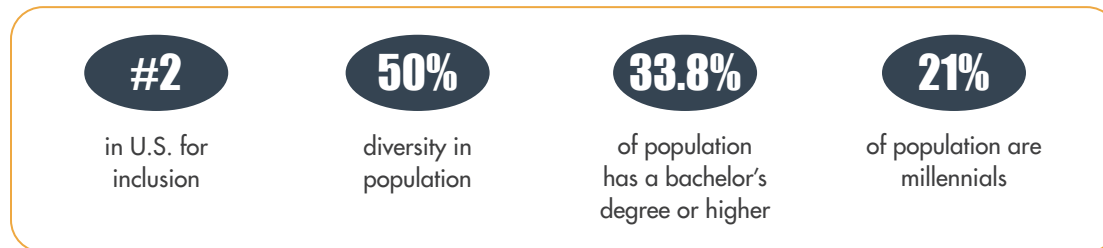
Strategically located, the property benefits from close proximity to the Railyards Development, the nation's largest infill project that will double the size of Downtown Sacramento. Located just six blocks away, the Railyards will feature an 18-acre Kaiser Permanente Hospital and Medical Campus, a Major League Soccer Stadium, nearly 6,000,000 square feet of office and retail space, and thousands of residential units.



GREATER SACRAMENTO DATA POINTS

General Statistics

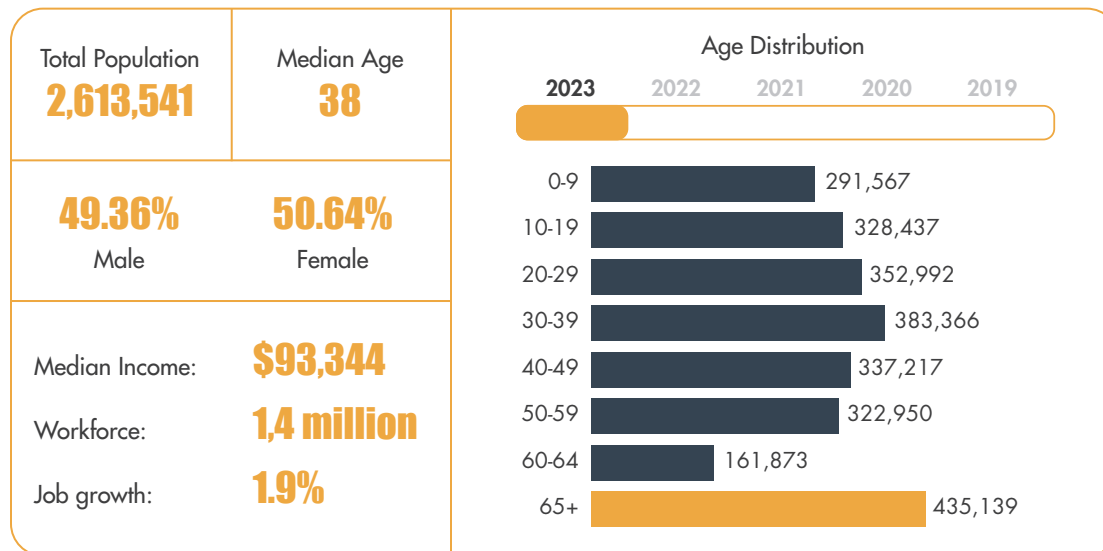
Greater Sacramento's 2.6 million residents are diverse and highly educated



Sources: Brookings 2020, Emsi 2021

Total Population breakdown

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling arts scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.



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**Community Based.
Business Minded.**



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