



TURTON
COMMERCIAL REAL ESTATE

1630 i STREET

HIGH IDENTITY RETAIL / OFFICE SPACE
WITH PARKING | MIDTOWN SACRAMENTO



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THE OPPORTUNITY

5,830

SF OFFICE / RETAIL

\$1.75

PER SF NNN

90

PARKING STALLS AVAILABLE

◆ ICONIC DESIGN AND AMBIANCE

Step into a space characterized by its mid-century modern aesthetic—a style combining clean lines, bold geometry, and open space. The building's unique architectural elements include floor-to-ceiling windows, which flood the entire building with natural light, creating an energized atmosphere, ideal for creative work environments or eye-catching retail displays. The second-floor mezzanine is a striking architectural feature that enhances visual appeal while offering versatile options for additional seating, collaboration, or display areas.

◆ IDEAL FOR CREATIVE & RETAIL USES

Whether you're a growing business seeking innovative office space or a retailer looking for a statement location, 1630 I Street offers exceptional flexibility. The

building's open layout can adapt to various business models, from collaborative workspaces to high-end showrooms, art galleries, or boutique retail experiences.

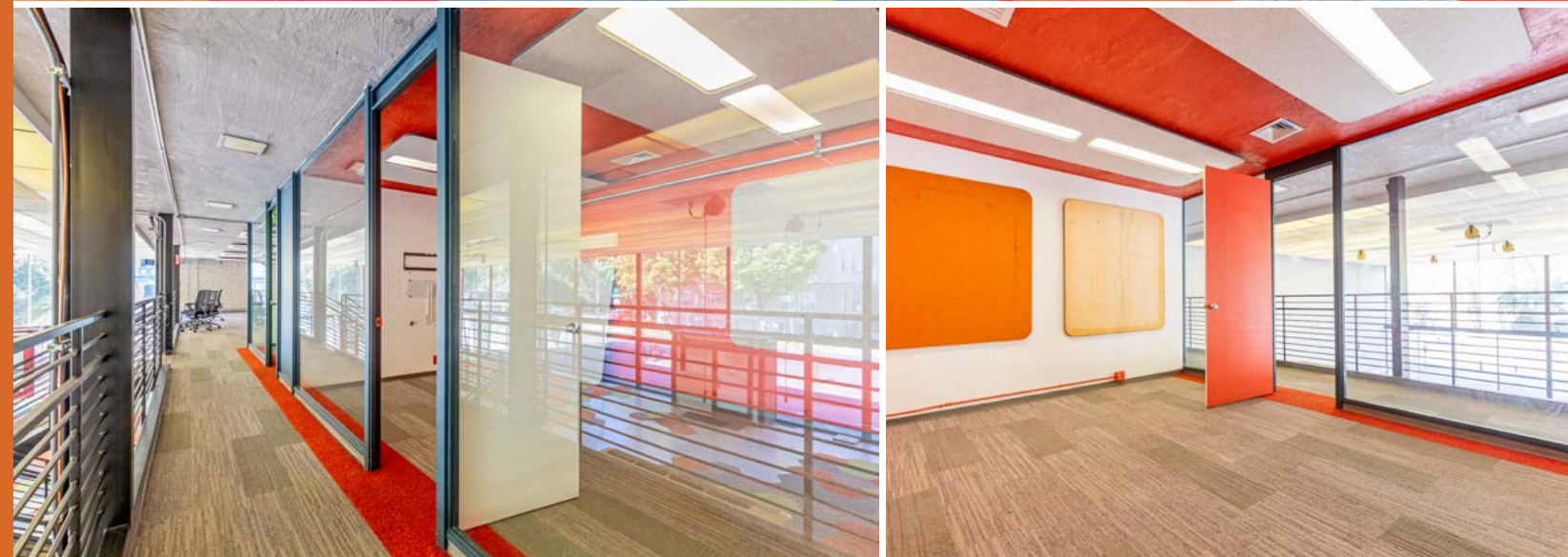
◆ PRIME MIDTOWN SAC LOCATION

1630 I Street is ideally situated in one of Sacramento's most desirable urban neighborhoods. Known for its walkability and thriving local scene, Midtown offers your business access to a dynamic community of professionals, residents, and visitors. Nearby amenities include a growing hub of new restaurants, cafes, and entertainment venues, along with the upcoming high-profile grocery development on the block's south half, set to boost foot traffic and visibility. Proximity to local transportation options simplifies commuting for employees and customers alike.

◆ AMPLE PARKING CONVENIENCE

In a neighborhood where parking is often limited, this property offers a distinct advantage with two adjacent parking structures. Tenants will have access to up to 90 parking stalls, ensuring convenience for both employees and visitors—a valuable amenity in the Midtown area.

Leasing at 1630 I Street provides an opportunity to align your brand or business with Sacramento's progressive, urban lifestyle. With its aesthetic appeal, functional design, and prime location, this building is an excellent choice for companies and retailers aiming to make a lasting impact. Whether fostering creativity, developing a flagship retail space, or creating a collaborative environment, this property offers the perfect canvas.



THE DETAILS

PROPERTY DETAILS

Addresses: 1630 I Street, Sacramento CA
APN: 006-0064-013
Zoning: C-2-SPD
Year Built: 1957
Total Rentable Building SF: ± 5,830 SF
Site Size: ± 15,949 SF

PARKING

1616 I Street: ± 66 stalls available
17th Street Garage: ± 25 stalls available

PRICING DETAILS

Asking Rate: \$1.75 per SF NNN

UTILITY DETAILS:

Electricity: Sacramento Municipal Utilities District (SMUD)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: City of Sacramento
Storm Drain: City of Sacramento

SEISMIC/FLOOD:

Fault Zone: None (Source CalOES)
Flood Zone: Zone X (FEMA Map:06067C0180J)



THE LOCATION

1 BLOCK
TO THEATER DISTRICT

3 BLOCKS
TO LAVENDER HEIGHTS

4 BLOCKS
TO HANDLE DISTRICT

9 BLOCKS
TO GOLDEN 1 CENTER

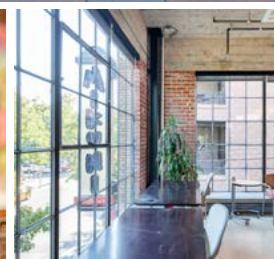
PRIME LOCATION: HIGH VISIBILITY, MAJOR RETAILERS, AND DAILY TRAFFIC FLOW

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. 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 the fruitful submarket. Many consider Midtown to be the most desirable area in the city, with easy freeway access

and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property at 1700 I Street is perfectly situated within walking distance of the Theatre District, Handle District, and Lavender Heights, offering easy access to many of Midtown and Downtown's most desirable events and amenities. I Street itself is a major thoroughfare, with approximately 6,938 cars passing through daily, ensuring high visibility and accessibility. Within a two-block radius of

1700 I Street, you'll find several notable retailers that draw people from all over Midtown for essentials. These include Target, a major retail store offering a wide range of products, Bev-Mo!, a well-stocked beverage retailer, and the future Whole Foods Market, which will provide high-quality groceries and organic products. These key retailers make 1700 I Street an ideal location for both convenience and lifestyle, attracting a steady stream of visitors from the surrounding areas.





THE THEATER DISTRICT

PLACER AI JULY 2023 - JULY 2024

 9 BLOCKS	 2.7M YEARLY VISITS	 9 BARS & RESTAURANTS	 \$88,631 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, BOOMING W/ CONFIDENCE, FLOURISHING FAMILIES

The Theater District in Sacramento is renowned for its world-class opera, ballet, and national Broadway tours. The SAFE Credit Union Convention Center and Performing Arts Center draw innovators, enthusiasts, and thespians to Downtown. Surrounding

this cultural hub, you'll find a variety of dining options that add to the district's appeal. Notable restaurants include Mikuni Sushi, known for its vibrant atmosphere and exquisite sushi rolls; Public House Downtown, offering a diverse menu featuring American-style cuisine

and an impressive beer selection; and Cafeteria 15L, popular for its modern American fare. Whether you're attending a show or exploring the vibrant streets, the Theater District offers an enriching cultural and dining experience that caters to a variety of tastes and preferences.





3 THE LOCATION 1630 I STREET



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 3 BLOCKS	 1.3M YEARLY VISITS	 18 BARS & RESTAURANTS	 \$86,038 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola, with its

authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





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