



FOR SALE - \$1,950,000

1017 Front Street | Sacramento, CA

Exclusively Listed By



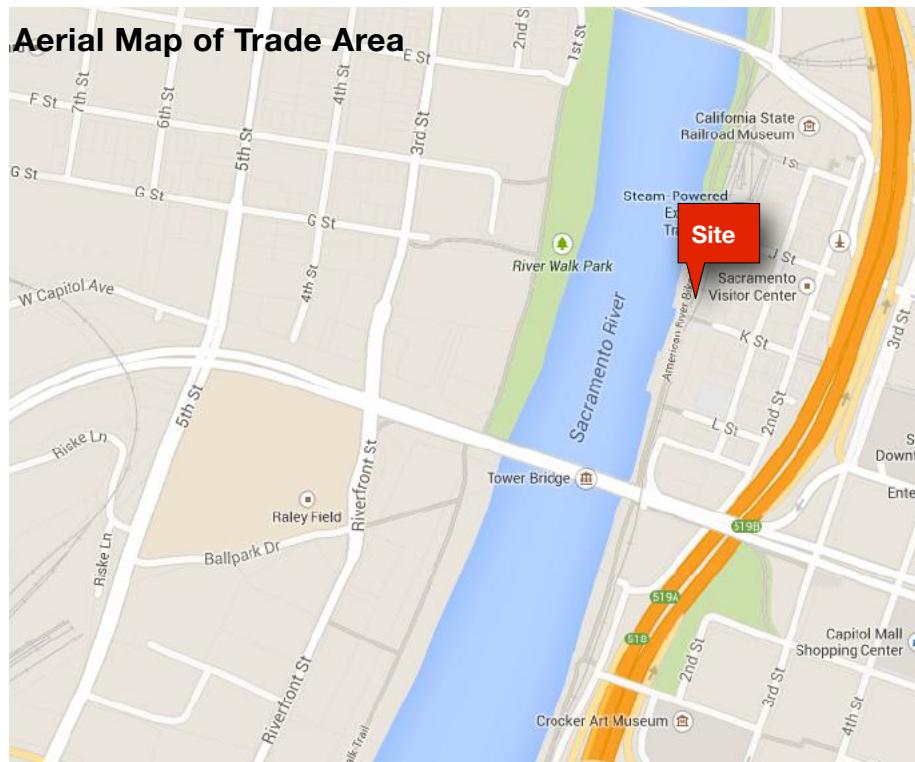
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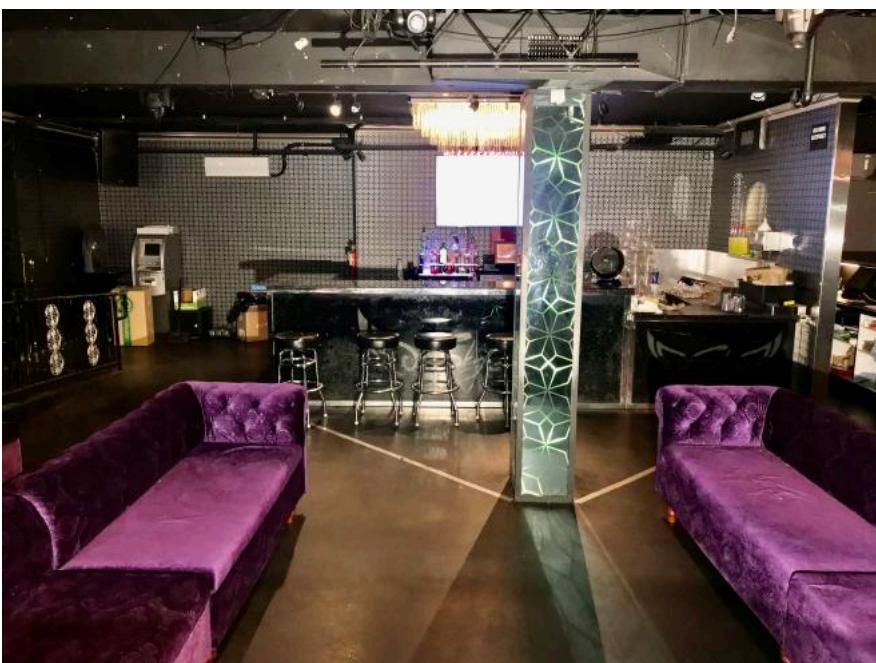
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Aerial Map of Trade Area



Picture

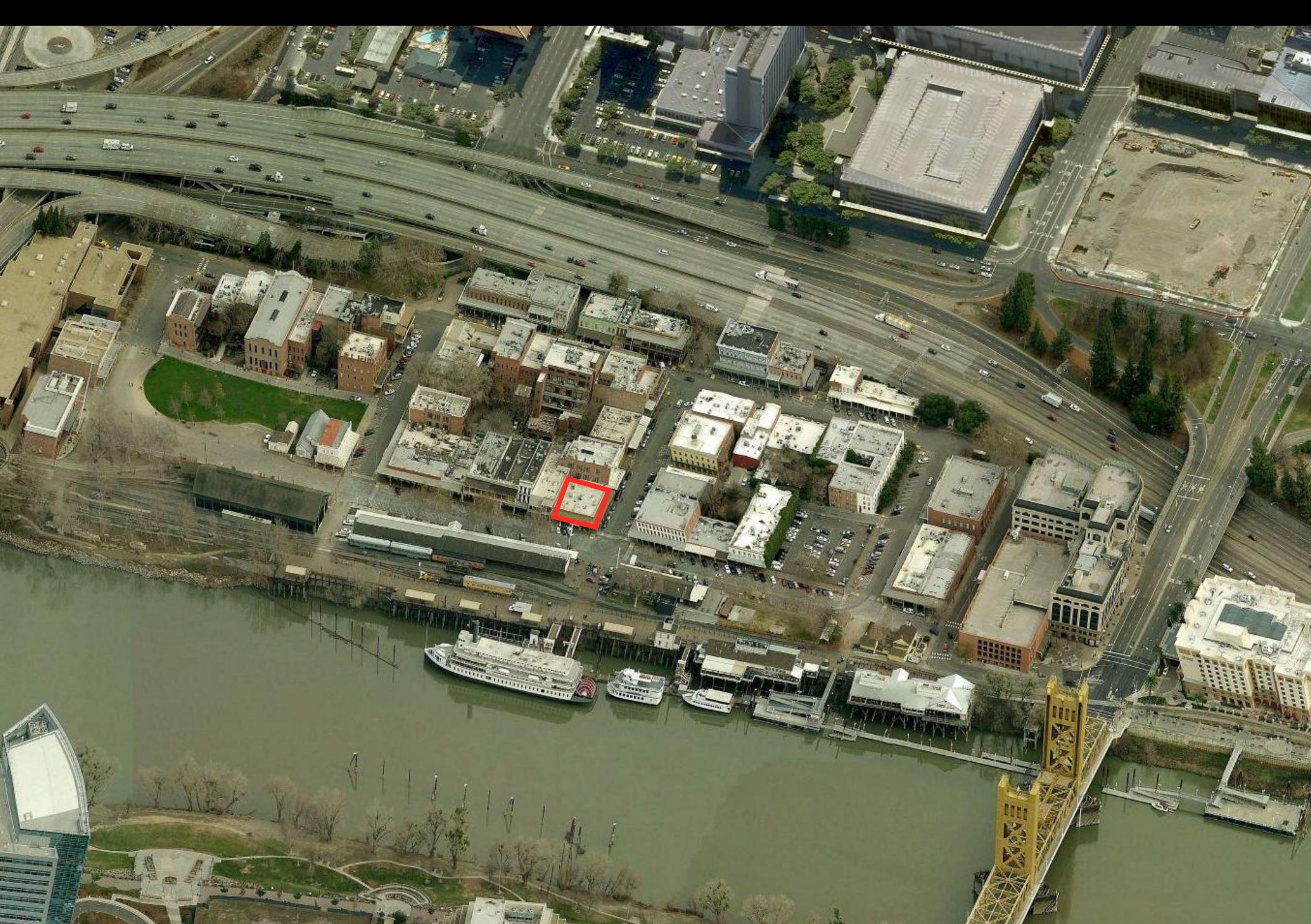


Information Summary

BUILDING	±12,240 SF building
ADDRESS	1017 Front Street
SALES PRICE	\$1,950,000
GROSS INCOME	\$12,500 per month on current tenant
ZONING	C-3
INCLUDED FEATURES	Three Story Retail, Office, Basement and Storage
PARCEL NUMBER/COUNTY	006-007104-100
UTILITIES	Water, electrical, gas and sewer
NEARBY TENANTS	Historic Downtown with Access to new Multi Million Dollar Arena

Notes

This is a ±12,240 SF Building located close to the Golden One Arena. It is fully leased with two retail spaces street level and a ±4,000 SF karaoke night club with liquor license and kitchen. There are 8 private karaoke suites and a large outdoor patio. Please call for more information or to schedule a tour.



The information contained in this document has been obtained from sources believed reliable. While GQNorth does not doubt its accuracy, it has not verified it and we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.

Tourist Information

FOOD/DRINK

CAFÉS & DELIS

Happy Pita Cafe
1100 Front St. #120 • 916.498.1614

Indo Café
1100 Front St. • 916.446.4008

Frozen In Time
110 K St. • 916.446.2122

Heavenly Brew Espresso
904 2nd St. • 916.952.9256

Old Sacramento Café
1026 2nd St. • 916.446.1980

Old Town Smokehouse
100 Front St. • 916.492.9089

Police Junction
1050 Front St. • 916.443.1836

Railroad Fish & Chips
1100 Front St. • 916.443.7300

Sam's Café
910 2nd St.

Slice of Old Sac Pizza
1019 2nd St. • 916.443.6761

Spud Ranch
906 2nd St.

Spy Dogs
1110 Front St. #130 • 916.448.2788

Steamers Bakery & Café
101 K St. • 916.737.5252

Subway
1025 2nd St. • 916.447.7833

SWEETS

Fat City Bar & Café
1001 Front St. • 916.446.6768

Firehouse Restaurant
1112 2nd St. • 916.442.4772

Joe's Crab Shack
1210 Front St. • 916.553.8249

La Terraza Mexican Restaurant
1027 2nd St. • 916.440.0874

Lough Unlimited
1207 Front St. • 916.446.8128

Mesón San Agustín
1115 Front St. • 916.476.6617

O'Malley's Pub
1019 Front St. • 916.492.1230

Pilothouse Restaurant
1000 Front St. • 916.441.4440

Rio City Café
1110 Front St. • 916.442.8226

River City Old West Saloon
916 2nd St. • 916.443.6852

Round Table Pizza
127 K St. • 916.443.7461

Sports Corner Café
1030 2nd St. • 916.442.8489

Ten22
1022 2nd St. • 916.441.2211

Vegas's Underground
128 K St. • 916.444.7212

TASTING ROOMS

The Chefs' Olive Mix
131 J St. • 916.706.3105

The Underground Tasting Room
900 2nd St. #A • 916.444.2349

RESTAURANTS & BARS

Annabelle's
200 J St. • 916.448.6239

Back Door Lounge
1112 Firehouse Alley • 916.442.5751

Coconut Grove Sports Bar & Grill
106 J St. • 916.441.4222

Delta Bar & Grill
1000 Front St. • 916.444.5464

Fanny Ann's Saloon
1023 2nd St. • 916.441.0905

Rocky Mountain Chocolate Factory
1039 2nd St. • 916.448.8801

Sacramento Sweets Co.
1035 Front St. • 916.446.0590

Turtles
1017 2nd St. • 916.442.5203

MUSEUMS

California Military Museum
1119 2nd St. • 916.442.2883

California State Railroad Museum
1111 1st St. • 916.323.9280

Huntington & Hopkins Hardware
1113 1st St. • 916.323.7234

Sacramento History Museum
101 1st St. • 916.264.7057

Old Sacramento Schoolhouse Museum
1200 Front St. • 916.488.8818

Wells Fargo History Museum
1000 2nd St. • 916.440.4263

SIGHTSEEING & TOURS

Hornblower Cruises & Events
1206 Front St. • 1.888.HORNBLOWER

Practical Cycle
114 J St. • 916.706.0077

Sacramento History Museum
101 1st St. • 916.264.7057

Sacramento Southern Excursion Train
1050 Front St. • 916.445.6645

THEATERS

Eagle Theatre
925 Front St. • 916.223.6343

Suspects Dinner Theater
1000 Front St. • 916.443.3600

CARRIAGE RIDES

Classical Coach
1002 2nd St. • 916.371.0598

Tower Hamlet
1002 2nd St. • 916.655.3444

Wolverton Carriage Co.
1002 2nd St. • 916.78.9806

ENTERTAINMENT

SPECIALTY ENTERTAINMENT

Intense Clouds Hookah Lounge
1024 2nd St. 2nd Floor • 910.321.9225

Laughs Unlimited
1207 Front St. • 916.446.8128

Old Sacramento Psychics
117 J St. • 916.444.5518

Old Sacramento Psychics
125 K St. • 916.444.5318

River City Shooting Gallery
131 K St.

Sky KTV Karaoke Lounge
1017 Front St. • 916.553.3613

Tango By The River
128 J St. • 916.443.7008



OLD SACRAMENTO HISTORY

Historic Old Sacramento dates back to 1848 when the discovery of gold attracted prospectors and entrepreneurs in search of adventure and riches on the riverfront. Old Sacramento was the last stop on the Pony Express route, the terminus of the transcontinental railroad and housed the original California Supreme Court Chambers.

Today, the area's history is a rich backdrop for exploring all that Old Sacramento has to offer, from dining and shopping to entertainment and culture. Encompassing 28 accessible acres and home to 53 historic buildings, Old Sacramento is the perfect place to explore hidden alleyway gems and underground secrets. Locals and tourists alike are sure to find fun and adventure in Sacramento's most historic district!

UNDERGROUND TOURS

The entertaining and history-rich "Old Sacramento Underground" tours provide visitors with a unique glimpse into the massive and dramatic undertaking that took place when the streets were painstakingly raised

in the 1860s through the 1870s to protect the city from devastating flooding. Underground tour visitors will have the opportunity to view disappearing windows and doors, dipping alleyways, exposed retaining walls, walk into underground hollow sidewalks and tour historic buildings all while being entertained and educated by tour guides and docents who portray characters true to the period.

For tickets or more information please contact
916.808.7059 or historicoldsac.org

SHOPPING

APPAREL & ACCESSORIES

The Penny Furthing
110 L Street • 916.585.0315

Taylor's Art & Soul
114 K St. • 916.444.0055

This 'N' That
1115 Front St. #9 • 916.498.1544

GIFTS

Evangeline's
113 K St. • 916.443.2181

Garden of Enchantment
126 K St. • 916.446.7950

Visions of Eden
128 K St. • 916.448.1499

JEWELRY

Darby's Jewelry & Gifts
1017 Front St. • 916.446.0687

Karen's Jewelry
127 K St. • 916.446.5108

Skeler Family Jewelers
935 Front St. • 916.441.1976

Super Silver Sacramento
1102 2nd St. • 916.443.2801

SPECIALTY RETAIL

Chef's Mercantile
118 K St. • 916.737.5638

Christmas & Company
116 K St. • 916.737.5616

Heavenly Things
116A 1st St. • 916.594.9526

Old Sacramento General Store
1019 2nd St. • 916.443.6761

Old Sacramento Seascars
128 K St. • 916.706.1110

Ology
130 K St. • 916.444.8700

U.B.E.U. Fashion
1028 2nd St. #C • 916.346.4807

Practical Cycle
114 J St. • 916.706.0077

Sacramento Sports & Souvenirs
1033 2nd St. • 916.443.0556

TOYS & GAMES

Fun & Games
1105 2nd St. • 916.441.4784

G. Willikers Toy Emporium
1113 Front St. • 916.447.1091

Old City Kites
8 10178 Front St. • 916.446.7575

OTS Toys
1021 Front St.

SERVICES

ATMs

Golden 1
1100 Front St.

Umpqua
1115 Front St.

Wells Fargo
1000 2nd St.

Visa/Master Card
1002 2nd St. • 916.442.7644

Acas & Eighth Tattoo
1115 Front St. #18 • 808.212.4169

Capitol Ink Tattoos
1028 2nd St. • 916.930.8080

Old Sacramento Tattoo
1012 2nd St. • 916.441.3387

River City Tattoo
1028 2nd St. • 916.449.1212

PHOTO SERVICES

McGee's Old Time Photos
103 K St. • 916.442.7234

O'Greedy's Old Time Photos
1026 2nd St. • 916.446.4242