



**FOR SALE - \$1,950,000**

**1017 Front Street | Sacramento, CA**



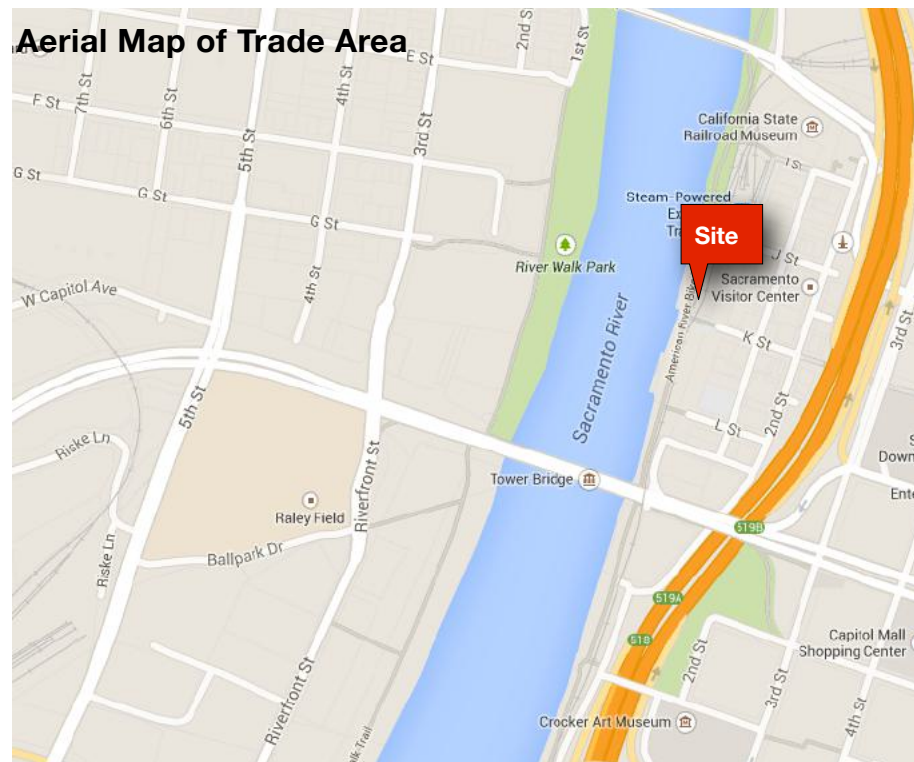
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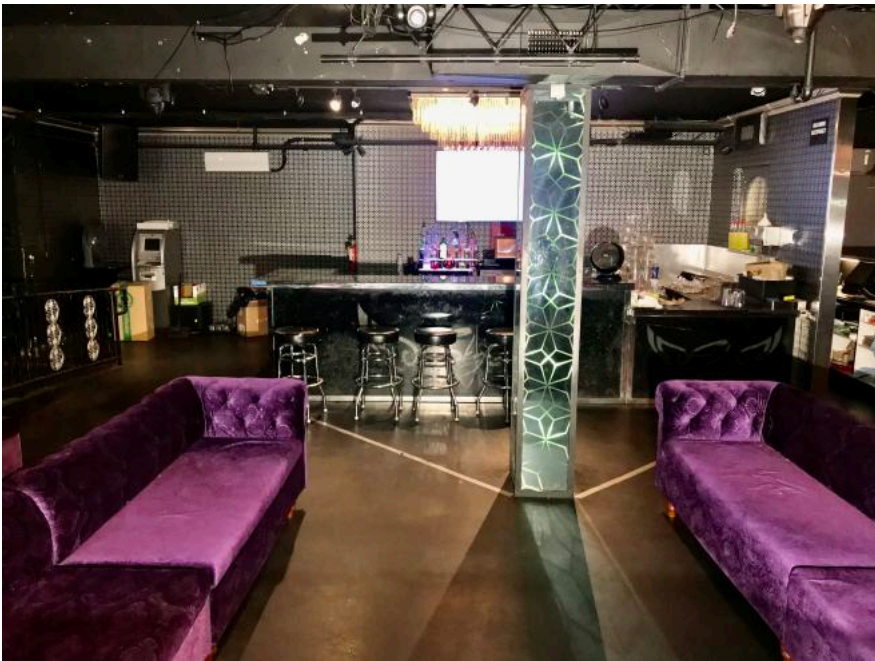
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## Picture

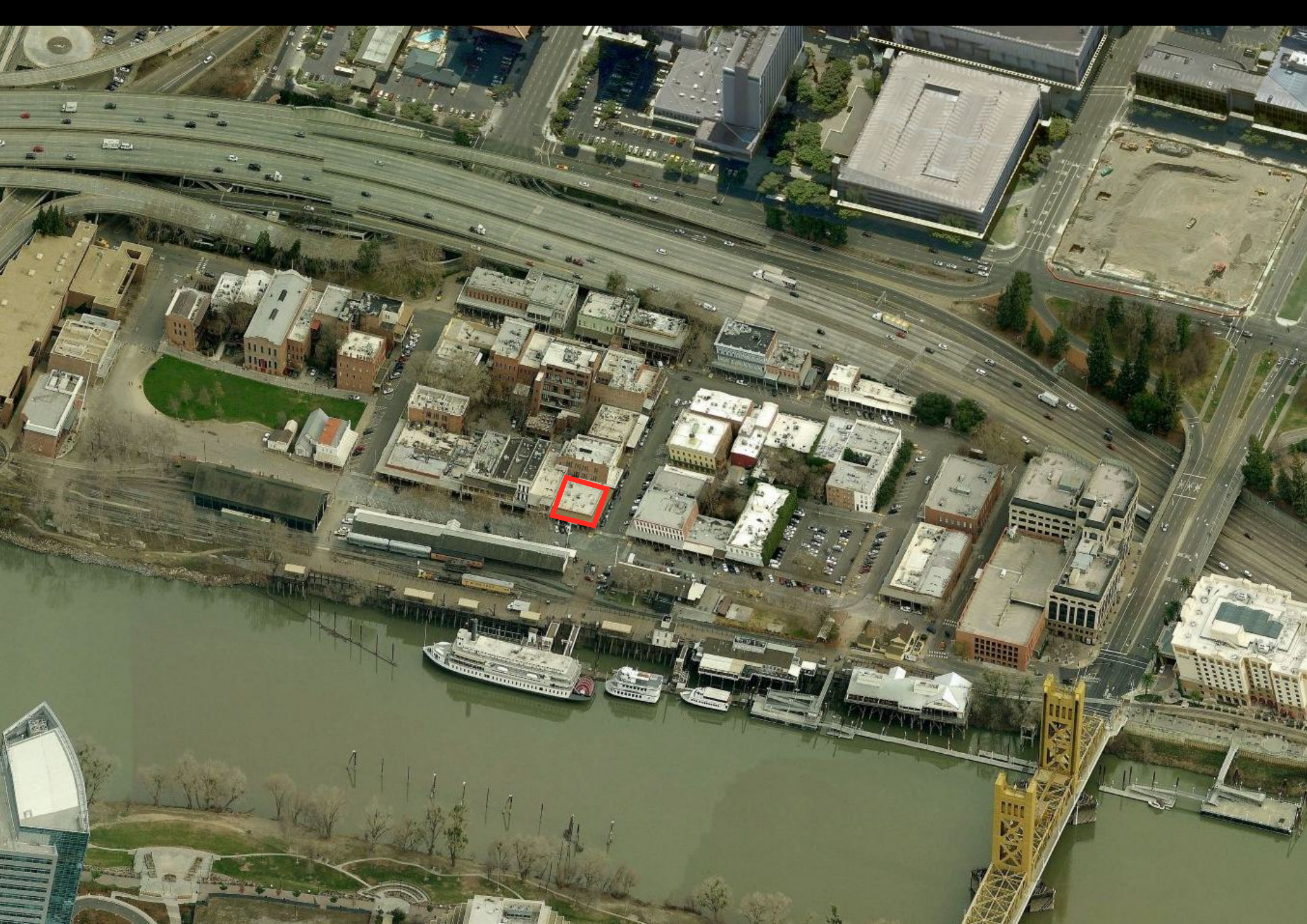


## Information Summary

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

## 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

### OLD SAC FOOD/DRINK

#### CAFÉS & DELIS

- 1 Happy Pita Cafe  
1100 Front St. • 916.498.1614
- 2 Indo Cafe  
1100 Front St. • 916.446.4008
- 3 Frozen In Time  
110 K St. • 916.446.2122
- 4 Heavenly Brew Espresso  
904 2nd St. • 916.594.9526
- 5 Old Sacramento Cafe  
1026 2nd St. • 916.446.1980
- 6 Old Town Smokehouse  
1100 Front St. #140 • 916.492.9089
- 7 Produce Junction  
1050 Front St. • 916.443.1836
- 8 Railroad Fish & Chips  
1100 Front St. #100 • 916.443.7300
- 9 Sam's Cafe  
910 2nd St.
- 10 Slice of Old Sac Pizza  
1019 2nd St. • 916.443.6761
- 11 Spud Shack  
906 2nd St.
- 12 Spy Dogs  
1110 Front St. #130 • 916.448.2788
- 13 Sausers Bakery & Cafe  
101 K St. • 916.737.5252
- 14 Subway  
1125 2nd St. • 916.447.7833

#### TASTING ROOMS

- 15 The Chef's Olive Mix  
131 J St. • 916.706.3105
- 16 The Underground Tasting Room  
900 2nd St. #A • 916.444.2349

#### RESTAURANTS & BARS

- 17 Annabelle's  
200 J St. • 916.448.6239
- 18 Back Door Lounge  
1117 Firehouse Alley • 916.442.5751
- 19 Coconut Grove Sports Bar & Grill  
106 J St. • 916.441.4222
- 20 Delta Bar & Grill  
1000 Front St. • 916.444.5464
- 21 Fanny Ann's Saloon  
1023 2nd St. • 916.441.0505

- 22 Fat City Bar & Cafe  
1001 Front St. • 916.446.6768
- 23 Firehouse Restaurant  
1112 2nd St. • 916.442.4772
- 24 Joe's Crab Shack  
1210 Front St. • 916.553.4249
- 25 La Terraza Mexican Restaurant  
1027 2nd St. • 916.440.0874
- 26 Loughs Unlimited  
1207 Front St. • 916.446.8128
- 27 Mesón San Agustín  
1115 Front St. • 916.476.6617
- 28 O'Malley's Pub  
1109 2nd St. • 916.492.1230
- 29 Pilchouse Restaurant  
1000 Front St. • 916.441.4440
- 30 Rio City Cafe  
1110 Front St. • 916.442.8226
- 31 River City Old West Saloon  
916 2nd St. • 916.443.6852
- 32 Round Table Pizza  
127 K St. • 916.443.7461
- 33 Sports Corner Cafe  
1030 2nd St. • 916.442.8489
- 34 Tan22  
1022 2nd St. • 916.441.2211
- 35 Vega's Underground  
128 K St. • 916.444.7212

#### SWEETS

- 36 Candy Barrel  
1006 2nd St. • 916.446.5196
- 37 Candy Heaven  
1201 Front St. • 916.447.3404
- 38 Candy Land  
122 J St. • 916.492.9295
- 39 Denny's Mini Donuts  
900 2nd St. A • 916.337.6664
- 40 Munchies  
122 J St. • 916.442.8256
- 41 Rocky Mountain Chocolate Factory  
1117 Firehouse Alley • 916.442.8801
- 42 Sacramento Sweets Co.  
1035 Front St. • 916.446.0590
- 43 Tortillas  
1017 2nd St. • 916.442.5203

### OLD SAC ENTERTAINMENT

#### MUSEUMS

- 44 California Military Museum  
1119 2nd St. • 916.442.2883
- 45 California State Railroad Museum  
111 J St. • 916.323.9280
- 46 Huntington & Hopkins Hardware  
113 J St. • 916.323.7234
- 47 Sacramento History Museum  
101 J St. • 916.264.7057
- 48 Old Sacramento Schoolhouse Museum  
1200 Front St. • 916.483.8818
- 49 Wells Fargo History Museum  
1000 2nd St. • 916.440.4243

#### SPECIALTY ENTERTAINMENT

- 50 Intense Clouds Hookah Lounge  
1026 2nd St. 2nd Floor • 916.321.9225
- 51 Loughs Unlimited  
1207 Front St. • 916.446.8128
- 52 Old Sacramento Psychics  
117 J St. • 916.441.5318
- 53 Old Sacramento Psychics  
125 K St. • 916.444.5318
- 54 River City Shooting Gallery  
131 K St.
- 55 Sky XTV Karaoke Lounge  
1017 Front St. • 916.553.3013
- 56 Tango By The River  
128 J St. • 916.443.7008

#### SIGHTSEEING & TOURS

- 57 Hornblower Cruises & Events  
1206 Front St. • 1.888.HORNBLOWER
- 58 Practical Cycle  
114 J St. • 916.706.0077
- 59 Sacramento History Museum  
101 J St. • 916.264.7057
- 60 Sacramento Southern Excursion Train  
1050 Front St. • 916.445.6645

#### THEATERS

- 61 Eagle Theatre  
925 Front St. • 916.323.6243
- 62 Suspects Dinner Theater  
1000 Front St. • 916.443.3600

#### CARRIAGE RIDES

- 63 Classic Coach  
1002 2nd St. • 916.371.0598
- 64 Top Hand Ranch  
1002 2nd St. • 916.655.3444
- 65 Walverton Carriage Co.  
1002 2nd St. • 916.718.9806



### ★ 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 **historicsac.org**

### SHOPPING

#### APPAREL & ACCESSORIES

- 1 California Gifts & Shirts  
910 2nd St. • 916.448.8088
- 2 California Tees  
1115 Front St. • 916.443.2122
- 3 Expectation Insurance  
1037 2nd St. • 916.440.4120
- 4 Fashion To Be Boutique  
1102 2nd St. • 916.446.1400
- 5 Jewels Unique  
1022 2nd St. • 916.483.4949
- 6 Kore's Giftland  
1115 Front St. #4 • 916.223.2224
- 7 Leathers By Mary Terry  
1115 Front St. #12 • 916.448.2827
- 8 L&B International Connection  
1115 Front St. #5 • 916.662.0806
- 9 Mac Vito  
125 K St. • 916.273.7748
- 10 Moxy Threads  
1029 Front St. • 916.441.7099
- 11 Old Sac Leather Works  
1014 2nd St. • 916.448.5108
- 12 Old Sac Shirts & Gifts  
1104 2nd St. • 916.441.1138
- 13 Old Town Train Stop  
1031 Front St. • 916.329.7249
- 14 Peruvian Crafts  
1105 Front St. • 916.442.1377
- 15 Seventeen  
127 J St. • 916.396.0926
- 16 Sack City  
123 K Street • 916.440.1559
- 17 Scarfies  
112 K St. • 916.444.0490
- 18 California Gifts and Shirts  
1010 2nd St. • 916.441.4098
- 19 U.B.U. Fashion  
1028 2nd St. #C • 916.346.4807

#### ART, ANTIQUES & COLLECTIBLES

- 20 American Legacy  
10258 Front St. • 916.447.5700
- 21 Artists' Collaborative Gallery  
129 K St. • 916.444.7125
- 22 Brook's Novelty Antiques & Records  
1107 Firehouse Alley • 916.443.0783
- 23 The Closet  
1107 Front St. • 916.442.3446
- 24 Old Sacramento Trading Post  
1115 Front St. #1 • 916.498.0766
- 25 Stage Nine Entertainment Store  
102 K St. • 916.447.3623

- 26 The Penny Farthing  
110 L Street • 916.585.0315
- 27 Taylor's Art & Soul  
114 K St. • 916.444.0055
- 28 This 'N' That  
1115 Front St. #9 • 916.498.1544

#### GIFTS

- 29 Evangeline's  
113 K St. • 916.443.2181
- 30 Garden of Enchantment  
126 K St. • 916.446.7950
- 31 Visions of Eden  
126 J St. • 916.448.1499

#### JEWELRY

- 32 Danny's Jewelry & Gifts  
1017A Front St. • 916.446.0687
- 33 Krystal Garden  
1115 Front St. #2 • 916.498.8547
- 34 Skaleet Family Jewelers  
935 Front St. • 916.441.1976
- 35 Super Silver Sacramento  
1102 2nd St. • 916.443.2801

#### SPECIALTY RETAIL

- 36 Chef's Mercantile  
118 K St. • 916.737.5636
- 37 Christmas & Company  
116 K St. • 916.737.5616
- 38 Heavenly Things  
116A St. • 916.594.9526
- 39 Old Sacramento General Store  
1019 2nd St. • 916.443.6761
- 40 Old Sacramento Seagars  
128 K St. • 916.706.1110
- 41 Olog  
130 K St. • 916.444.8700
- 42 Practical Cycle  
114 J St. • 916.706.0077
- 43 Sacramento Sports & Souvenirs  
1033 2nd St. • 916.443.0556

#### TOYS & GAMES

- 44 Fun & Games  
1106 2nd St. • 916.441.4784
- 45 G. Willikers Toy Emporium  
1113 Front St. • 916.447.1091
- 46 Old City Kites  
1017B Front St. • 916.446.7575
- 47 OS Toys  
1021 Front St.

### SERVICES

#### ATMS

- 1 Golden 1  
1100 Front St.
- 2 Fargus  
Crosque and Front St.
- 3 Wells Fargo  
1000 2nd St.

#### BEAUTY/HEALTH SERVICES

- 4 Lore Salon  
116 J Street • 916.205.0206
- 5 Chinese-West Medical Center  
1028 2nd St. • 916.930.0808
- 6 Courtyard D'Oro  
1107 Front St. • 916.871.2481
- 7 Fat's Banquet Facility & Catering  
1015 Front St. • 916.441.7966
- 8 Ten22  
1122 2nd Street • 916.441.2211

#### HOTELS

- 9 Delta King Hotel  
1000 Front St. • 916.444.5464

#### INFO & SPECIALTY SERVICES

- 10 Visitors' Center  
1002 2nd St. • 916.442.7644
- 11 Aes & Blight Tattoos  
1115 Front St. #18 • 808.212.4169
- 12 Capital Ink Tattoos  
1021 2nd St. • 916.446.6824
- 13 Old Sacramento Tattoo  
1012 2nd St. • 916.441.3387
- 14 River City Tattoos  
1028 2nd St. • 916.448.1212

#### PHOTO SERVICES

- 15 McGee's Old Time Photos  
103 K St. • 916.442.7234
- 16 O'Grady's Old Time Photos  
1026 2nd St. • 916.446.4242