



1651

Response Road
Sacramento
±2,014 RSF Available

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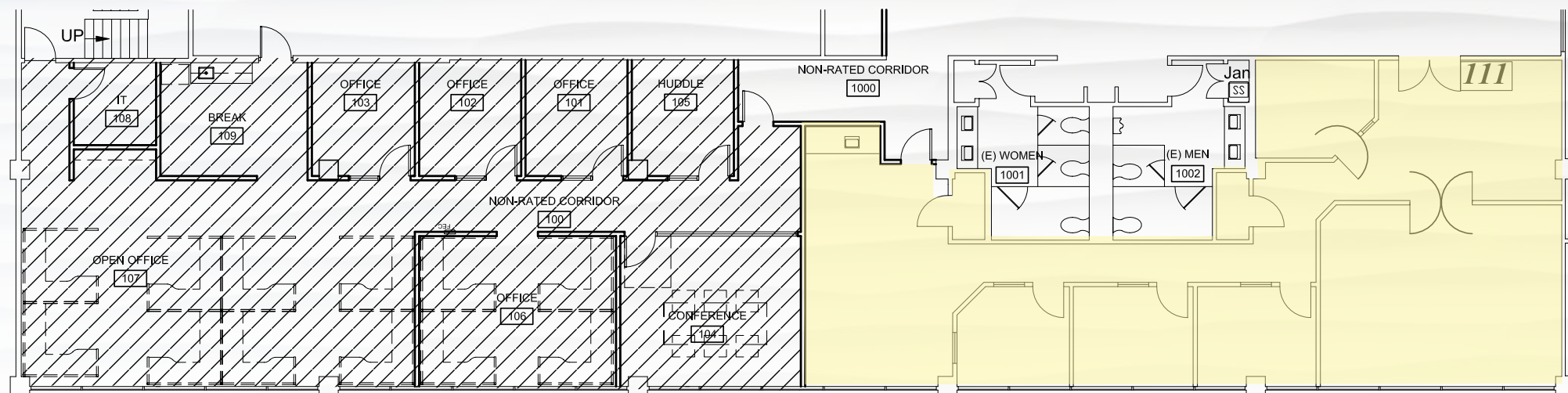
HIGHLIGHTS

- ±2,014 SF Available
- Extensive renovations completed in 2022
- Common conference room available
- Well capitalized ownership
- Underground parking available
- Monument signage opportunities
- Proximity to retail services with numerous restaurants and Starbucks located one block away
- Neighboring Tenants Include:
 - Kaiser Permanente
 - Covered CA
 - Bank of the West
 - UBS
 - UC Davis
 - American Cancer Society



FLOOR PLAN

FIRST FLOOR: ±2,014 SF
WITH MAIN LOBBY ENTRANCE



-  ±2,014 SF Available
-  Common Area
-  Leased

SITE

arden fair

CAL EXPO

KOHL'S HOBBY LOBBY

Applebees
PUNCH LINE
MOD PIZZA
rack
HomeGoods
KURA
Dorlington
Pete's
FISH GRILL
jamba
Michaels
CINEMARK
The Container Store
pinkberry

WATER PERMANENTS
IN-N-OUT
WORLD MARKET
Chick-fil-A

chili's

THE HOME DEPOT

Jack In the Box

Family Dollar

Starbucks

culichi town

ESTELLE

WORK WORLD

DEL TACO
Arby's
Round Table
Batteries + Bulbs
Arigato Sushi

ROSS
SUBWAY
Marshalls

WATER PERMANENTS

BevMo!

JIMBOY'S

OfficeMax

WATER PERMANENTS

TACO BELL

Smart & Final

PET SMART

CHICKEN OF THE CUT

SAFeway
MEX 5
California Family Fitness
McDonald's
Car Wash

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PROPERTY PHOTOS



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SUITE PHOTOS



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**GRACEADA
PARTNERS**

With a specific focus on Central Valley office buildings and shopping centers, Graceada Partners has \$450M in assets under management and the two principals (and co-founders) have more than a decade and a half of experience working together.

Graceada Partners' investment thesis is based on the underlying belief that California's Central Valley, the fastest growing region in the state, is a fundamentally overlooked market for value-add commercial real estate investment. With a population of 6.5 million, the Central Valley is just smaller than the state of Massachusetts, the 15th most populous state, and is only 13% smaller than the entire San Francisco Bay Area region. Graceada Partners is the only investment manager based in the Central Valley and investing in the Central Valley.

Graceada Partners' objective is to provide a professional, safe and dependable office setting for their tenants by assuring unbeatable service and best-in-class product.

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