



1725 Q

SECOND GENERATION MIDTOWN
RESTAURANT / BAR FOR LEASE.



TURTON
COMMERCIAL REAL ESTATE



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The Opportunity

2,200 SF AVAILABLE	\$3.00 PER SF NNN	ABC TYPE-47 ALCOHOL LICENSE FOR PURCHASE	FF&E FOR PURCHASE
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ALL CRITICAL SECOND GENERATION RESTAURANT INFRASTRUCTURE IN PLACE

Turton CRE is excited to offer the rare opportunity to lease a second generation restaurant and bar in the highly desirable Midtown district. The 2,200 square foot space features critical second generation restaurant and bar infrastructure. In addition, the outgoing tenant is offering all furnishings, fixtures, and equipment ("FF&E")

for sale via a separate agreement, which can also include an unencumbered ABC Type-47 alcohol license that is still active on the premises for a clean transfer. Perfectly situated on a bustling and highly walkable corner adjacent to Midtown's Mansion Flats residential neighborhood, this property presents

its new operator with the chance to open a full service restaurant at a fraction of the time and expense of most locations within the urban core. With minor aesthetic improvements and a County Health inspection, a tenant can reasonably expect to be open for business in a matter of weeks!





INFRASTRUCTURE

- Type-1 Hood Exhaust System Suitable for High Temperature Gas Cooking
- Ansul Fire Suppression System
- All Necessary Sinks for Sac County Health Department Compliance
- Walk-In Cooler With 8-Handle Draft Beer System
- Two ADA Accessible Restrooms with motorized wheelchair lift
- Complete Bar With Full Backbar Infrastructure That Includes
- All Necessary Sinks and Plumbing in Place
- Small Manager's Office
- "Back of House" Restroom in Janitor's Closet



CLICK OR SCAN
FOR VIRTUAL TOUR





THE DETAILS

Address: 1725 I Street, Sacramento, CA 95811
APN: 006-0065-013-0000
Year Built: 1915
Zoning: C-2-SPD (General Commercial, Special Planning District)

Total SF: 2,200 SF
Price: \$3.00/SF/Month NNN
NNN: \$0.76 per 2024 Estimates

Utility Details:
Electricity: SMUD
Gas: PG&E
Water/Sewer/Trash: City of Sacramento
Storm Drain: City of Sacramento

Seismic/Flood:
Fault Zone: Not within an Earthquake Fault Zone (per State of CA Dept. of Conservation)
Flood Zone: Zone X (FEMA Map 06067C0180J)



CLICK OR SCAN
FOR VIRTUAL TOUR



THE FLOOR PLAN

The Location

1 BLOCK
TO THEATER DISTRICT

3 BLOCKS
TO LAVENDER HEIGHTS

4 BLOCKS
TO HANDLE DISTRICT

9 BLOCKS
TO GOLDEN 1 CENTER

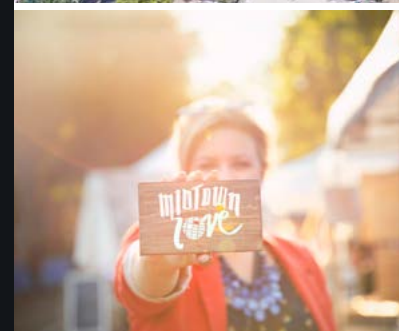
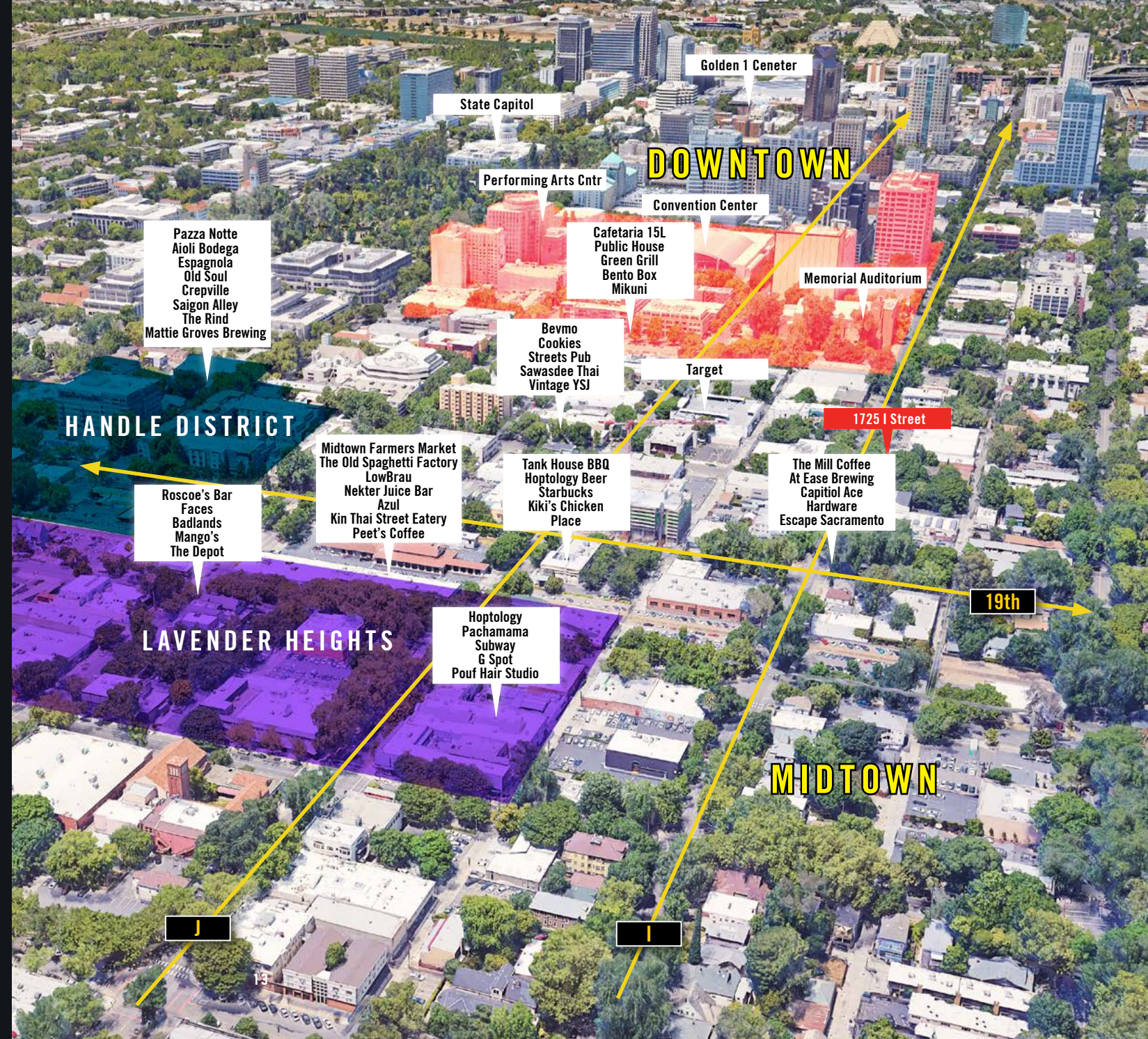
PRIME LOCATION SURROUNDED BY WALKABLE AMENITIES / COMMUTE ROUTES

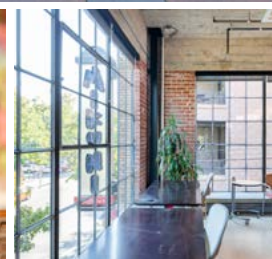
Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents, and investors near and far have flocked 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 1725 I Street is per-

fectly 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 1725 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, BevMo!, a well-stocked beverage retailer, and the future Whole Foods Market, which will provide

high-quality groceries and organic products. These key retailers make 1725 I Street an ideal location for both convenience and lifestyle, attracting a steady stream of visitors from the surrounding areas.

As the Property and Business Improvement district for the Property and surrounding neighborhood, the Midtown Association performs, among many others, such vital functions as "Clean and Safe", which includes homeless outreach and graffiti abatement. Being located within the Association's boundaries allows the future tenant of 1725 I Street access significant benefits and services.





THE THEATRE DISTRICT

PLACER AI JULY 2023 - JULY 2024



9

BLOCKS



2.7M

YEARLY VISITS



9

BARS & RESTAURANTS



\$88,631

HOUSEHOLD INCOME

HOME TO NEWLY REMODELED CONVENTION AND PERFORMING ARTS CENTER

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.





2 THE LOCATION

1257 I STREET



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

HOME TO THE WEEKLY MIDTOWN FARMERS MARKET - #1 MARKET IN CALIFORNIA

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.

2 THE LOCATION
1725 I STREET



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.3M

YEARLY VISITS



18

BARS & RESTAURANTS



\$86,038

HOUSEHOLD INCOME

HIGH END DINING OPTIONS AT THE BASE OF STATE CAPITOL PARK

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 Mid-town'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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