



**TURTON**  
COMMERCIAL REAL ESTATE

OLD SACRAMENTO WATERFRONT

**1207 FRONT STREET**

EXECUTIVE PRIVATE OFFICES FOR LEASE





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# THE PROPERTY

2	±250-600	\$450-\$500	HARDWOOD
PRIVATE OFFICES	SF AVAILABLE	PER MONTH	FLOORS

## EXECUTIVE PRIVATE OFFICES AVAILABLE IN OLD SACRAMENTO

1207 Front Street offers a rare opportunity to lease professional office space in the heart of Sacramento's historic Old Sacramento Waterfront. Two executive private suites—approximately 250 and 350 SF—are available, featuring hardwood floors, high ceilings, and access via a shared brick-lined walkway. The suites can be combined for ± 600 SF if needed

and are priced at \$450 - \$500 per month.

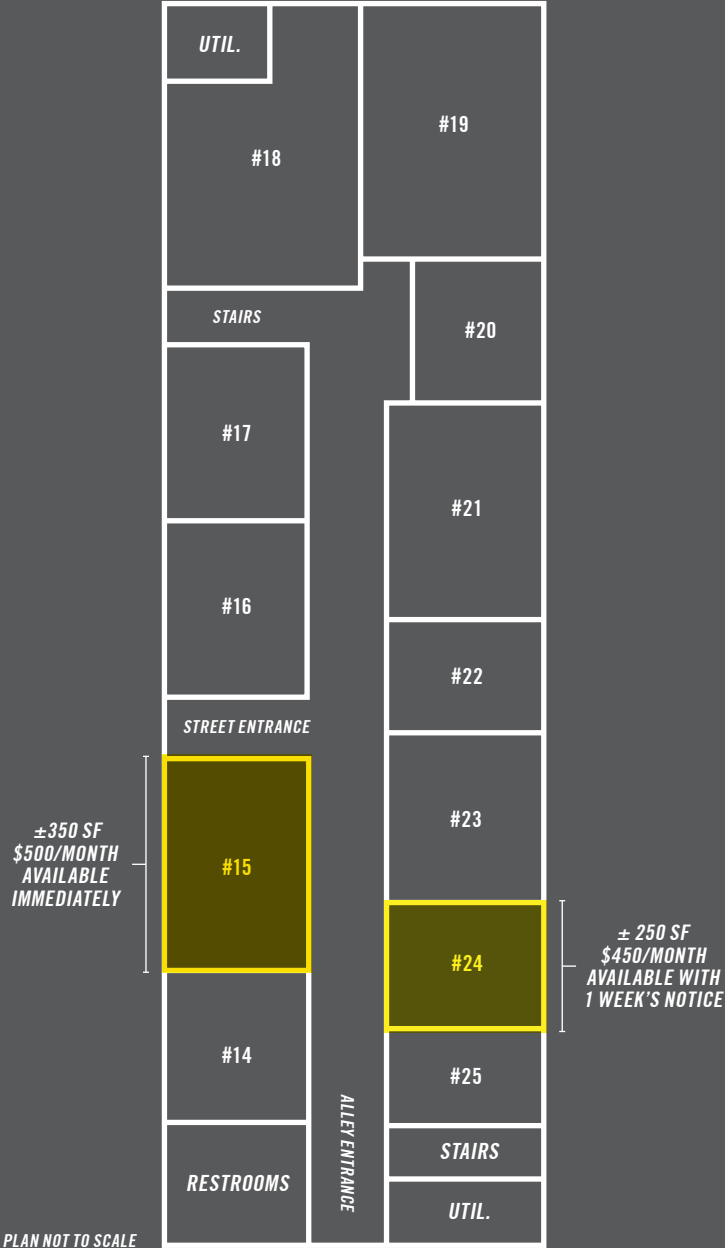
In addition to the area's historic architecture and steady foot traffic, the location provides excellent connectivity. With direct access to I-5 and close proximity to Highway 50 and I-80, tenants can easily commute or meet with clients from across the region. The Tower Bridge Garage, located directly across

the street at 1289 Front Street, offers approximately 1,400 parking spaces, ensuring convenient parking options for both tenants and visitors and the Central Business District is just a short walk away. For businesses seeking an affordable Downtown office in a dynamic setting, 1207 Front Street is a strategic choice.





# THE FLOOR PLAN







# BUILDING LOCATION

3.4

MILLION ANNUAL VISITS

76

MIN AVG DWELL TIME

100+

RETAILERS

HIGH

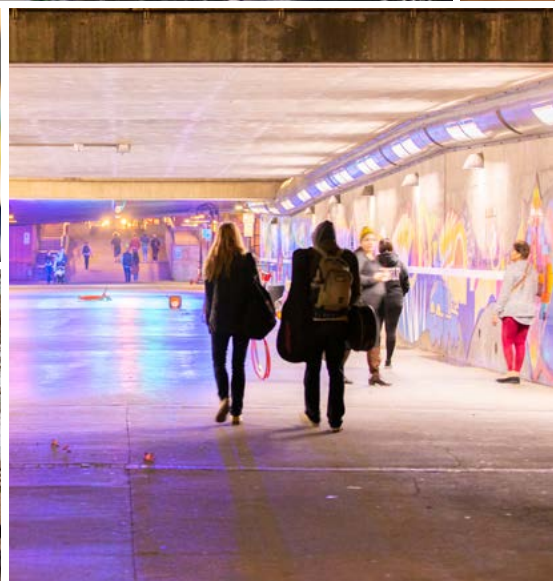
VOLUME SALES DISTRICT

## DOWNTOWN'S OLD SACRAMENTO WATERFRONT

The recently rebranded Old Sacramento Waterfront is home to one of the most unique and active atmospheres in Sacramento. As a National and State historical landmark, the district includes 53 preserved buildings that house a mix of local retailers, restaurants, museums, and small businesses. With an estimated 3.4 million visits per year, businesses benefit from steady foot traffic and a diverse blend of tourists and locals. On any given day, visitors can enjoy live music, quirky shops, a variety of food

options, and direct access to the American River Bike Trail. Seasonal events and activities—like waterfront yoga, outdoor markets, and community programming hosted by the Downtown Sacramento Partnership—add to the area's ongoing energy. With easy access to Interstate 5 and direct connections to Interstate 80 and Highway 50, Old Sacramento is one of the most accessible submarkets in the city. Front Street is just three blocks west of the Entertainment District—home to the

Golden 1 Center, Downtown Commons (DoCo), and several well-known restaurants and hotels. The renovated K Street tunnel—with upgraded lighting, public art, and enhanced security—provides a direct pedestrian link between Old Sacramento and the city's core. Within a five-minute walk are the Tower Bridge, Sutter Health Park—now home to the Oakland A's during their temporary stay in Sacramento—and West Sacramento's popular riverfront venue, Drake's: The Barn.









# SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. 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 this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

### SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

### POPULATION GREATER SACRAMENTO REGION

2,623,204

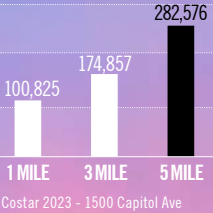
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

### PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

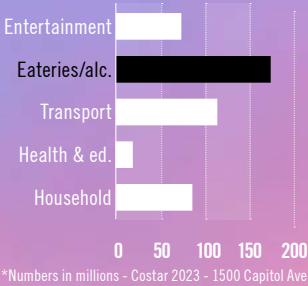
68%

GSEC 2023  
Applied Geographic Solutions  
& GIS Planning 2022

### NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



### ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



### COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.91% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

### SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

### SACRAMENTO OWNERS VS. RENTERS



GSEC 2023  
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### MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust  
2024

WALK  
SCORE:  
98  
Walker's  
Paradise

BIKE  
SCORE:  
62  
Biker's  
Paradise

TRANSIT  
SCORE:  
96  
Good  
Transit

walkscore.com  
1500 Capitol





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