

# 122

J Street, Sacramento, CA

FOR SALE

“Historic Old Sacramento  
Mixed Use Investment  
Opportunity”

Total  
**±6,000 SF**



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**NEWMARK**

# EXECUTIVE SUMMARY

- 122 J Street presents a rare opportunity to acquire a **historic** property in the heart of **Old Sacramento**, one of the region's most recognizable and high traffic destinations. Originally constructed in **1853**, this three story building totals approximately **±6,000 square feet**, with **±2,000 square feet per floor**, and blends authentic Gold Rush-era character with functional, flexible space suitable for a range of retail, office, or creative uses.
- The property is prominently positioned within Old Sacramento's pedestrian oriented waterfront district, surrounded by established retail, dining, entertainment, and tourism drivers. The ground floor has long supported retail use, most recently housing **Munchies Candy Store**, a nostalgic Old Sacramento staple in operation since **1988**, while the upper floors offer adaptable space for owner users or investors seeking a unique historic asset.
- Over the decades, 122 J Street has evolved alongside the city itself, previously serving as **The Old Town Bakery** and office space for the **Sacramento Symphony**, underscoring its deep roots in Sacramento's commercial and cultural history. Today, the building stands as a distinctive offering with strong identity, character, and long term intrinsic value—well suited for buyers looking to establish a presence in one of Northern California's most iconic historic districts.



## Retail & Investment Highlights

- **Prime Old Sacramento Location**  
Situated in the heart of **Old Sacramento's historic waterfront district**, 122 J Street benefits from consistent pedestrian traffic, strong tourism activity, and proximity to dining, entertainment, and civic anchors.
- **Historic 3 Story Asset (Built 1853)**  
Originally constructed in **1853**, the property offers authentic Gold Rush-era character rarely available in today's market, making it a compelling opportunity for investors or owner users seeking a distinctive historic presence.
- **±6,000 SF Total | Efficient Floor Plates**  
The building totals approximately **±6,000 square feet**, configured across **three stories at ±2,000 SF per floor**, allowing for functional retail on the ground floor with flexible upper floor uses including office, creative, boutique hospitality, residential living, rental income, or Airbnb potential
- **Ground Floor Retail Legacy**  
The street level space has long supported retail use, most recently home to **Munchies Candy Store**, an Old Sacramento staple that has operated since **1988**, reinforcing the property's strong retail identity and nostalgic appeal. Munchies currently occupies the space without a long-term lease in place, offering flexibility for future owner-users or investment strategies.
- **Flexible Owner User or Investment Opportunity**  
The property appeals to a wide buyer pool, including owner users seeking a flagship location as well as investors targeting long term value in one of Sacramento's most iconic submarkets.
- **Deep Cultural & Commercial Roots**  
Prior uses include **The Old Town Bakery** and office space for the **Sacramento Symphony**, highlighting the building's long-standing role in Sacramento's commercial and cultural history.

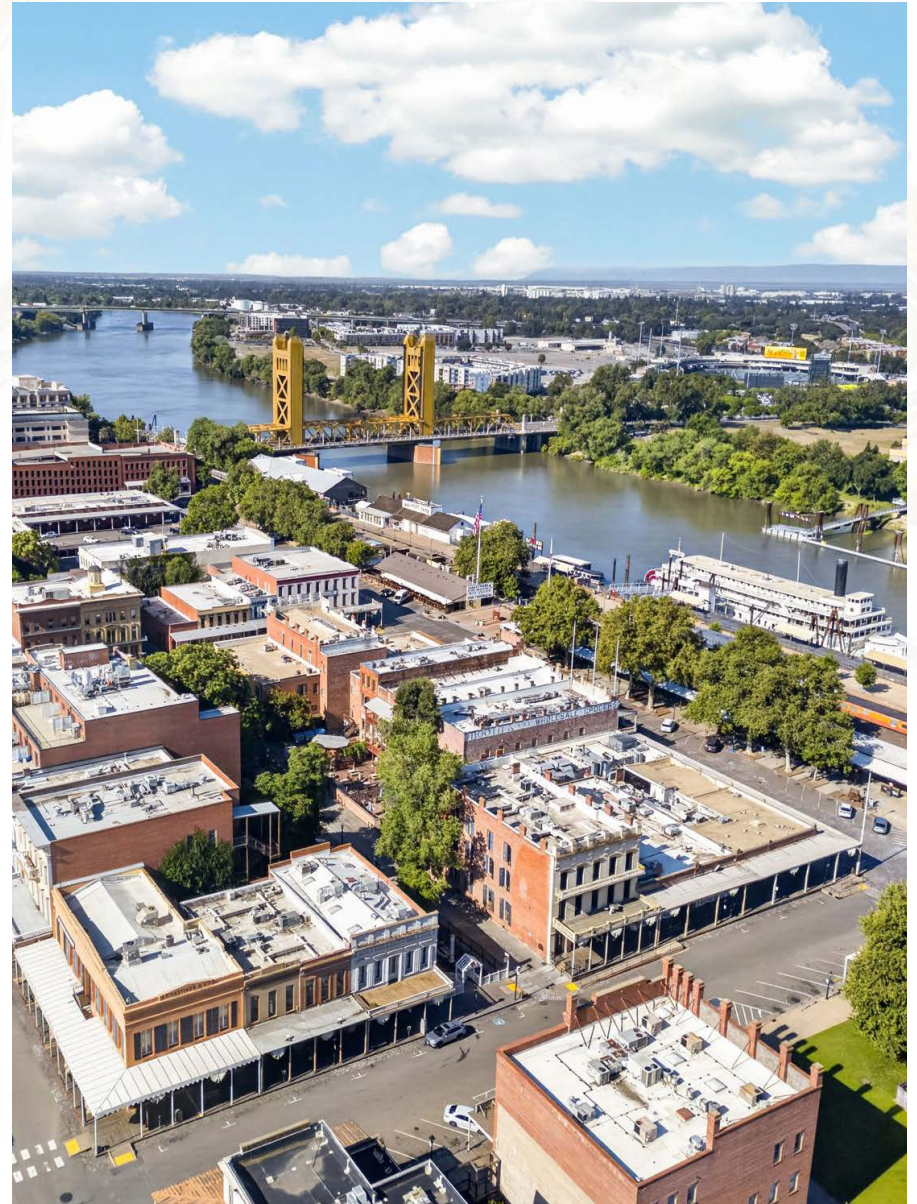
# EXECUTIVE SUMMARY

Originally built in 1853, 122 J Street in Sacramento offers a rare blend of Gold Rush-era character and modern urban relevance, positioned in the heart of the city's historic core near the waterfront and premier civic and commercial anchors. Originally developed in the mid-19th century as part of Sacramento's early commercial expansion, the building has evolved alongside the city through successive waves of retail, office, and mixed-use occupancy, reflecting the resilience and adaptability that define this corridor. Today, it stands as a distinctive asset that combines authentic historic architecture with updated functionality—making it well-suited for investors or owner-users seeking a property with proven longevity, strong visibility, and immediate proximity to dining, entertainment, and government demand drivers in one of Northern California's most dynamic urban markets. Most recently Munchies Candy Store has been in operation since 1988 matching the nostalgia of Old Sacramento by offering its patrons old fashioned style candy.

## Family History






The building has been a cornerstone of our family's story since 1988, when it was first purchased with a vision of creating both a livelihood and a lasting legacy. On the storefront level, Marie's Parfums and Munchies Candy Store welcomed generations of customers, offering not only unique scents and sweet treats but also a warm, familiar presence in the community for over 30 years.

Beyond the business itself, the building holds decades of cherished family memories. The upstairs loft was the hub of many family events and countless moments were shared between loved ones. From busy days at the shop to quiet times spent together behind the scenes, the building became a symbol of dedication, resilience, and family pride. Its walls reflect not just a history of ownership, but a legacy of love and tradition, passed down through the years.



*Building originally was The Old Town Bakery and office for the Sacramento Symphony.*

# PROPERTY OVERVIEW

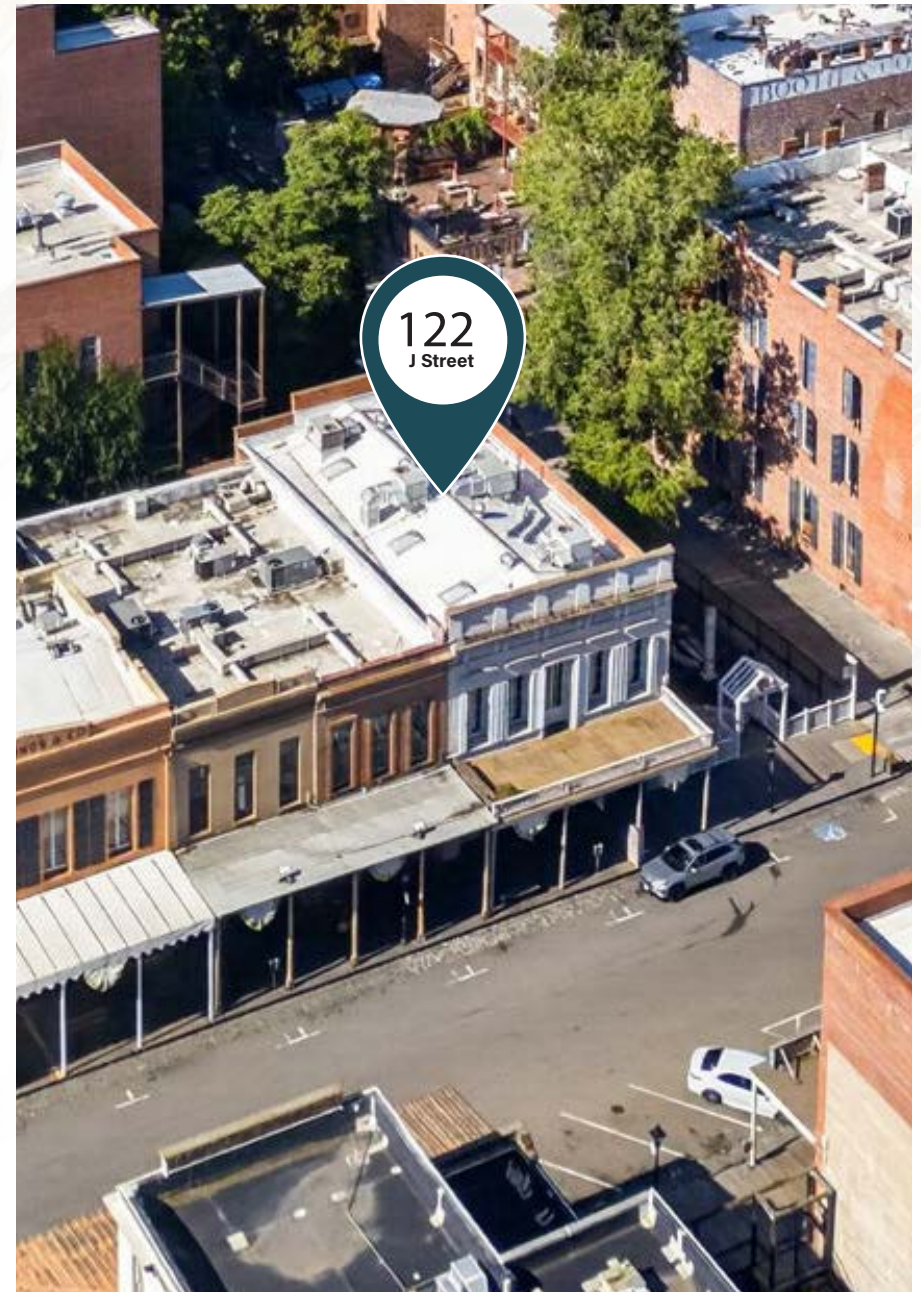
	<b>Address</b>	122 J Street, Sacramento, CA (Old Sacramento Historic District)
	<b>Total Size</b>	±6,000 SF
	<b>Configuration</b>	<b>3-story building</b> <ul style="list-style-type: none"><li>±2,000 SF per floor</li></ul>
	<b>Building Type</b>	Historic Old Sacramento building
	<b>Use</b>	Mixed-use / retail-oriented building (ground-floor retail with upper floors usable for retail, office, or creative space)
	<b>Status</b>	For-sale listing (not lease)

## Historic & Storytelling Highlights

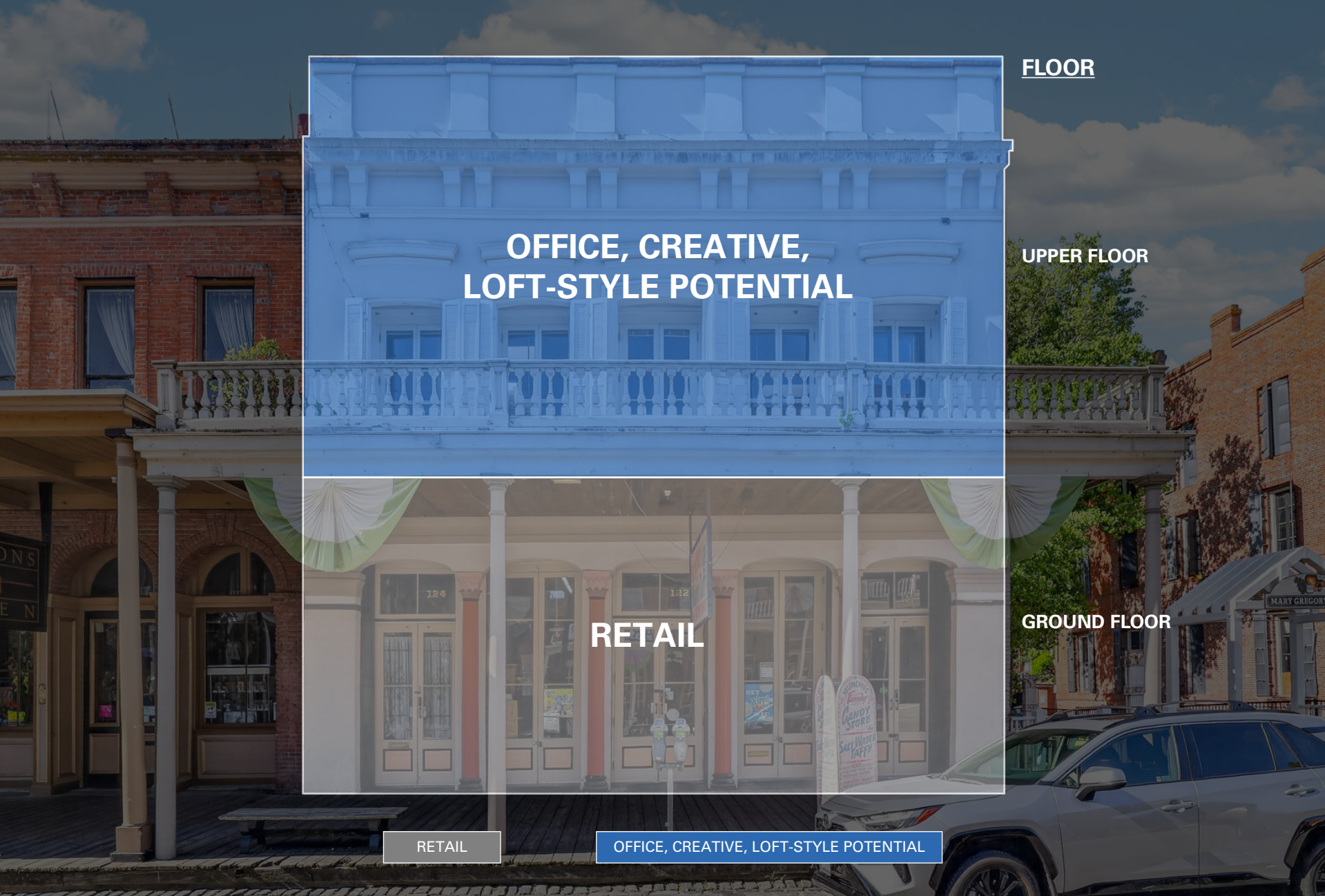
- Originally built in **1853**, reflecting Gold Rush-era Sacramento architecture
- Formerly housed **The Old Town Bakery** and offices for the **Sacramento Symphony**
- Family-owned since **1988**, with long-standing retail presence
- **Munchies Candy Store** has operated on the ground floor since 1988, reinforcing Old Sacramento's nostalgic character

## Sale

- Sale Price **\$1,100,000**
- Being marketed to **investors and owner-users** seeking long-term value and historic character



# STACKING PLAN



**FLOOR**

**OFFICE, CREATIVE,  
LOFT-STYLE POTENTIAL**

**UPPER FLOOR**

**RETAIL**

**GROUND FLOOR**

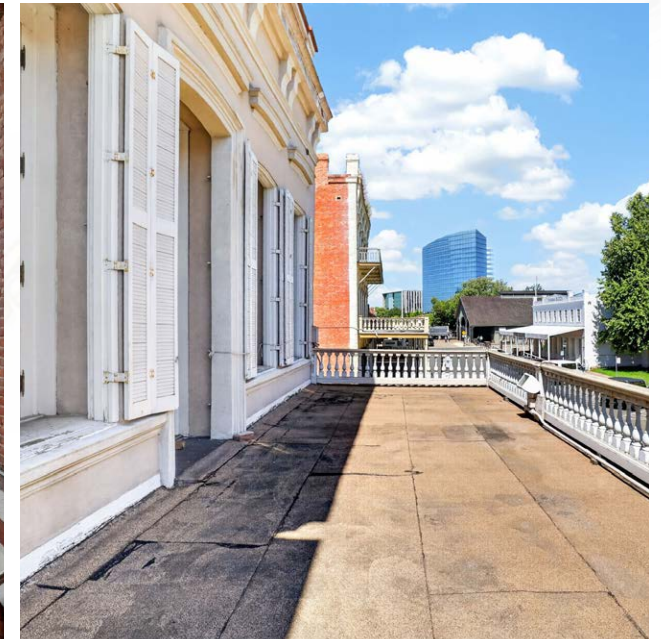
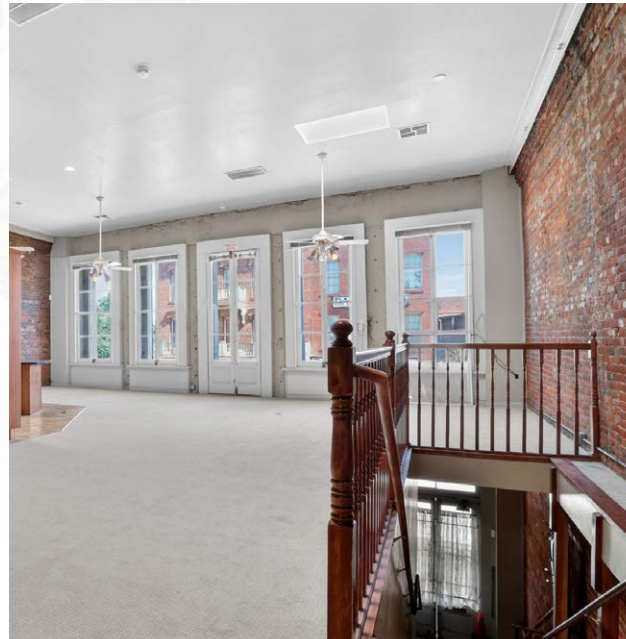
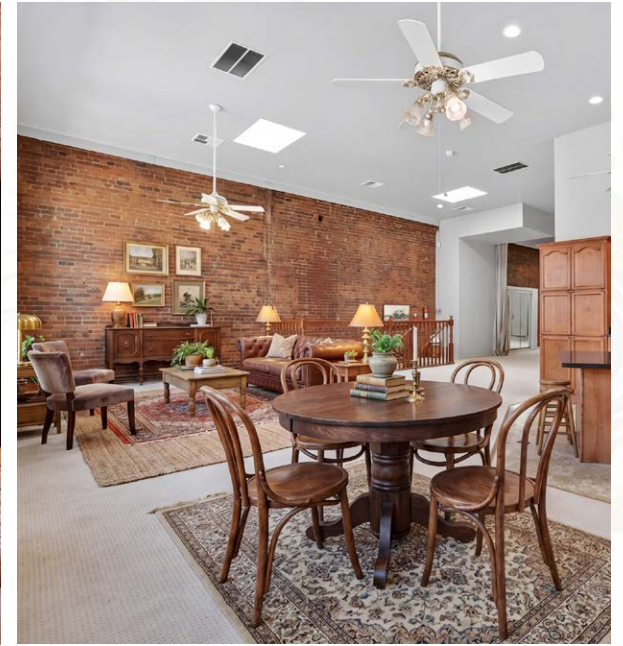
**RETAIL**

**OFFICE, CREATIVE, LOFT-STYLE POTENTIAL**

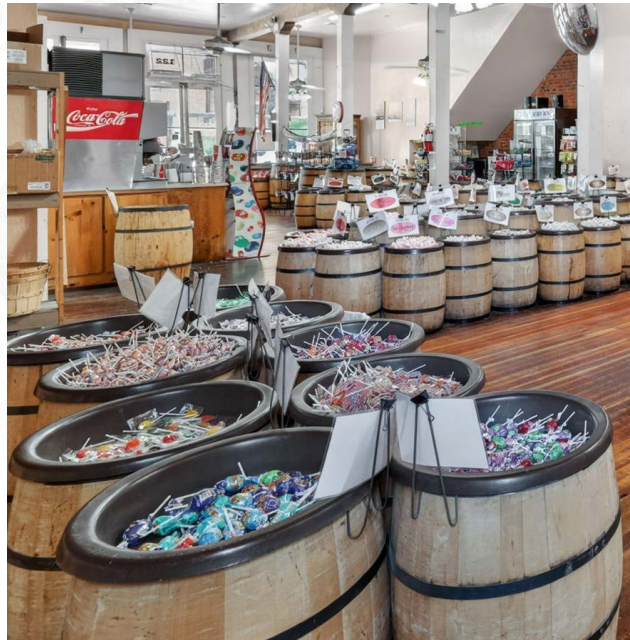
# LOCATION & MARKET HIGHLIGHTS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



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**IRINA SHPYRKA**

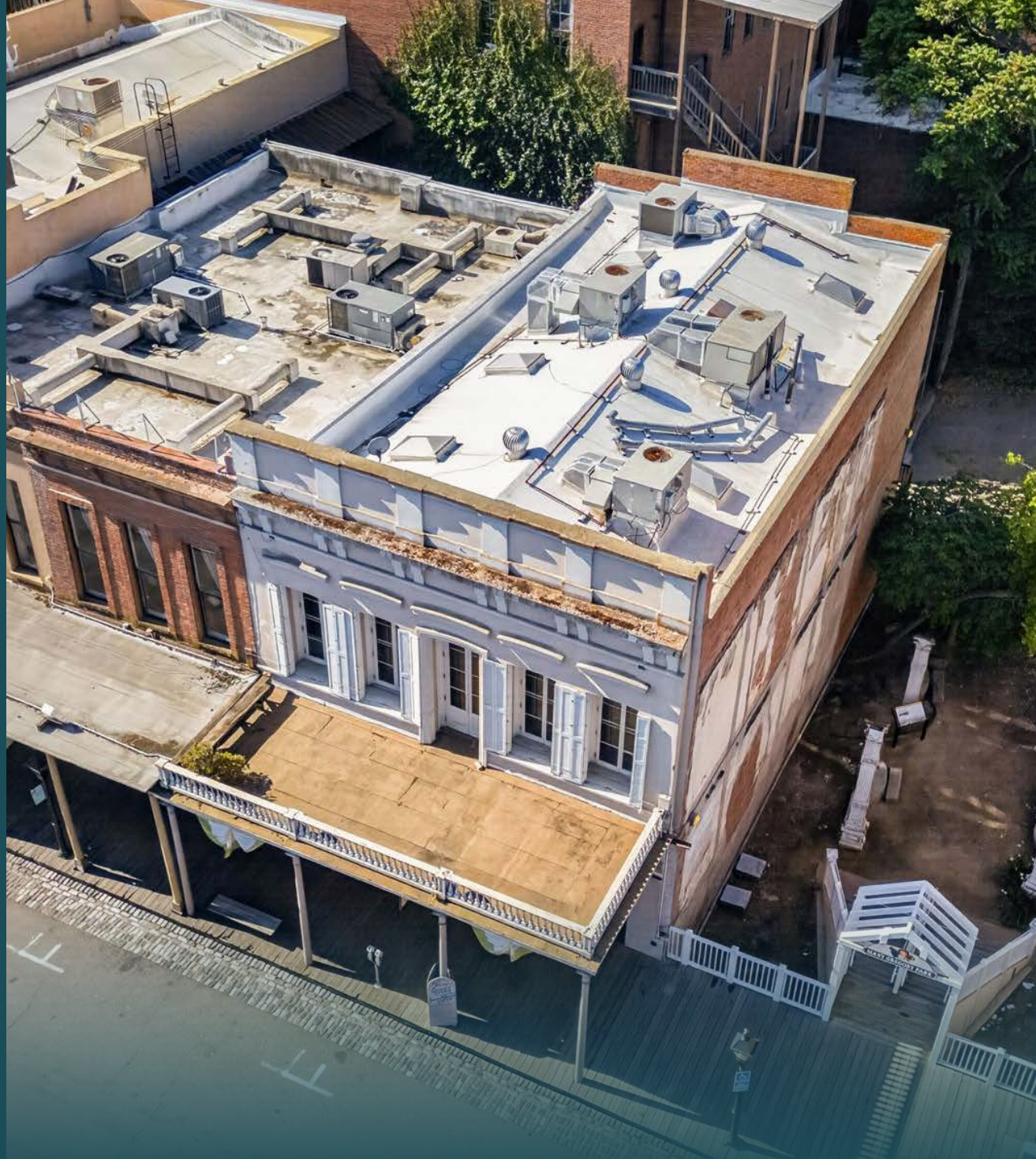
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