

## RETAIL FOR LEASE

# 1700 I STREET

1700 I Street, Sacramento, CA 95811



### PROPERTY DESCRIPTION

Introducing a prime retail opportunity in the Sacramento area: a distinguished 17,661 SF building, built in 1900, and zoned C-2, offering limitless potential for retail/office. This historic property presents a unique blend of timeless charm and modern functionality, providing an ideal canvas for customization and value creation. With a strategic location in the heart of the city, this property offers exceptional visibility and accessibility, making it a compelling choice for investors seeking a high-impact addition to their portfolio. Don't miss this chance to own a piece of Sacramento's storied architectural heritage while capitalizing on its burgeoning real estate market.

### PROPERTY HIGHLIGHTS

- Spacious modern layout
- Abundant natural light
- Open and versatile floor plan
- Convenient location for easy access
- Ample parking for employees and clients
- Contemporary design

### OFFERING SUMMARY

Lease Rate:	\$19 - 21.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,116 - 5,571 SF
Lot Size:	9,500 SF
Building Size:	17,661 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,860	5,219	16,750
Total Population	2,763	8,014	31,983
Average HH Income	\$94,389	\$94,991	\$88,860

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#### SACRAMENTO COMMERCIAL PROPERTIES, INC.

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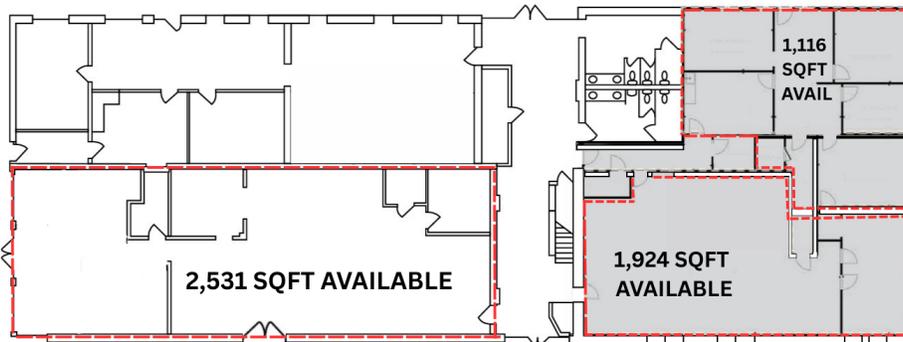
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### FIRST FLOOR



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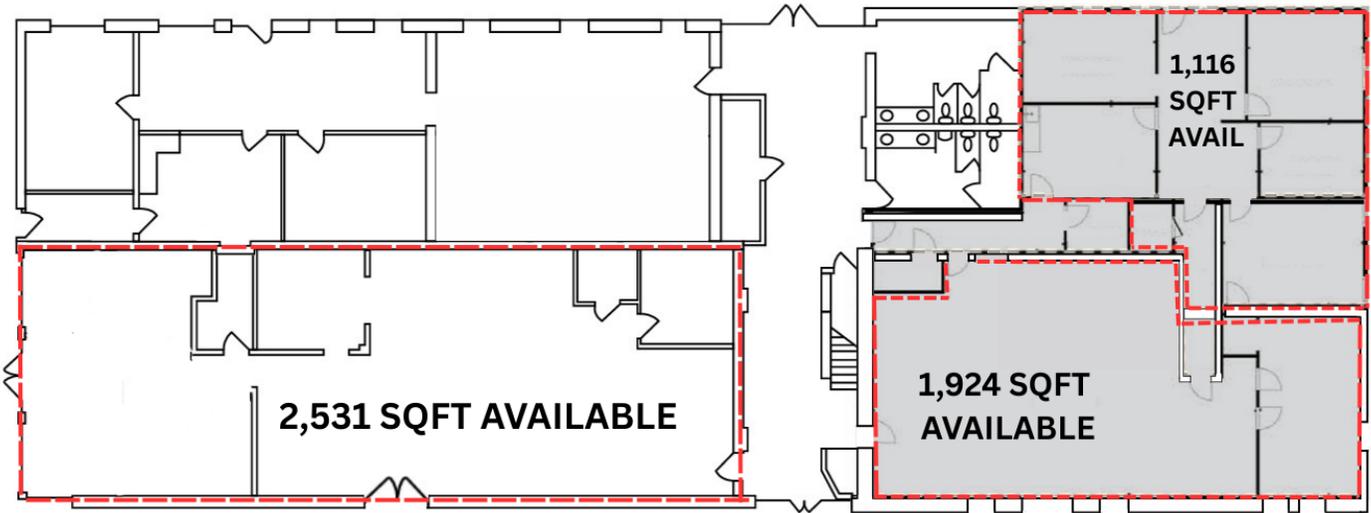
# RETAIL FOR SALE & LEASE

## 1700 I STREET

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### FIRST FLOOR



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,116 - 2,531 SF	Lease Rate:	\$19.00 - \$21.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	1,116 SF	NNN	\$19.00 SF/yr	-
Suite 130	Available	1,924 SF	NNN	\$19.00 SF/yr	-
Suite 110	Available	2,531 SF	NNN	\$21.00 SF/yr	-

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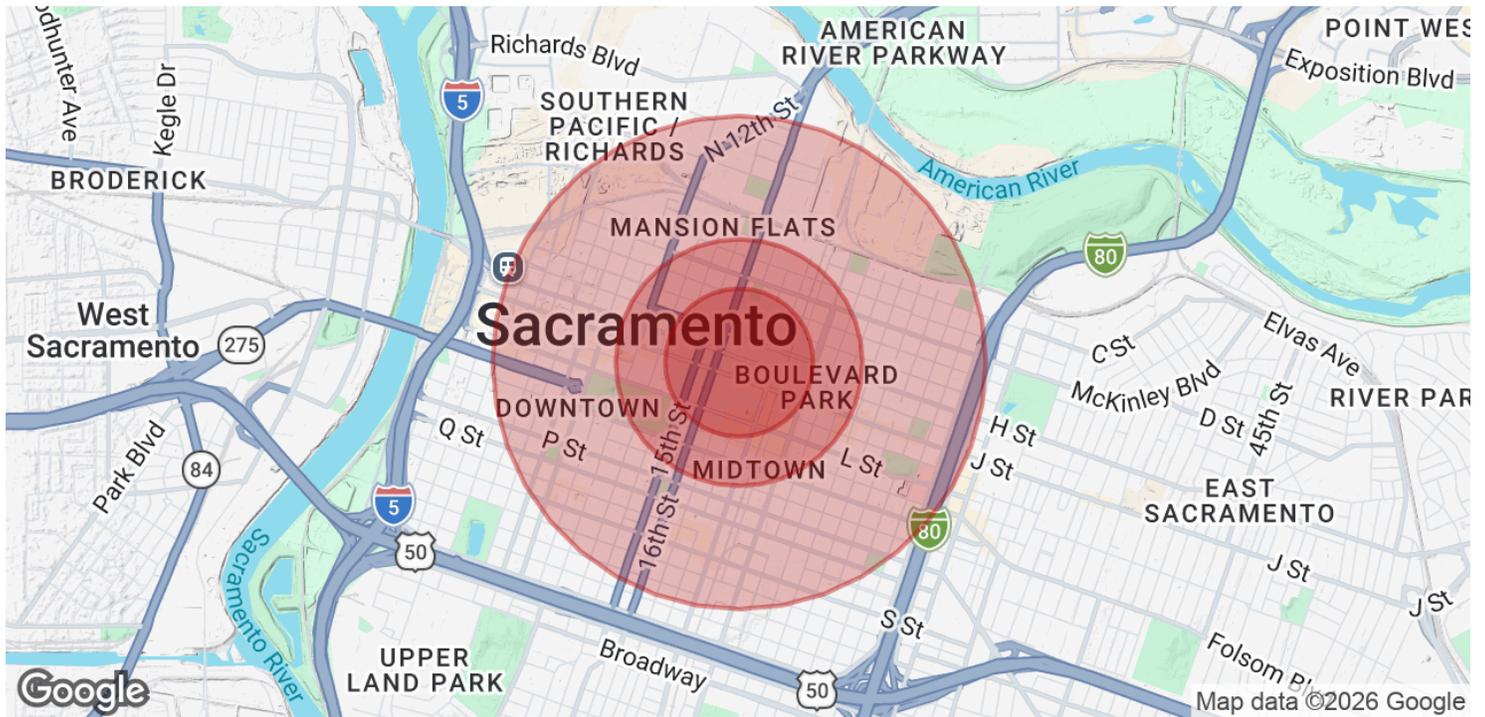
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,763	8,014	31,983
Average Age	40	39	40
Average Age (Male)	40	40	41
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,860	5,219	16,750
# of Persons per HH	1.5	1.5	1.9
Average HH Income	\$94,389	\$94,991	\$88,860
Average House Value	\$909,652	\$896,458	\$810,103

Demographics data derived from AlphaMap

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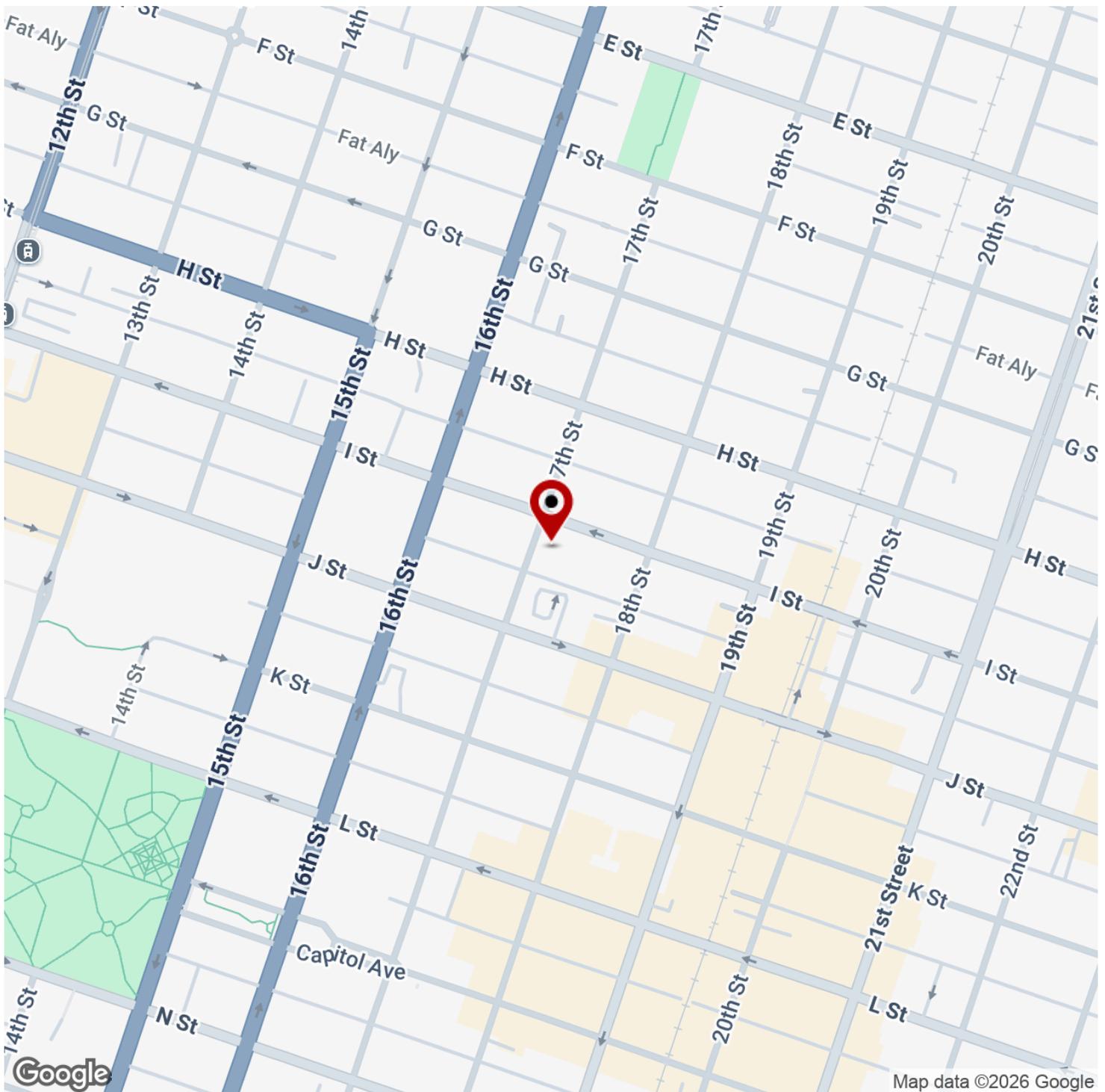
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