

# FRATT BUILDING

Retail and Office Space Available in the Old Sacramento Waterfront





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# THE PROPERTY

849 - 1,542  
SF OFFICE/RETAIL SPACE

\$1.75  
PER SF FSG

100+  
NEARBY RETAILERS

*OFFICE/RETAIL IN OLD SACRAMENTO WATERFRONT DISTRICT!*

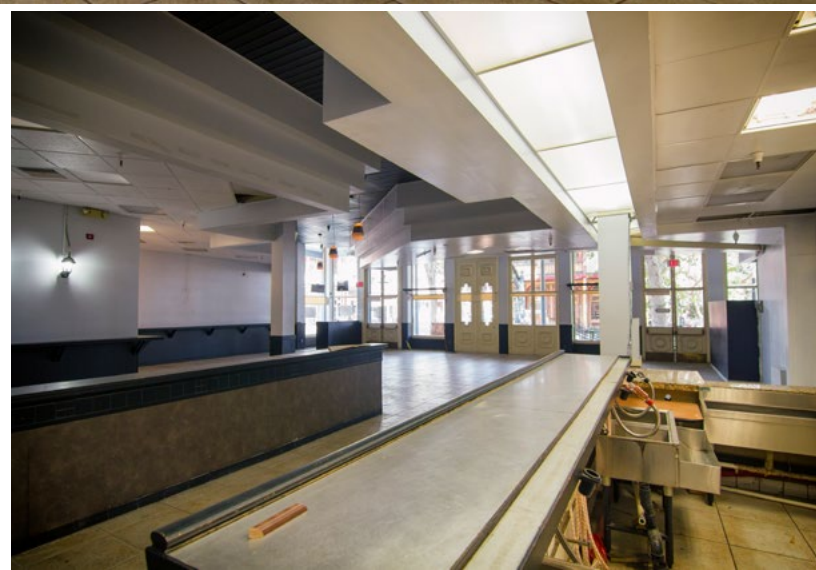
Turton Commercial Real Estate is pleased to present a 2nd generation retail and office opportunity in Old Sacramento.

The Fratt Building is one of Old Sacramento's finest buildings. The Building features detailed woodwork, beautiful balcony railings, embellished arched windows and tall ceilings for office and retail users. The Building is located at the corner of K and 2nd Street in the heart of Old Sacramento. Commercial properties in Old Sacramento are wonderfully integrated in

a collection of well-maintained historic architecture, dozens of retailers, eateries, coffee shops and art hubs, along with a variety of businesses ranging from Sacramento's newest and hottest (BKWLD, etc...) to professional law firms providing an eclectic environment that makes working or residing in the area extremely enjoyable. Employers find it much easier to recruit and retain top talent, especially in creative fields, and clients love to visit.

The office and retail spaces feature high ceilings and

beautiful wood detailing throughout. The Building has modern features while embodying Old Sacramento's traditional style and heritage. The office space provides the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your office or retail space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your bottom line!





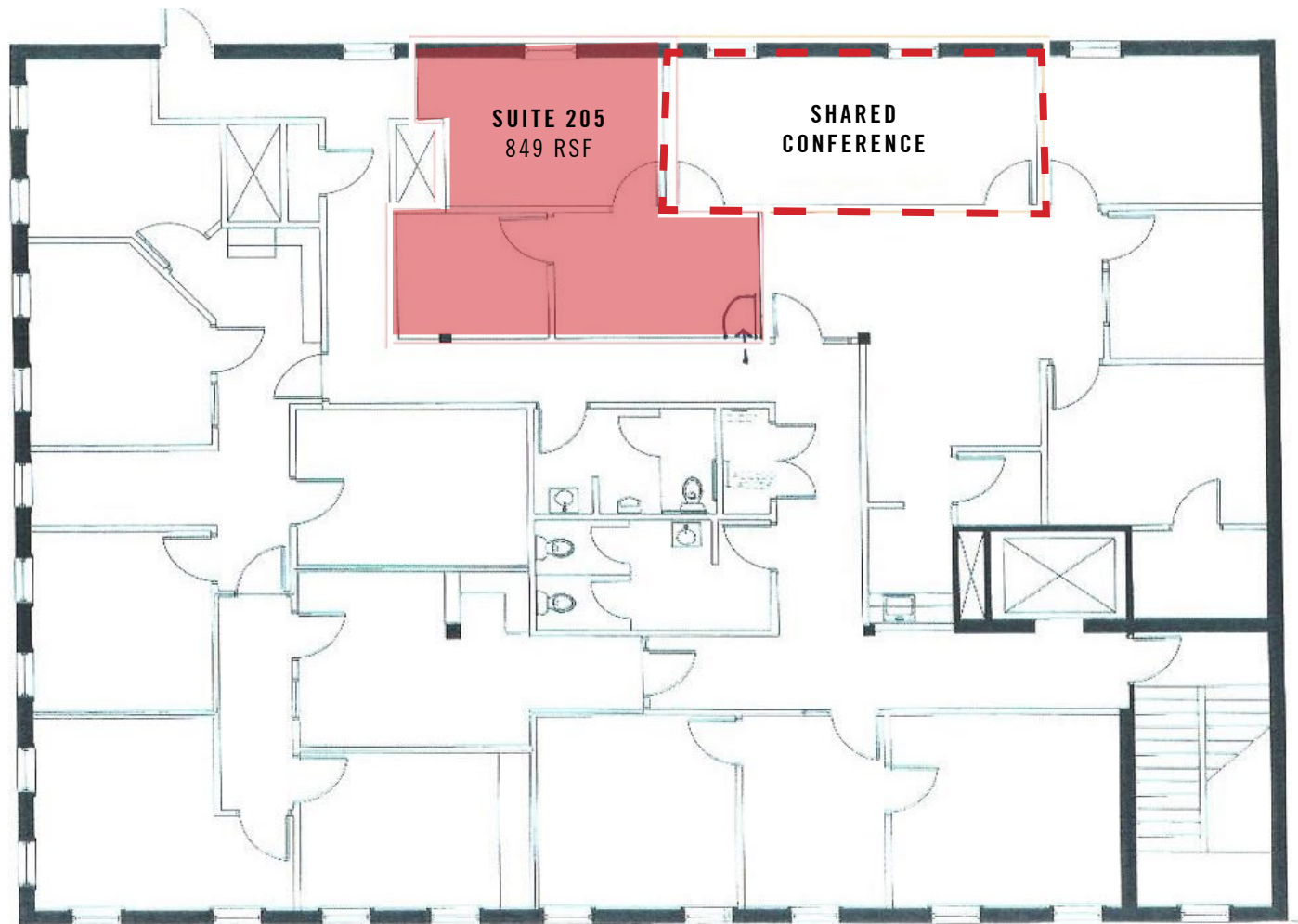
## PROPERTY DETAILS

Name:	Fratt Building
Address:	200 K Street, Sacramento, CA 95814
Suite 205:	849 RSF Available \$1.75/SF/Month FSG
Suite 330:	1,542 RSF Available \$1.75/SF/Month FSG

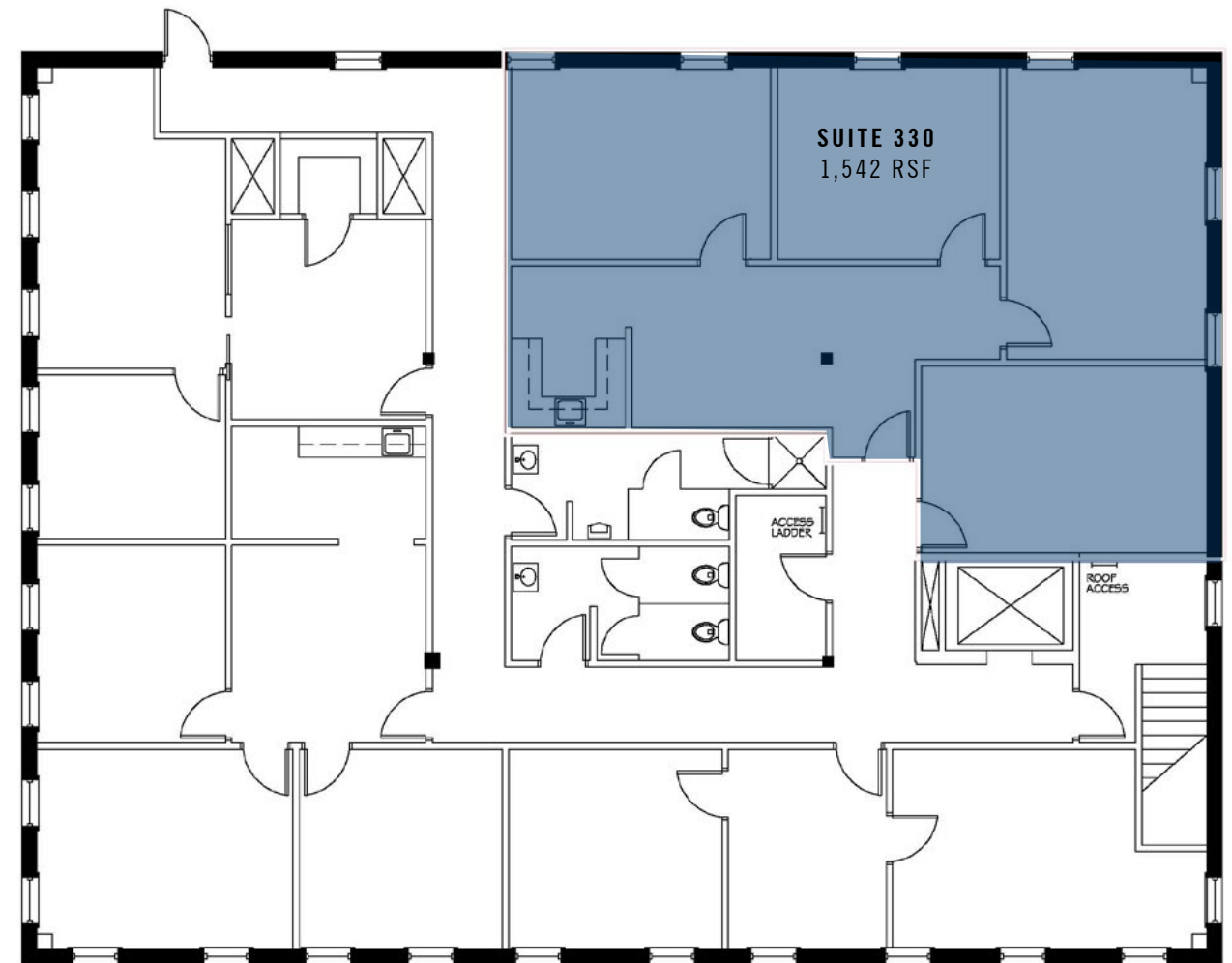


# FLOOR PLANS

SUITE 205 - 849 RSF



SUITE 330 - 1,542 RSF





# BUILDING LOCATION

3.4

MILLION ANNUAL VISITS

76

MIN AVG DWELL TIME

100+

RETAILERS

HIGH

VOLUME SALES DISTRICT

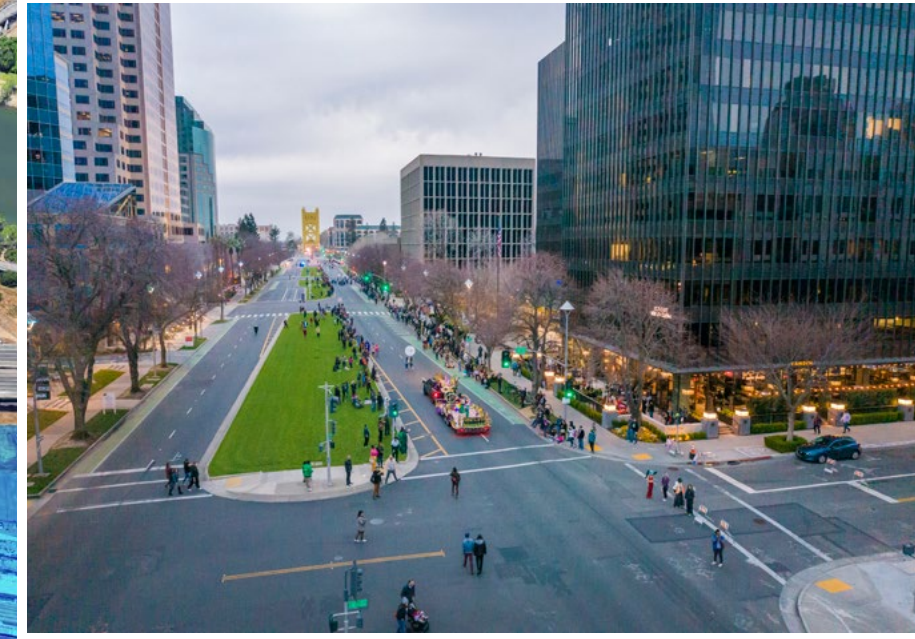
## DOWNTOWN'S OLD SACRAMENTO WATERFRONT

The recently rebranded Old Sacramento Waterfront is home to one of the most unique and vibrant atmospheres in Sacramento. As a National and State historical landmark, the area consists of 53 historical buildings that house some of Sacramento's best retailers, finest restaurants, and passionate businesses. Retailers and restaurants enjoy an estimated annual foot traffic of 2 million people and close proximity to DoCo and West

Sacramento, while office tenants appreciate the rich history and architecture that each historical building has to offer. On any given day, one can expect to enjoy live music, fun & quirky retail shops, a plethora of food choices, access to the riverfront pedestrian trail, escape room adventures, a ride on the ferris wheel, and much more. With easy access to Interstate 5, and subsequent connection to interstate 80 and highway 50, Old

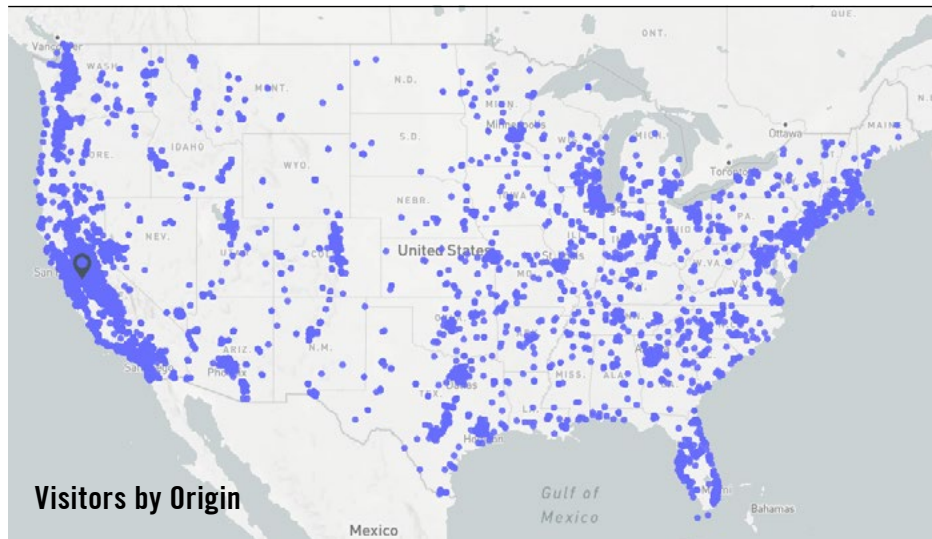
Sacramento is one of the most accessible submarkets in the entire city. 2nd Street in Old Sacramento sits two blocks west of the lively Downtown Commons ("DoCo"), and direct access can be found thanks to the renovated K Street tunnel with upgraded lighting, artwork, and security measures. Within a five minute walk of any attraction in Old Sacramento is the Golden 1 Center, DoCo amenities, The Tower Bridge, and Sutter Health Park.





## NEARBY DATA BITES

Positioning your retail business in Old Sacramento means tapping into a bustling tourist destination. Its historic allure and constant pedestrian traffic offer a prime environment for showcasing your products. By capitalizing on this vibrant setting, you can leverage the area's appeal to attract customers and drive business growth.



### Psychographic Profile



**Singles & Starters**  
Young singles starting out and some starter families living a city lifestyle



**Cultural Connections**  
Diverse, middle and low income families in urban apartments and residences



**Family Unions**  
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

**Avg Household Income**  
Of visitors to Old Sacramento

**\$97,000**

**76**

**Average Dwell Time**  
Visitors to Old Sacramento

**Yearly Visits**  
**3,400,000**



**\$191,4**

**Annual Consumer Spending**  
in millions

1-mile radius of property



**Education Levels**

**33.2%** Some College

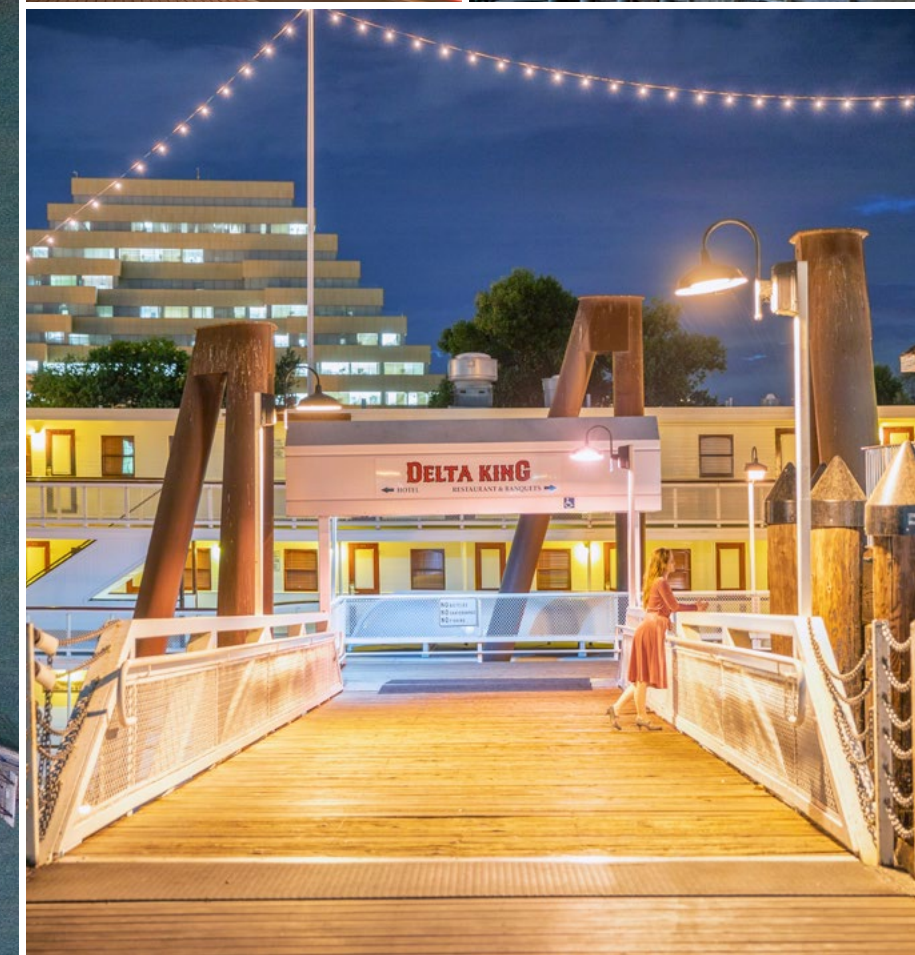
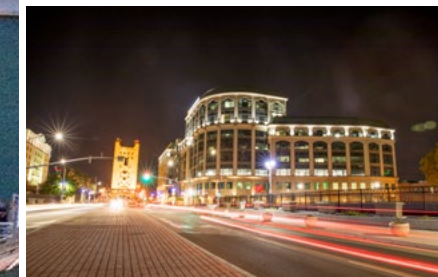
**18.2%** Bachelor Degree

**9.4%** Advanced Degree

**100+**

**Businesses**  
in Old Sacramento

Data from: Placer AI, Costar, DSP







## DOCO & GOLDEN 1 CENTER

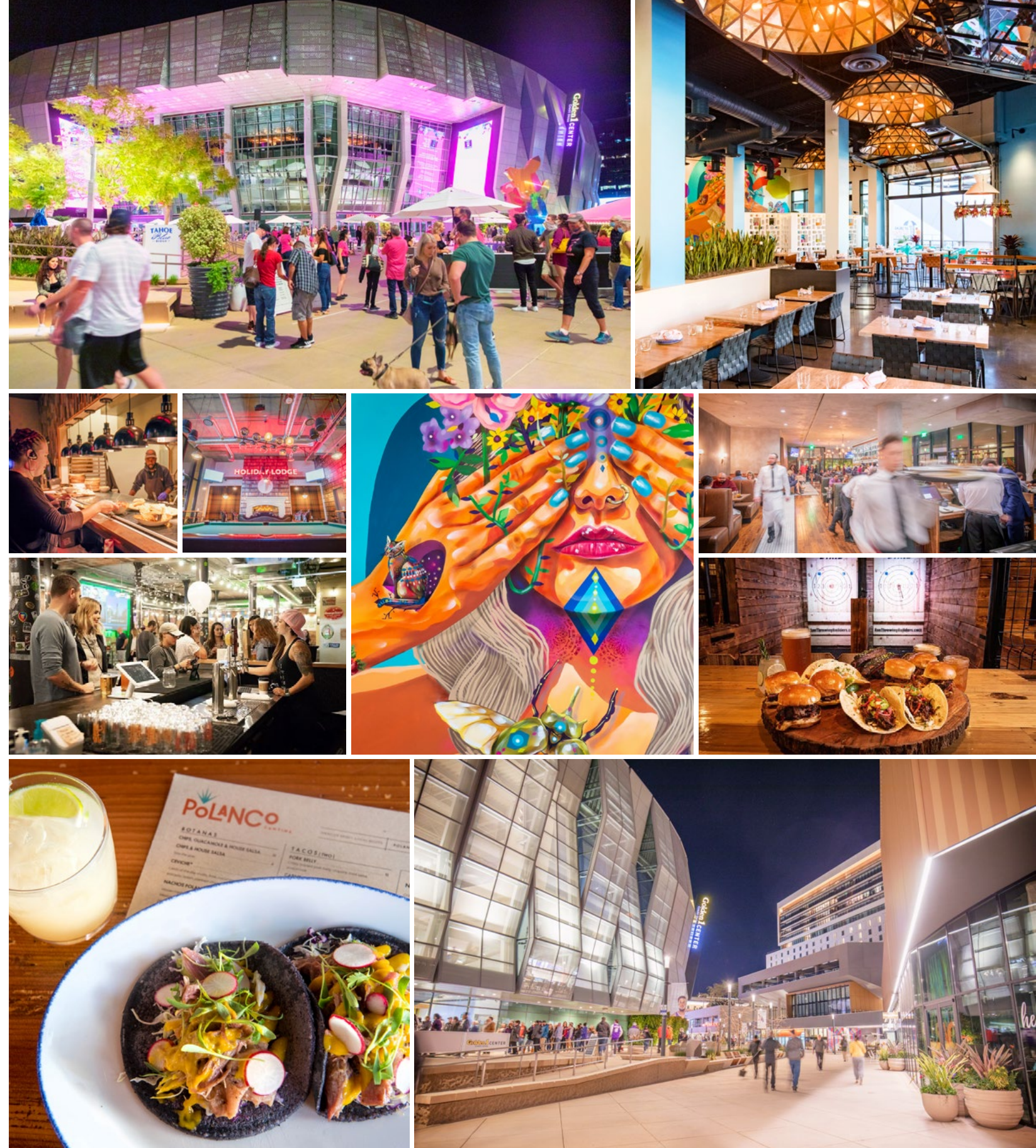
Booming with people on game, concert and event nights, and a perennial destination for locals and visitors to enjoy the best that Sacramento has to offer. Fratt Building is within walking distance.

Golden 1 Center has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons (DOCO), the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residenc-

es, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists including Jeff Koons

Coloring Book #4, located at the main entrance Golden 1 Center.

Since the opening of Golden 1 Center in 2016, nearby property sales, investment activity and new development has accelerated, and Downtown's residential population has notably increased.





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