



MANSION

RETAIL



Contact agents:



1517 H Street - High Visibility Retail in Luxury Mixed-Use Development



PROPERTY OVERVIEW

1517 H Street, Sacramento CA 95811

High Visibility Retail | Luxury Mixed-Use Development in Midtown

- High-visibility corner retail spaces
- Two ± 1,400 SF suites for lease
- Clean, newly-constructed building
- 186 upstairs residential units
- \$3.25 / SF NNN
- Suite R101 traffic counts: ~18,000 cars per day
- Suite R102 traffic counts: ~31,000 cars per day

Get here:

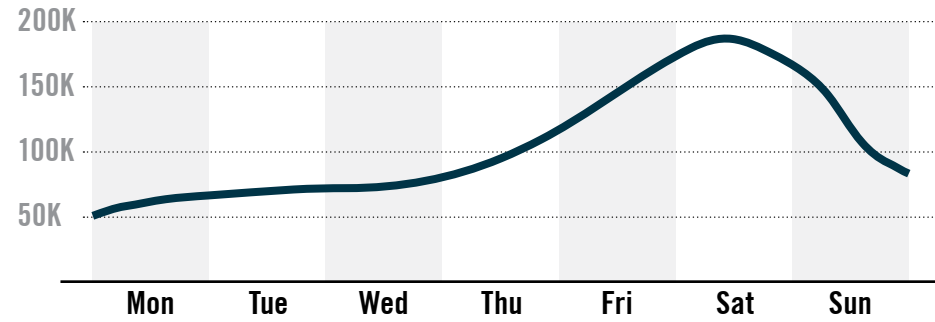


LOCATION

Data from: Placer AI, Costar 2023, and DSP

At the bustling nexus between Downtown and Midtown Sacramento

Total annual visitors by day of week at this location



⇒ **\$93,168** ⇐

Average Household Income
2-mile radius of property

Psychographic Profile



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



Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living comfortable, active lifestyles



Booming with Confidence
Affluent, highly-educated homeowners and savvy investors with a penchant for environmental philanthropy and upscale housing

Nearby Population

1-mile radius of property



2010: 21,692
2023: 26,471
2028: 27,521
Projected

1.7%

2010-2023
Population Growth Rate
1-mile radius of property

Nearby Food & Bev

160
Nearby Restaurants

26
Nearby Bars

\$395.5

Annual Consumer Spending in millions
1-mile radius of property



Education Levels

8% Associate Degree
28% Bachelor Degree
17% Advanced Degree

5,561
Nearby Businesses
1-mile radius of property

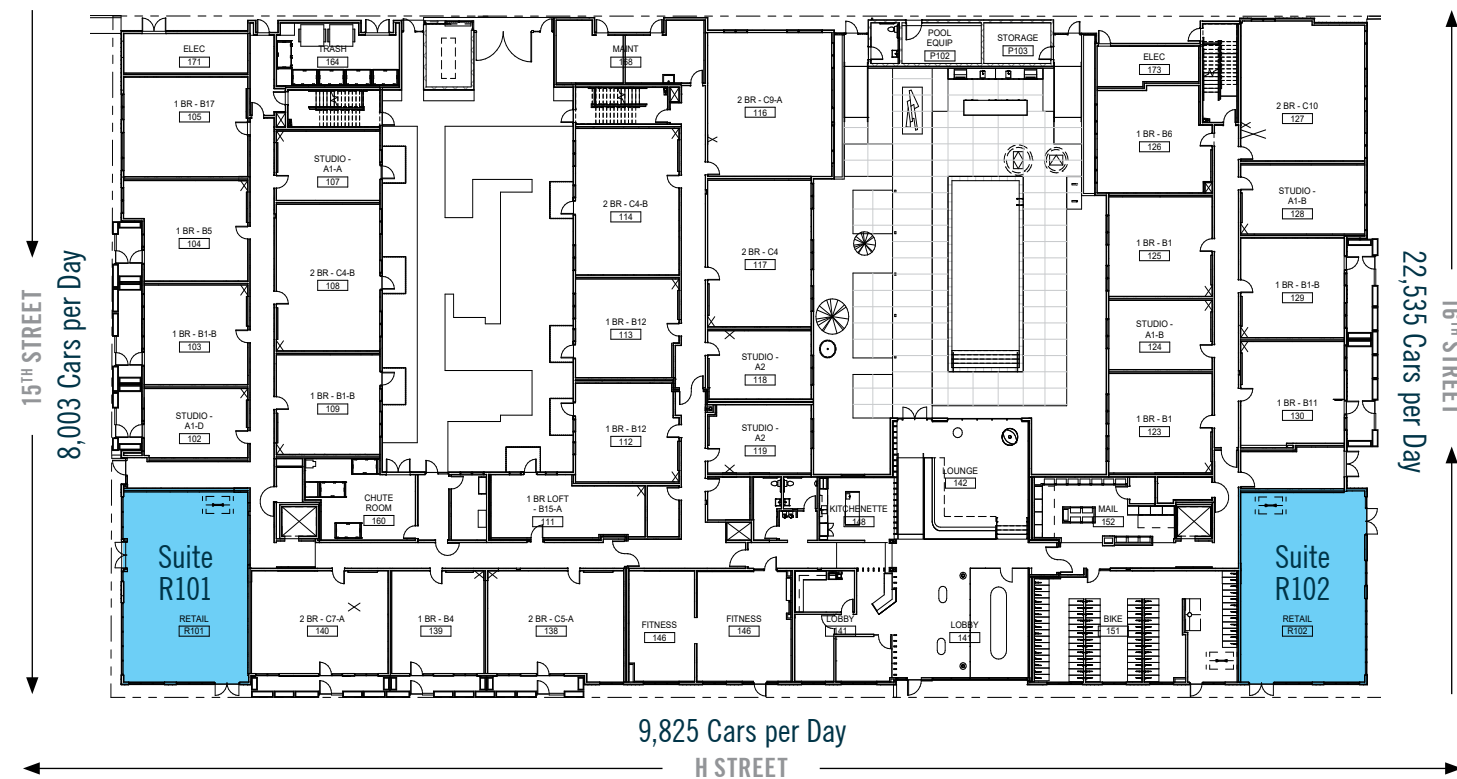




FLOOR PLANS

Two brand new corner retail spaces with huge windows and high daily traffic counts

- High-visibility corner retail spaces
- 1,404 - 2,808 SF for lease
- \$3.25 / SF NNN



PROPERTY DETAILS

- R101 (15th & H): Improved and ready for occupancy
- R102 (16th & H): Warm shell ready for tenant improvements
- Hood shaft: Available
- Grease trap: Available
- Gas: Available
- Parking: Available
- Metering: Separately Metered
- Retail Lease Rate: \$3.25 per SF NNN
- TI allowance: Negotiable
- Spaces divisible: No



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