

FOR LEASE

1007 12TH STREET, SACRAMENTO, CA



1,250

SF FOR LEASE

2ND GEN

SALON / RETAIL

17,970

CARS ON J ST

FULL FEE

TO PROCURING BROKER*

Ground floor retail space with salon infrastructure and fresh paint available 1 block from the Convention Center.

Property Overview

- Immediate occupancy.
- Lease rate: \$2.50/SF/Mo Modified Gross.
- Salon / cosmetology plumbing and electrical infrastructure in place.
- Large windows facing 12th Street visible from J Street.
- Salon, retail or office use.
- *Full fee to procuring broker for deals 5 years or longer.

Property Location

- Walk to Ella, Cora Coffee, Cafeteria 15L, Capitol Garage and Cora Coffee.
- Convention Center, State Capitol, Sheraton Grand, Hyatt Regency nearby.
- 95,600 employees in a 1-mile radius.
- \$379,459,574 consumer spending in a 1-mile radius.

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