

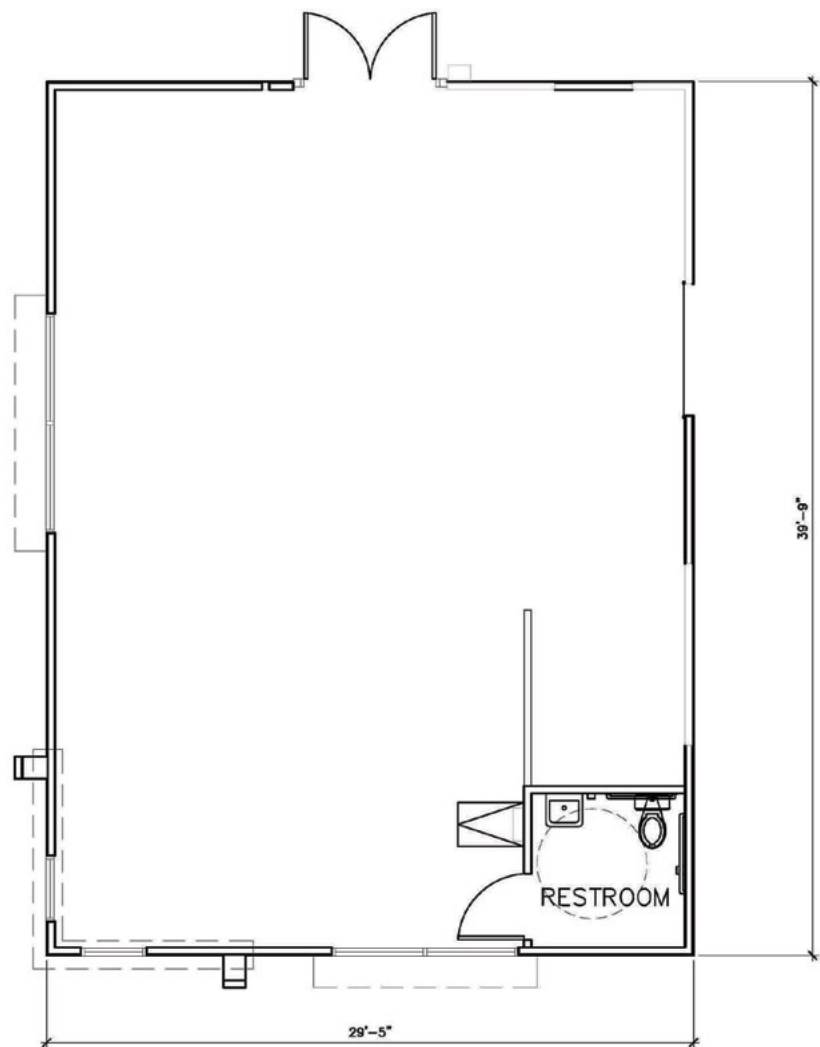


High-visibility corner retail / office space for lease

631 16TH STREET



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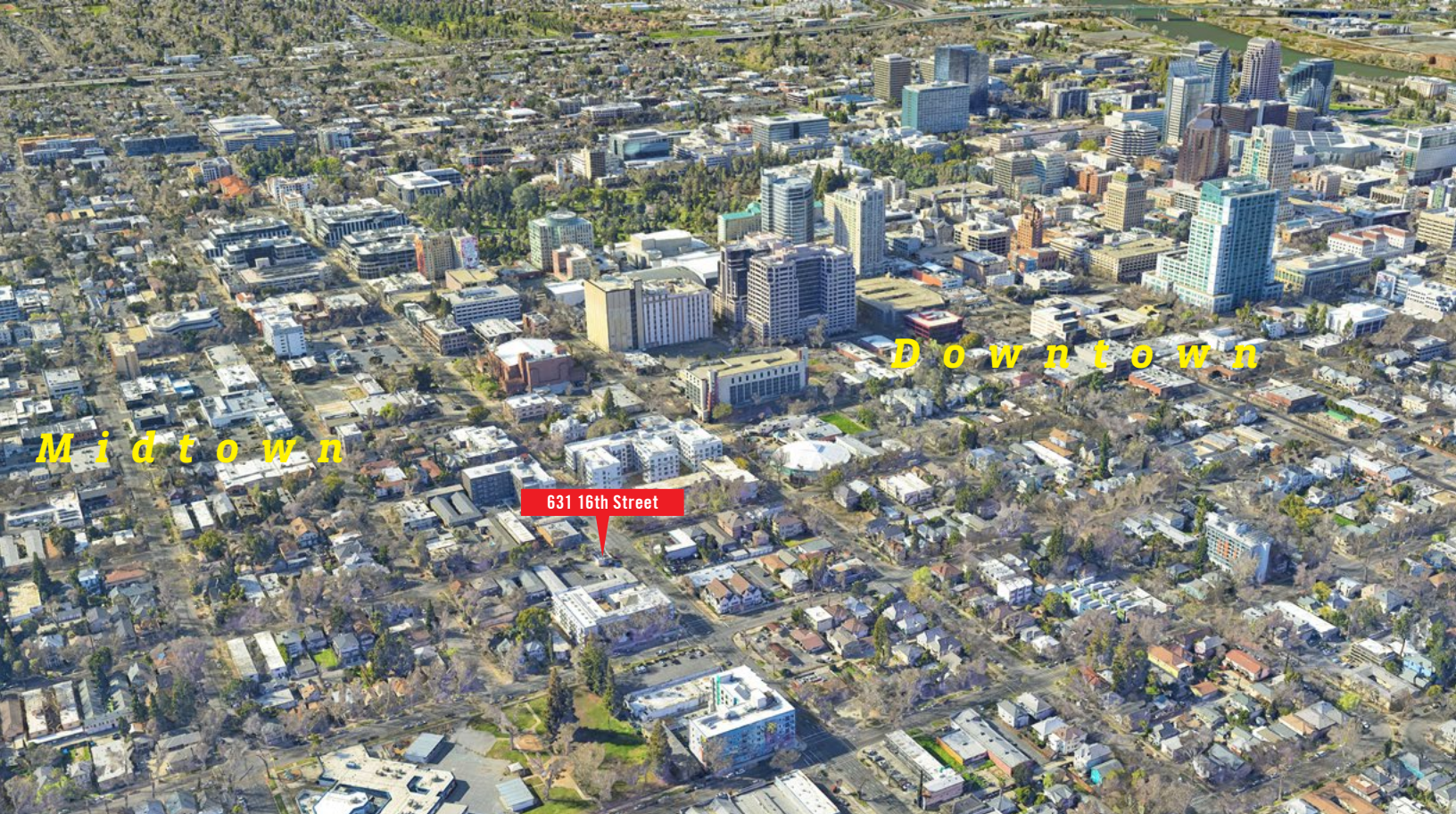


PROPERTY HIGHLIGHTS

- Standalone retail or office building located on 16th Street
- High visibility location to 26,000 cars per day
- 8 on-site and gated parking stalls
- Constructed in 2012; features a modern design
- Creative ownership will consider a wide range of retail or office uses

PROPERTY INFORMATION

Address:	631 16th Street, Sacramento CA
Building Size:	1,170 SF
Parcel Size:	6,400 SF
Parking Stalls:	8 on-site, gated stalls
Use:	Retail or Office
Rent:	\$4,000 per month (NNN) including parking
Occupancy:	Available now





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