

# FOR SALE & LEASE

1700 I STREET, SACRAMENTO, CA



<b>MIXED</b>	<b>17,661</b>	<b>\$3.495M</b>	<b>AAA</b>
USE BUILDING	SQUARE FEET	PURCHASE PRICE	LOCATION

*Historic standalone building with an adjacent 13,199 SF parking lot on a separate parcel in the heart of Midtown*

## Property Overview

- 1,116 - 3,040 SF (contiguous) 2nd generation retail / office for lease
- Lease rate: \$2.50/SF NNN | Sale price: \$3,495,000
- Extensive maintenance and repairs documented
- Ample parking
- Located in a Federal Opportunity Zone

## Property Location

- AAA corner location in the epicenter of Midtown
- Adjacent to property is CA's largest farmers market - 10,000 visitors/weekend
- Located near arterial streets to all major freeways
- Near proposed new multifamily development with a Whole Foods
- Walking Distance to SAFE Convention Center and Memorial Auditorium

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