

910 2ND STREET

OLD SACRAMENTO

RETAIL, ENTERTAINMENT,
OR OFFICE SPACE
AVAILABLE FOR SALE



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1 THE OPPORTUNITY
910 2ND STREET

THE OPPORTUNITY

9,862
SF BUILDING

3
USABLE FLOORS

RETAIL & EVENT
USES

\$1,199,000
ASKING PRICE

THREE STORY MIXED-USE RETAIL BUILDING IN HISTORIC OLD SACRAMENTO

Turton Commercial and Red Lime Real Estate are happy to present to the market for sale 910 2nd Street in Old Sacramento (the "Property"). The Property is a three-story mixed-use retail building measuring approximately 9,862 square feet across three floors. The basement of the building features a second-genera-

tion bar and nightclub with a full-service bar, dancefloors, DJ booths, and a large outdoor courtyard accessible from Commonwealth Alley. The ground floor and second floor are both large open spaces with 15' high ceilings, original brick interior walls, exposed ceiling trusses, and ample natural light. Both spaces

are ideal for group gatherings including banquet and event spaces, restaurant, bar, nightclub, or traditional office and retail uses. The Property is zoned C-3-SPD which allows a wide variety of commercial uses at the building.

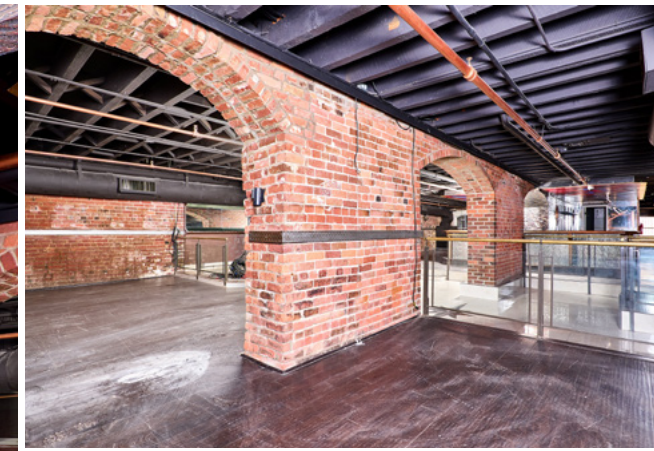
Address: 910 2nd Street, Sacramento, CA 95814
Asking Price: \$1,199,000
Price per Square Foot: \$121.58 per SF
APN: 006-0012-021-0000
Building Size: 9,862 SF
Parcel Size: 4,978 SF
Year Built: 1960
Parking Stalls: 4 on-site
Zoning: C-3-SPD Central Business District
Stories: 3
Elevator: No



BASEMENT

The basement is a second-generation nightclub and lounge that features a wrap around bar, seating areas, and dancefloors. The entire space is approximately 3,200 square feet plus a large outdoor courtyard located behind the space which nearly doubles the usable space of the basement. The condition space in the basement and adjacent outdoor patio are ideal spaces for a restaurant, bar, lounge, or nightclub.

- Approximately 3,200 square feet plus outdoor patio
- Fully functioning bar or nightclub in the basement
- Large private outdoor courtyard connected to the space
- Exposed brick walls throughout the space
- Plumbed wrap around bar in the middle of the space
- Two multi-stall restrooms



GROUND FLOOR

The ground floor of the building is accessible from 2nd Street and features four large double doors out onto the boardwalk. The ground floor features 15' high ceilings with exposed truss construction, as well as exposed HVAC ducting and original brick walls that create a unique industrial aesthetic within the space. The ground floor could accommodate a traditional soft-goods use, hospitality use (in conjunction with the basement space), or even an open and collaborative office space.

- Approximately 3,300 square feet
- Large open space that can accommodate a variety of retail or office uses
- Industrial aesthetic with exposed ceilings and brick throughout
- Easy access to 2nd Street and the pedestrian boardwalk



SECOND FLOOR

The second floor of the building is approximately 3,300 square feet. The space is wide open and features 15' high ceilings with exposed truss construction, exposed HVAC ductwork, original brick walls, and large windows overlooking both 2nd Street and the alley. Additionally, there are four massive skylights that pour natural light into the space. The second floor could work as an office space, group meeting area, or retail use. The space features two bathrooms and small breakroom.

- Large open space measuring approximately 3,200 square feet
- Exposed brick walls, ceiling trusses, and HVAC ductwork throughout the space
- Windows on two sides of the space and four large skylights





BUILDING LOCATION



3.4M
YEARLY VISITS



76 MIN
AVG DWELL TIME



100+
RETAILERS



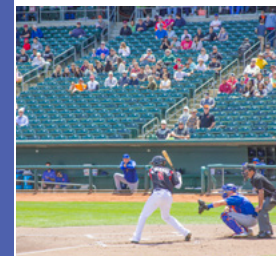
HIGH
VOLUME SALES DISTRICT

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.



RESTAURANTS/CAFES/BARS NEAR 910 2ND STREET (NOT ALL ARE MENTIONED HERE):

Bali Kitchen
Bear & Crown
Beignets!
Butcher & Barrel
Camden Spit & Larder
Clayton Club
Darling Aviary
Delta Bar & Grill
Echo & Rig
Emma's Tamales

Empress Tavern
Fanny Ann's Saloon
Foundation Restaurant
Frank Fat's
Frankie's Pizza
Honey & the Trapcat
I Shanghai Delight
Il Fornaio
Joe's Crab Shack
Kodaiko Ramen

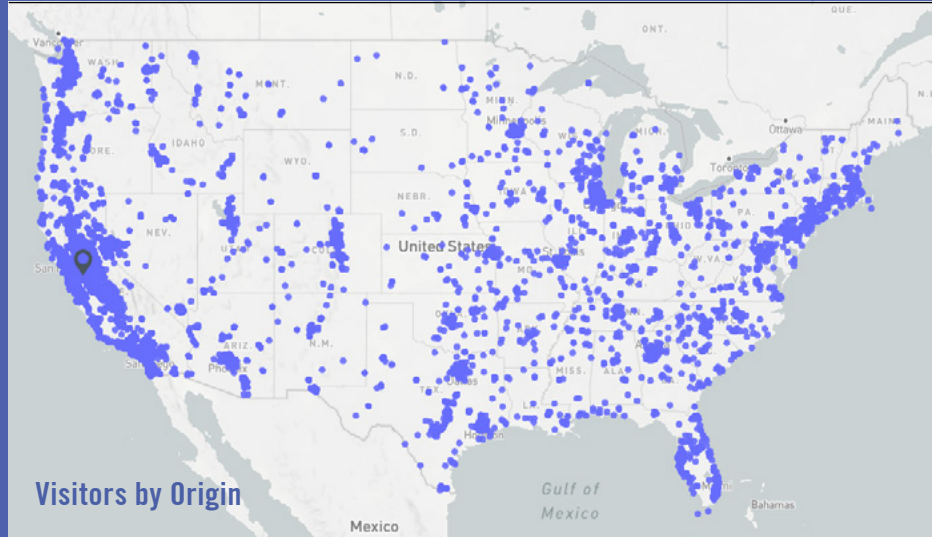
La Terraza Mexican
Lotus Thai Cuisine
Nash & Proper
Old Soul Capitol Mall
Pilothouse Restaurant
Polanco Cantina
Punch Bowl Social
Sam's Cafe
Shabu Shack
Slice of Old

Sacramento Steamers
Terra Forte Coffee
The Firehouse Restaurant
Topsy Putt
The 7th Street Standard
Tom's Watch Bar
Railroad Fish & Chips

ReUnion Kitchen & Bar
Round Table Pizza
Sauced BBQ & Spirits
V's Paradise
Waterfront Cafe
Willie's Burgers
Willow Sacramento
World Traveler Coffee
Roasters
Yard House

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

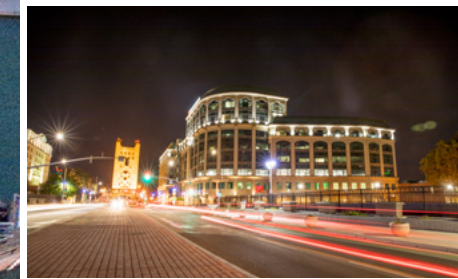
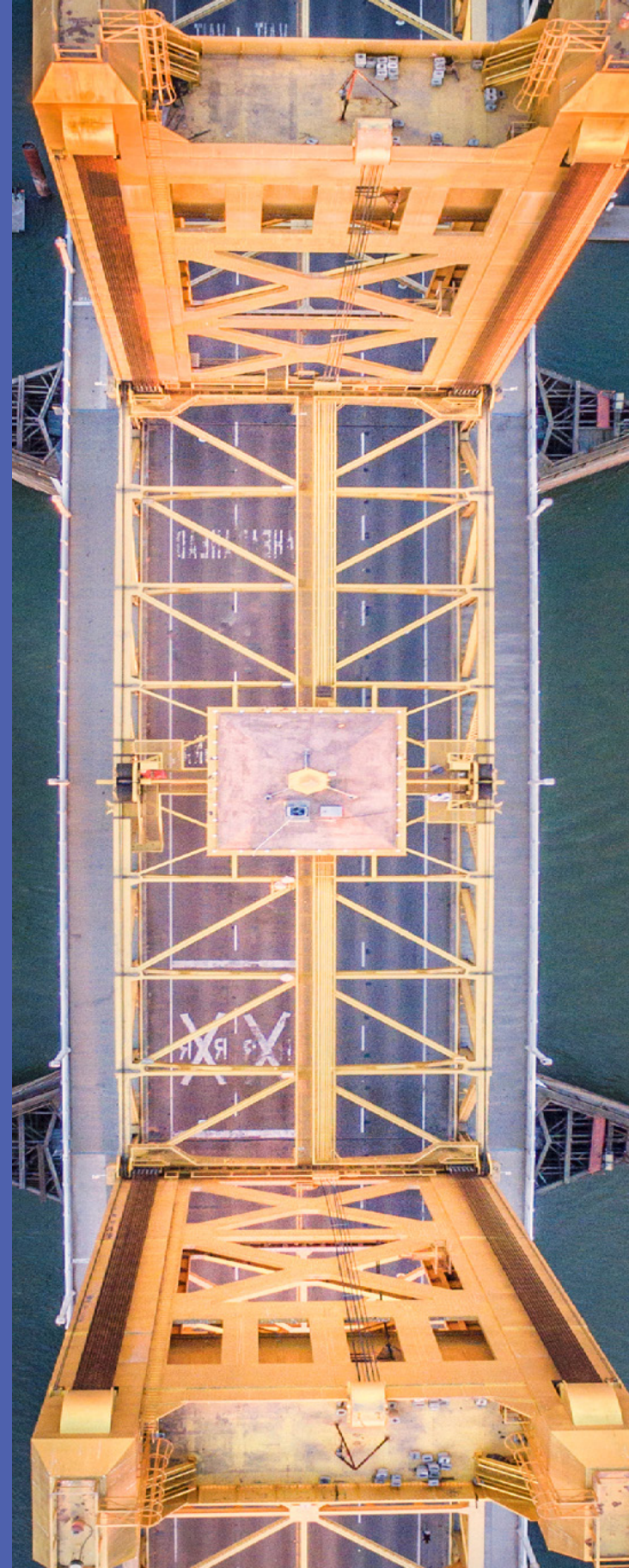
18.2% Bachelor Degree

9.4% Advanced Degree

100+

Businesses
in Old Sacramento

Data from: Placer AI, Costar, DSP





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