



1700 I STREET



Historic Retail and Creative Office Building
Ground Floor Retail For Sublease in Midtown



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CLICK OR SCAN FOR
SPACE TOUR

THE OPPORTUNITY

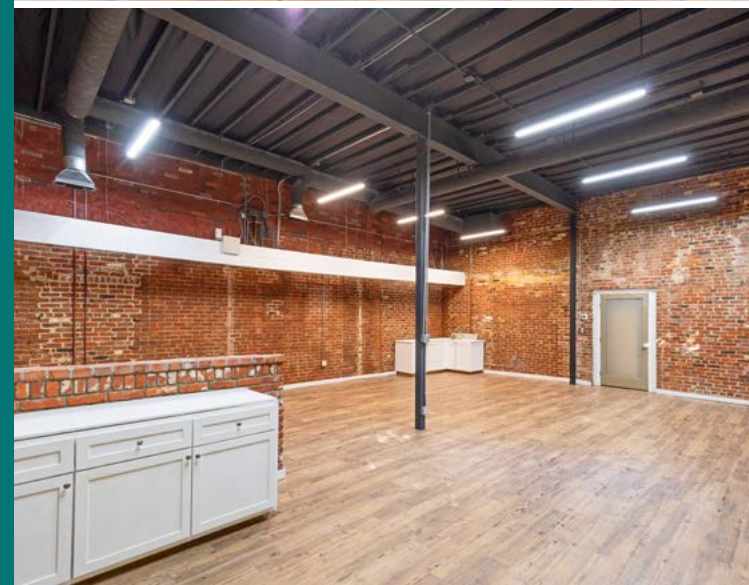
850 SF OFFICE / RETAIL | **\$1.90** PER SF NNN | **EXPOSED** CEILINGS/HVAC | **AVAILABLE** IMMEDIATELY | **2/28/2027** MASTER LEASE EXPIRATION

UNIQUE, HISTORIC AND STORIED BUILDING IN THE HEART OF MIDTOWN

Turton Commercial Real Estate is thrilled to present an extraordinary opportunity to sub-lease a ground floor retail and office space at 1700 I Street, a standalone historic mixed-use property nestled in the bustling heart of Midtown Sacramento. Strategically positioned between the influx of urban core traffic on J Street and the outflow on I Street, and merely a block away from the

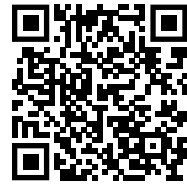
major arterial road, 16th Street, this property enjoys an unparalleled location. Just like its neighboring Target, which draws an impressive 420,000 visitors annually*, this prime spot is destined to become a landmark destination within the dynamic downtown Midtown landscape. Seize the day by placing your business in this historic yet contemporary space, where

the charm of yesteryears meets modern convenience. With its prime location and exceptional visibility, 1700 I Street offers an unmatched opportunity to elevate your brand and engage with a thriving urban audience. Don't miss the chance to stamp your presence in one of Sacramento's most coveted commercial corridors.

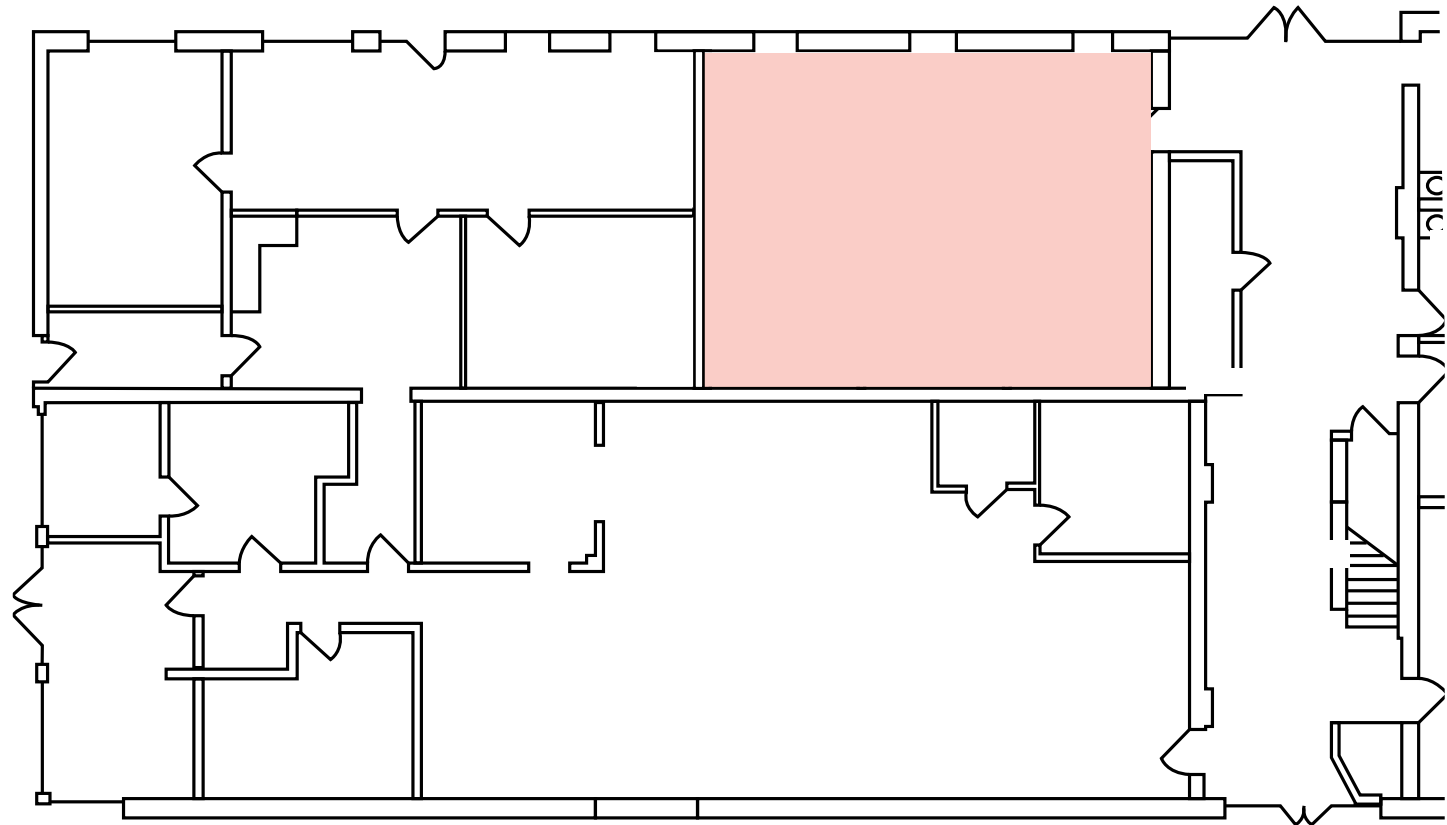


1 THE OPPORTUNITY
1700 I STREET

THE FLOOR PLAN



CLICK OR SCAN FOR BUILDING TOUR



GROUND FLOOR



THE LOCATION



1 BLOCK
TO THEATER DISTRICT

3 BLOCKS
TO LAVENDER HEIGHTS

4 BLOCKS
TO HANDLE DISTRICT

9 BLOCKS
TO GOLDEN 1 CENTER

PRIME LOCATION: HIGH VISIBILITY, MAJOR RETAILERS, AND DAILY TRAFFIC FLOW

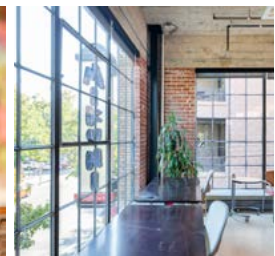
Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many consider Midtown to be the most desirable area in the city, with easy freeway access

and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property at 1700 I Street is perfectly situated within walking distance of the Theatre District, Handle District, and Lavender Heights, offering easy access to many of Midtown and Downtown's most desirable events and amenities. I Street itself is a major thoroughfare, with approximately 6,938 cars passing through daily, ensuring high visibility and accessibility. Within a two-block radius of

1700 I Street, you'll find several notable retailers that draw people from all over Midtown for essentials. These include Target, a major retail store offering a wide range of products, BevMo!, a well-stocked beverage retailer, and the future Whole Foods Market, which will provide high-quality groceries and organic products. These key retailers make 1700 I Street an ideal location for both convenience and lifestyle, attracting a steady stream of visitors from the surrounding areas.



2 THE LOCATION
1700 I STREET



THE THEATER DISTRICT

PLACER AI JULY 2023 - JULY 2024

 9 BLOCKS	 2.7M YEARLY VISITS	 9 BARS & RESTAURANTS	 \$88,631 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, BOOMING W/ CONFIDENCE, FLOURISHING FAMILIES

The Theater District in Sacramento is renowned for its world-class opera, ballet, and national Broadway tours. The SAFE Credit Union Convention Center and Performing Arts Center draw innovators, enthusiasts, and thespians to Downtown. Surrounding

this cultural hub, you'll find a variety of dining options that add to the district's appeal. Notable restaurants include Mikuni Sushi, known for its vibrant atmosphere and exquisite sushi rolls; Public House Downtown, offering a diverse menu featuring American-style cuisine

and an impressive beer selection; and Cafeteria 15L, popular for its modern American fare. Whether you're attending a show or exploring the vibrant streets, the Theater District offers an enriching cultural and dining experience that caters to a variety of tastes and preferences.





2 THE LOCATION

1700 I STREET



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3 BLOCKS



1.1M YEARLY VISITS



12 BARS & RESTAURANTS



\$75,149 HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

2 THE LOCATION
1700 I STREET



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 3 BLOCKS	 1.3M YEARLY VISITS	 18 BARS & RESTAURANTS	 \$86,038 HOUSEHOLD INCOME
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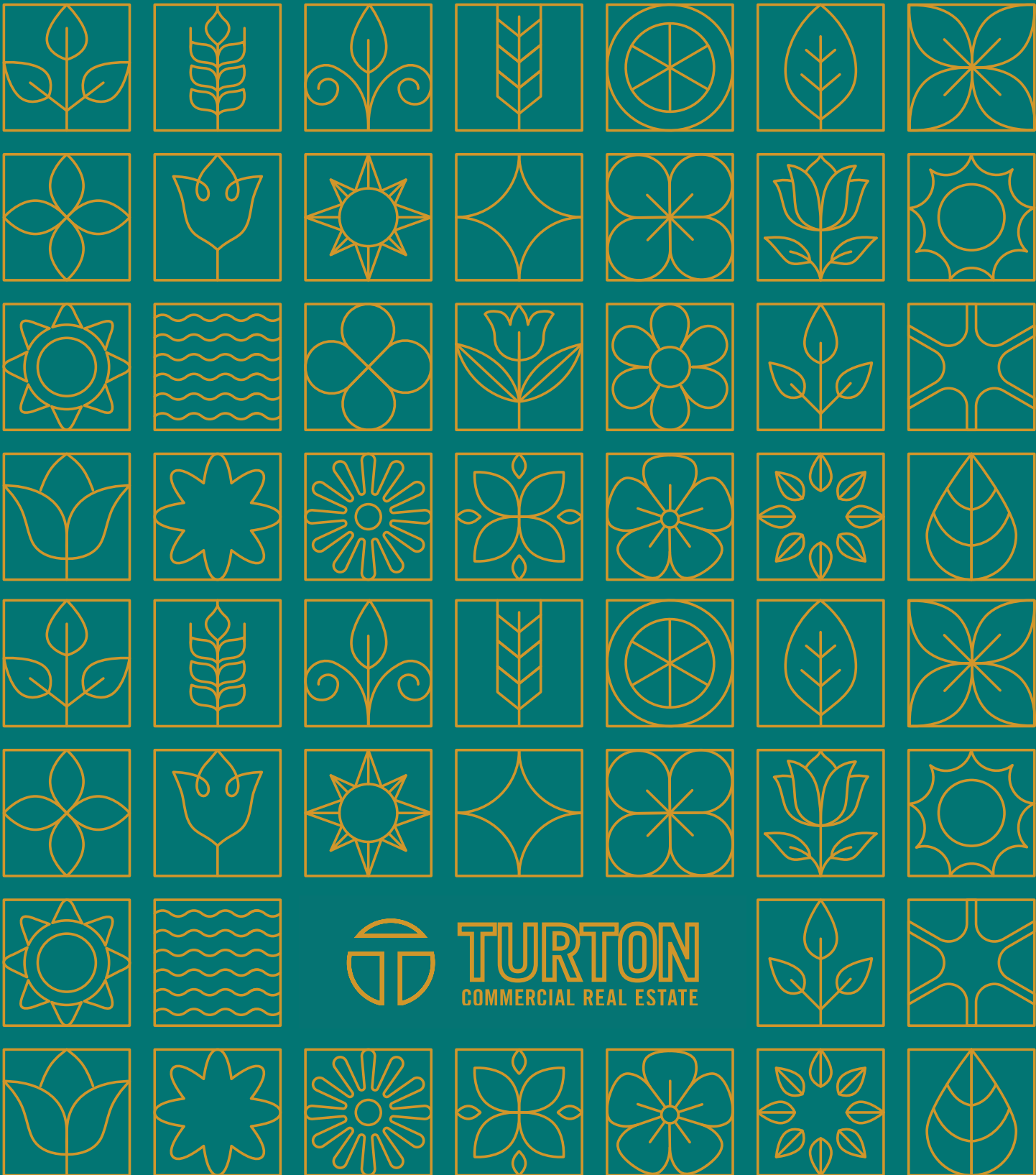
TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola, with its

authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





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