

FOR SALE OR LEASE

\$1,950,000 ASKING PRICE

±7,644 SF Retail/Office Space

2217-2223 10th Street, Sacramento, CA



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2217-2223

10th Street

2217-2223 10th Street is a two-story building with 3 retail ground floor units and 3 units on the second floor with an on-site parking lot. There is a second structure behind the building that could be used for storage and or office.

There is a restaurant on the first floor along with a florist and a retail boutique shop. The second floor could be redeveloped into residential apartment units.

The property is located within seven blocks from the California state capitol and within close proximity to the highway interchange for interstate 5, highway 50, highway 80 and highway 99.

Property Highlights

- 10th Street retail frontage
- 12-15 onsite parking stalls
- Additional building for storage
- Excellent visibility, easy access to Highway 50
- 3 retail/restaurant units
- Zoning: C-2-SPD
- 2nd floor offices or potential for residential development
- Within close proximity to Interstate 5, Highway 80, Highway 50, and Highway 99
- California State Capitol within 7 blocks

Available SF: ±7,644 SF

Asking Price: \$1,950,000

Asking Office Rate: \$1.25/SF MG

Asking Retail Rate: \$2.25/SF NNN

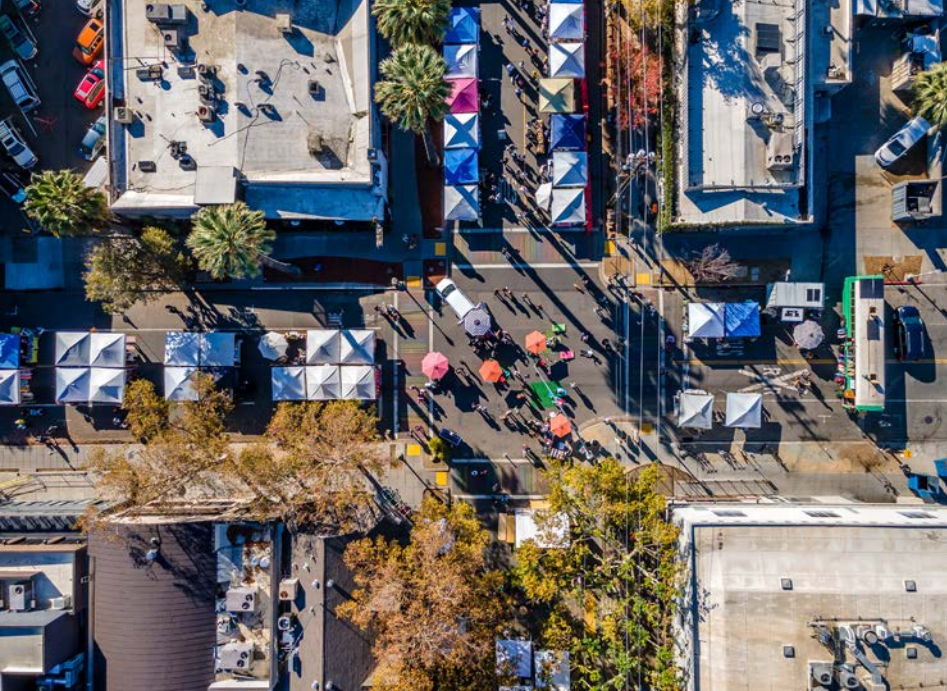


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Financial Analysis

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Midtown Demographics

A walk in the neighborhood has a whole new meaning when you live in Midtown. Living in Midtown means being a short walkable distance to restaurants. It means the Farmers Market is often your grocery store. It means brunch on weekends. And that coffee shops are often also your office. The perks of being a Midtown resident are endless.

There is a reason Sacramento is known for being the farm-to-fork capital! From mouth watering brunch, to fresh and locally sourced entrees, to several amazing dessert shops to satisfy any sweet tooth, Midtown is bursting at the seams with talented restaurants and cooks. Foodies are in absolute heaven when visiting the grid.

Not to brag, but Midtown has one of the most impressive Farmers Markets in California, spanning more than five blocks and featuring more than 160 plus vendors. Who needs Walmart or Safeway when you can stroll down to the Farmers Market every Saturday to get fresh vegetables, home-made bread and the most gorgeous flowers to place on your kitchen table.

Source: www.exploremidtown.org



3-Mile Radius (2023)



144,372

Population



62,636

Households



27,963

Families



\$77,833

Median Household Income



\$608,560

Median Home Value



38.5

Median Age



\$113,152

Average Household Income



46.8%

Bachelor Degree or Higher



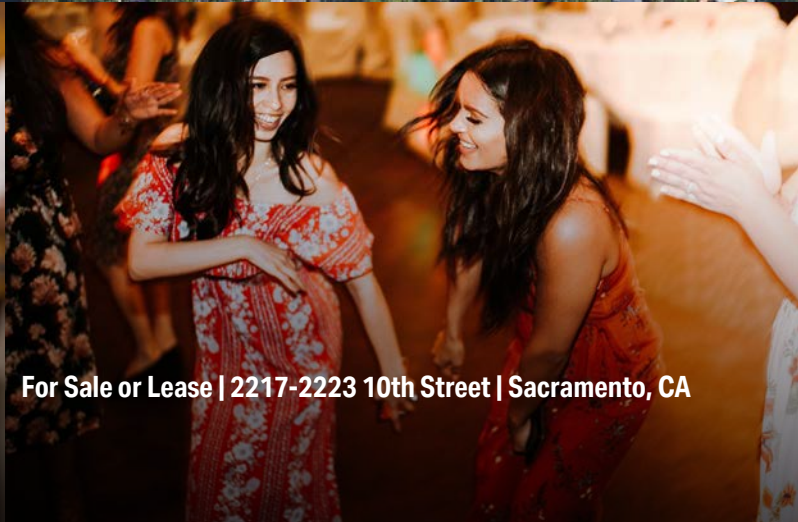
Nearby Amenities

2217-2223 10th Street is located in the Downtown submarket positioned approximately three blocks from the Broadway Corridor. The property benefits from high exposure along with access from Highway 80, HWY 50, I-5 and the Capitol City Freeway.

- » Selland's Market Cafe
- » Farmer's Market on W Street and 8th
- » Starbucks
- » Thai Farm Bistro
- » The Coconut on T
- » Insight Coffee
- » Market 5 One 5
- » Target
- » Fox & Goose Public House
- » Camellia Coffee Roasters
- » Bottle & Barlow
- » Burgers & Brew
- » Iron Horse Tavern
- » Mas Taco
- » Southside Park
- » State Capitol
- » Golden 1 Center
- » Old Sacramento



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