



**TURTON**  
COMMERCIAL REAL ESTATE

1001-1007 2<sup>ND</sup> ST - OLD SACRAMENTO WATERFRONT

# HEYWOOD'S BUILDING

RETAIL SPACE FOR LEASE





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# THE PROPERTY

1,500-3,025  
SF RETAIL SPACE

\$2.25  
PER SF NNN

BOARDWALK  
RETAIL

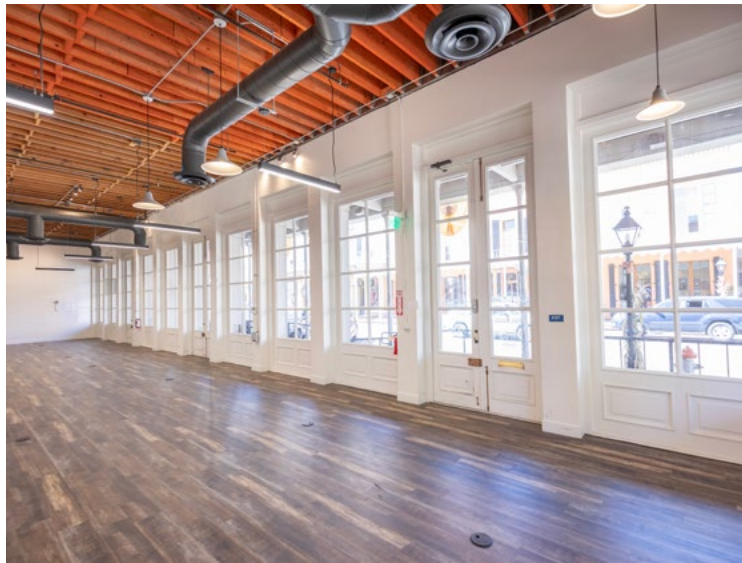
3.4M  
ANNUAL VISITS

## RETAIL SPACE FOR LEASE IN OLD SACRAMENTO WATERFRONT DISTRICT

Welcome to the Heywood Building, located at 1001-1007 2nd Street in the heart of Old Sacramento. This two-story, 19,980 square foot building offers a rare retail opportunity with 3,025 rentable square feet of space, divisible to 1,500 square feet, at \$2.25 per square foot NNN. Surrounded by a diverse array of retail-

ers, eateries, and businesses, your retail venture will flourish in this vibrant atmosphere, attracting both locals and visitors alike. With its prime location on 2nd Street and modern amenities complementing its classic architecture, the Heywood Building provides the ideal backdrop to showcase your products and

services. Elevate your brand presence and captivate customers in this dynamic retail destination. Invest in the Heywood Building to secure your place in Old Sacramento's thriving commercial landscape.







Section One: The Property

HEYWOOD



## PROPERTY DETAILS

Address:	1001-1007 2nd St, Sacramento, CA 95814
Available Retail:	1,500 - 3,025 SF
Lease Rate:	\$2.25/SF NNN
Occupancy:	Available
Retail Space Features:	<ul style="list-style-type: none"><li>LED lighting</li><li>LVP flooring</li><li>Ensuite restroom</li><li>Extensive window line</li><li>Exposed beam ceilings &amp; white brick</li></ul>







# BUILDING LOCATION

3.4

MILLION ANNUAL VISITS

76

MIN AVG DWELL TIME

100+

RETAILERS

HIGH

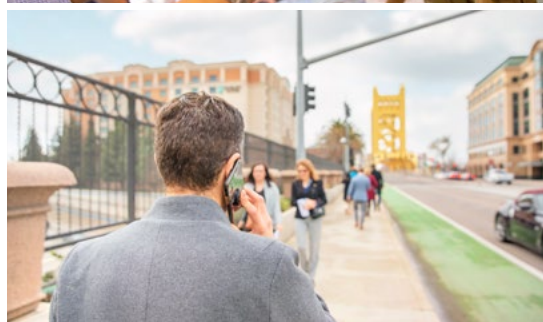
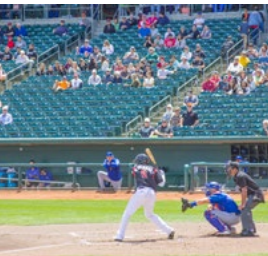
VOLUME SALES DISTRICT

## DOWNTOWN'S OLD SACRAMENTO WATERFRONT

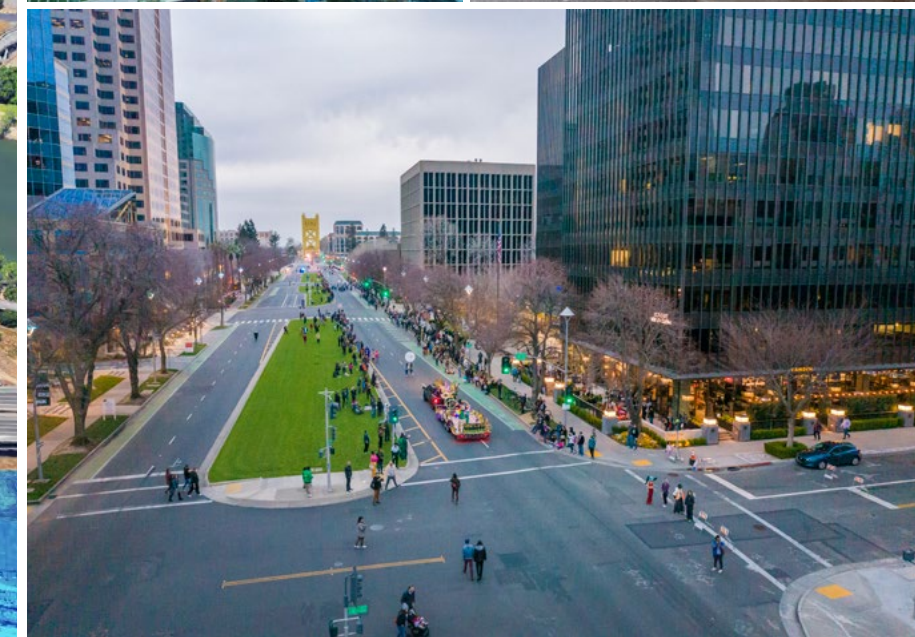
The recently rebranded Old Sacramento Waterfront is home to one of the most unique and vibrant atmospheres in Sacramento. As a National and State historical landmark, the area consists of 53 historical buildings that house some of Sacramento's best retailers, finest restaurants, and passionate businesses. 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.



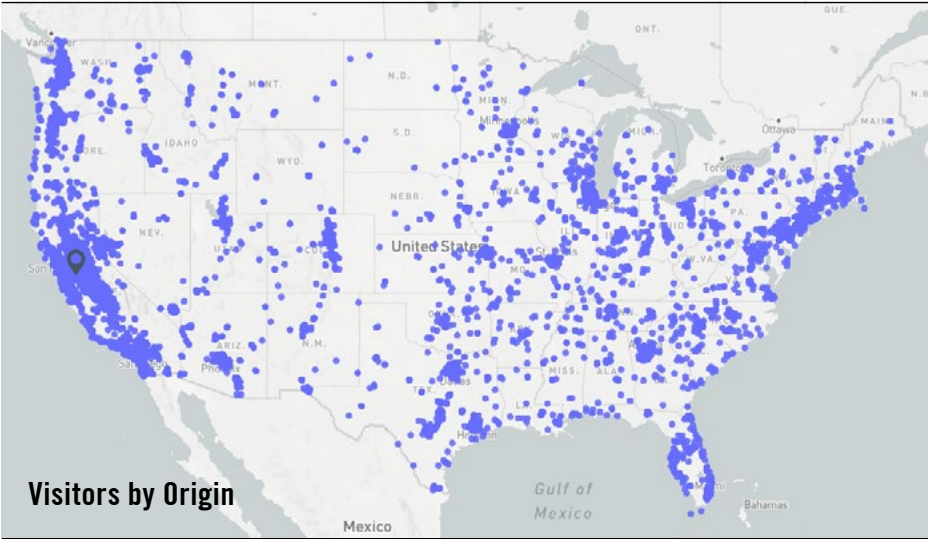






# NEARBY DATA BITES

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

# HEYWOOD

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







# DOCO & GOLDEN 1 CENTER

Booming with people on game, concert and event nights, and a perennial destination for locals and visitors to enjoy the best that Sacramento has to offer. The Heywood Building is within walking distance.

Golden 1 Center has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons (DOCO), the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and

45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists

including Jeff Koons Coloring Book #4, located at the main entrance Golden 1 Center. Since the opening of Golden 1 Center in 2016, nearby property sales, investment activity and new development has accelerated, and Downtown's residential population has notably increased.





