



4331 Attawa Ave
&
4330 24th Street

CREATIVE OFFICE & ARTIST STUDIOS
FOR LEASE IN HOLLYWOOD PARK
- SACRAMENTO CA -



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1 THE OPPORTUNITY
4331 ATTAWA AVE & 4330 24TH ST

The Opportunity

2
BUILDINGS

\$1.50/SF
PER MONTH FULL SERVICE

PARKING
ON-SITE + STREET

ECLECTIC
TENANT MIX

CREATIVE OFFICE SPACE / ARTIST STUDIOS AT THE LIVELY TWO RIVERS CIDER CAMPUS

Turton Commercial Real Estate is pleased to present the opportunity to lease 4331 Attawa Avenue and 4330 24th Street ("The Property") in the heart of Hollywood Park. Conveniently located just off of 24th Street, The Property encompasses two parcels totaling nearly an acre of land with several buildings housing

a diverse blend of creative professionals, all anchored by the legendary Two Rivers Cider facility. The complex is quiet and conducive to professional work during business hours, and transforms with visitors, music, and warm, inviting culture bringing the property to life in the evenings and on weekends. At just \$1.50

per square foot, fully serviced, tenants need not worry about complicated landlord reimbursements or unexpected utility bills. The campus also provides easy access to all major freeways, with direct access to both I-5 and CA-99 via Sutterville Road.



1 THE OPPORTUNITY
4331 ATTAWA AVE & 4330 24TH ST

Available

4331 Attawa Avenue
Suite 100

- ± 1,000 SF
- \$1.50 PSF, Full Service Gross
- Ground floor
- Two Private offices
- Large open office area
- Private entry
- Small kitchenette
- Common restrooms



CLICK OR SCAN
FOR VIRTUAL TOUR

Property Details

Addresses:	4331 Attawa Ave & 4330 24th Street Sacramento, CA 958122
APN:	018-0053-042-0000 018-0053-031-0000
Zoning:	C-4
Parking:	Onsite (unassigned) + Street
Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento



2 THE LOCATION
4331 ATTAWA AVE & 4330 24TH ST

The Location

COSTAR
OCTOBER 2024
1-MILE RADIUS

	18,198 POPULATION		\$101,955 HOUSEHOLD INCOME		43% COLLEGE GRADS		\$484,718 MED HOME VALUE
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CREATIVE SPACES NEAR LAND PARK AND SAC CITY COLLEGE IN HOLLYWOOD PARK

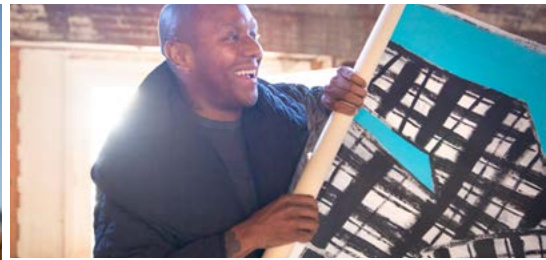
4331 Attawa and 4330 24th Street offer exceptional creative office space or artist studios, ideally located in Sacramento's Hollywood Park, just steps from the prestigious Land Park neighborhood. Known for its timeless appeal and desirable location, Land Park sets the stage for this dynamic area, blending creative energy with established residential charm.

These properties are perfect for businesses and artists seeking a space that reflects

the culture and vibrancy of the surrounding neighborhoods. Hollywood Park is a hidden gem adjacent to Land Park, offering access to a rich mix of amenities, including Two Rivers Cider—a local favorite that adds to the area's creative and artisanal feel.

The location boasts convenient proximity to the new Raley's shopping center on Freeport Boulevard, the bustling Crocker Village Safeway center, and popular eateries like Meet & Eat and Sushi Café. Situated just

minutes from Sacramento City College, these properties are well-positioned for access to both the student population and the broader academic community, making them an ideal hub for collaboration and creativity. With prestigious Land Park's lush surroundings and strong community appeal as a backdrop, 4331 Attawa and 4330 24th Street offer a unique and inspiring environment for those looking to create and thrive in this evolving neighborhood.



Nearby

- 99 Ranch Market
- Barrio Café
- Baskin Robbins
- Capitol Ace Hardware
- Coffee Garden
- Dad's Kitchen
- DD's Discounts
- El Novillero Restaurant
- Firehouse Subs
- Five Guys
- Freeport Bakery
- Great Clips
- Happy Lamb Hot Pot
- Hollywood Hardware
- Hollywood Park
- Jamba Juice
- Joe's Gym
- La Esperanza Bakery
- Land Park
- Mahoroba Japanese Bakery
- Marie's Donuts
- Masullo Pizza
- Meet and Eat
- Nekter Juice Bar
- New Raley's
- Nopalitos Southwestern Cafe
- Oak Park Market

- Ono Hawaiian BBQ
- Panda Express
- Pancho's Cocina Mexicana
- Peet's Coffee
- Ross Dress for Less
- Safeway
- Selland's Market Cafe
- Sketchers
- Smart & Final
- Southgate Plaza
- Sprouts Farmers Market
- Stagecoach Restaurant
- Starbucks
- Sushi Cafe
- Sutterville Bicycle Company
- Tasty Dumpling
- Taylor's Market
- The Chocolate Fish Coffee Roasters
- Super Taco
- The Joint
- The Shack
- Track 7 Brewing Company
- Track Seven
- Two Rivers Cider Company
- UPS
- Whole Foods



