

REDUCED SALE PRICE!

# 910 2ND STREET

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OLD SACRAMENTO

RETAIL, ENTERTAINMENT,  
OR OFFICE SPACE  
AVAILABLE FOR SALE



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# THE OPPORTUNITY

9,862

SF BUILDING

3

USABLE FLOORS

RETAIL & EVENT

USES

\$1,049,000

ASKING PRICE

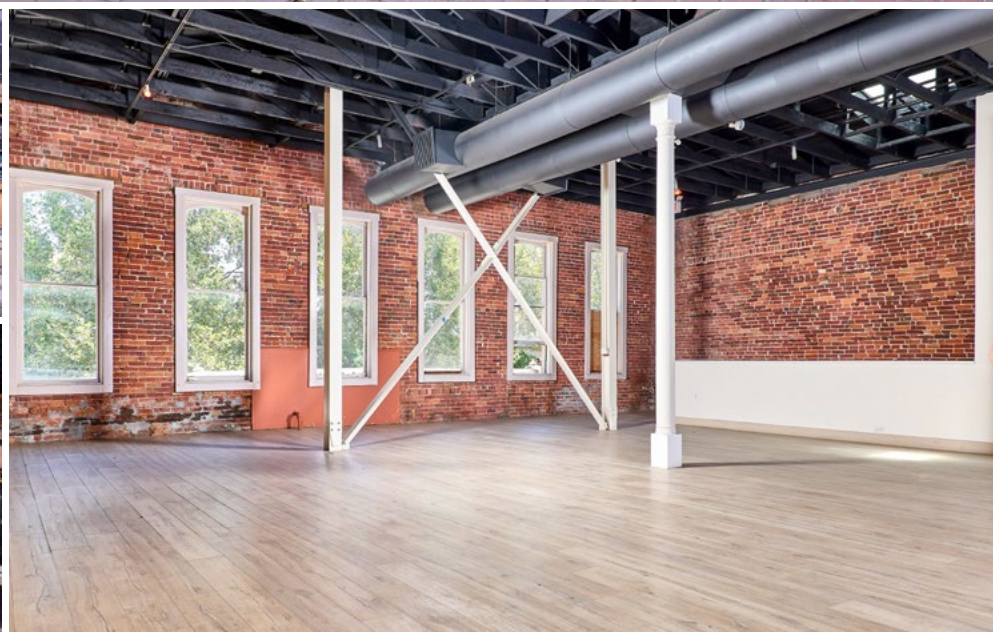
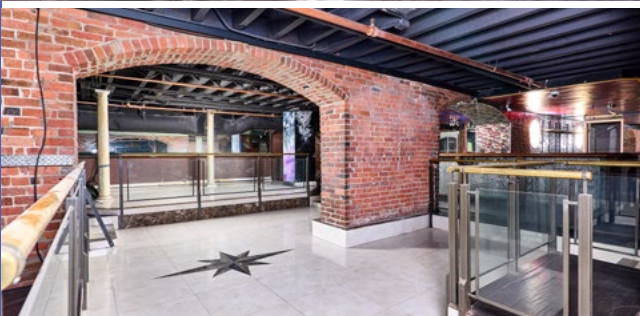
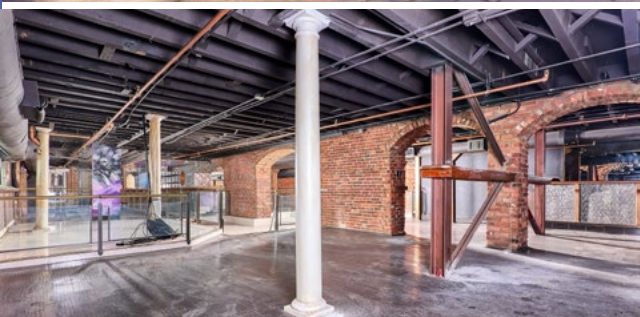
## THREE STORY MIXED-USE RETAIL BUILDING IN HISTORIC OLD SACRAMENTO

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: \$1,049,000  
Price per Square Foot: \$106.38 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

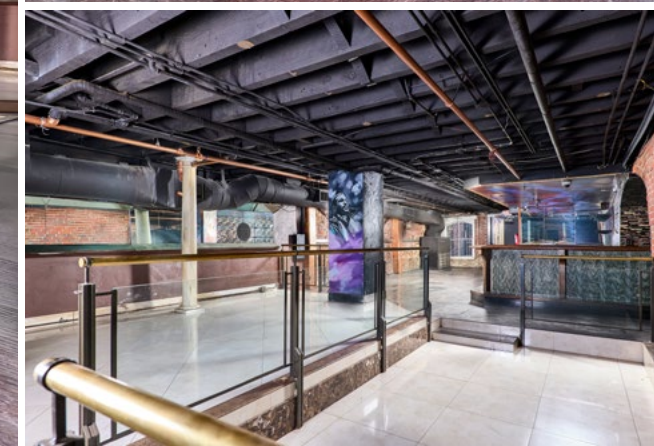
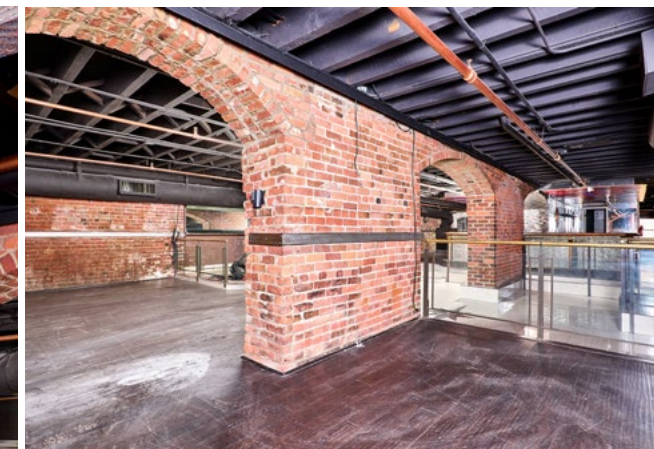
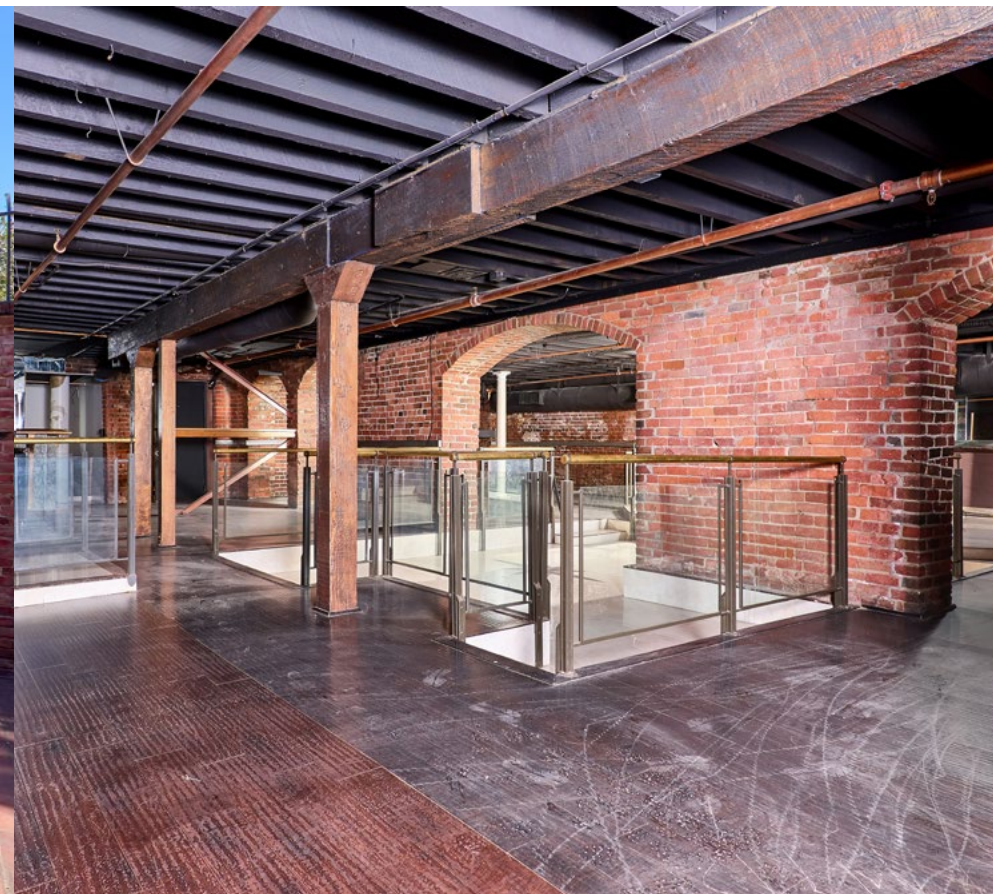
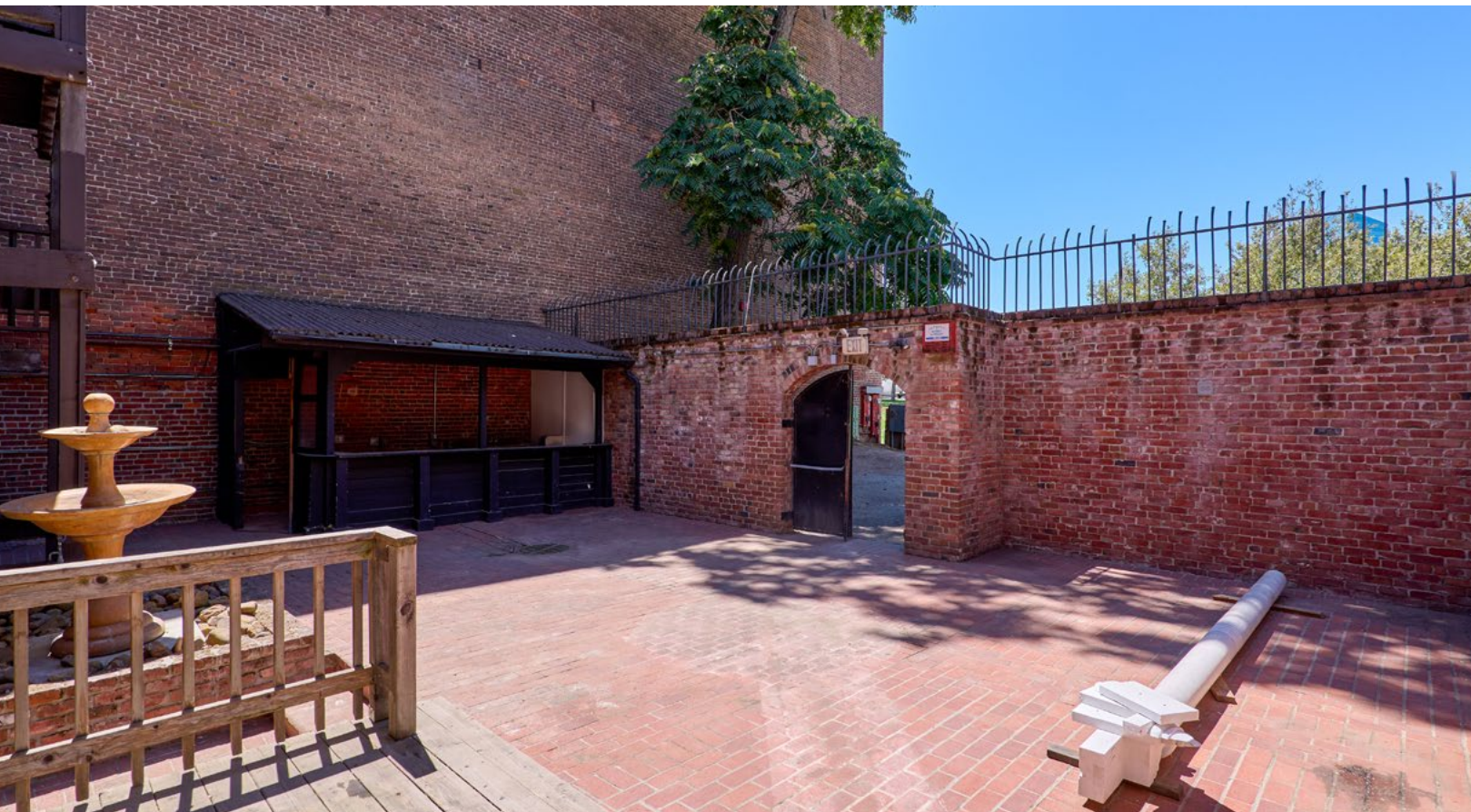




# BASEMENT

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

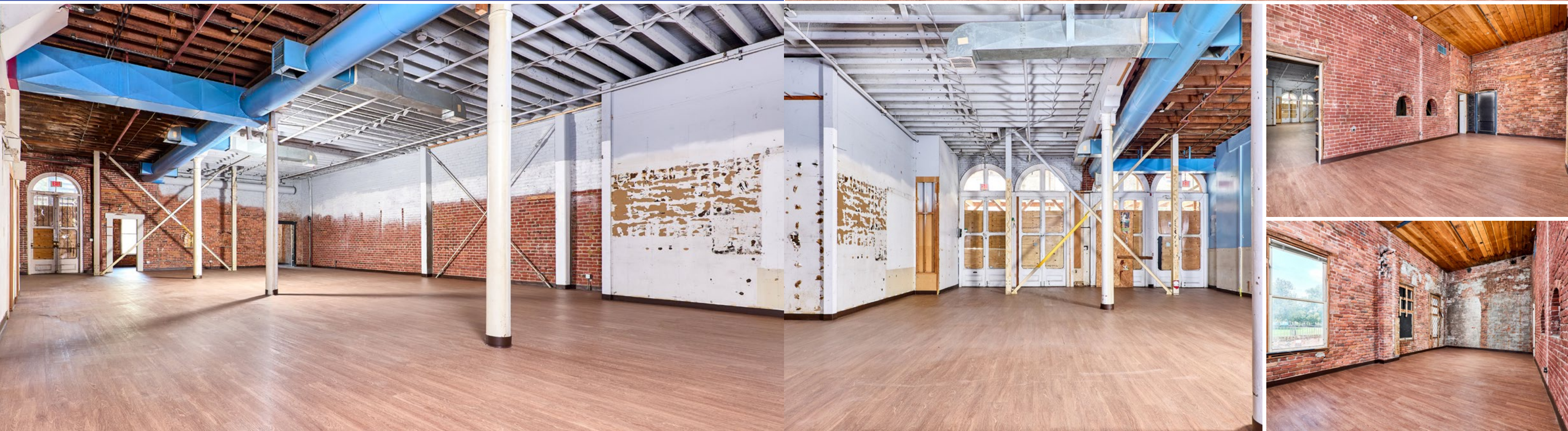




# GROUND FLOOR

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

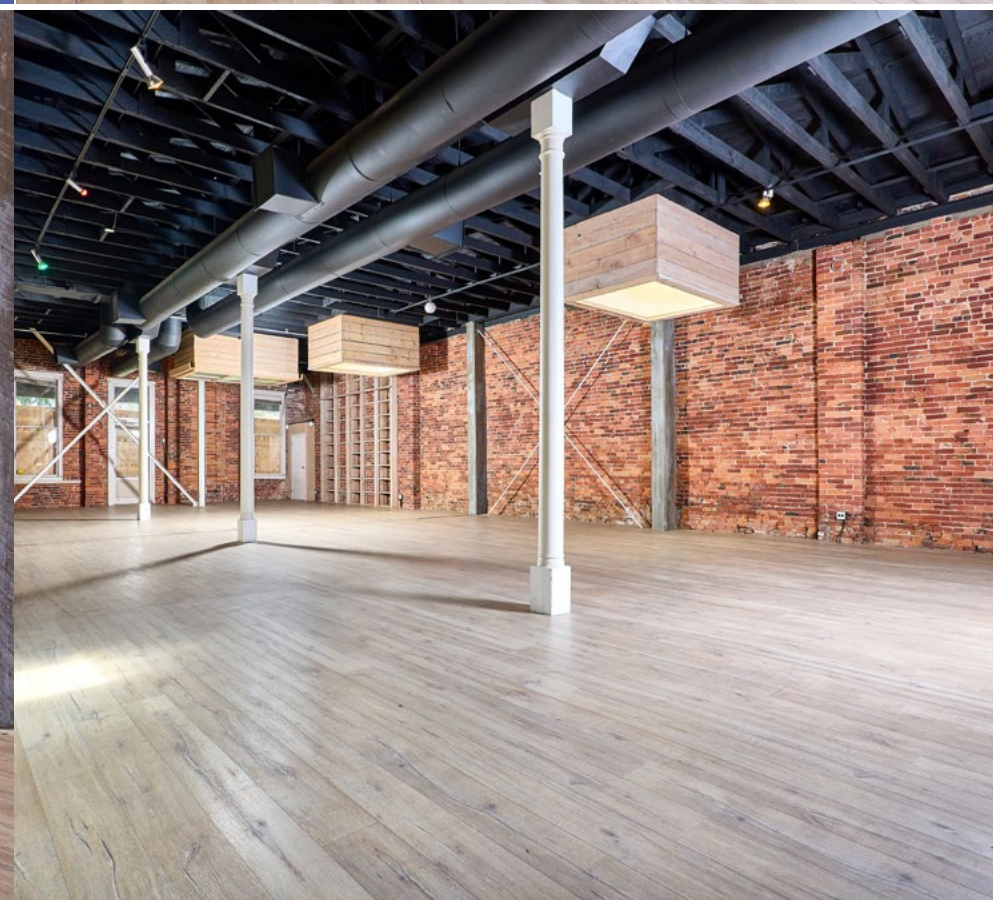
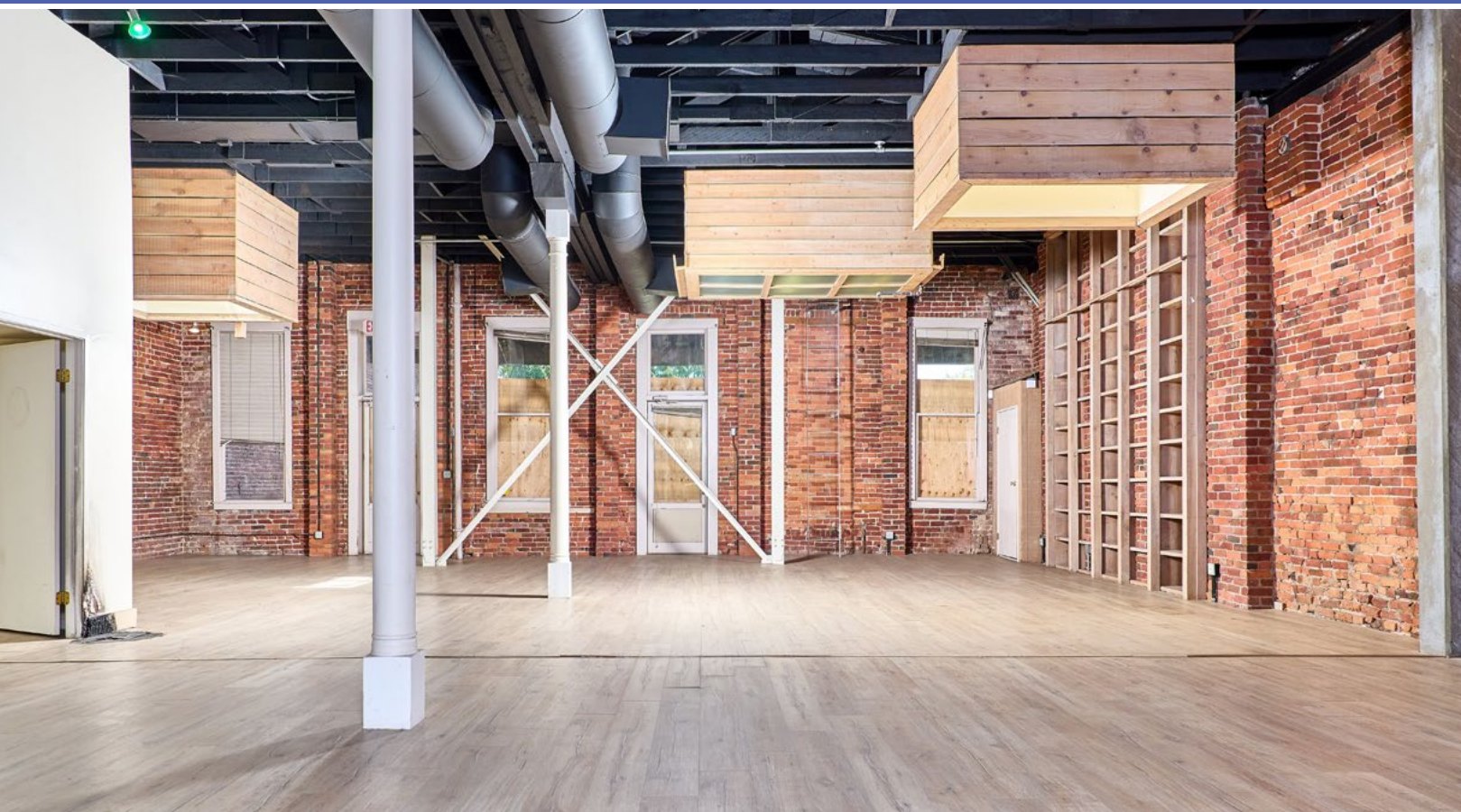




## SECOND FLOOR

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



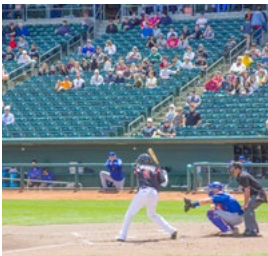
HIGH  
VOLUME SALES DISTRICT

## 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

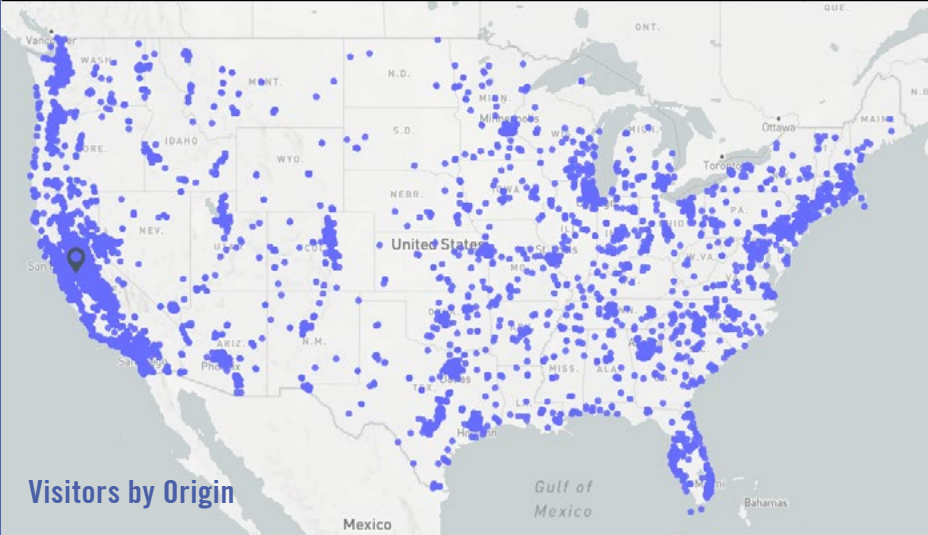
Sacramento Steamers  
Terra Forte Coffee  
The Firehouse Restaurant  
Topsy Putt  
The 7th Street Standard  
Tom's Watch Bar  
Railroad Fish & Chips

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



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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