



**TURTON**  
COMMERCIAL REAL ESTATE

DEMOCRATIC STATE JOURNAL

**OLD SACRAMENTO WATERFRONT**

**1108 2<sup>ND</sup> STREET**

**±4,250 SF OFFICE SPACE FOR LEASE**



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
[JACKSCURFIELD@TURTONCRE.COM](mailto:JACKSCURFIELD@TURTONCRE.COM)

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# THE PROPERTY

±4,250  
SF OFFICE SPACE

\$1.85  
PER SF MG

WALKABLE  
TO RESTAURANTS

EXTENSIVE  
WINDOW LINE

## OFFICE SPACE FOR LEASE IN OLD SACRAMENTO WATERFRONT DISTRICT

Positioned in the heart of historic Old Sacramento, 1108 2nd Street offers a rare opportunity to lease a ±4,250 square foot office suite in one of the city's most distinctive and vibrant districts. The space blends classic architectural charm with functional modern improvements, featuring a mix of private offices, open

work areas, conference space, and breakroom facilities—ideal for a variety of professional, creative, or service-oriented users. With its prime location amid Old Sacramento's brick-lined streets, waterfront attractions, and walkable amenities, this property provides a unique environment that balances character

with convenience. Tenants benefit from immediate access to Downtown Sacramento, proximity to Interstate 5 and major transit options, and a setting that supports both collaboration and client engagement.





## PROPERTY DETAILS

**Address:** 1108 2nd St, Sacramento, CA 95814  
**Available Office:** ± 4,250 SF  
**Lease Rate:** \$1.85/SF Modified Gross  
**Occupancy:** Available  
**Office Space Features:** Comination of private offices and open work areas  
Distinctive Old Sac architecture and street presence  
Walkable to restaurants, shops, and amenities  
Easy freeway and lightrail access



# THE LOCATION



PLACER AI  
MAY 2023 - MAY 2024



3.4M  
YEARLY VISITS



76 MIN  
AVG DWELL TIME



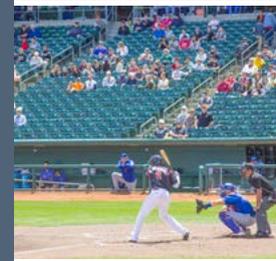
100+  
RETAILERS

## 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.



# THE ENTERTAINMENT DISTRICT

PLACER AI MAY 2023 - MAY 2024



8  
BLOCKS



7M  
YEARLY VISITS



43  
STORES & RESTAURANTS



\$107,257  
HOUSEHOLD INCOME

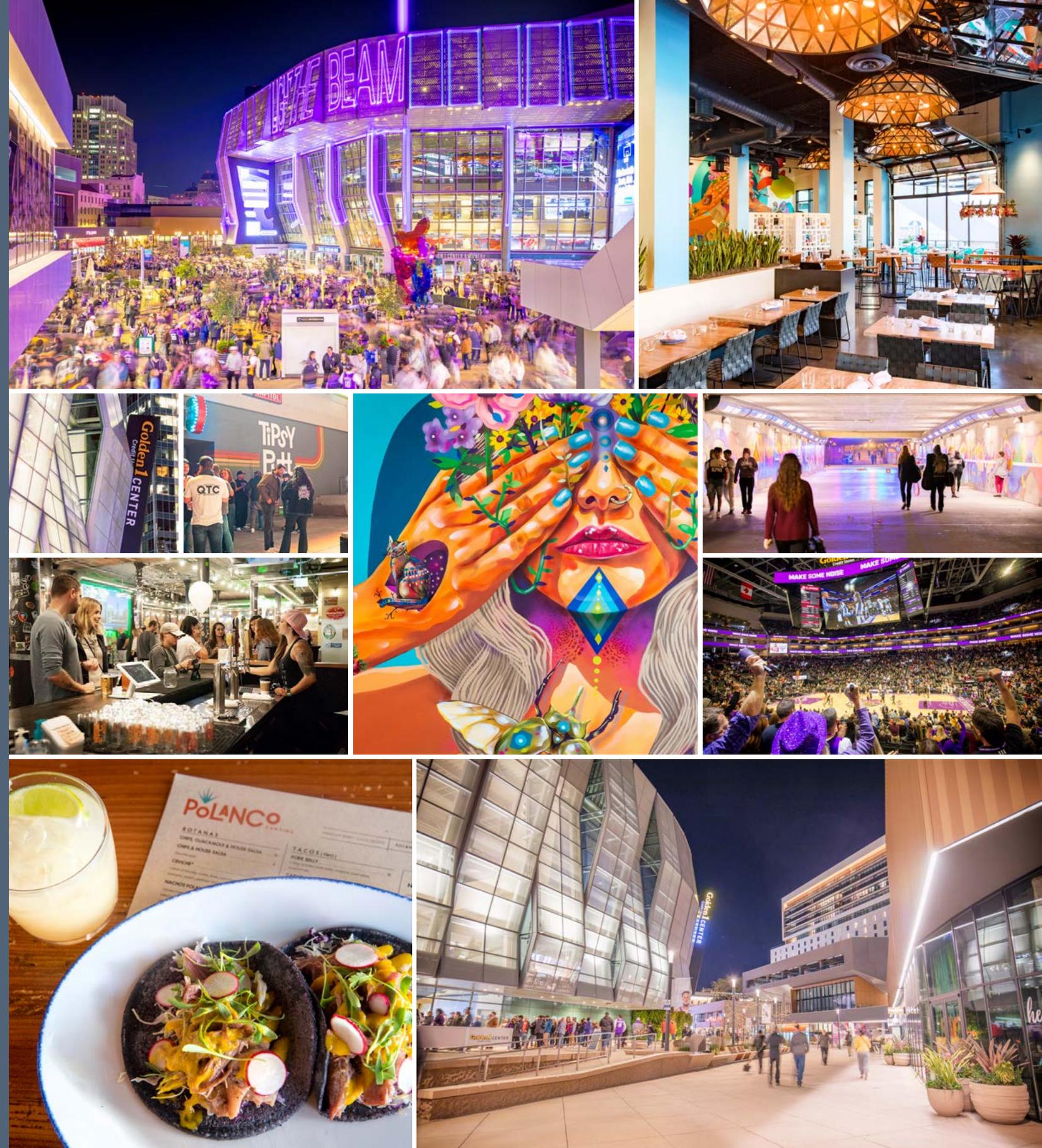
**TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES\***

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DoCo), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

an award-winning arena, hosting over 130 events annually, including concerts and home games for the Sacramento Kings. This district is a lively blend of entertainment, culture, and sports, making every visit a unique experience.

**Notable Events Held in District:**  
Sacramento Kings NBA Games, Concerts at Golden 1 Center

\*Experian-Mosaic Psychographic Profiles 2024



**2 THE LOCATION**  
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