

# FOR LEASE

1017 FRONT STREET, SACRAMENTO, CA



**TURTON**  
COMMERCIAL REAL ESTATE



**4,000**  
SF AVAILABLE



**\$1.00**  
SF/MO/NNN



**AVAILABLE**  
NOW

*2nd floor office space for lease located in the Old Sacramento Waterfront District with views of the river and West Sacramento!*

## Property Overview

- 4,000 SF office space featuring multiple private offices, a great room, reception area, kitchen, bathroom, and balcony
- Perfect for a creative studio or various office uses
- Available now for lease
- Features a balcony that overlooks the Sacramento River and West Sacramento
- Easy walking or biking distance to an abundance of restaurants/cafes in Old Sacramento and Downtown
- High visibility location with about 5 million visitors to Old Sacramento per year

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

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## KIMIO BAZETT

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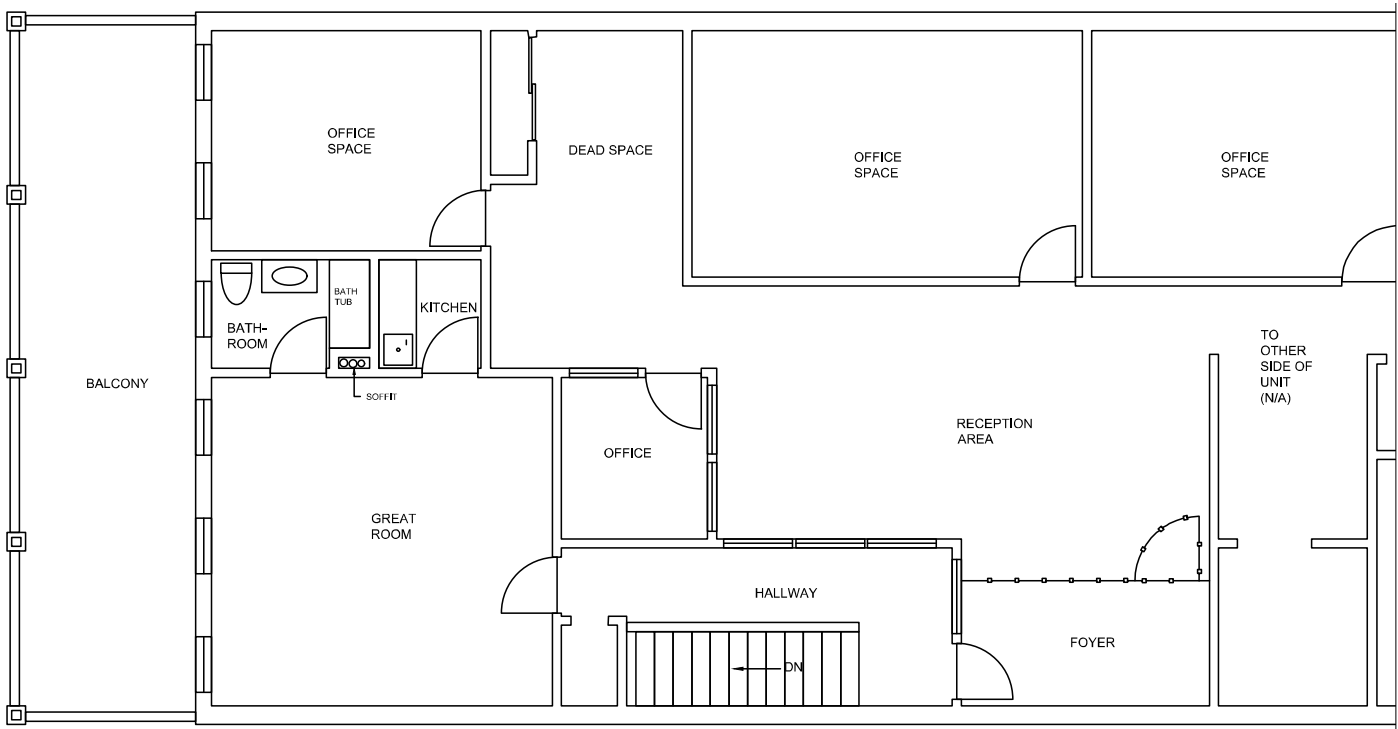
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# THE FLOOR PLAN

1017 FRONT STREET, SACRAMENTO, CA



## 2ND FLOOR

OFFICE AVAILABLE NOW

4,000 SF

\$1.00/SF/MO NNN

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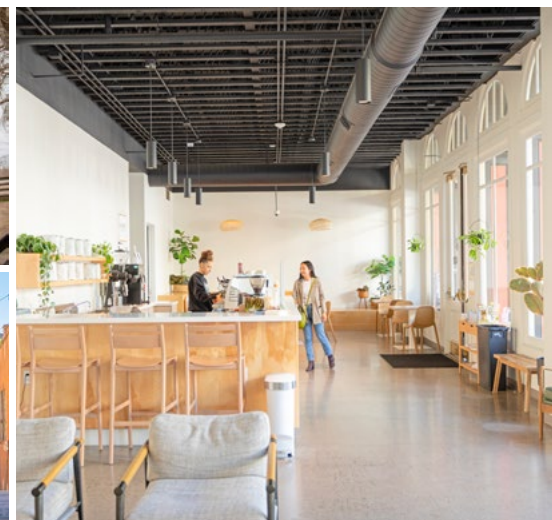
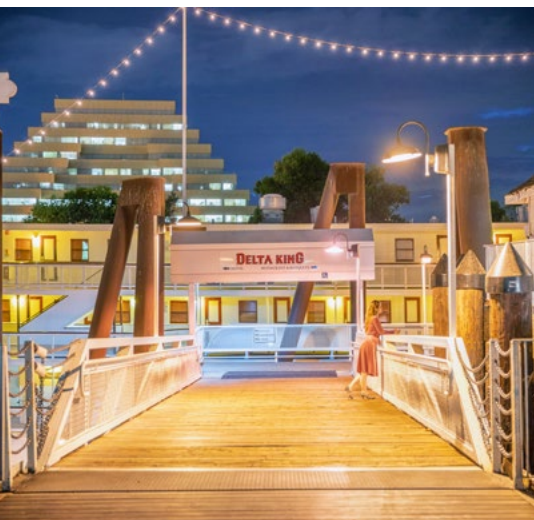
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# OLD SACRAMENTO WATERFRONT

## SACRAMENTO, CA



**2.3M**  
OUT-OF-MARKET VISITORS



**1.5K**  
EMPLOYEES



**4.4M**  
YEARLY VISITS



**34**  
TOTAL BUSINESSES

*Historic landmark riverfront district and tourist destination defined by preserved Gold Rush-era architecture, experiential retail, dining, and entertainment that drives strong visitor traffic to the region*

### Location Overview

- 28-acre district located between the Sacramento River and Downtown with quick access to West Sacramento and I-5, making it easily accessible
- High concentration of out-of-area visitors including families, school groups, or travelers
- Anchored by attractions like the California State Railroad Museum and The Delta King
- Strong seasonal events and festivals drive repeat foot traffic
- Ideal for restaurants, specialty retail, entertainment, and visitor-focused concepts

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# THE LOCATION

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