



TURTON
COMMERCIAL REAL ESTATE

**OVER 5M
VISITORS/YRI!**

OLD SACRAMENTO WATERFRONT

1017 FRONT STREET

HISTORIC MIXED-USE INVESTMENT FOR SALE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





THE PROPERTY

±12,240 SF AVAILABLE \$2.1M PURCHASE PRICE \$172 PER SF 3 STORIES HIGH VISIBILITY STOREFRONT

RARE MIXED-USE INVESTMENT IN SACRAMENTO'S MOST VISITED HISTORIC DISTRICT

This offering presents the rare opportunity to acquire 1017 Front Street, a three-story, ±12,240 square foot mixed-use commercial building set in the heart of Old Sacramento, California's National Historic Landmark District and one of the most trafficked tourist destinations in the entire state.

Originally constructed in the 1840's and comprehensively renovated and rebuilt in

1970, the property sits along the iconic Front Street boardwalk in the Old Sacramento Waterfront district, drawing more than 5 million visitors annually from across the globe. Its C-3-SPD zoning within the Central Business District supports a diverse range of retail, entertainment, restaurant, and office uses across its three floors.

Offered at \$2,100,000 (\$172/SF), equat-

ing to a 4.47% cap rate on 67% occupancy creating a property opportunity with genuine upside potential for an owner-operator, investor, or end-user seeking to establish a foothold in Sacramento's most historically significant and visitor-rich submarket, one that benefits simultaneously from both the tourism economy of Old Sacramento and the revitalized energy of Downtown.



PROPERTY DETAILS

Address: 1017 Front Street, Sacramento, CA 95814
APN: 006-0071-041
Zoning: C-3-SPD (Central Business District)
Asking Price: \$1,950,000
Price Per SF: \$159 / SF
Year Renovated and Rebuilt: 1970
Total Building SF: ± 12,240 SF
Lot Size: ± 0.13 AC (± 5,662 SF)
Building Height: 3 Stories
Property Type: Storefront Retail / Office
Tenancy: Multiple
Assessment (Total): \$1,322,029
Assessment — Land: \$552,847
Assessment — Improvements: \$769,182

UTILITIES

- Electricity: SMUD
- Gas: SMUD

SEISMIC AND FLOOD

- Fault Zone: Not within an Earthquake Fault Zone
- Flood Zone: Zone X (FEMA)

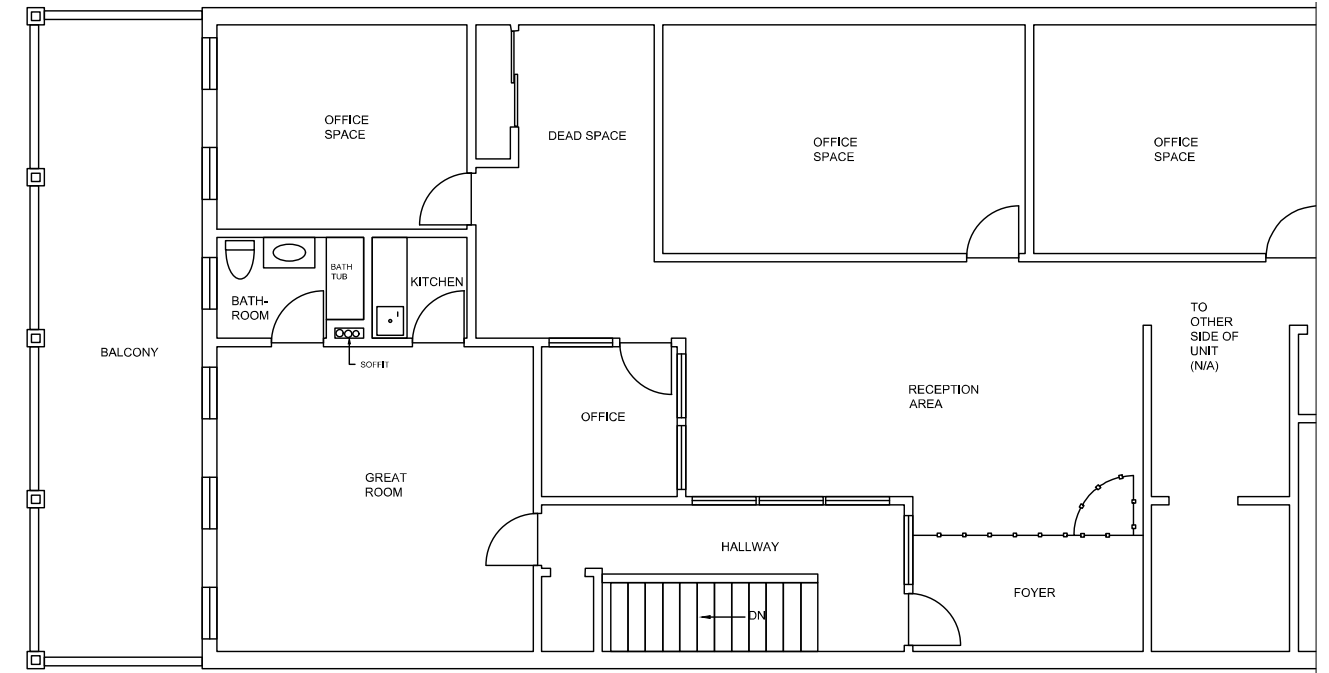
FEDERAL OPPORTUNITY ZONE

- 1017 Front Street is located within a designated Federal Opportunity Zone, offering prospective investors significant capital gains tax advantages and long-term tax incentives on qualified investments.

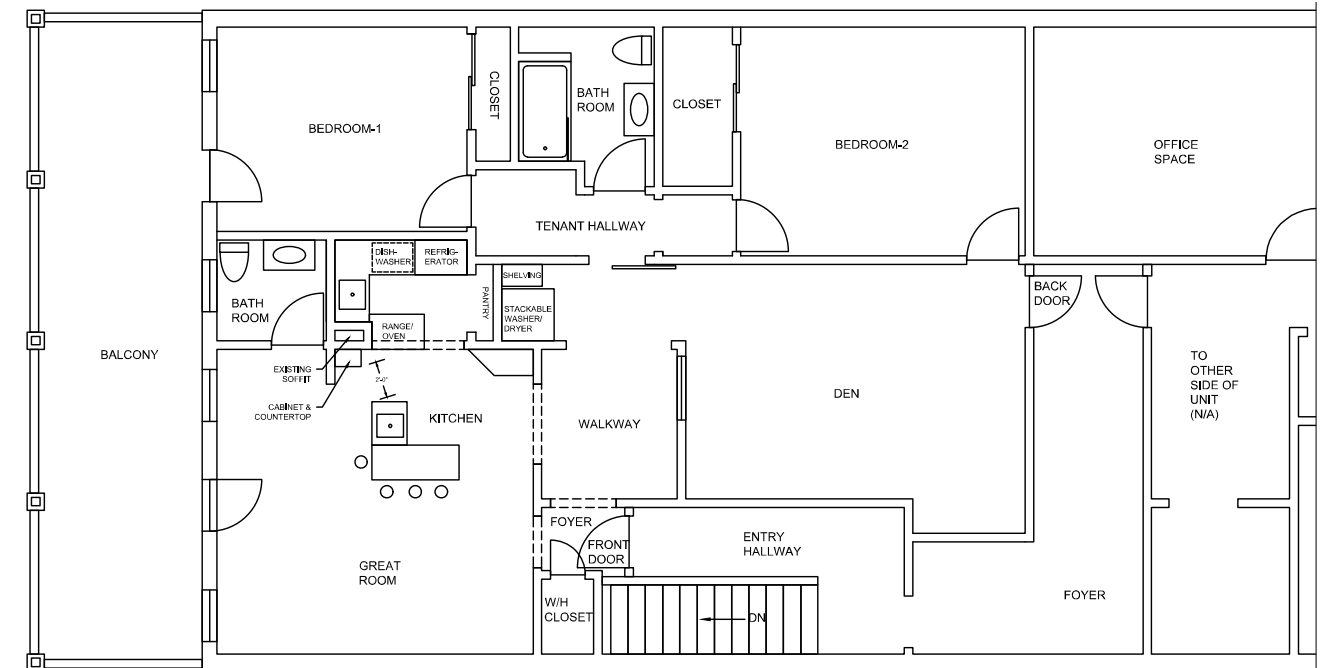
KEY INVESTMENT HIGHLIGHTS

- 5+ million annual visitors
- National Historic Landmark District
- Three stories of flexible space
- Walking distance to Golden 1 Center, DoCo, Downtown core
- Significant upside potential

2ND FLOOR RESIDENTIAL CONVERSION



CURRENT FLOOR PLAN



PROPOSED RESIDENTIAL FLOOR PLAN

THE TENANTS

3
FLOORS

MULTI-TENANT
MIX

PRIME
FRONT STREET FRONTAGE

COLLECTION
OF NIGHTLIFE AND DINING

THE COPPER FORGED

DESCRIPTION

- Location: Suite A
- Use: Retail / Artisan
- Economics: Upon Request
- Artisan-focused retail tenant benefiting from prime ground-floor frontage and strong visibility.



INK AND IMAGE LLC

DESCRIPTION

- Location: Suite B
- Use: Retail / Production
- Economics: Upon Request
- Retailer focused on custom printed merchandise, clothing, and prints.



BOSS 5 STAR LOUNGE

DESCRIPTION

- Location: Lower Level
- Use: Nightlife / Lounge
- Upscale nightlife experience with live entertainment and bottle service. Draws regional clientele and benefits from strong tourist foot traffic.



UPPER LEVEL / OFFICE

- Use: Additional rentable area for office, creative studio, or boutique hospitality.

- Sublease Potential: Ability to subdivide floors and capture multiple revenue streams.
- Tenant Economics: Lease abstracts and rent rolls available upon request with NDA.



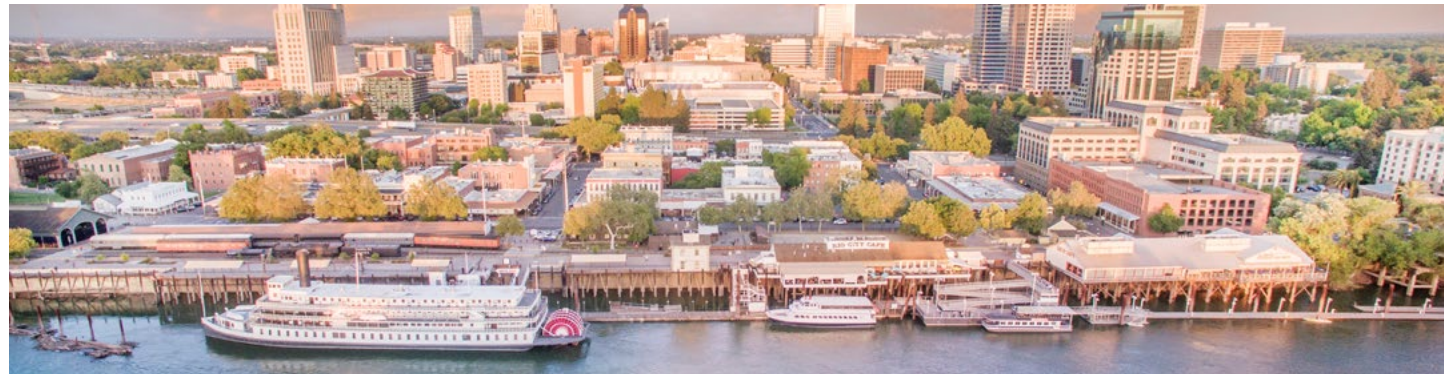
2026 VALUATION: Actual + Proforma 1017 Front Street



Suite / Tenant	Lease Expiration	Use	RSF	Rent/RSF	Monthly Rent	Pro-Forma Rent	Notes
STE A – Copper Forged	4/30/2026	Retail / Commercial	1,750	\$1.4857	\$2,600.00	\$2,652.00	Rent +2%/yr; 2*3-yr options; incl. water/garbage/recycle; pays 33% SMUD
STE B – Ink and Image	11/30/2025	Retail / Commercial	2,250	\$1.5450	\$3,476.25	\$3,580.54	Rent +3%/yr; option negotiable; incl. water/garbage/recycle; pays 67% SMUD
Lower Level + Courtyard – Boss Five Star Lounge	6/30/2032	Restaurant / Entertainment	4,240	\$1.4994	\$6,357.50	\$6,548.23	Rent +3%/yr; flat \$177.50/mo utilities; tenant pays own SMUD; 2*3-yr options
2nd Level	VACANT	Office / Residential	4,000	-	\$0.00	\$4,000.00	~4,000 SF unleased; pro-forma at \$1.00/SF/mo
Totals (Occupied)			12,240	\$1.51	\$12,433.75	\$16,780.77	
Annual Total			12,240		\$149,205.00	\$201,369.24	

INCOME AND EXPENSE STATEMENT

	As-is	Pro-forma		
Forecasted Annual Income	\$149,205.00	\$201,369.24		
Vacancy Reserve 5%	\$7,460.25	\$10,068.46		
Gross Annual Income	\$141,744.75	\$191,300.78		
Annual Expenses				
Repairs/Maintenance	\$7,425.64	\$7,425.64		
Property Insurance	\$8,775.85	\$8,775.85		
Property Tax	\$20,413.86	\$20,413.86		
Direct Levies	\$0.00	\$0.00		
Landscaping	\$0.00	\$0.00		
City of Sac Utilities (Water/Garbage/Recycle, excl. Lower Level)	\$4,259.00	\$4,259.00		
SMUD – Building Exterior Meter	\$555.00	\$555.00		
Property Management	\$6,500.00	\$6,500.00		
Total Expenses	\$47,929.35	\$47,929.35		
As-Is Net Operating Income	\$93,815			
Capitalization Rate	5.00%	5.50%	6.00%	6.50%
As-is Value	\$1,876,308	\$1,705,735	\$1,563,590	\$1,443,314
Pro-Forma Net Operating Income	\$143,371			
Disposition Capitalization Rate	5.00%	5.50%	6.00%	6.50%
Pro-forma Value	\$2,867,429	\$2,606,753	\$2,389,524	\$2,205,714



BUILDING LOCATION

5

MILLION ANNUAL VISITS

76

MIN AVG DWELL TIME

100+

RETAILERS

HIGH

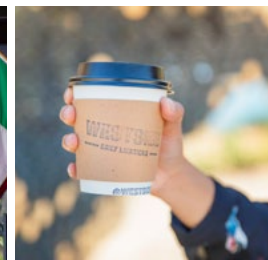
VOLUME SALES DISTRICT

DOWNTOWN'S OLD SACRAMENTO WATERFRONT

The recently rebranded Old Sacramento Waterfront is home to one of the most unique and active atmospheres in Sacramento. As a National and State historical landmark, the district includes 53 preserved buildings that house a mix of local retailers, restaurants, museums, and small businesses. With an estimated 5 million visits per year, businesses benefit from steady foot traffic and a diverse blend of tourists and locals. On any given day, visitors can enjoy live music, quirky shops, a

variety of food options, and direct access to the American River Bike Trail. Seasonal events and activities—like waterfront yoga, outdoor markets, and community programming hosted by the Downtown Sacramento Partnership—add to the area's ongoing energy. With easy access to Interstate 5 and direct connections to Interstate 80 and Highway 50, Old Sacramento is one of the most accessible submarkets in the city. Front Street is just three blocks west of the Entertainment District—

home to the Golden 1 Center, Downtown Commons (DoCo), and several well-known restaurants and hotels. The renovated K Street tunnel—with upgraded lighting, public art, and enhanced security—provides a direct pedestrian link between Old Sacramento and the city's core. Within a five-minute walk are the Tower Bridge, Sutter Health Park—now home to the Oakland A's during their temporary stay in Sacramento—and West Sacramento's popular riverfront venue, Drake's: The Barn.



RIDE THE WAVE IN WEST SAC'S 2 WATERFRONT DISTRICTS



1,097 APTS IN WASHINGTON DIST.



1,098 APTS IN BRIDGE DISTRICT



1,003 UNITS PROPOSED (BOTH MARKETS)

The Washington District and The Bridge District are at the center of West Sacramento's transformation; two adjacent riverfront neighborhoods shaped by more than a decade of public and private investment. Historically industrial, both districts have evolved into high-density, mixed-use communities supported by major infrastructure improvements and thoughtful planning.

In 2019, the City of West Sacramento completed the Washington District Sustainable Community Infrastructure Project (WDSCIP), a \$5.7 million initiative that upgraded water, sewer, and storm drain systems, improved sidewalks and bike lanes, underground utilities, and prepared key corridors for future streetcar service. Funded by

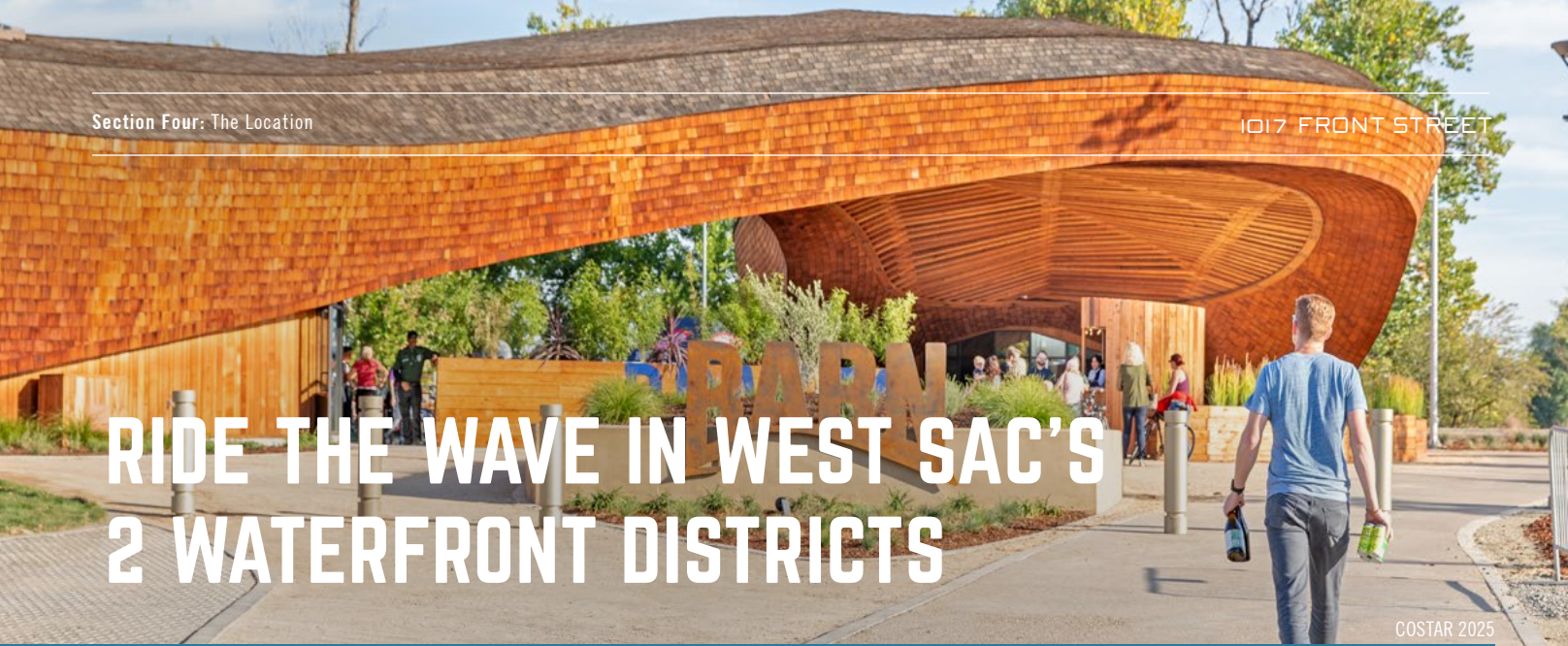
the California Strategic Growth Council, the Active Transportation Program, and local match dollars, these upgrades have paved the way for projects like the Washington District Land opportunity, one of the last sizable infill parcels near the riverfront.

Positioned in the heart of the district, the site is surrounded by growing residential density, civic amenities, and a built-in framework for future development. Walkability, infrastructure capacity, and direct access to the River Walk Trail make it an ideal location for high-impact urban housing.

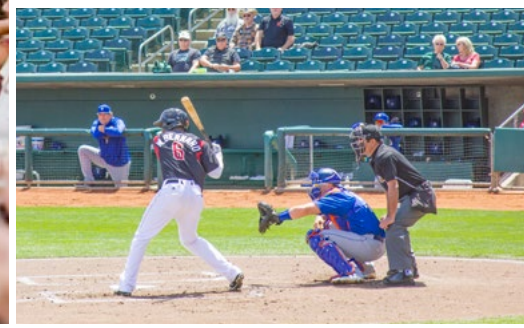
To the south, the Bridge District has become a model for contemporary infill. Since the early 2010s, Fulcrum Property has led development

with projects like The Block, West, and Garden Park, collectively delivering over 500 new residential units. These communities emphasize thoughtful architecture, public space, and connectivity, with retail and hospitality uses phased in to support long-term activation.

Together, the Washington and Bridge Districts reflect a shared vision for the future of West Sacramento, where strategic investment, design-forward development, and riverfront access converge. 1017 Front Street's location thrives from the growing momentum that is right across the river.



COSTAR 2025



TAP INTO DOWNTOWN'S RENEWED ENERGY

- 53,100 EMPLOYEES
- 8,500 RESIDENTS
- 5.3M OUT OF MARKET VISITORS

Just across the Tower Bridge, Downtown Sacramento functions as the economic and civic heart of the region. Home to more than 53,100 employees, the area hosts a concentration of state government offices, legal firms, professional services, and creative industries.

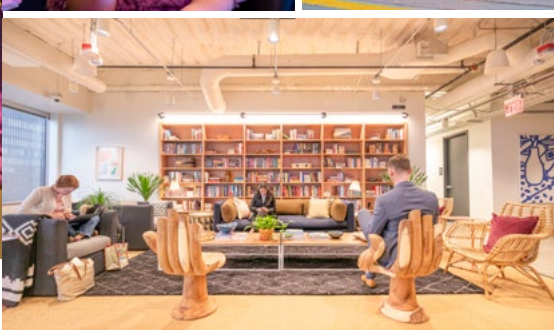
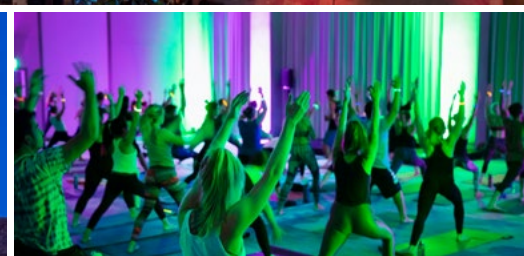
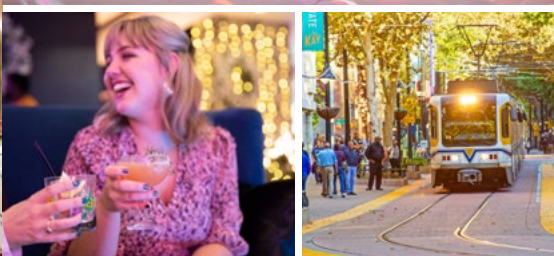
Downtown also serves as the region's cultural and entertainment core. Major venues include the Golden 1 Center, home to the Sacramento Kings and a year-round host for concerts and touring shows; the SAFE Credit Union Convention Center, which brings thousands of visitors for

conferences and trade events; and the SAFE Credit Union Performing Arts Center, anchoring the city's performing arts scene with Broadway productions, ballet, and symphony performances.

Frequent public events, festivals, and markets activate the streets of the Old Sacramento Waterfront, Capitol Mall, and Downtown Commons (DOCO)—all within walking or biking distance of the property. As Downtown continues to densify with new residential buildings and retail activation, Old Sacramento offers nearby relief in the form of a historical contrast and a

blast from the past with direct connection to the region's busiest urban destinations.

With unmatched access to jobs, culture, transit, and regional visibility, Downtown Sacramento provides a powerful amenity base that enhances the value and livability of the Old Sacramento Waterfront.





SAC DATA BITES

MULTIFAMILY RENTAL TRENDS - URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

* Brand new projects recently completed adding to this vacancy rate. Studio30, The Richmond, 1928 21st Street

** Under construction: The A.J. (345 Units), Cypress (98 Units)
*** The Sequoia (89 Units)

Past 12 Months, 4/2025
Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,611,868

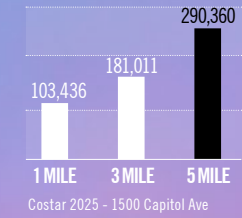
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

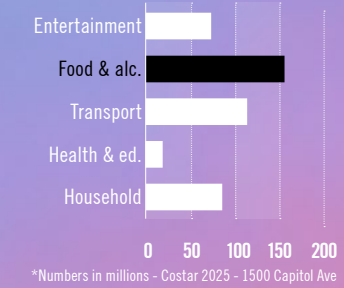
69%

GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO OWNERS VS. RENTERS



GSEC 2025
Applied Geographic Solutions 2024

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol



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

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





TURTON
COMMERCIAL REAL ESTATE