



MANSSION  
RETAIL

1517 H Street,  
Sacramento, CA  
95814

PRIME MIDTOWN  
SACRAMENTO RETAIL  
SPACES FOR LEASE



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## Be Part of Sacramento's Legacy at The Mansion Apartments

The Mansion Apartments, located at 16th and H Streets, is where history meets modern living. Built with a nod to its storied past, The Mansion invites residents and visitors alike through its elegant entrance and showcases local artwork that reflects its rich heritage. This vibrant community offers a unique opportunity for local entrepreneurs to establish their businesses in two prime retail spaces on each hard corner of the building.

With the UC Davis Pavilion just across the street, your business will enjoy direct exposure to the crowds attending the Sacramento Music Circus right at your front door. Just two blocks away, the Memorial Auditorium hosts hundreds of events annually, from graduations to major concerts, drawing even more foot traffic. Surrounding these retail spaces are thriving blocks of families and young professionals who call the nearby apartments and homes their own, creating a built-in customer base.

We are seeking operators who are passionate not only about their business but also about contributing to the community. Whether you envision offering services to residents as a valued amenity or engaging with the surrounding neighborhood, these spaces are the perfect stage for your business vision. By establishing your business at The Mansion, you're not just setting up shop—you're becoming part of Sacramento's rich history and its exciting future.

*The possibilities are endless, and we're excited to partner with you to bring your business to life!*





# Retail Opportunity

## RETAIL SPACES AVAILABLE

### High Visibility Corner Retail Space

**Suite R101:** ±1,400 SF of improved retail space, ready for immediate occupancy.

**Suite R102:** ±1,400 SF warm shell, ideal for tenant improvements.

**Rental Rate:** \$3.25 per SF NNN

## DETAILS

**Tenant Improvements:** Negotiable allowances for tenant improvements

**Hood Shaft & Grease Trap:** Available for food service tenants

**Gas Line:** Installed and ready

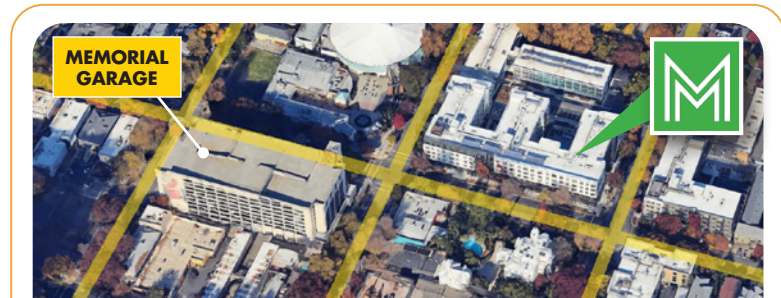
**Large Windows:** Provide abundant natural light and visibility



SUITE R101



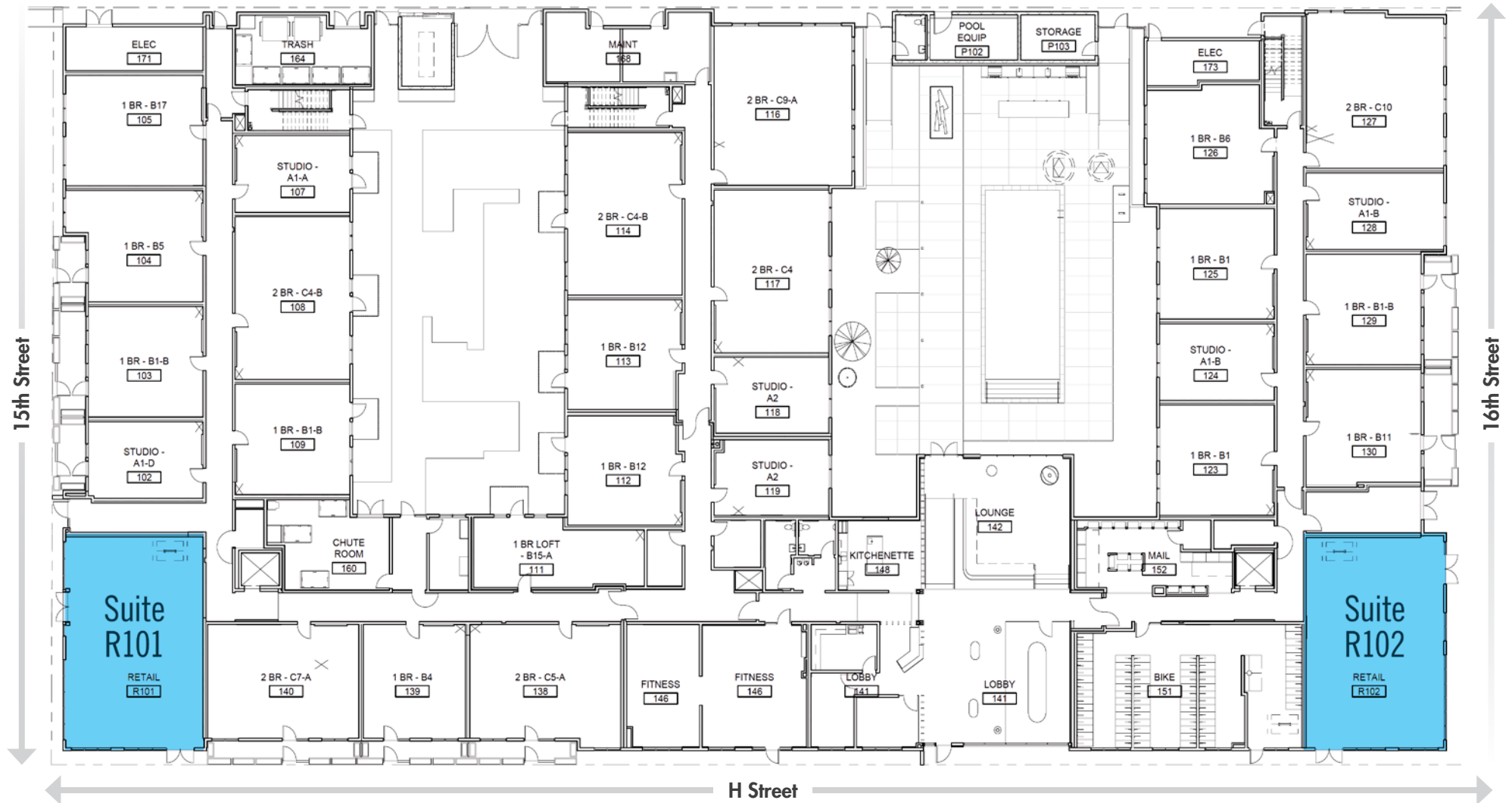
SUITE R102



*With the Memorial Garage (1200 parking spaces) right across the street, parking is easy and abundant.*



## FLOOR PLAN





# Property Overview

This newly-constructed retail property offers high-visibility spaces on the ground floor of **The Mansion**, a luxury mixed-use development featuring **186 residential units** on the upper floors. Located at the bustling intersection of **15th & H** and **16th & H**, the property benefits from significant foot and vehicle traffic, making it an ideal location for retailers seeking maximum exposure in Midtown Sacramento.



IMMEDIATE VICINITY DEMOGRAPHICS	
TRAFFIC COUNTS	
Suite R101	~18,000 cars per day
Suite R102	~31,000 cars per day
POPULATION – 1 MILE RADIUS	
2023	26,471
Projected Growth by 2028	27,521
MEDIAN HOUSEHOLD INCOME	
1 Mile Radius	\$93,168
COMMUNITY PROFILE – 1 MILE RADIUS	
Singles & Starters	Young singles and families leading an active city lifestyle.
Flourishing Families	Affluent, middle-aged families enjoying prosperous incomes.
Booming with Confidence	Affluent homeowners with upscale tastes and a penchant for environmental philanthropy.



# Area Overview

## SURROUNDED BY ACTIVITY AND EVENTS

This prime location is surrounded by a host of attractions and regular events that will drive customers to your business:

- Just **two blocks** from **Memorial Auditorium**, a major Sacramento venue for concerts and performances.
- Directly across the street from the **UC Davis Health Pavilion**, home to the renowned **Music Circus Broadway** performances and the **Sacramento Theatre Company**.
- Just **four blocks** from the **Sacramento Convention Center**, which hosts a variety of major conventions and special events year-round.

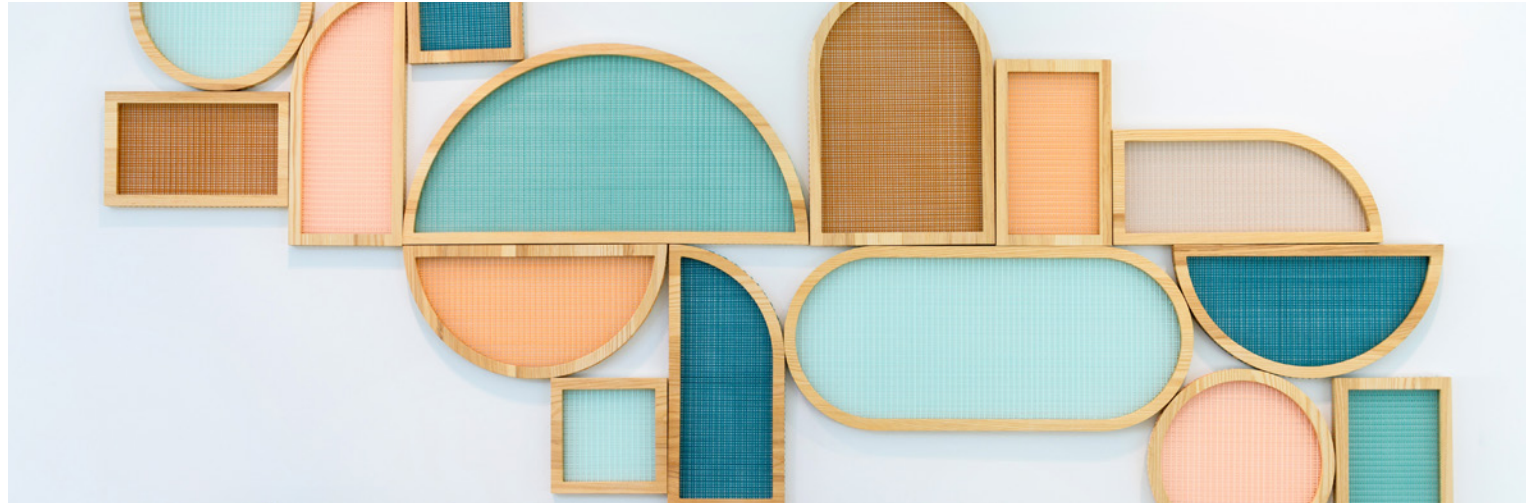
In addition, this area is experiencing a **housing renaissance**, with over **500 new residential units** completed within a few block radius, and more units planned for development soon. The influx of new residents and increased urban activity ensures a steady flow of potential customers.





## Why Midtown Sacramento?

Midtown offers a vibrant and diverse community at the heart of Sacramento. This location places your business in the midst of thriving neighborhoods, surrounded by residential buildings and businesses that draw a consistent flow of consumers. The proximity to Downtown Sacramento, along with easy access to major highways, ensures both locals and visitors can conveniently reach your business.





# Neighborhood Highlights

26  
BARS &  
160  
RESTAURANTS

5,562

LOCAL  
BUSINESSES

## CULTURAL HUBS

MEMORIAL AUDITORIUM  
CONVENTION CENTER  
UC DAVIS HEALTH PAVILLION



AVERAGE  
HOUSEHOLD  
INCOME  
\$93,168

## GROWING NEIGHBORHOOD

FOUR NEW  
APARTMENT BUILDINGS  
& TWO MORE UNDER  
CONSTRUCTION.



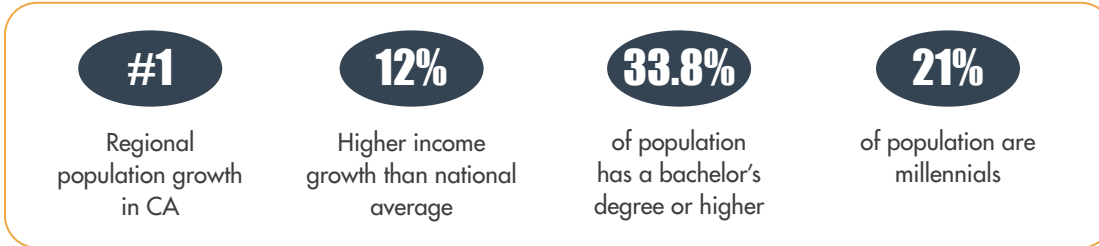


# Greater Sacramento Data Points



## GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

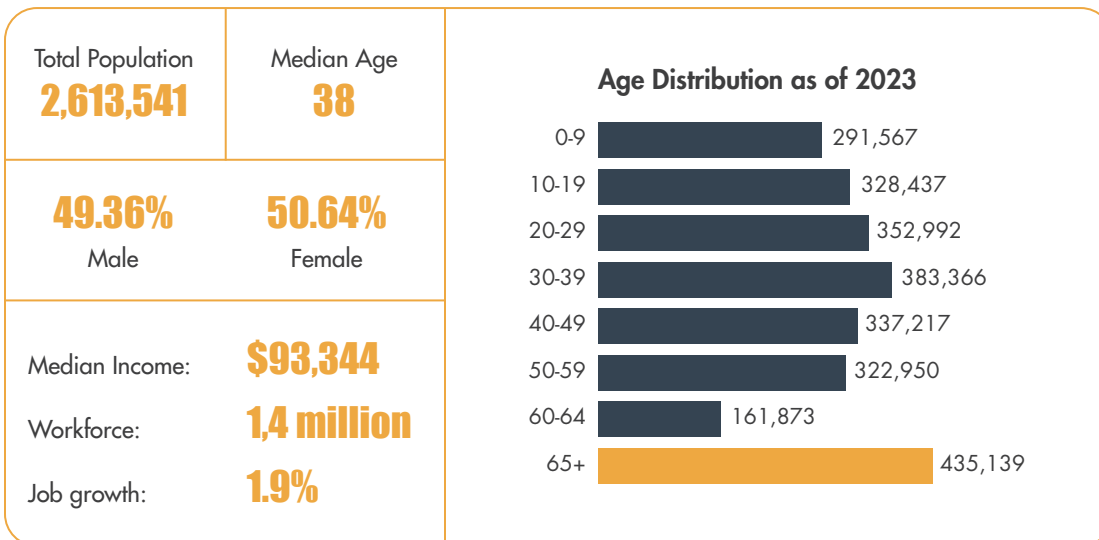


Sources: Brookings 2020, Emsi 2021



## TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.



Contact us today to schedule a tour or request further details:



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**COMMUNITY BASED.  
BUSINESS MINDED.  
HOSPITALITY FOCUSED.**



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