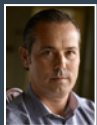


FOR LEASE

RETAIL / CAFE / RESTAURANT

1701 Broadway
Sacramento, CA 95818



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SUTTER
PROPERTIES GROUP

1701 Broadway: A Prime Opportunity in Sacramento's Broadway Corridor

LOCATION OVERVIEW

1701 Broadway is perfectly positioned in one of Sacramento's most vibrant and rapidly evolving neighborhoods. This landmark building enjoys a central location in the heart of Broadway, near the iconic Tower Theatre, and is surrounded by an eclectic mix of restaurants, coffee shops, retail spaces, and housing developments. With several ongoing projects and a multi-million-dollar streetscape investment, this area is experiencing significant revitalization, making it an exceptional destination for businesses.

Benefits of this prime location include:

- High foot traffic
- A dynamic and lively atmosphere
- Exceptional potential for commercial success
- High Traffic Count 20,000 cars
- Surrounded By Mixed Use development
- New Street enhancements under way
- Close Proximity to Freeway
- Close to both Land Park & R street Corridor



Retail Opportunity

PROPERTY HIGHLIGHTS

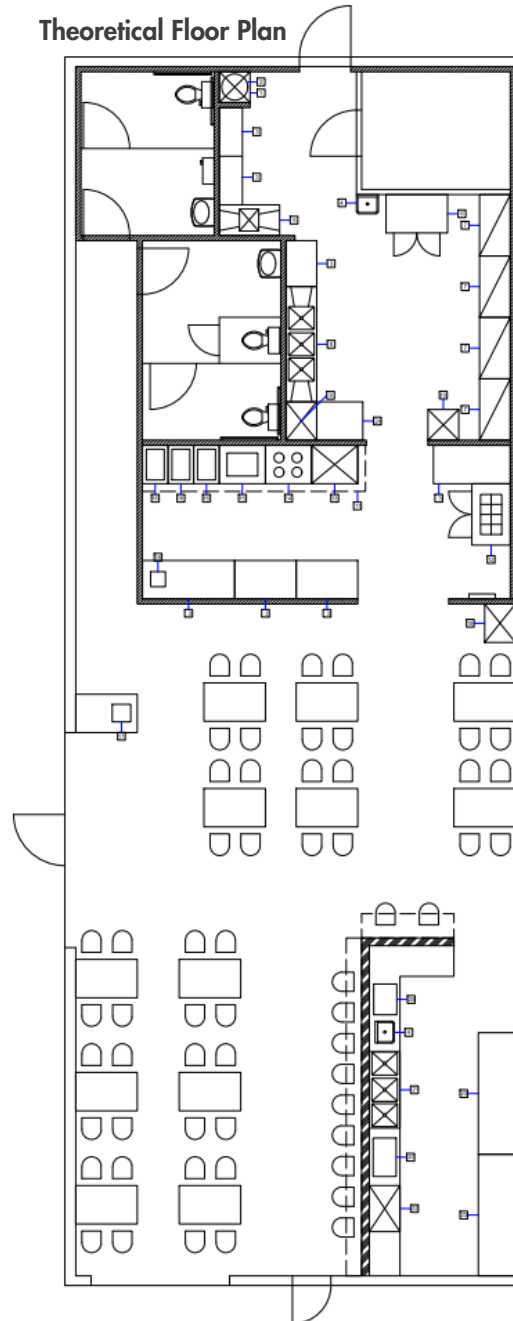
Leasable Area: 2,400 SF

For Lease: \$2.25/SF/Month
(NNN Lease)

Property Facts:

- **PROPERTY TYPE:** Retail
- **PROPERTY SUBTYPE:** Freestanding
- **BUILDING SIZE:** 2,400 SF
- **BUILDING CLASS:** C
- **YEAR BUILT:** 1977
- **TENANCY:** Single
- **BUILDING HEIGHT:** 1 Story
- **BUILDING FAR:** 0.39
- **LOT SIZE:** 0.14 AC
- **ZONING:** C-2
- **PARKING:** 6 Spaces (2.5 Spaces per 1,000 SF Leased)
- **FRONTAGE:** 29 FT on 17th St and 75 FT on Broadway Ave

Theoretical Floor Plan



FOR LEASE | 1701 BROADWAY, SACRAMENTO, CA 95818

Property Overview



NEARBY DEVELOPMENTS

- **Onyx Boutique Apartments:**
A modern, 41-unit apartment community adjacent to the property, featuring stylish designs and a shared courtyard.
- **1817 Broadway:**
Mixed-use project with 74 residential units above 8,500 square feet of retail space.
- **1901 Broadway:**
Two five-story buildings offering 150 affordable apartments and 1,700 square feet of retail.
- **2110 Broadway (Broadway Village):**
Development featuring 593–693 residential units, a grocery store, and multiple retail spaces across six buildings.
- **Broadway Redux:**
An infill project near the Historic City Cemetery, comprising nine single-family homes designed to enhance the neighborhood.
- **9th & Broadway:**
A thoughtfully planned community of 17 duplex homes, centered around a greenspace, developed in phases.
- **9B (Phase II):**
Expansion of the 9th & Broadway project with additional duplex homes.
- **Cascade:**
A proposed eight-story development at 17th and I Streets, featuring 208 residential units and ground-floor retail.
- **The Tower Theatre:**
A historic landmark that adds cultural vibrancy to the Broadway area.



Property Overview

Intersection and Accessibility

- **Location:** Intersection of Broadway and 17th St
- **Cross Streets:** 17th St and Broadway

NEIGHBORHOOD FEATURES

1701 Broadway is centrally located within a thriving area that offers:

- Proximity to landmarks such as the Tower Theatre
- Easy access to a wide variety of dining, retail, and entertainment options
- Connectivity to a revitalized streetscape and major development projects



Area Overview



LAND PARK DEMOGRAPHICS

POPULATION		HOUSEHOLDS		HIGH TRAFFIC COUNT	
3 mile	158,418	3 mile	69,332	17th St.	20,015
5 miles	394,750	5 miles	155,295	18th st.	16,450
10 miles	959,805	10 Miles	346,963		

AVERAGE HOUSEHOLD INCOME:
\$103,012

Why Choose 1701 Broadway?

This property combines an unbeatable location with outstanding features, making it ideal for retail, dining, or other commercial ventures. Whether your goal is to leverage the area's rapid growth or establish a new business presence, 1701 Broadway provides the perfect platform.

The Growing Broadway Corridor

Broadway is transforming into Sacramento's next major downtown corridor. Positioned between Land Park and Southside Park, this area is emerging as a dynamic hub for residents and businesses alike. Infrastructure investments, including the Broadway/WestSac Bridge and streetscape improvements, are driving progress and revitalization. High-end mixed-use developments, retail establishments, and new restaurants are breathing new life into this historic boulevard.

Streetscape Enhancements

The Broadway corridor, stretching two miles from 3rd Street to 29th Street, is undergoing significant upgrades to enhance accessibility and safety. Key improvements include:

- Transitioning from four lanes to three, creating a more pedestrian-friendly environment
- Adding buffered bicycle lanes and pedestrian crossings with refuge islands
- Upgrading multi-modal connections at major intersections

These enhancements make the area more welcoming for residents, businesses, and visitors, solidifying Broadway's position as a prime location for investment and growth.

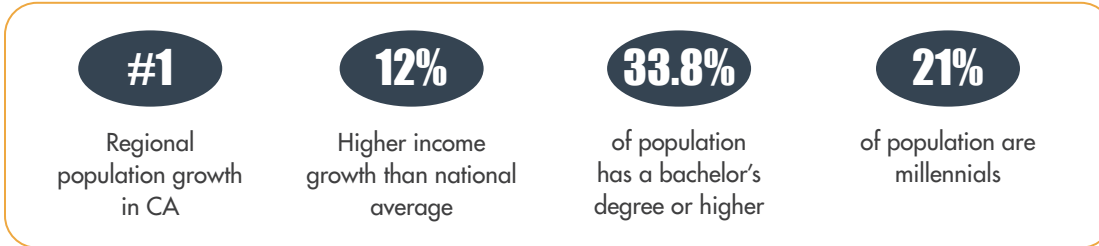
**CONTACT US TODAY FOR MORE INFORMATION
OR TO SCHEDULE A TOUR!**



Greater Sacramento Data Points

GENERAL STATISTICS

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

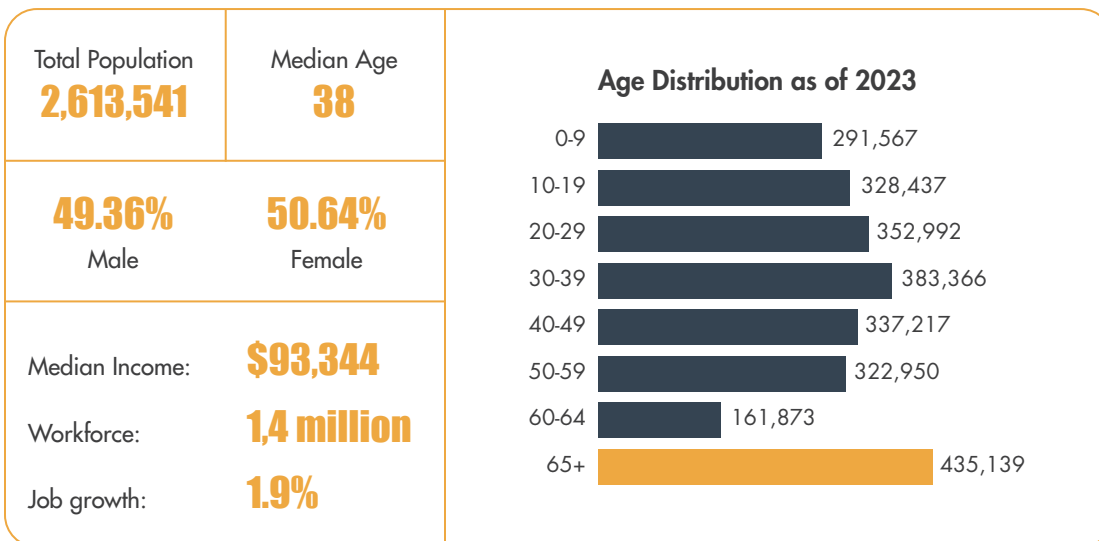


Sources: Brookings 2020, Emsi 2021



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!

Don't miss this opportunity.....



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COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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