



MANSSION
RETAIL

1517 H Street,
Sacramento, CA
95814

PRIME MIDTOWN
SACRAMENTO RETAIL
SPACES FOR LEASE



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SUTTER
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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 office Space Available.

Base Rent: Negotiable



SUITE R101



DEAL HIGHLIGHTS:

- R101**
- **FIRST THREE (3) YEARS: PERCENTAGE RENT ONLY**
 - **BUILD OUT TO FF&E**
 - **PATIO ALLOWANCE AVAILABLE**

- R102**
- **OFFICE FIT TEST**
 - **BUILD OUT 6-9 MONTHS**
 - **BRING YOUR FINISHES**

DETAILS

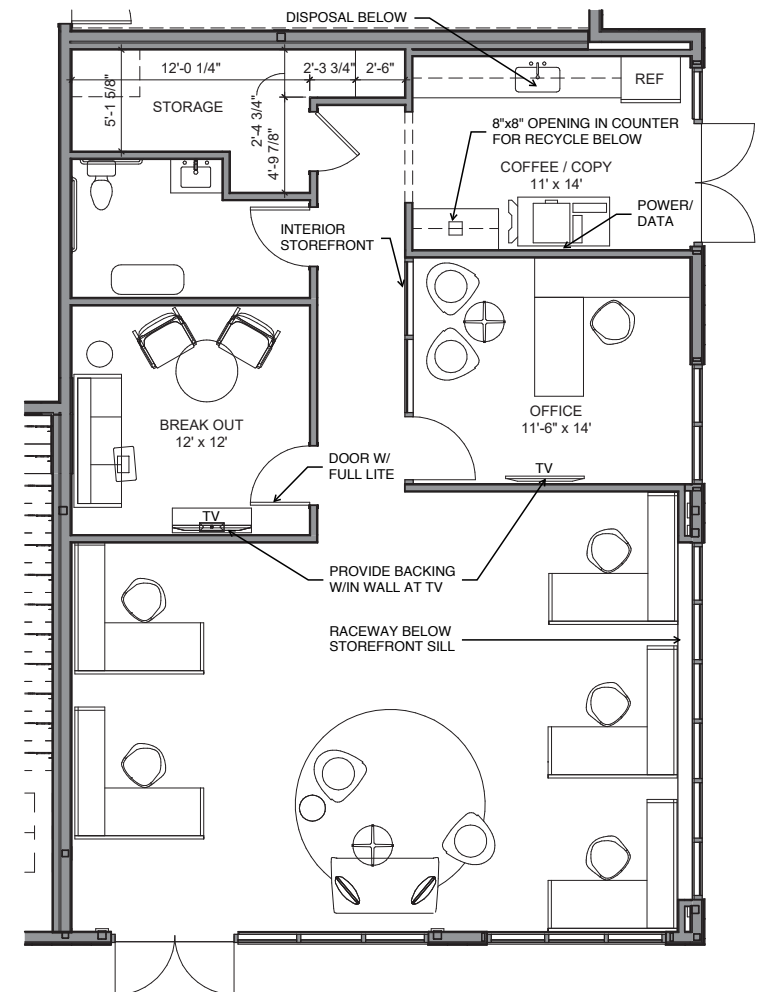
Tenant Improvement Package: Aggressive Tenant Friendly & Supportive Allowance available

Hood Shaft & Grease Trap: Available for food service tenants Suite R 101

Gas Line: Installed and ready

Large Windows: Provide abundant natural light and visibility

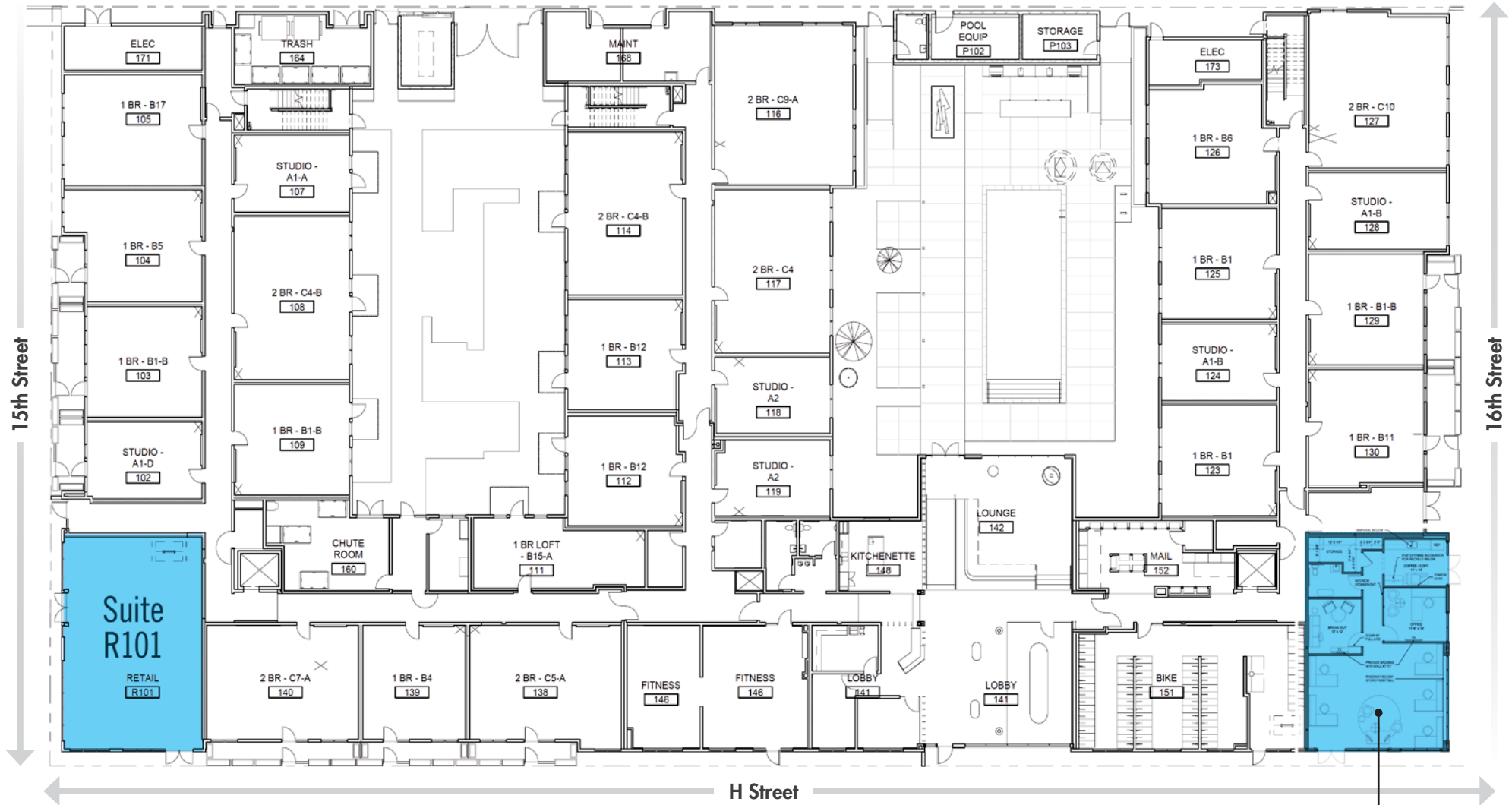
SUITE R102



Retail Opportunity

1200 parking spaces at the Memorial Parking Garage right across the street.

FLOOR PLAN



TENANTS WILL HAVE FULL ACCESS TO ALL BUILDING AMENITIES!
POOL – GYM – ROOF TOP DECK – BIKE STORAGE – CONFERENCE ROOM
- FOR TENANTS AND EMPLOYEES ONLY (NO CUSTOMERS / GUEST) -

Suite R102
OFFICE
R102

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.

Multi-Family Units in the Area

THE GRACE

15th and G Street
41 Apartments

ESPERANZA

12th and E Street
137 units

CYPRESS

1330 N St
98 Luxury Apartments

LEGADO

1520 16th St
84 Apartments

THE MANSION

1517 H St
153 Apartments

H16

731 16th St
95 Apartments

19 J MIDTOWN

1827 J St
200 Apartments

GOVERNOR'S CORNER

1600 H St
44 Apartments

THE MOD

726 16th St
129 Apartments

LAVENDER COURTYARD

1616 F St
53 Apartments

17TH CENTRAL

1026 17th St
111 Apartments

ELEANOR

501 16th St
95 Apartments

ENVOY

1010 11th St
153 Apartments

STUDIO 30

500 16th
30 Apartments

16 POWERHOUSE

1606 P St
73 Apartments

EVIVA

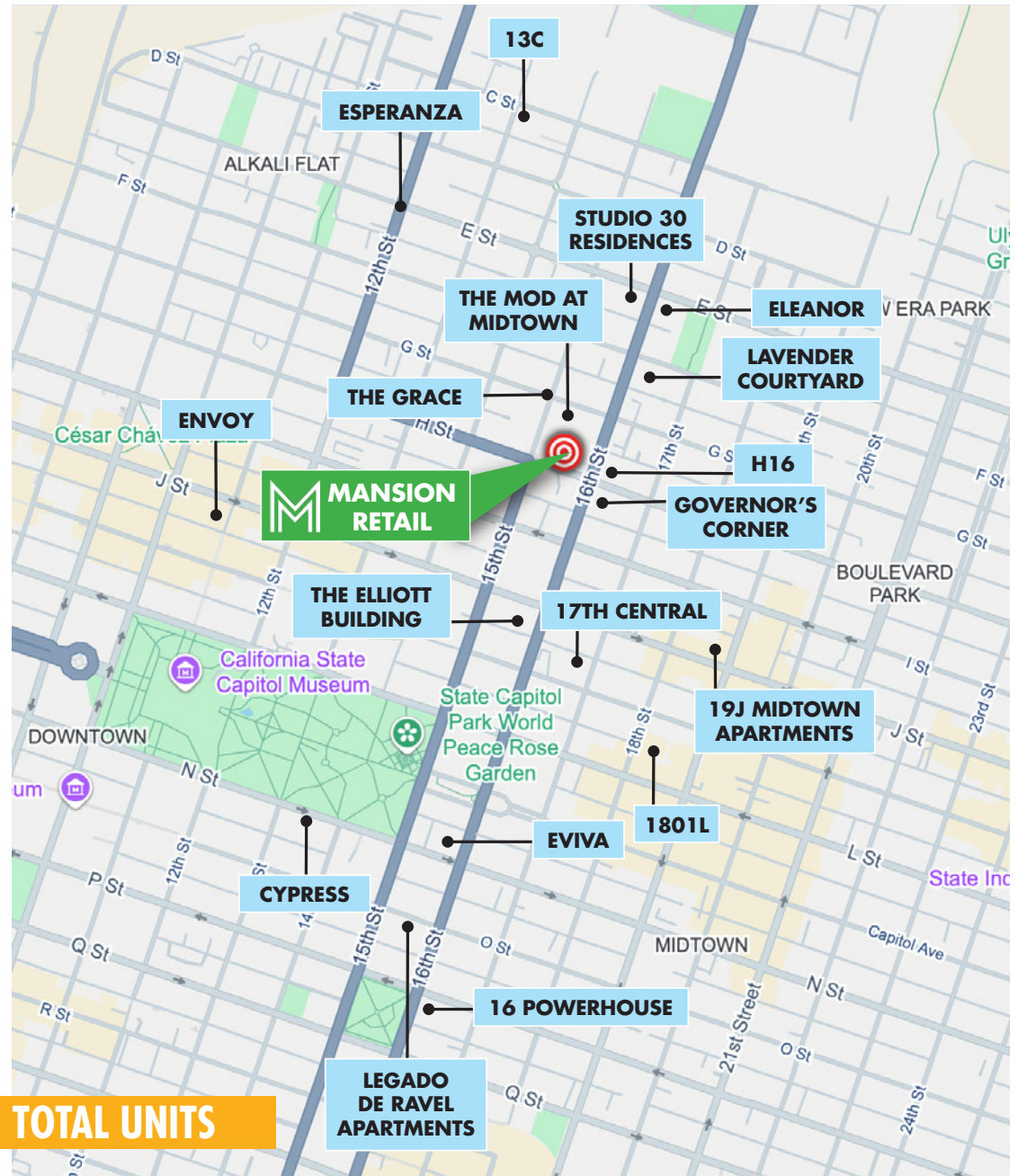
1531 N St
118 Apartments

1801L

1123 18th St
164 Apartments

13C

1300 C St
126 Apartments



1,904 TOTAL UNITS

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** and **Community Theater**, 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
COMMUNITY THEATER



AVERAGE
HOUSEHOLD
INCOME
\$93,168

GROWING NEIGHBORHOOD

FOUR NEW
APARTMENT BUILDINGS
& THREE MORE UNDER
CONSTRUCTION.

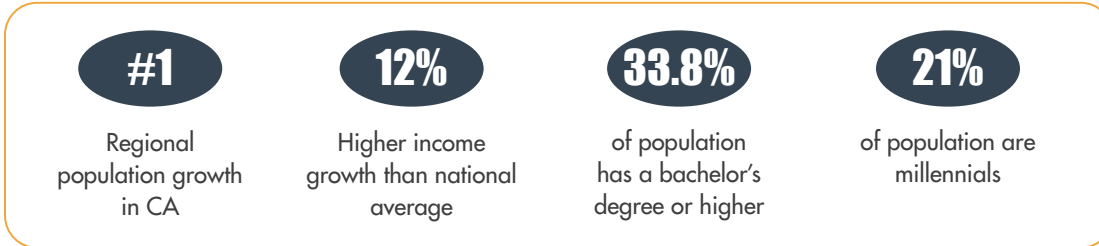


Greater Sacramento Data Points



GENERAL STATISTICS

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

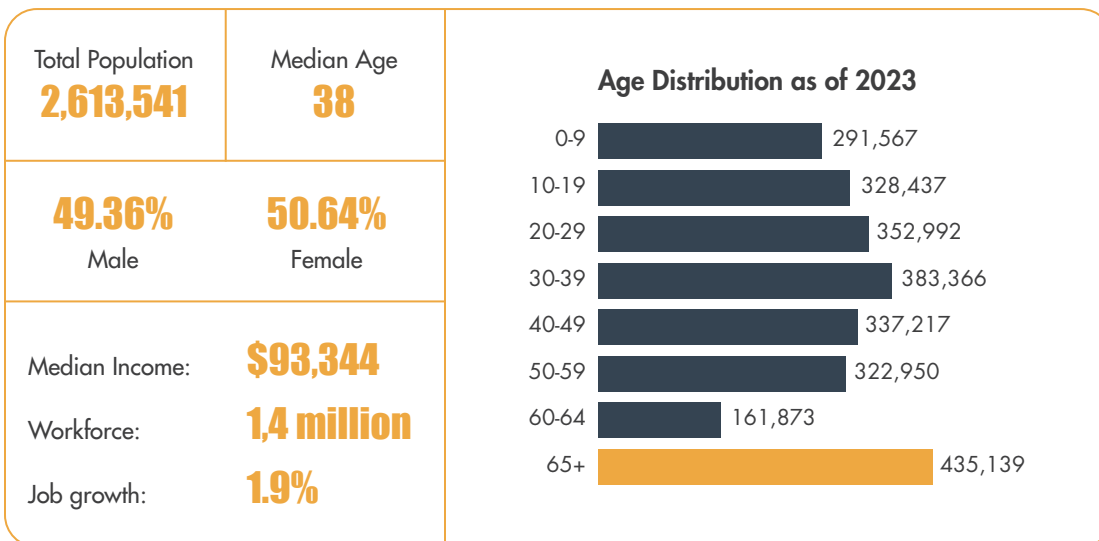


Sources: Brookings 2020, Emsi 2021



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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NOW LEASING



BOOK YOUR TOUR TODAY...

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