

ICONIC MIDTOWN RETAIL

MOVE-IN READY SECOND- GENERATION RETAIL

FORMER STARBUCKS LOCATION

FOR LEASE



**1020 16TH STREET
SACRAMENTO, CALIFORNIA**



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SUTTER
PROPERTIES GROUP

 **Heller Pacific**

WHY THIS SPACE WORKS

Property Information

ADDRESS

1020 16th Street
Sacramento, CA

AVAILABLE SPACE

±1,892 SF

LEASE RATE

\$3.00 PSF / Month

IDEAL USES

Café / Wellness / Beauty /
Service / Boutique Retail

TENANT IMPROVEMENTS

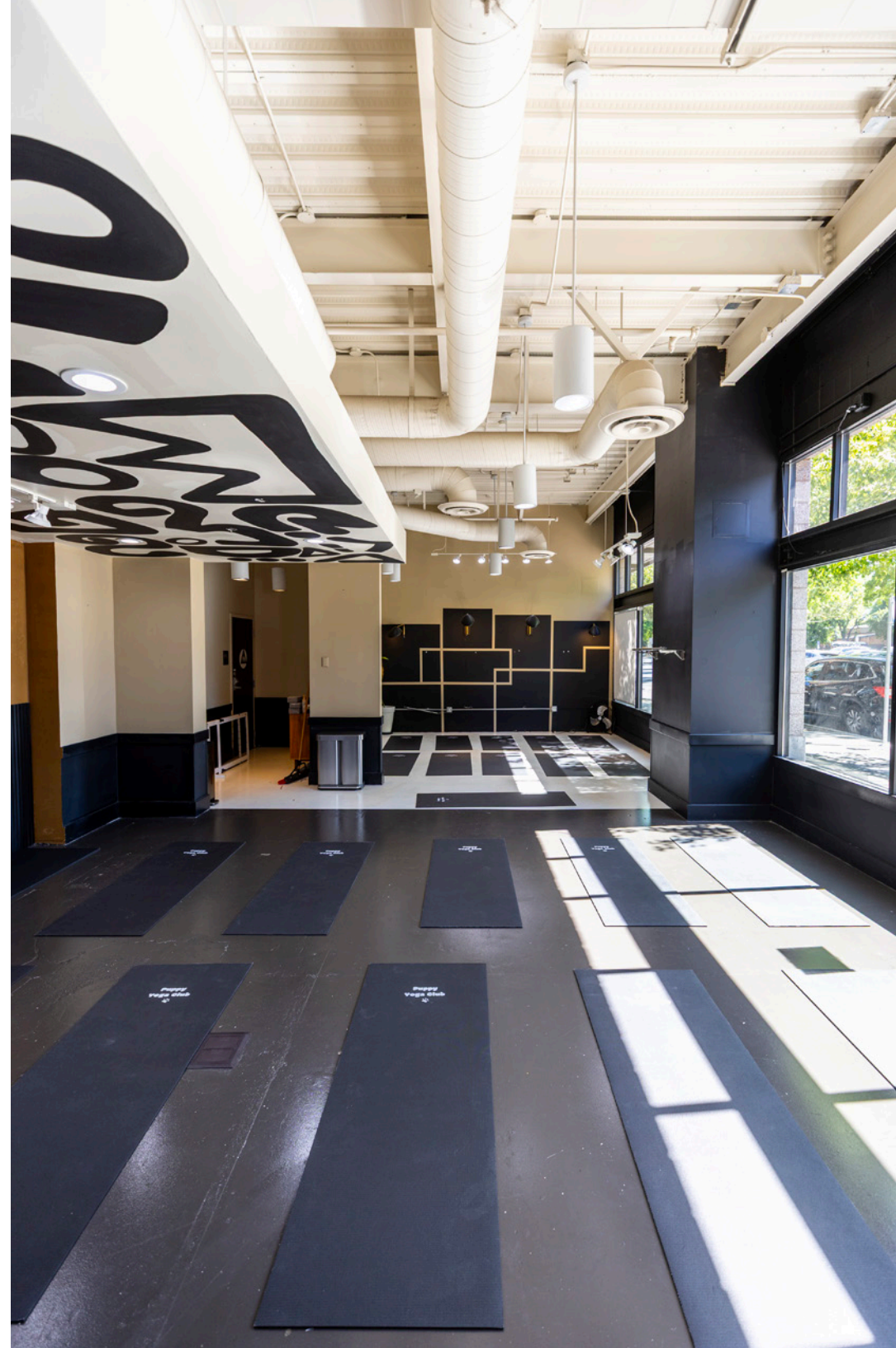
Negotiable

AVAILABILITY

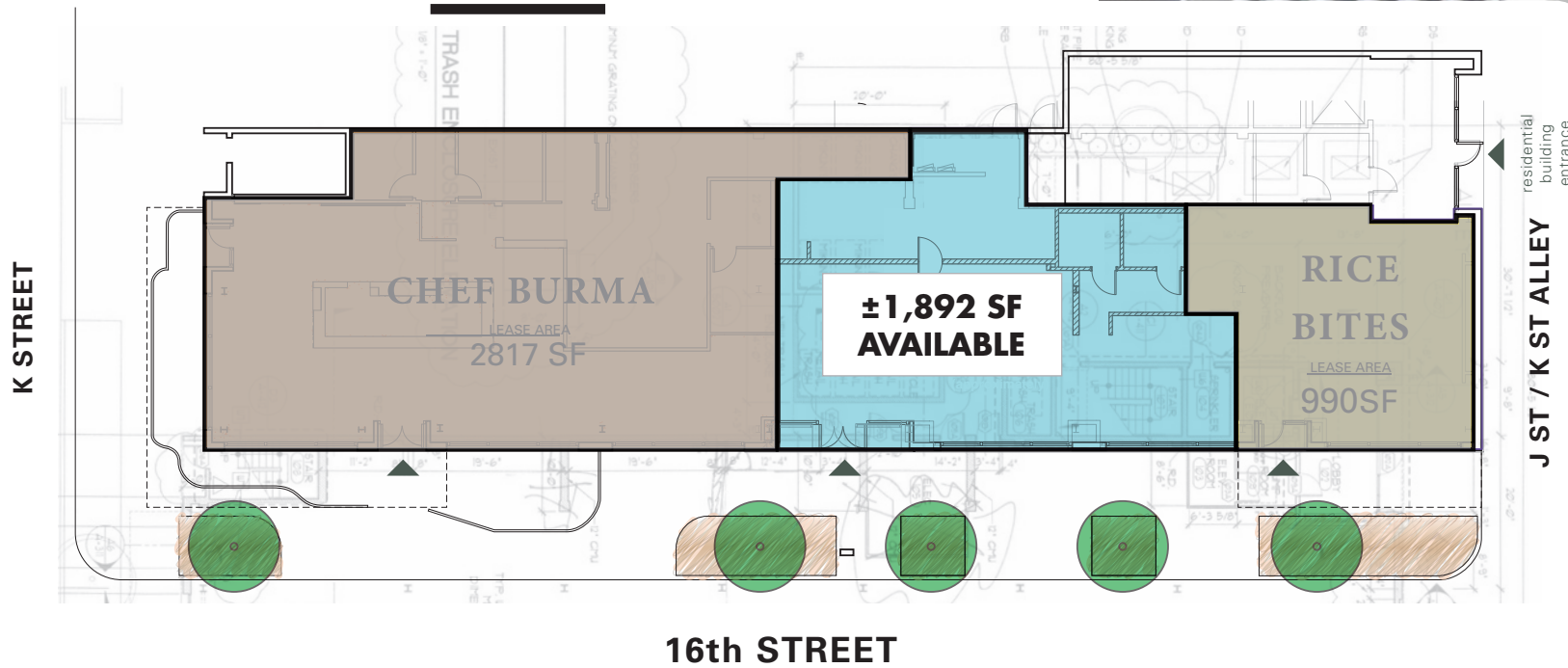
Immediate

Property Highlights

- Former Starbucks location with proven retail history
- Second-generation salon improvements in place
- Existing plumbing infrastructure throughout
- High ceilings
- Expansive storefront windows
- Excellent natural light
- 21 Luxury residential lofts above
- Walk Score 98
- Bike Score 99
- 225 Amp Electrical panel
- Excellent visibility along 16th Street
- 38,000 Vehicles per day



FLOOR PLAN



THE OPPORTUNITY

Your Next Chapter Starts Here.

Located within the award-winning 01 LOFTS development, 1020 16th Street offers a rare second-generation retail opportunity in one of Sacramento's most established mixed-use neighborhoods.

Formerly home to Starbucks and most recently a boutique salon, the space has supported multiple concepts and offers the next operator a strong foundation to create something distinctly their own.

High ceilings, expansive storefront glass, abundant natural light, and existing plumbing infrastructure create a flexible environment for café, wellness, beauty, service, or boutique retail concepts—while potentially reducing upfront construction costs.

- 21 Luxury residential lofts above.
- Downtown employees work nearby.
- Convention and hotel visitors move through the district.
- Midtown draws customers throughout the day and into the evening.

**THE INFRASTRUCTURE IS HERE.
THE LOCATION IS ESTABLISHED.
THE NEXT CHAPTER IS YOURS.**



THE LOCATION

Where Midtown Meets Downtown

Few retail locations connect two of Sacramento's strongest urban districts so naturally.

Positioned along the 16th Street corridor, 1020 16th Street sits at the intersection of Downtown's business core and Midtown's neighborhood energy.

The State Capitol, SAFE Credit Union Convention Center, DOCO, Golden One Center, Memorial Auditorium, UC Davis Health Pavilion, Midtown Farmers Market, hotels, restaurants, boutiques, and many of Sacramento's most recognized destinations are all within blocks.

- Morning commuters.
- Lunch crowds.
- Neighborhood residents.
- Evening dining.
- Weekend visitors.

**This location
benefits from
all of them.**



IDEAL USES

**THIS HIGHLY ADAPTABLE
SECOND-GENERATION
RETAIL SPACE IS IDEAL FOR:**

- Boutique
- Coffee
- Specialty Café
- Pilates
- Wellness
- Fitness
- Beauty
- Salon
- Yoga
- Pet Services
- Wine Bar

Existing improvements and infrastructure give operators the opportunity to reduce upfront construction while creating a space that reflects their own brand.



WHY MIDTOWN WORKS

Walkable Urban Neighborhood

One of Sacramento's highest concentrations of restaurants, retail, and entertainment.

Day & Night Traffic

Office workers by day. Dining and entertainment by night.

Transit & Connectivity

Minutes from Downtown, the Capitol, major freeways, and light rail.

Luxury Residential Base

Hundreds of residents live directly above and thousands more within a short walk.

Regional Destination

Midtown attracts visitors from across the Sacramento region for dining, shopping, and events.

Established Retail Ecosystem

Join a district with a strong identity, loyal customer base, and established culture of supporting independent businesses.



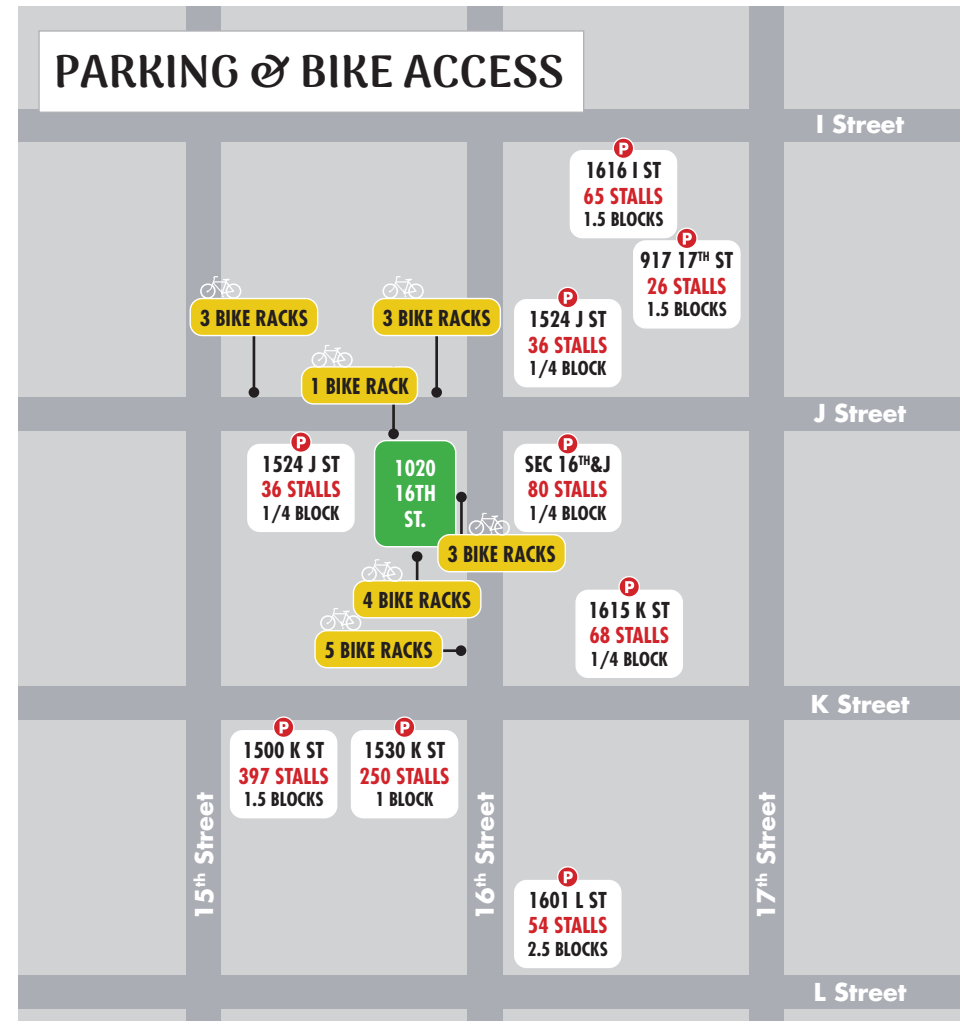
GETTING HERE IS EASY

CUSTOMERS CAN ARRIVE HOWEVER THEY CHOOSE.

Walk from the surrounding Midtown neighborhoods, bike using Sacramento's extensive network, take nearby public transit, or drive with more than 1,000 public parking spaces located within two blocks.

Street parking, nearby bike racks, and multiple transportation options make the property convenient for customers and employees throughout the day.

Customers can walk, bike, take transit, or drive.



Transit & Accessibility



WALK SCORE

98

(WALKER'S PARADISE)



BIKE SCORE

99

(BIKER'S PARADISE)



TRANSIT SCORE

61

(GOOD TRANSIT)

NEARBY PARKING GARAGES

(1,009 STALLS WITHIN 2 BLOCKS):

- » 1500 K St (397 stalls)
- » 1530 K St (250 stalls)
- » 1524 J St (36 stalls)
- » SEC 16th & J (80 stalls)

TRAFFIC COUNTS:



38,000

CARS PER DAY 2024

BIKE RACKS NEARBY:



19

TOTAL

BUILT-IN DEMAND

Area Highlights / Anchors

GOLDEN 1 CENTER:

130+

EVENTS/YEAR
19,000 CAPACITY

SAFE CREDIT UNION
PERFORMING ARTS CENTER:

140

EVENTS/YEAR

MEMORIAL AUDITORIUM:

75–100

EVENTS/YEAR

CONVENTION CENTER:

61

EVENTS/YEAR

MIDTOWN FARMERS MARKET:

Weekly

YEAR-ROUND



2.8
MILLION
ANNUAL VISITS

FROM
SURROUNDING
VENUES AND
FOOT TRAFFIC



Nearby Dining, Bars & Retail

HANDLE DISTRICT (1.4M yearly visits)

- Zócalo
- Saigon Alley
- Aioli Bodega
- The Rind
- Mulvaney's B&L
- Pazza Notte

LAVENDER HEIGHTS (1.1M yearly visits)

- Midtown Farmers Market (Top 3 in the U.S.)
- MARRS Building
- Second Saturday, THIS Sacramento

ENTERTAINMENT DISTRICT (7.2M yearly visits)

- DOCO (Downtown Commons): 27 restaurants, 16 shops
- Mikuni, Casa Lola, Cafeteria 15L

A built-in customer base shaped by density, employment, and destination traffic.

Hotels in the Area

EXISTING HOTELS

(4,359 rooms | 33 downtown hotels)

- Hyatt Regency – 505 rooms
- Sheraton Grand – 503 rooms
- Kimpton Sawyer – 250 rooms
- The Citizen Hotel – 196 rooms
- Embassy Suites – 242 suites
- Hyatt Centric – 165 rooms
- Residence Inn – 235 rooms
- Exchange Hotel – 100 rooms
- AC Hotel – 179 rooms

Proposed Hotels

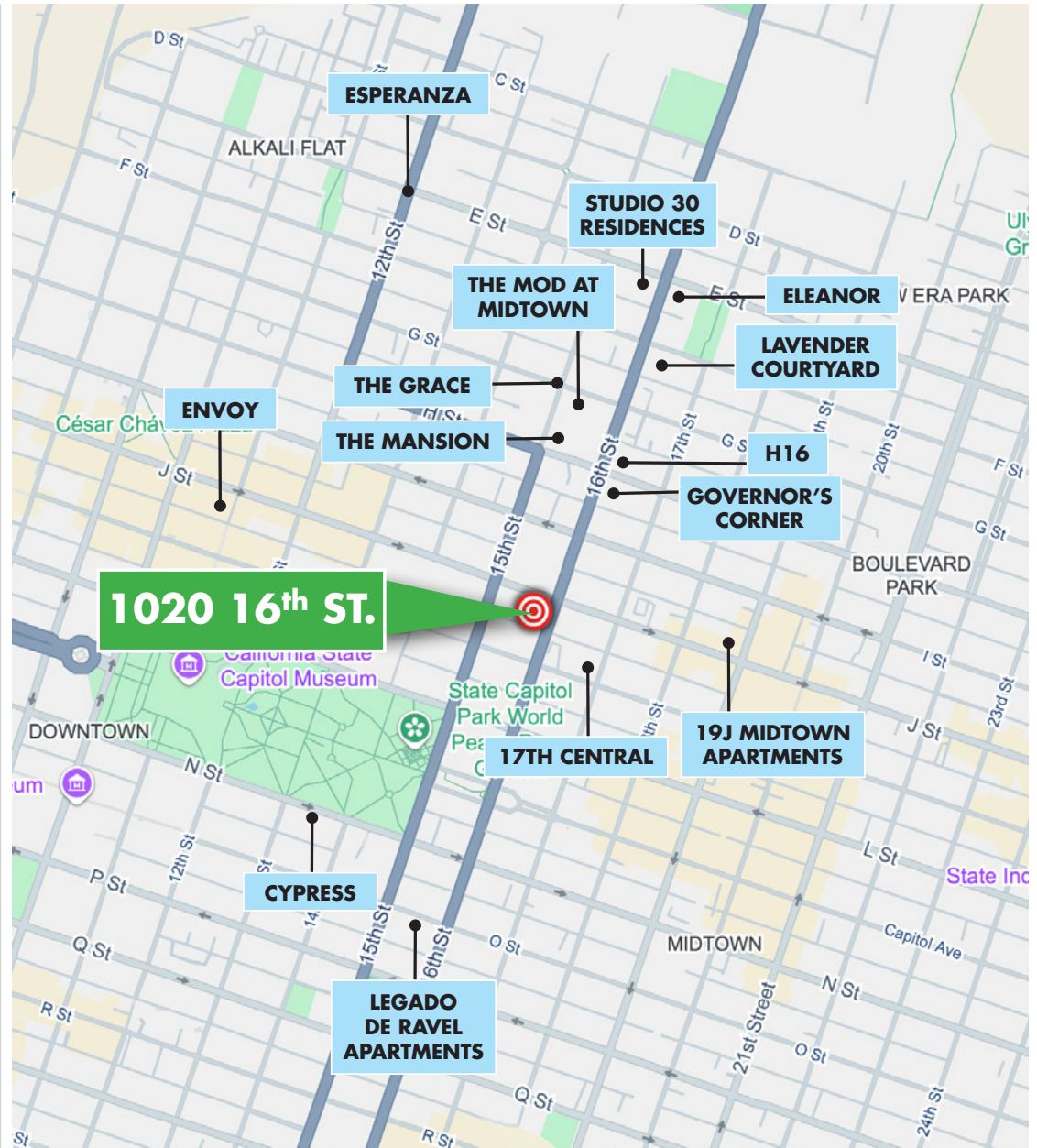
Convention Center Hotel –
28 stories, adjacent to SAFE

Canopy by Hilton –
275 rooms + 50 apartments

10K & 14I –
New mixed-use hotel
concepts underway

1,423 CONSTRUCTED UNITS IN THE AREA

THE GRACE 15th and G Street 41 Apartments	GOVERNOR'S CORNER 1600 H St 44 Apartments
ESPERANZA 12th and E Street 137 units	THE MOD 726 16th St 129 Apartments
CYPRESS 1330 N St 98 Luxury Apartments	LAVENDER COURTYARD 1616 F St 53 Apartments
LEGADO 1520 16th St 84 Apartments	17TH CENTRAL 1026 17th St 111 Apartments
THE MANSION 1517 H St 153 Apartments	ELEANOR 501 16th St 95 Apartments
H16 731 16th St 95 Apartments	ENVOY 1010 11th St 153 Apartments
19 J MIDTOWN 1827 J St 200 Apartments	STUDIO 30 500 16th 30 Apartments



AREA OVERVIEW MAP



GOLDEN 1 CENTER

DOCO

CALIFORNIA STATE
CAPITOL

THE CREST
THEATRE

ELLA DINING
ROOM AND
BAR

THE CITIZEN
HOTEL

EMPRESS
TAVERN

MAYAHUEL

HYATT REGENCY
SACRAMENTO

SHERATON
HOTEL

THE GRACE
41 APARTMENTS

COMMUNITY
CENTER THEATRE

SAFE CREDIT UNION
CONVENTION
CENTER

THE
MELTING POT

THE MANSION
153 APARTMENTS

THE VILLA OF
E STREET
16 THREE-STORY
DETACHED HOMES

JEFFERSON
BLOCK
108 APARTMENTS
& 7 TOWNHOMES

CHEF BURMA
RICE BITES

MIKUNI
SUSHI

MEMORIAL
AUDITORIUM

CAFETERIA 15L

PETRA GREEK
CASA LOLA
MIX DOWNTOWN

BENTO BOX

JUNO MIXED USE
200 APARTMENTS

16th Street

H16
95 APARTMENTS

GOVERNORS
CORNER
44 APARTMENTS

ZOCALO

THE RIND
PAZZA NOTTE

1701 K ST.
HOTEL
154 ROOMS

1020 16TH ST.

PAESANOS

AIOLI
BODEGA

SAIGON
ALLEY

ALFA
24 APARTMENTS

1900 CAPITOL
APARTMENTS
252 APARTMENTS

MULVANEY'S

MIDTOWN
FARMERS
MARKET
20TH & K

20th Street



THE JOULE
100 APARTMENTS

2201 J ST.
REMODEL
4 TENANTS

22nd Street

N Street

Capitol

L Street

K Street

J Street

I Street

H Street

1020 16TH STREET

SACRAMENTO, CALIFORNIA

FOR LEASE

ICONIC MIDTOWN RETAIL SPACE

**GREAT LOCATIONS DON'T
CREATE DEMAND.
THEY CAPTURE IT.**



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