

RETAIL / OFFICE SPACE FOR LEASE

1221 S STREET

Sacramento, CA 95816

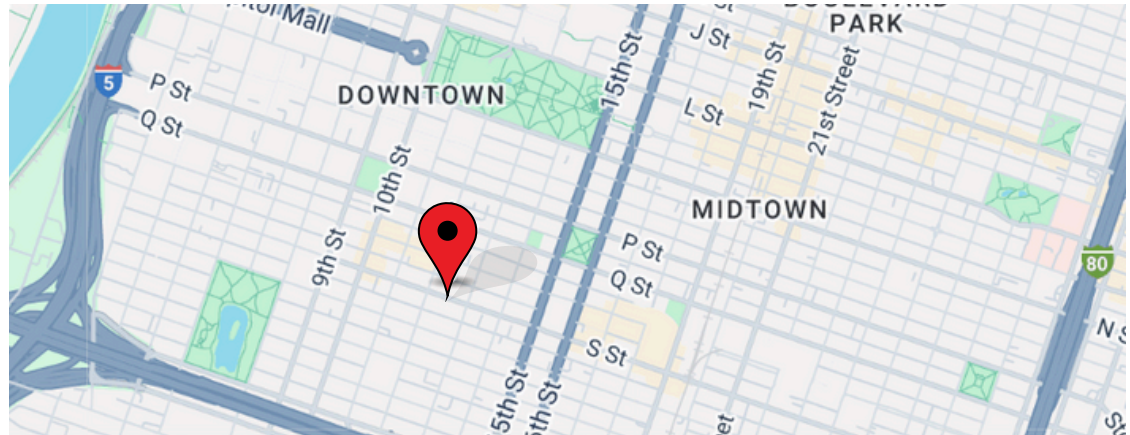
Zoned: RXM - SP

Easy Access to FWY 5, 50, 80 & 99

High income area

Available now!

This property is located in the heart of Downtown Sacramento. The area gets lots of foot traffic, and is easily accessible via Highway 5, Highway 50, and I-80. The prior occupant was a Somatic Practitioner. The space includes warehouse space, 2 restrooms, 2 offices, a large storage area, and a fenced yard.



ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

clire.com

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.

± 4,800 SF
Rentable

NNN lease
Call for details



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PROPERTY HIGHLIGHTS

- Private fenced yard
- Warehouse space with roll-up door
- 2 single-occupant restrooms (1 with enclosed shower)
- 2 private offices
- Large storage area
- High foot traffic area
- Central HVAC
- Strong street visibility

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INTERIOR PHOTOS



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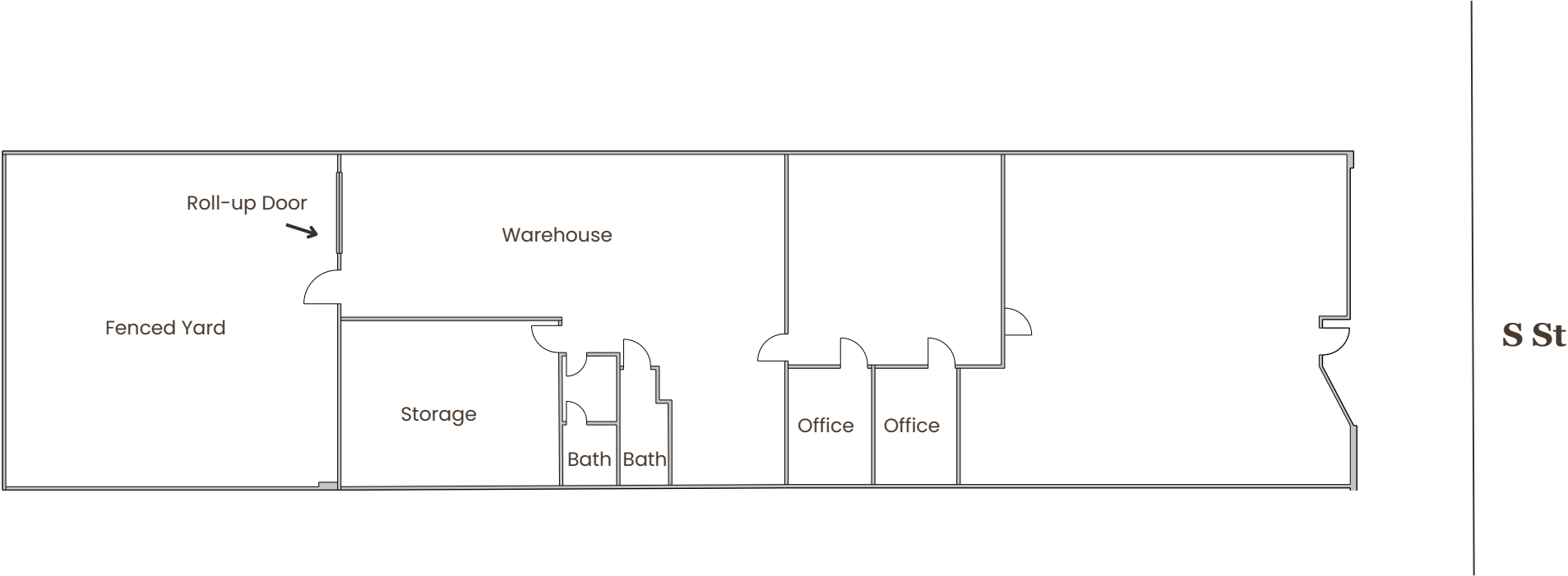
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FLOOR PLAN



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DEMOGRAPHICS

| | 2-mile | 5-mile | 10-mile |
|-------------------|-----------|-----------|-----------|
| 2024 POPULATION | 79,784 | 376,211 | 934,273 |
| 2024 HOUSEHOLDS | 38,344 | 148,637 | 339,458 |
| MEDIAN AGE | 37.9 | 36.7 | 37 |
| AVERAGE HH INCOME | \$100,608 | \$94,905 | \$95,857 |
| MEDIAN HOME VALUE | \$674,410 | \$476,391 | \$449,071 |
| DAYTIME EMPLOYEES | 137,955 | 279,564 | 448,534 |

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TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Vol. | Distance |
|----------------------|------------------------|--------------|----------|
| S St. | 13 th St. E | 4,072 | 0.02 mi |
| 12 th St. | R St. S St. Aly N | 877 | 0.05 mi |
| 13 th St. | R St. S St. Aly N | 1,823 | 0.05 mi |
| R St. | 12 th St. W | 1,127 | 0.06 mi |
| 13 th St. | S St. N | 1,197 | 0.06 mi |
| S St. | 13 th St. W | 4,835 | 0.08 mi |

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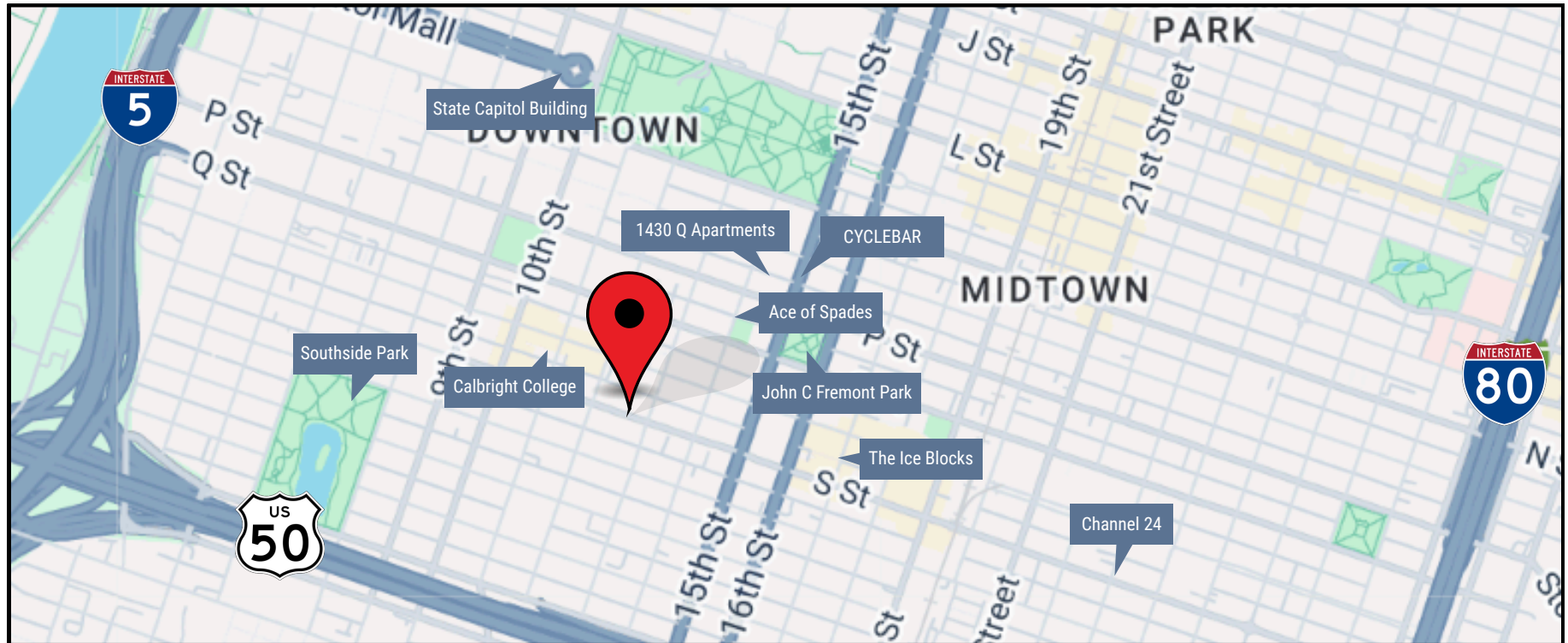


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LOCATION HIGHLIGHTS



- HWY 5: 0.7 miles away
- Capital City Fwy: 1.5 miles away

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STOREFRONT RETAIL
/ OFFICE SPACE

AVAILABLE FOR LEASE

Schedule a tour today!

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