

For Sale

OWNER-USER OPPORTUNITY
OFFICE OR RETAIL



117 J STREET

SACRAMENTO, CALIFORNIA

Alexis Garrett

Tel: +1 916.491.4316
alexis.garrett@am.jll.com
RE License #01836361

Daniel Baker

Tel: +1 916.440.1839
daniel.baker@am.jll.com
RE License #01705912



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

117 J STREET IS A MIXED USE BUILDING THAT FEATURES RETAIL OR CREATIVE OFFICE ON GROUND FLOOR AND BASEMENT AND CLASS B OFFICE ON FLOORS 2 AND 3. IT IS LOCATED IN THE OLD SACRAMENTO WATERFRONT, A SHOPPING AND ENTERTAINMENT DISTRICT AND GLOBAL TOURIST DESTINATION WHICH ATTRACTS OVER 4.3 MILLION VISITORS ANNUALLY, MAKING IT THE CITY'S LARGEST VISITOR DESTINATION. THE 6-BLOCK HISTORIC WATERFRONT DISTRICT IS HOME TO SACRAMENTO'S TOP MUSEUMS INCLUDING THE CALIFORNIA HISTORY MUSEUM AND CALIFORNIA STATE RAILROAD MUSEUM. INTERSTATE 5 IS EASILY ACCESSIBLE WITH CONNECTIONS TO BOTH HIGHWAY 50 AND INTERSTATE 80.

PRICE	\$2,200,000 (\$161.85/SF)
BUILDING SIZE	±13,593 SF
PARCEL SIZE	4,000 SF
ZONING	C-3-SPD
STORIES	3 + BASEMENT
ELEVATOR ACCESS	1 PASSENGER
YEAR BUILT	1976

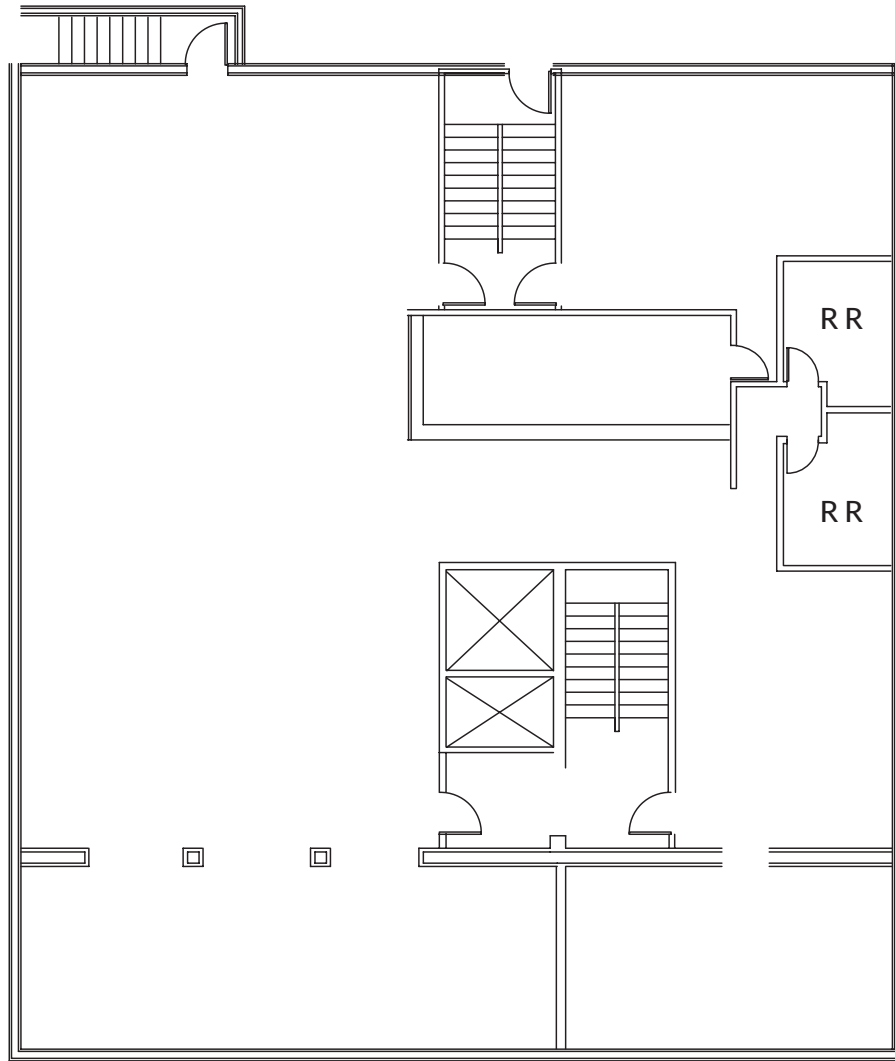
Retail/Office/Restaurant
FOR LEASE
±7,500 SF Divisible JLL
Alexis Corvett (916) 491-4316



PARCEL MAP:



LOWER LEVEL:

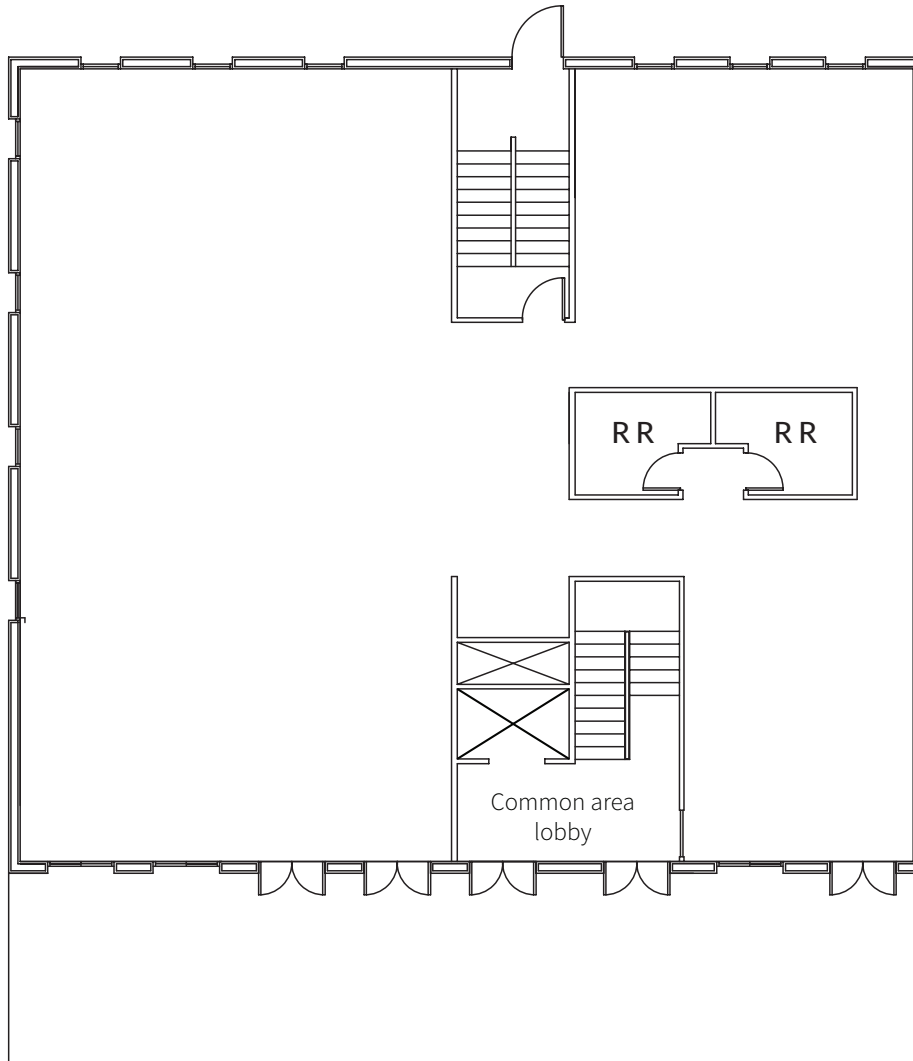


J STREET

- ±4,000 SF AVAILABLE
- WARM SHELL CONDITION
- BUILT-IN BAR
- MEN'S & WOMEN'S RESTROOM
- ELEVATOR ACCESS



FIRST FLOOR:



J STREET

±3,500 SF AVAILABLE

EXCELLENT STREET-LEVEL VISIBILITY

RETAIL/OFFICE/RESTAURANT

16' CEILINGS

EXPOSED HVAC

WARM SHELL CONDITION

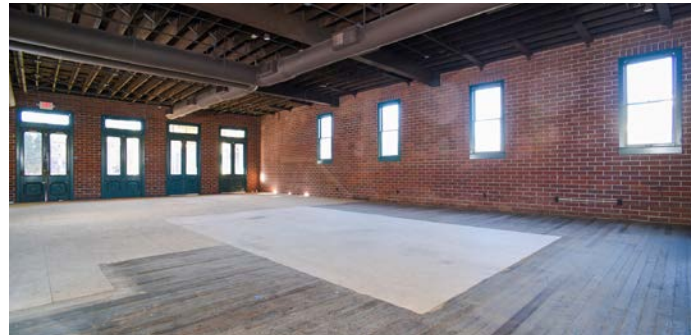
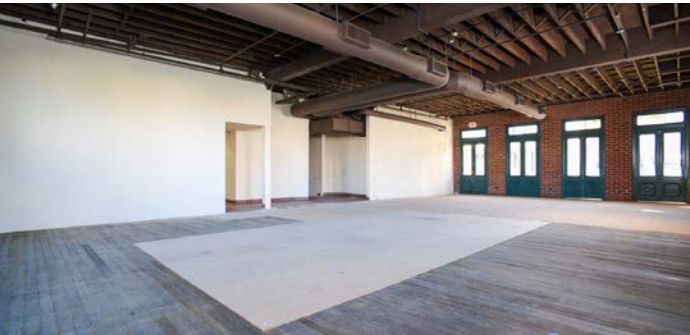
EXTERIOR BUILDING SIGNAGE

BOARDWALK SEATING AVAILABLE

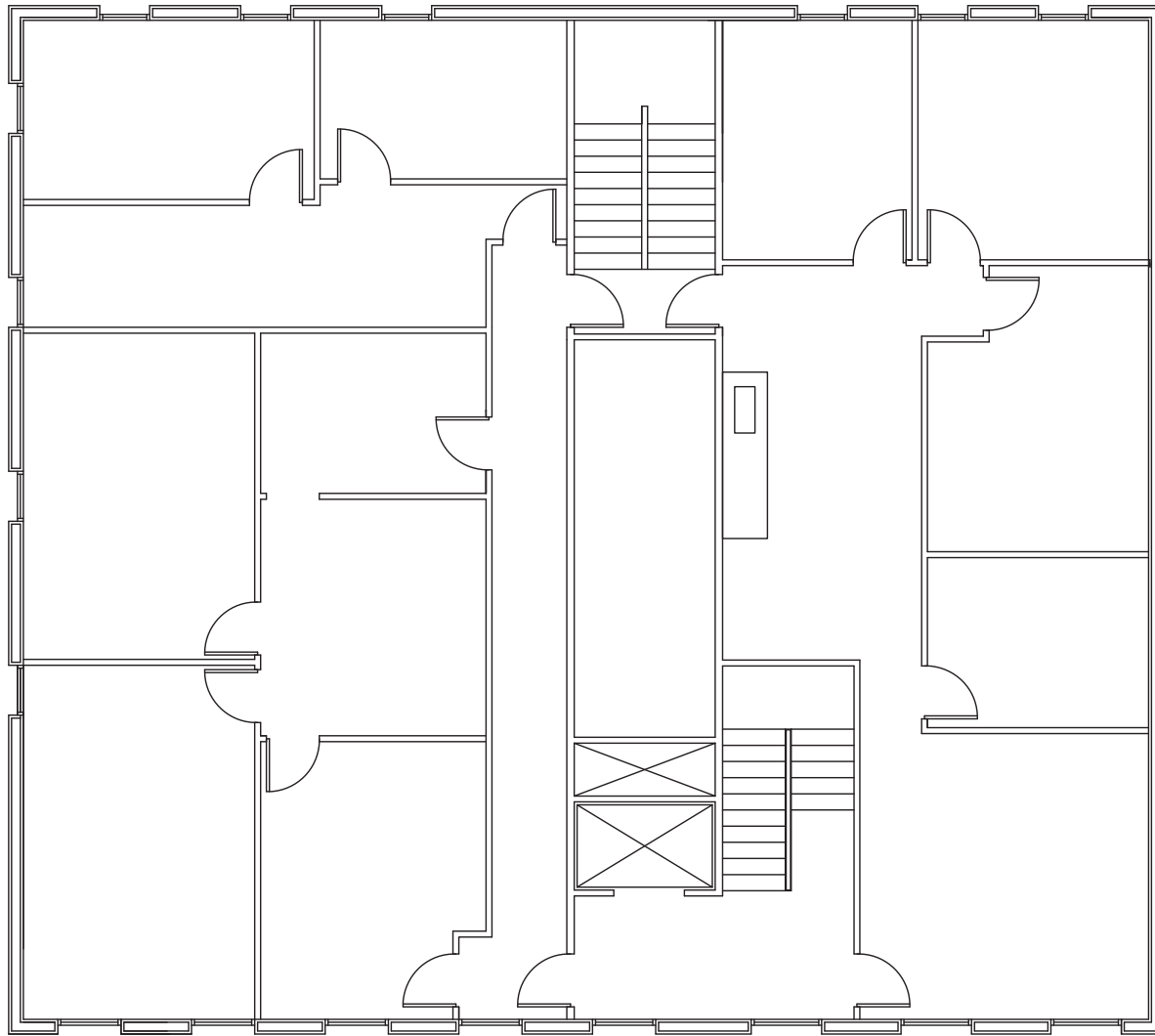
GREAT NATURAL LIGHT

OPERABLE WINDOWS

MEN'S & WOMEN'S RESTROOM



SECOND FLOOR:



J STREET

±3,087 SF AVAILABLE

THREE OFFICE SUITES

- SUITE 201/202: ±2,587 SF

- SUITE 203: ±500 SF

GREAT NATURAL LIGHT

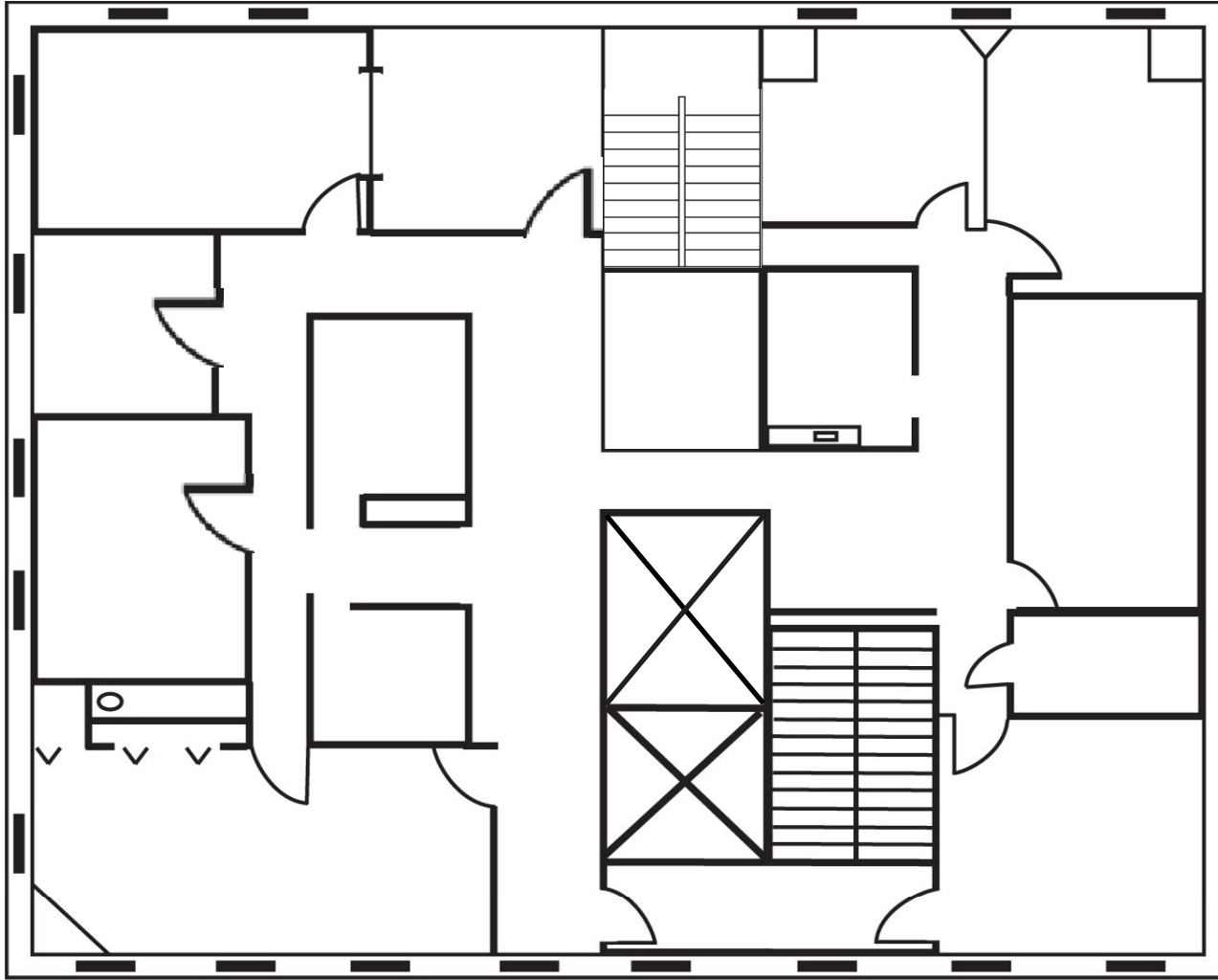
OPERABLE WINDOWS

MEN'S & WOMEN'S RESTROOM

ELEVATOR ACCESS



THIRD FLOOR:



J STREET

- ±3,006 SF AVAILABLE
- FULL FLOOR
- SEVEN LARGE OFFICES
- TWO CONFERENCE ROOMS
- MEN'S & WOMEN'S RESTROOM
- OPERABLE WINDOWS
- EXPOSED BRICK WALLS
- SKYLIGHTS
- BREAK ROOM



AREA AMENITIES:

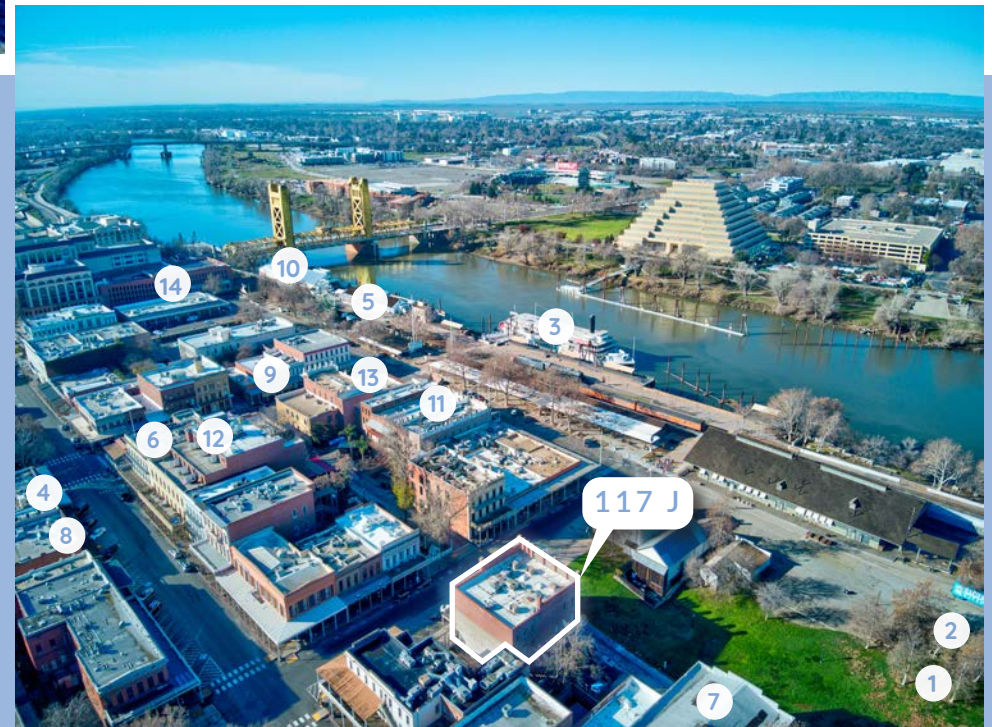


WALKING DISTANCE TO DOWNTOWN

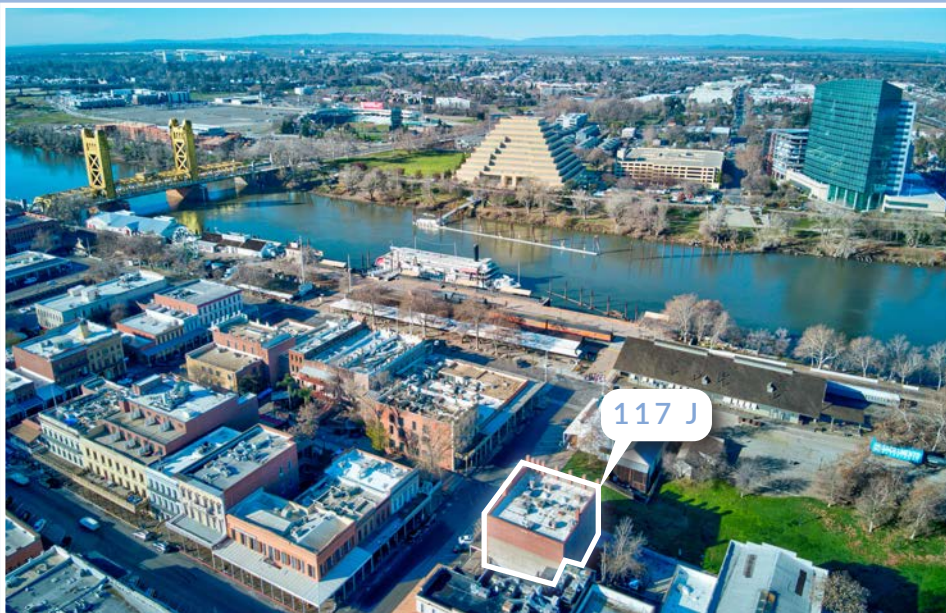
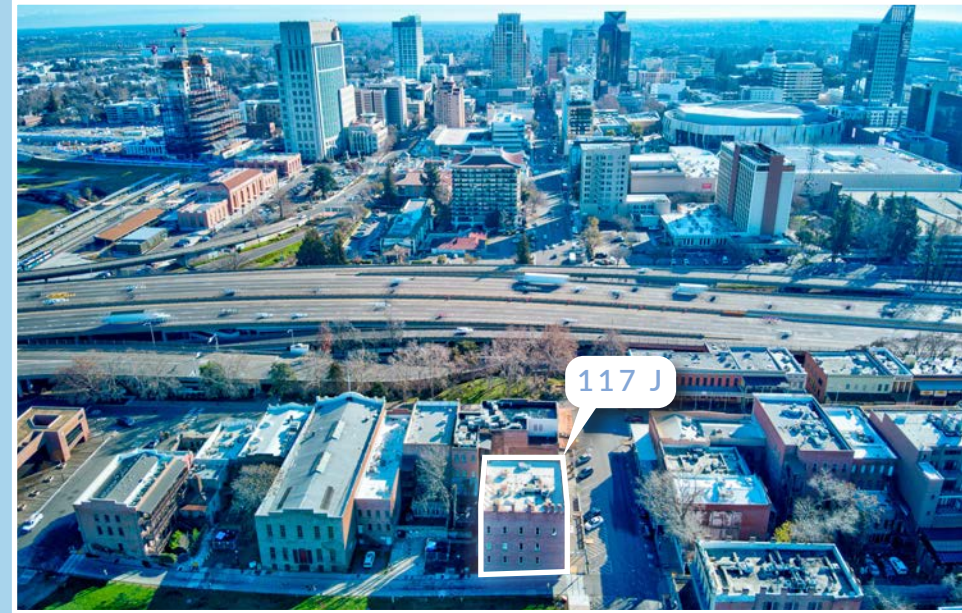
- | | |
|--------------------------------|--------------------------|
| 1 California State Capitol | 8 House Kitchen & Bar |
| 2 Golden 1 Center | 9 Camden Spit & Larder |
| 3 Estelle Bakery & Patisserie | 10 Pressed Juicery |
| 4 Starbuck's Reserve | 11 Morton's Steakhouse |
| 5 The Exchange Curio by Hilton | 12 Old Sacramento Garage |
| 6 Kimpton Sawyer | 13 24 Hour Fitness |
| 7 Hyatt Centric | 14 Century DOCO & XD |

STEPS AWAY IN OLD SACRAMENTO

- | | |
|------------------------------|-----------------------------|
| 1 California Railroad Museum | 8 Fanny Ann's Saloon |
| 2 Sacramento History Museum | 9 Willie's Burgers |
| 3 Delta King | 10 Joe's Crab Shack |
| 4 La Terraza | 11 Honey & The Trapcat |
| 5 Rio City Cafe | 12 Hoppy's Railyard Kitchen |
| 6 The Firehouse | 13 Steamer's Bakery & Cafe |
| 7 Underground Tasting Room | 14 Tower Bridge Parking |



PHOTOS



117 J STREET

OLD SACRAMENTO WATERFRONT, CALIFORNIA

CONTACT DETAILS

All inquiries should be directed to the following JLL professionals:

Alexis Garrett

Tel: +1 916.491.4316
alexis.garrett@am.jll.com
RE License #01836361

Daniel Baker

Tel: +1 916.440.1839
daniel.baker@am.jll.com
RE License #01705912



500 Capitol Mall, Suite 2300 | Sacramento, CA 95814
www.jll.com

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.

Jones Lang LaSalle Brokerage, Inc., RE License #01856260.