



FOR LEASE

1915 S STREET | SACRAMENTO, CA

LIQUOR LICENSE Available

NEW BUILD | 1st and 4th Floor Available

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NAINorthgate

INVESTMENTS TEAM

TABLE OF CONTENTS

PG03

PROPERTY
SUMMARY

PG04

SITE PLAN /
MARKET AERIALS

PG10

CITY
PROFILE

PG11

DEMOGRAPHIC
OVERVIEW

PROPERTY SUMMARY



AVAILABLE SPACE
Floors 1 and 4 – ± 4,730 SF



FOR LEASE
Contact Broker



PROPERTY TYPE
Restaurant/Bar



PROPERTY HIGHLIGHTS

- Located near the bustling S Street in Downtown Sacramento.
- Situated in a unique setting near the tracks to give it the authentic vibe of a restaurant, bar, or nightclub setting.
- 4 total floors – 1st Floor (AVAILABLE) is phase one with a restaurant design. Floors 2 and 3 are 6 apartment suites. The 4th floor (AVAILABLE) is a rooftop bar (under 50 occupants)
- The total AVAILABLE area of the building is 4,730 SF.
- Type 47 Liquor License Available

SALES PRICE: Contact Broker

APN: 010-0023-007

GLA ± 4,730

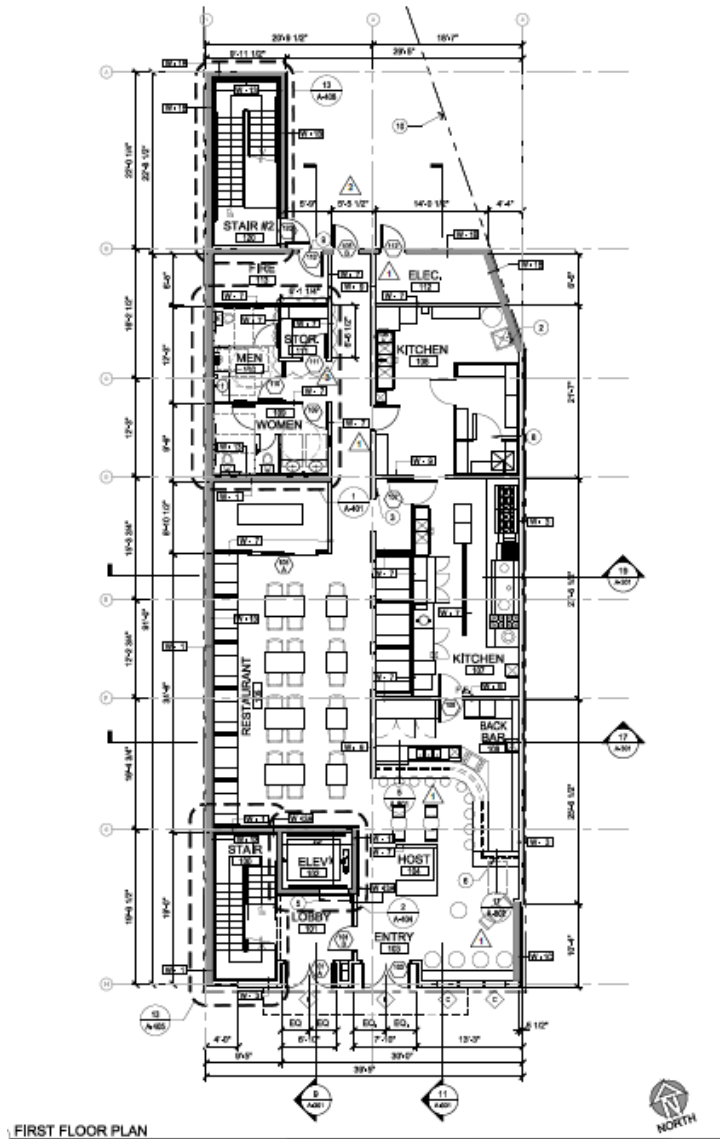
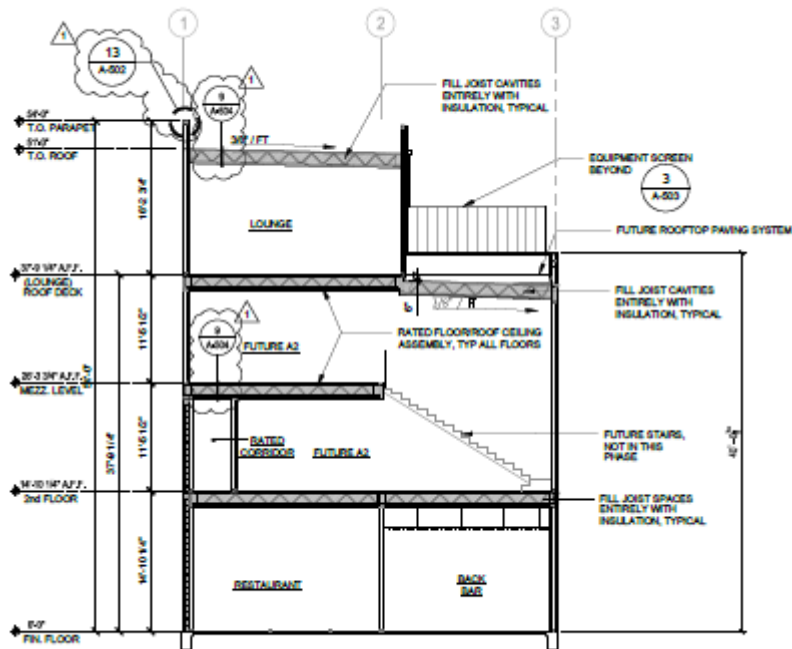
ZONING C-2-SPD

PARCEL SIZE: ± 0.13 AC

TRAFFIC COUNTS:
S St: 4K ADT
21st St: 12K ADT

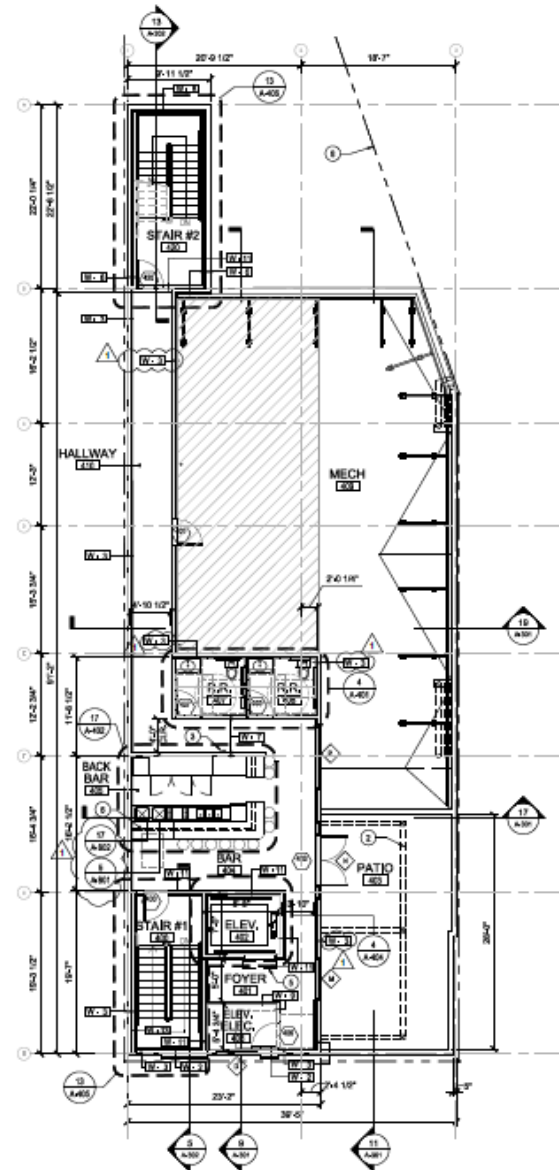
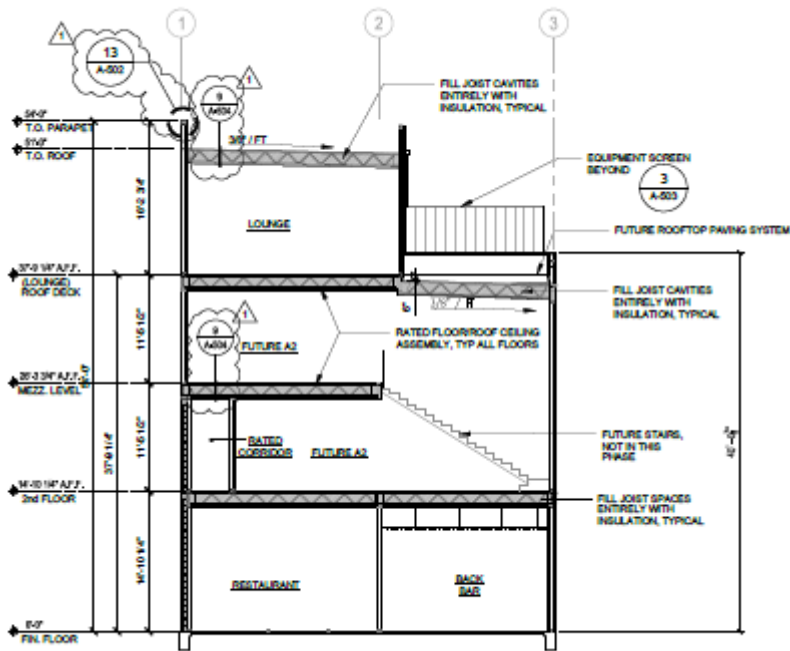
1ST FLOOR SUMMARY

- 1ST Floor is designed for a full restaurant and bar.
- Total Square Footage – 3,288 SF
- Staircase in both the front and back of the property.
- Full Kitchen with backend bar/lounge.



4th FLOOR SUMMARY

- 4th Floor is designed for a full rooftop bar and lounge.
- Total Square Footage – 1,442 SF
- Staircase in both the front and back of the property.
- Elevator Access with ADA compliant bathrooms.



FOURTH FLOOR PLAN

SITE PLAN



MARKET AERIALS



MARKET AERIALS



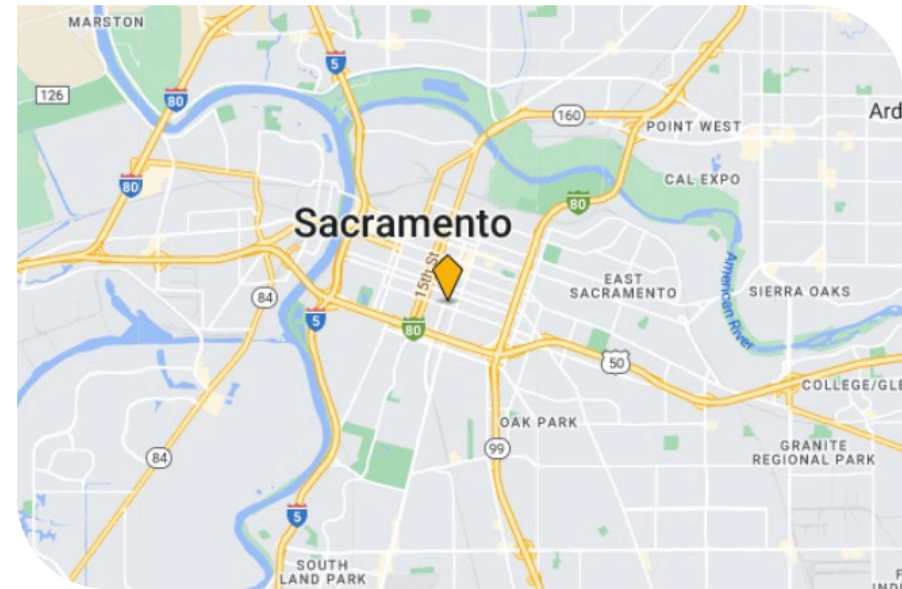
MARKET AERIALS



CITY PROFILE

■ SACRAMENTO, CALIFORNIA

- **Vibrant and Trendy Neighborhood:** S Street is located in a vibrant and trendy neighborhood that attracts a diverse and energetic crowd. It's known for its lively atmosphere, artistic community, and thriving local businesses. This creates a built-in customer base and ensures a constant flow of foot traffic in the area.
- **Pedestrian-Friendly Environment:** S Street features wide sidewalks, pedestrian-friendly zones, and a welcoming streetscape, making it an ideal location for a retail restaurant and bar. The pedestrian-friendly environment encourages people to stroll, explore, and spend time in the area, increasing the visibility and potential footfall for businesses.
- **Thriving Food and Entertainment Scene:** Sacramento, in general, has an excellent reputation for its food and entertainment scene, and S Street is no exception. The area is home to a variety of dining options, including eclectic restaurants, trendy bars, and unique culinary experiences. Being part of this thriving scene can attract food enthusiasts and those seeking a lively night out.
- **Local Support and Community Engagement:** The community surrounding S Street is known for its strong support of local businesses. Opening a retail restaurant and bar in this area can benefit from the community's enthusiasm for supporting local establishments, resulting in loyal customers and positive word-of-mouth referrals..
- **Growth and Development Opportunities:** Sacramento is experiencing significant growth and development. S Street is no exception, with ongoing revitalization efforts, new businesses, and an influx of residents. Investing in a retail restaurant and bar on S Street allows businesses to be part of this growth and tap into the expanding market.

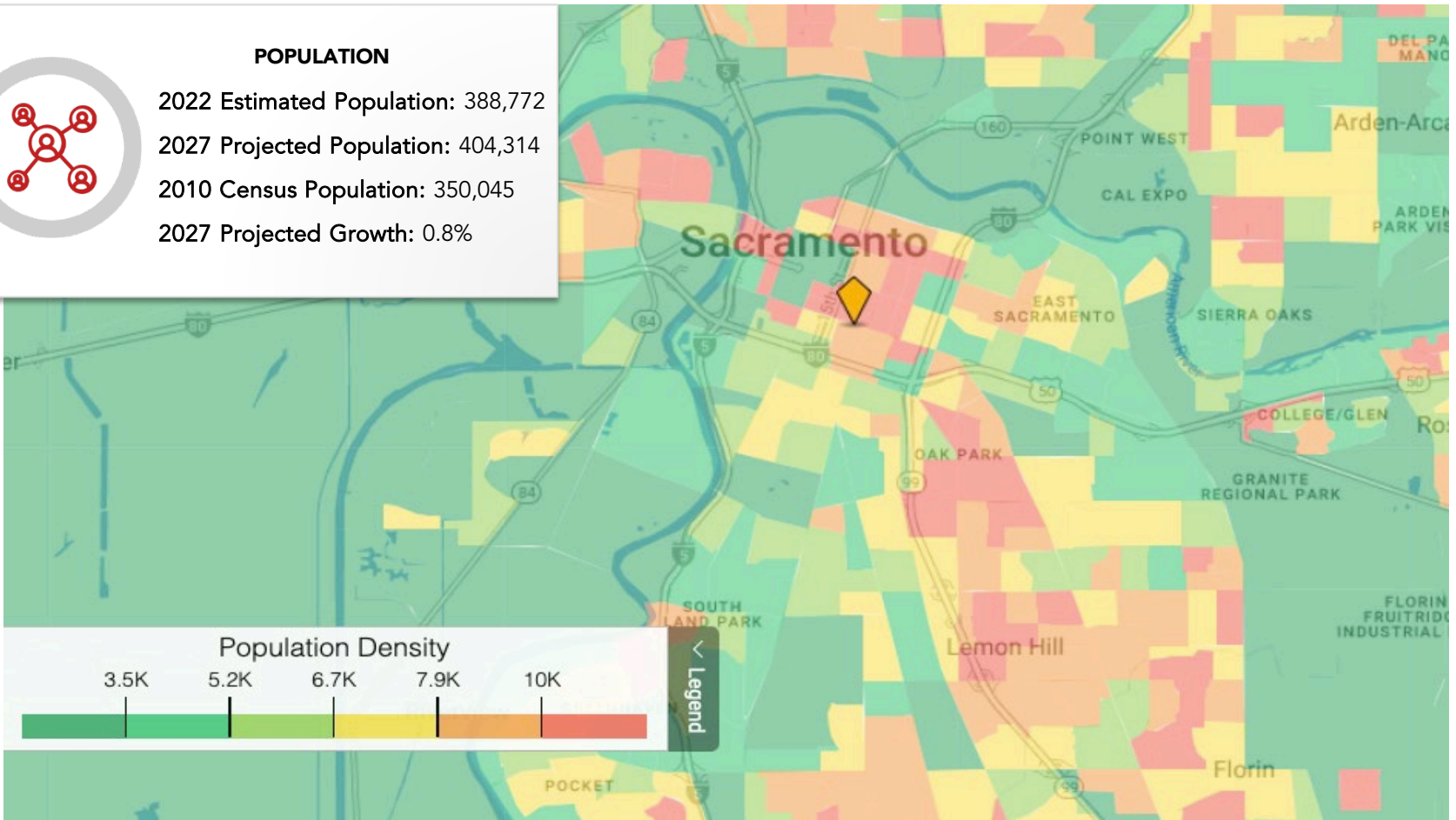


POPULATION DENSITY

■ Sacramento, CALIFORNIA

POPULATION

2022 Estimated Population: 388,772
2027 Projected Population: 404,314
2010 Census Population: 350,045
2027 Projected Growth: 0.8%



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