

# RETAIL/OFFICE SPACE

1020 11th Street,  
Sacramento, CA 95814



## SECOND-GENERATION RETAIL SPACE

Prime Downtown Sacramento Location



**Mark Cordano**  
916-600-4245  
cordano@sutterpropertygroup.com  
DRE #01127351



**Henry de Vere White**  
916-501-2797  
henry@sutterpropertygroup.com  
DRE #02172964



**Simon de Vere White**  
916-761-7179  
simon@sutterpropertygroup.com  
DRE #01396428

**SUTTER**  
PROPERTIES GROUP

# Retail/Office Opportunity

## RETAIL SPACES AVAILABLE

**Rental Rate:** \$2.50 PSF + NNN

**Address:** 1020 11th Street, Sacramento, CA 95814

**Size:** 2,650 SF

This is your chance to lease an exceptional 2,650-square-foot ground-floor commercial space in the historic M.A.Y. Building. Perfect for a café, bookstore, retail shop, or office, this property is situated in the vibrant heart of Downtown Sacramento, offering unparalleled access to the city's cultural and commercial amenities.

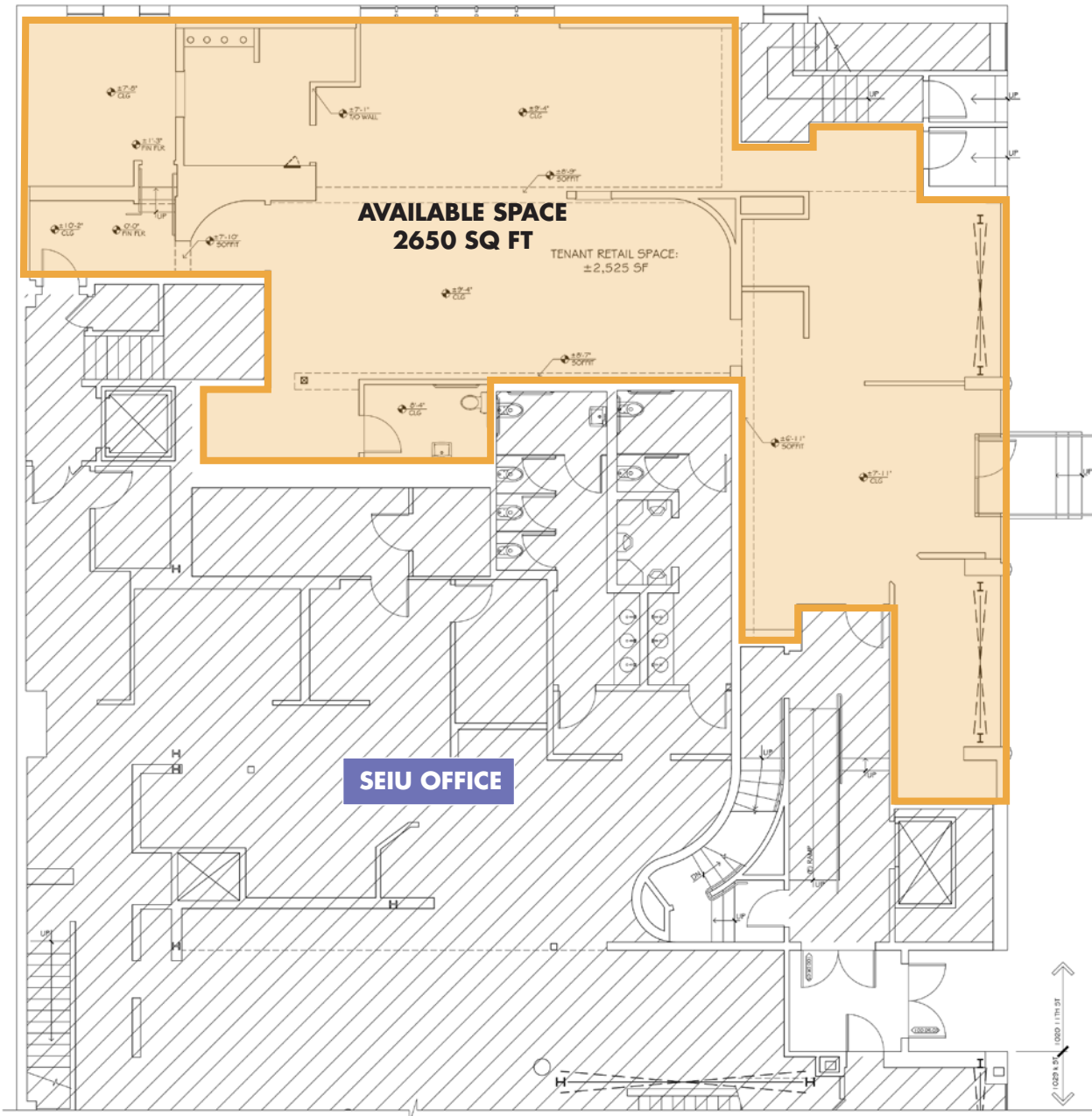
## Key Features:

- **FORMER USE:** Previously home to the "There and Back Again Café," with infrastructure ideal for a café or retail shop. The space can also be easily converted into office use.
- **ACCESSIBILITY:** Convenient freeway access and within walking distance of the State Capitol, Golden 1 Center, and Cathedral Square.
- **AMENITIES:** Shared conference room and event center available for tenant use.
- **STORAGE:** Excellent storage options with proximity to professional services and retail amenities.
- **PRIME LOCATION:** Situated in the M.A.Y. Building, a fully renovated & occupied mixed-use property with 21 luxury apartments.



# Property Overview

## FLOOR PLAN



# Area Overview

## SURROUNDED BY ACTIVITY AND EVENTS

Enjoy proximity to Sacramento's most celebrated landmarks and entertainment venues:

- Crest Theater
- Esquire IMAX
- Sacramento Community Theater
- Sacramento Convention Center
- UC Davis Health Pavilion
- Memorial Auditorium

## NEARBY HOTELS

Convenient access to top-tier accommodations ensures comfort for clients and employees:

- Hyatt Regency Sacramento
- Sheraton Grand Hotel
- The Citizen Hotel
- Kimpton Sawyer Hotel
- Embassy Suites Sacramento

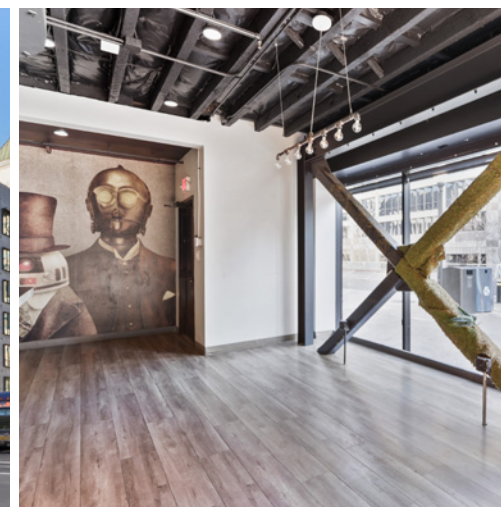


## Why Choose Downtown Sacramento?

Sacramento, California's vibrant capital, is rapidly becoming a top destination for residents and businesses alike.

### Key Highlights:

- **Dynamic Growth:** Sacramento's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.
- **Golden 1 Center Influence:** Since its 2016 opening, the surrounding area has seen a 38% increase in new businesses, underscoring the city's growth and community engagement.
- **Urban Renaissance:** The city boasts a 25% increase in multifamily housing projects and a surge in hotel construction, reshaping the skyline and meeting the demands of a growing population and tourism industry.
- **Quality of Life:** Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers over 200 parks and a thriving culinary scene. As the capital of California, the world's fifth-largest economy, Sacramento provides residents with numerous opportunities and resources.



# Neighborhood Highlights

26  
BARS &  
160  
RESTAURANTS

5,562  
LOCAL  
BUSINESSES

**CULTURAL HUBS**  
MEMORIAL AUDITORIUM  
CONVENTION CENTER  
UC DAVIS HEALTH PAVILLION  
 **DOCO**

AVERAGE  
HOUSEHOLD  
INCOME  
\$93,168

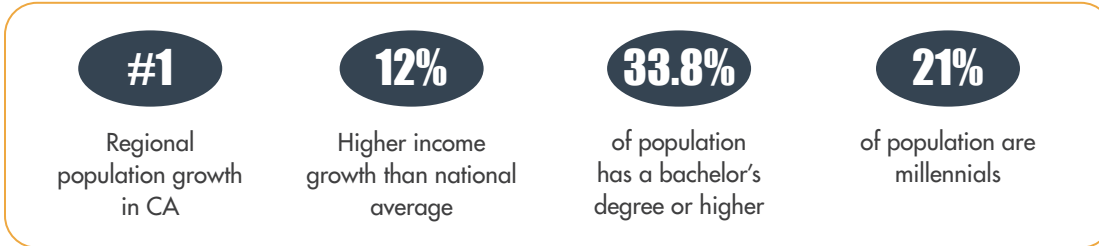
**GROWING  
NEIGHBORHOOD**  
153 NEW UNITS BUILT  
NEXT DOOR AT THE  
ENVOY APARTMENT  
BUILDING.



# Greater Sacramento Data Points

## GENERAL STATISTICS

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

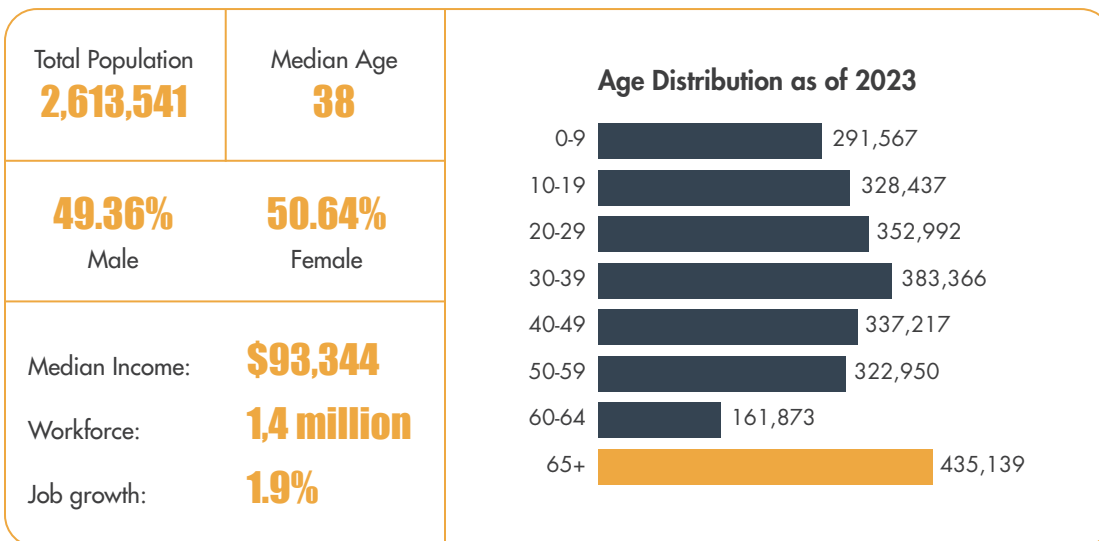


Sources: Brookings 2020, Emsi 2021



## 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.

## HISTORIC SIGNIFICANCE

Built in 1911, the M.A.Y. Building was created to showcase the Mohr and Yoerk Market—the first West Coast market to combine meat products with a variety of foods from other departments, laying the foundation for modern supermarkets!



In 1933, the ground-floor market was remodeled to house the women's clothing store Bon Marché. When Bon Marché closed, Ransohoff's department store purchased the building in 1956. Since Ransohoff's closure in 1990, the building has hosted a supper club, a brewery, and an art gallery. In 2003, the apartments were renovated to accommodate office space.

The M.A.Y. Building has been meticulously restored to honor its historic roots while incorporating modern conveniences. Highlights include:

- 21 elegantly renovated luxury apartments.
- The Capitol Event Center: a 200-person venue ideal for conferences and celebrations.
- Ground-floor retail spaces blending historic charm with contemporary functionality, offering distinctive appeal to tenants and visitors alike.



BON MARCHÉ AND RANSOHOFF'S

## CONTACT US TODAY!

Don't miss this second-generation retail opportunity to position your business in the heart of Sacramento. Schedule a tour today to see how this versatile space can meet your business needs.



**Mark Cordano**  
916-600-4245  
cordano@sutterpropertygroup.com  
DRE #01127351



**Henry de Vere White**  
916-501-2797  
henry@sutterpropertygroup.com  
DRE #02172964



**Simon de Vere White**  
916-761-7179  
simon@sutterpropertygroup.com  
DRE #01396428



**COMMUNITY BASED. BUSINESS MINDED. HOSPITALITY FOCUSED.**

The above information while not guaranteed has been secured from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price or rental rate, or other conditions, prior lease, sale, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax, legal, and other professional advisors should conduct your own independent investigation of all aspects of the property and transaction.

**SUTTER**  
PROPERTIES GROUP