

FOR LEASE

Retail space

1701 Broadway Sacramento,
Ca 95818

YOUR NAME HERE

1701

Staff Breaks:
WEGAN FIXUP
Phone
Photo
Headshots
Computer
& more

BH
TECH SOLUTIONS
Business Hours
Mon - Sat
Sun - 10am - 5pm
Sunday
10am - 5pm
(916) 433-3812

20 MIN
SCREEN
REPAIRS
BEFORE
AFTER

OPEN
Screen
Cracking
Replacement
Scratching
Discoloration

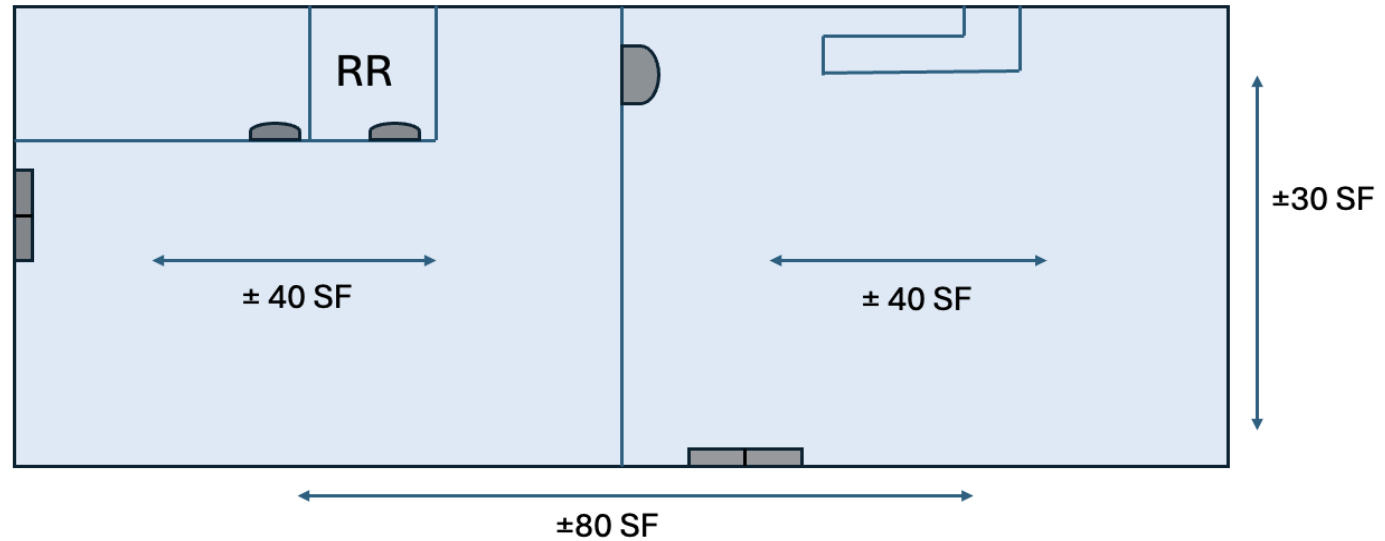
Kyle Nichols
916.224.1236
Lic. 02363207
Kyle@Brodovsky.com



Property Facts

- **Property type** : Retail
- **Building size**: $\pm 2,400$ SF
- **Frontage**: 29 FT on 17th St and 75 FT on Broadway Ave
- **Property SubType**: Freestanding
- **Zoning**: C-2
- **Tenancy**: Single

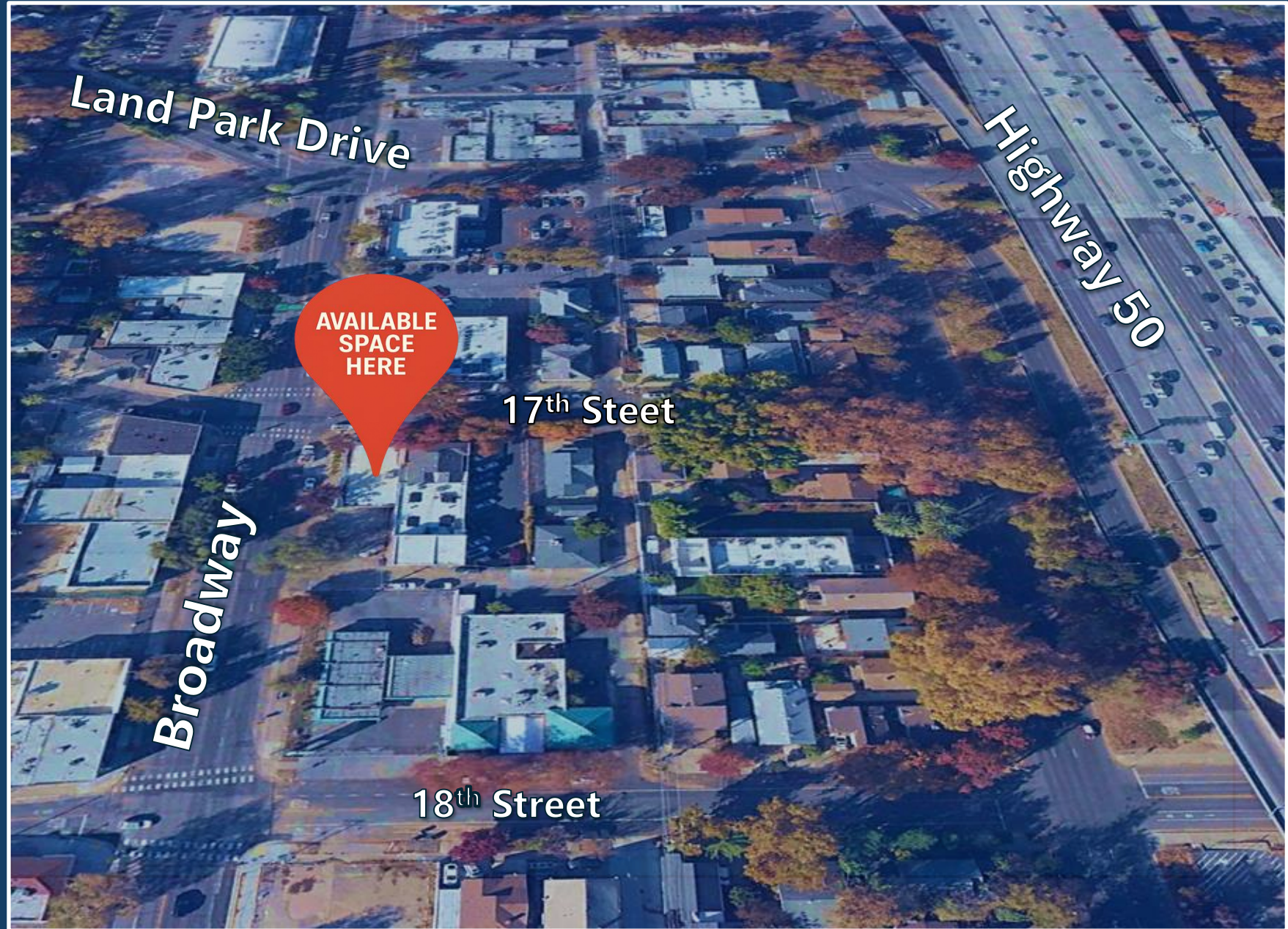
Illustrative Floor Plan



Property Overview

Sacramento's highly active Broadway commercial corridor

- Minutes from Downtown, Midtown, and East Sacramento
- Surrounded by restaurants, nightlife, and neighborhood retail
- Dense residential population with continued urban development nearby
- Excellent access to Highway 50 and Interstate 5
- Strong daytime population from government, medical, and office employment centers



Sacramento Market Overview

1701 Broadway | Sacramento, CA

Sacramento At a Glance

Sacramento continues to experience strong population growth and economic expansion. As California's capital city and one of the fastest growing regions in the state, the region benefits from a diverse workforce, strong government presence, and increasing migration from the Bay Area.

The Midtown and Broadway corridor has become one of Sacramento's most active districts, known for its restaurants, entertainment venues, and growing residential population. The area provides direct access to Downtown Sacramento and major transportation corridors.



Regional Demographics

Population

2.6M

Median Age

38

Median Household Income

\$92K+

Regional Workforce

1.2M

Development Activity

3,000+ Central City Residential Units Proposed

1,000+ Hotel Rooms Proposed

600+ Residential Units Under Construction

This information found in this packet has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it