

FOR LEASE

RETAIL SPACE

1701 Broadway,
Sacramento, CA 95818

BH TECH SOLUTIONS

1701



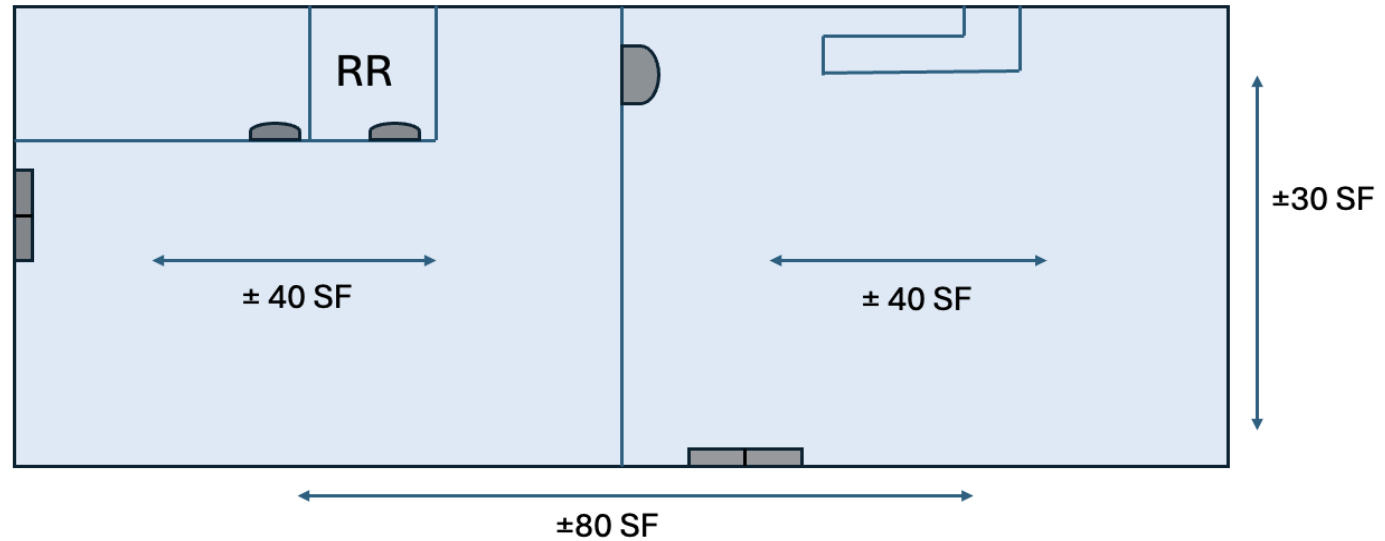
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Property Facts

- **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

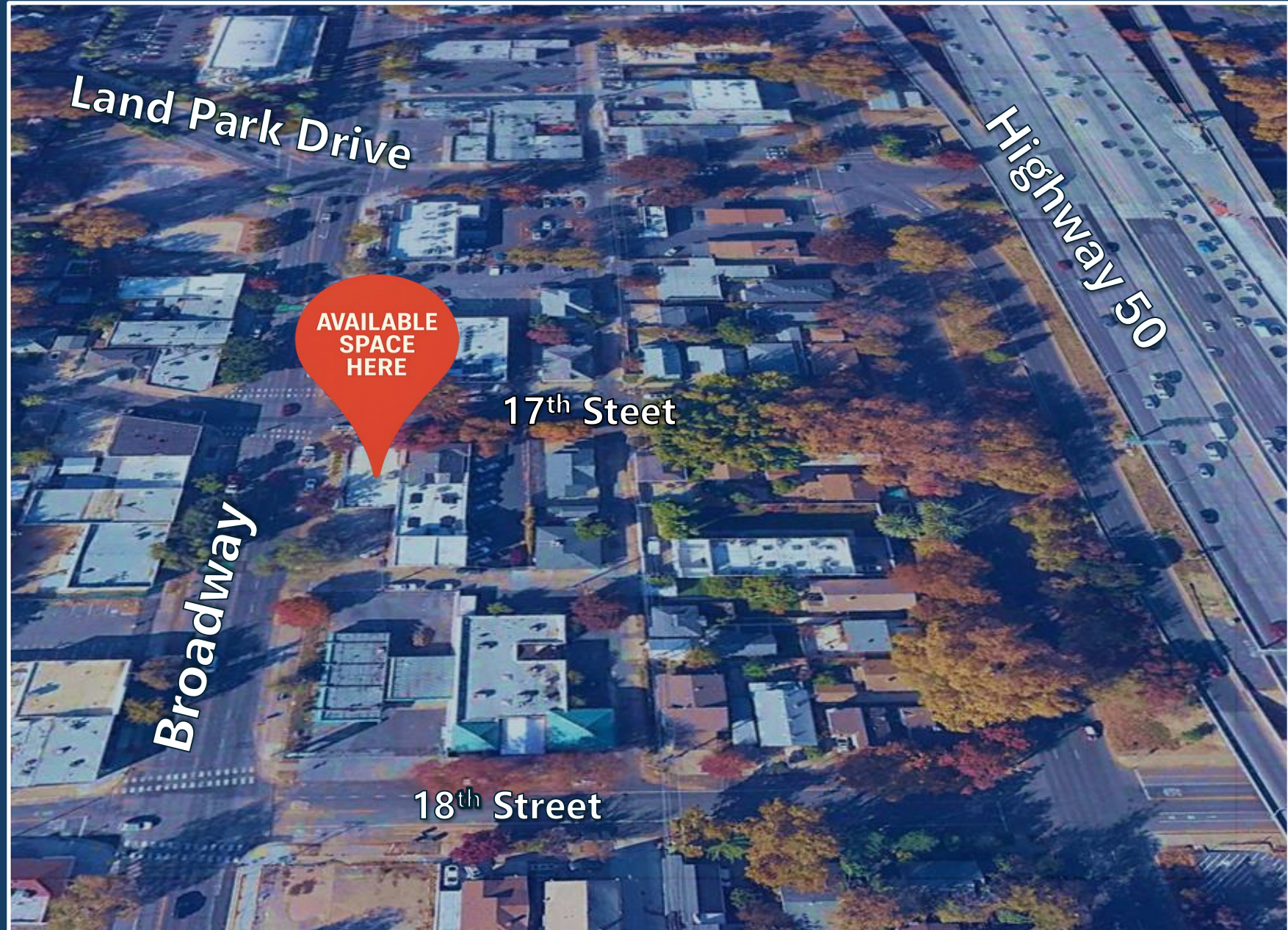
Illustrative Floor Plan



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

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