



EXCLUSIVE AGENTS:

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710 - 712 12TH STREET • SACRAMENTO, CA.

**FOR SALE**







**PROJECT  
OVERVIEW** 01

**PROPERTY  
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LOCATION AERIAL** 07

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**710-712** 12th Street is a ±6,400 square foot, high-image, urban, stand-alone office opportunity in the heart of Downtown Sacramento. It is conveniently located near numerous hotels and retail amenities. This one-story, attractive brick office building provides a highly visible identity in close proximity to prominent neighbors such as the State Capitol, City Hall, federal and state judicial buildings, as well as Capitol Mall. Currently, tenants reside on-site and can either stay or vacate upon close of escrow.



710-712 12TH STREET

Sacramento City Hall

Cesar Chavez Plaza

01  
OVERVIEW





### PRESENCE

- Close proximity to the State Capitol, City Hall, federal and state judicial buildings, and Capitol Mall
- Within walking distance to entertainment venues including Cesar Chavez Park where the Downtown Association hosts a popular Summer Concert Series, The Sacramento Convention Center and the new Golden 1 Center Downtown Arena
- Most major freeway ramps are just several blocks away and the Sacramento airport is 20 minutes by car.

### IDENTITY

- Impressive 1-story attractive brick building
- Excellent frontage on 12th Street

### CONSTRUCTION

- Pitched metal roof
- Wood frame structure
- Brick masonry exterior
- Concrete slab foundation on grade
- Single pane windows
- Galvanized steel plumbing
- Central heating and air
- Water & sewer: City of Sacramento
- Electrical: SMUD
- Gas: PG&E
- Garbage: City of Sacramento

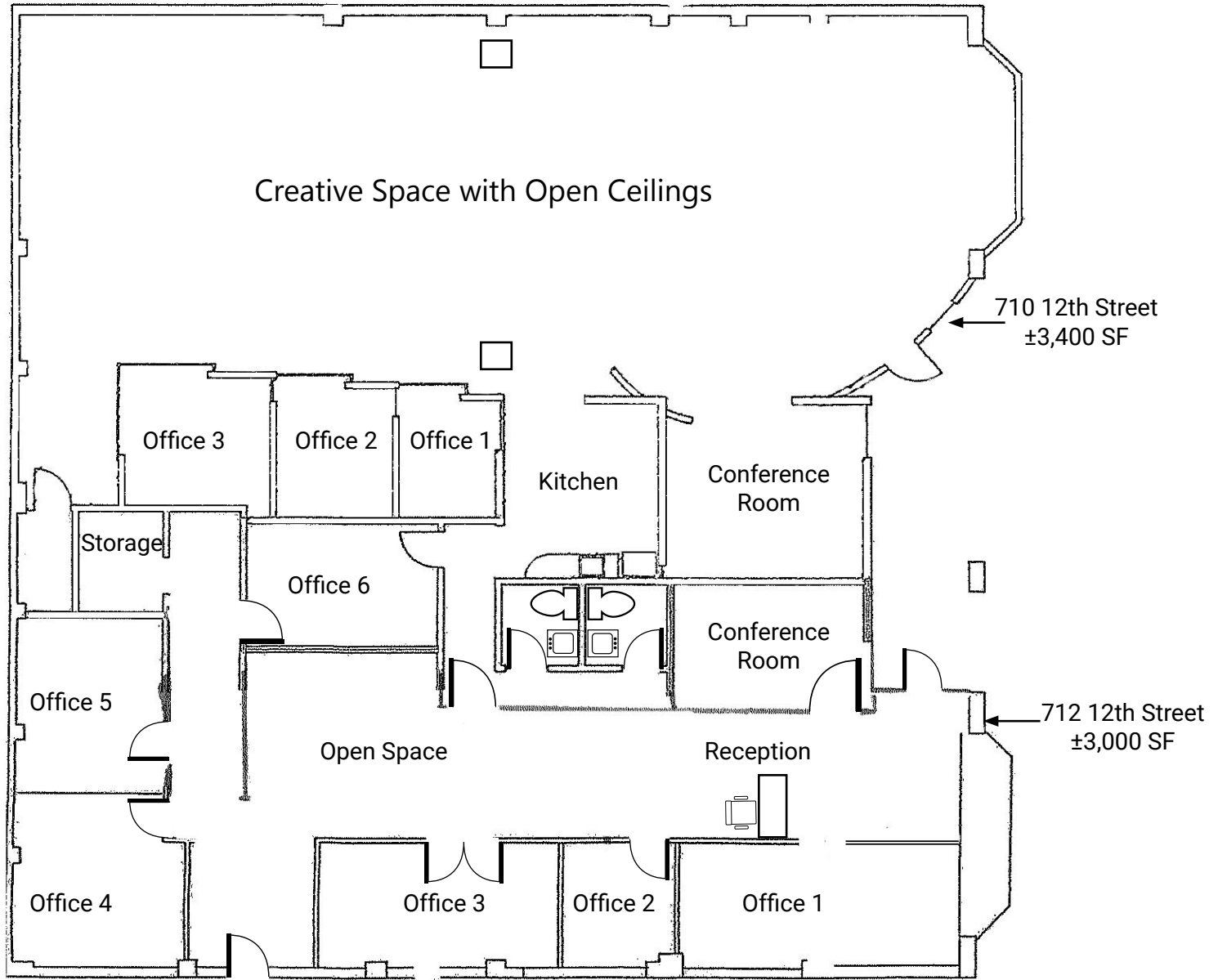
### DESCRIPTION

- APN# 002-0156-012
- ±0.15 Acres
- Zoned C-2 (Central Business District)
- Built in 1929
- Street / Alley parking

03

FLOOR  
PLAN

710-712 12TH STREET



All images used are for illustrative purposes only and are intended to convey the concept and vision for the building. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product.

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

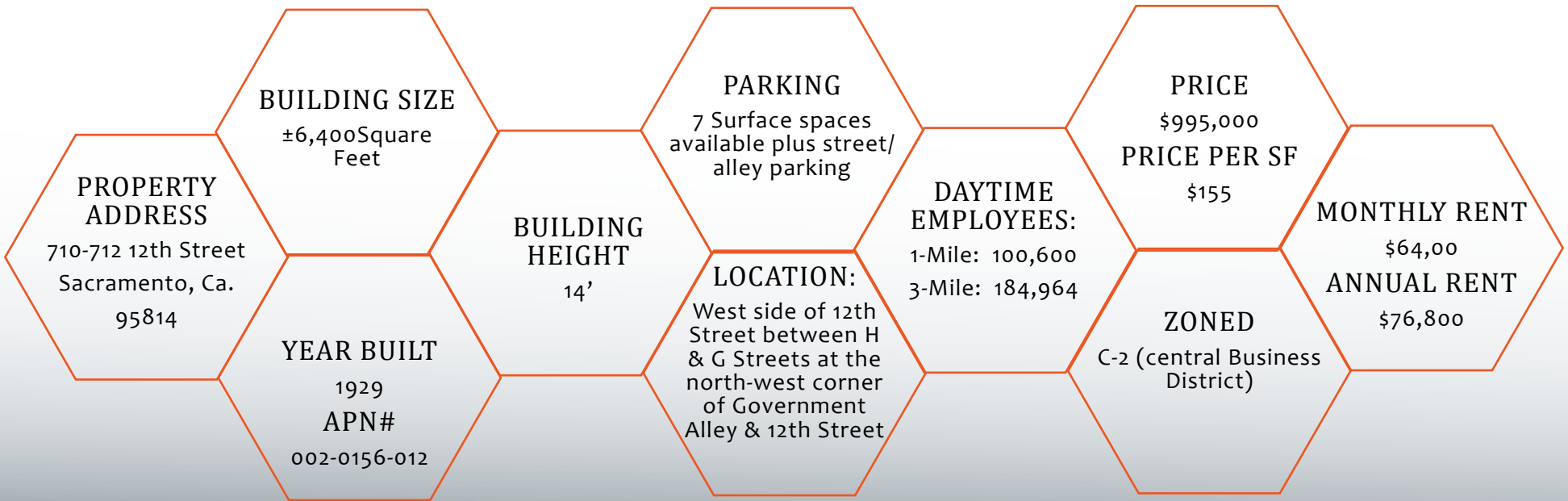


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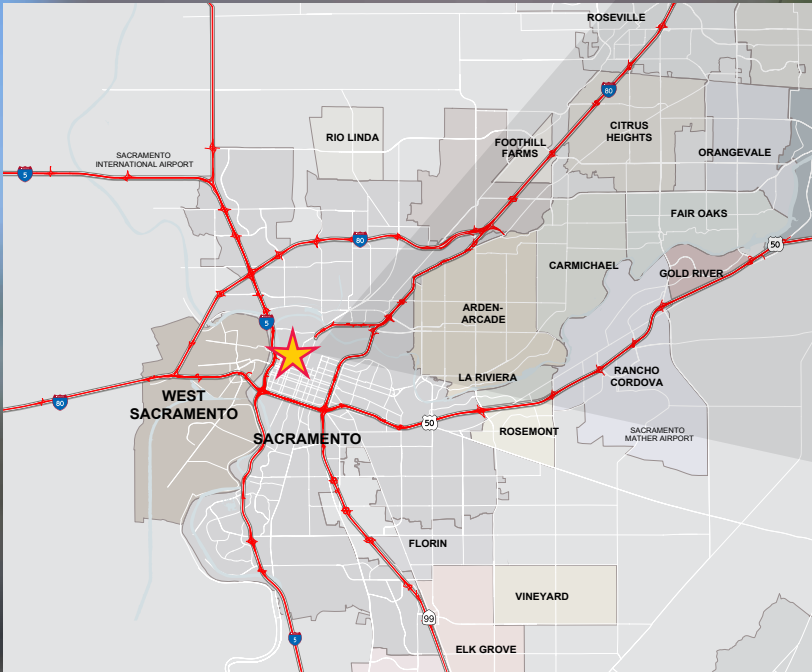
BUILDING  
SUMMARY



710-712 12TH STREET



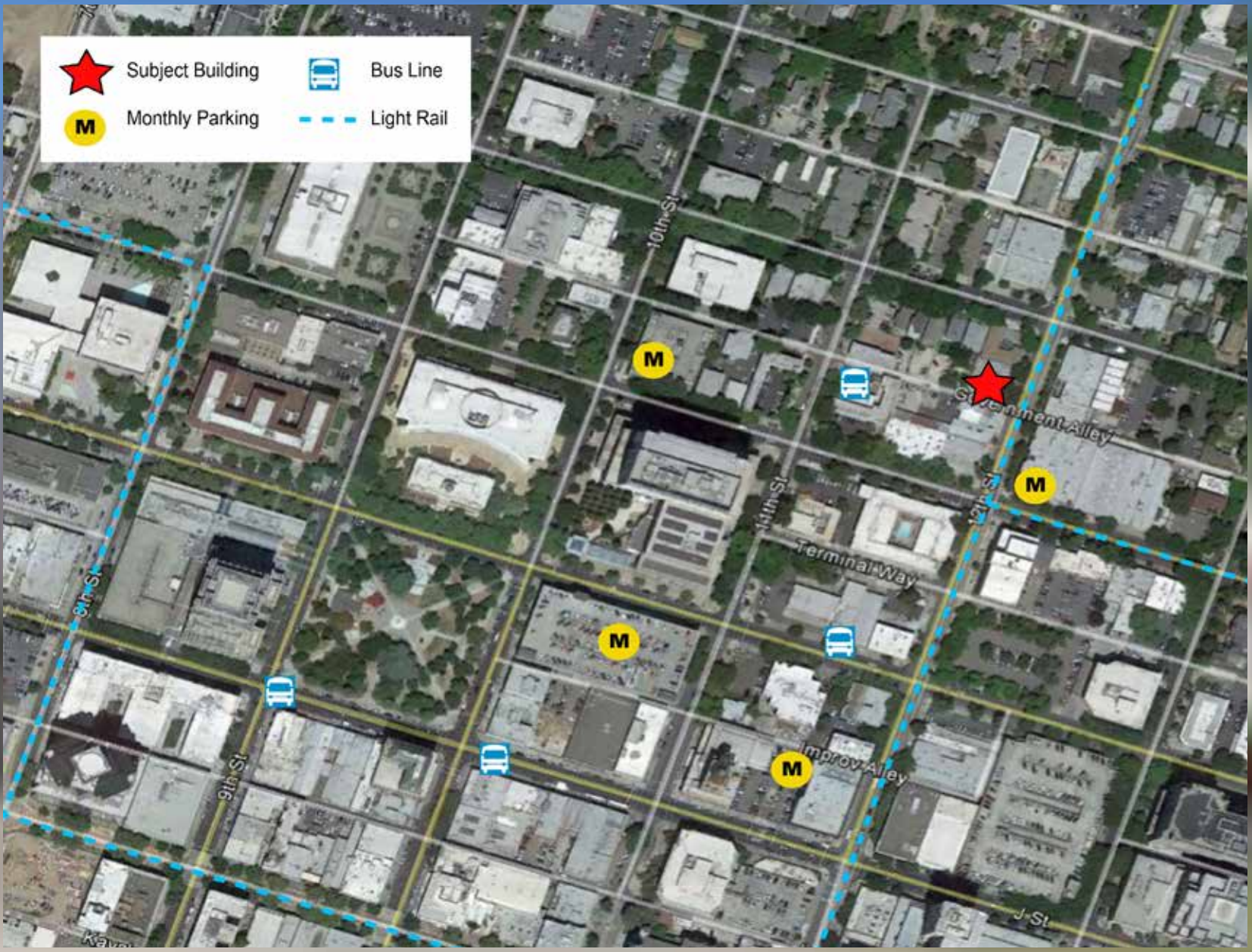










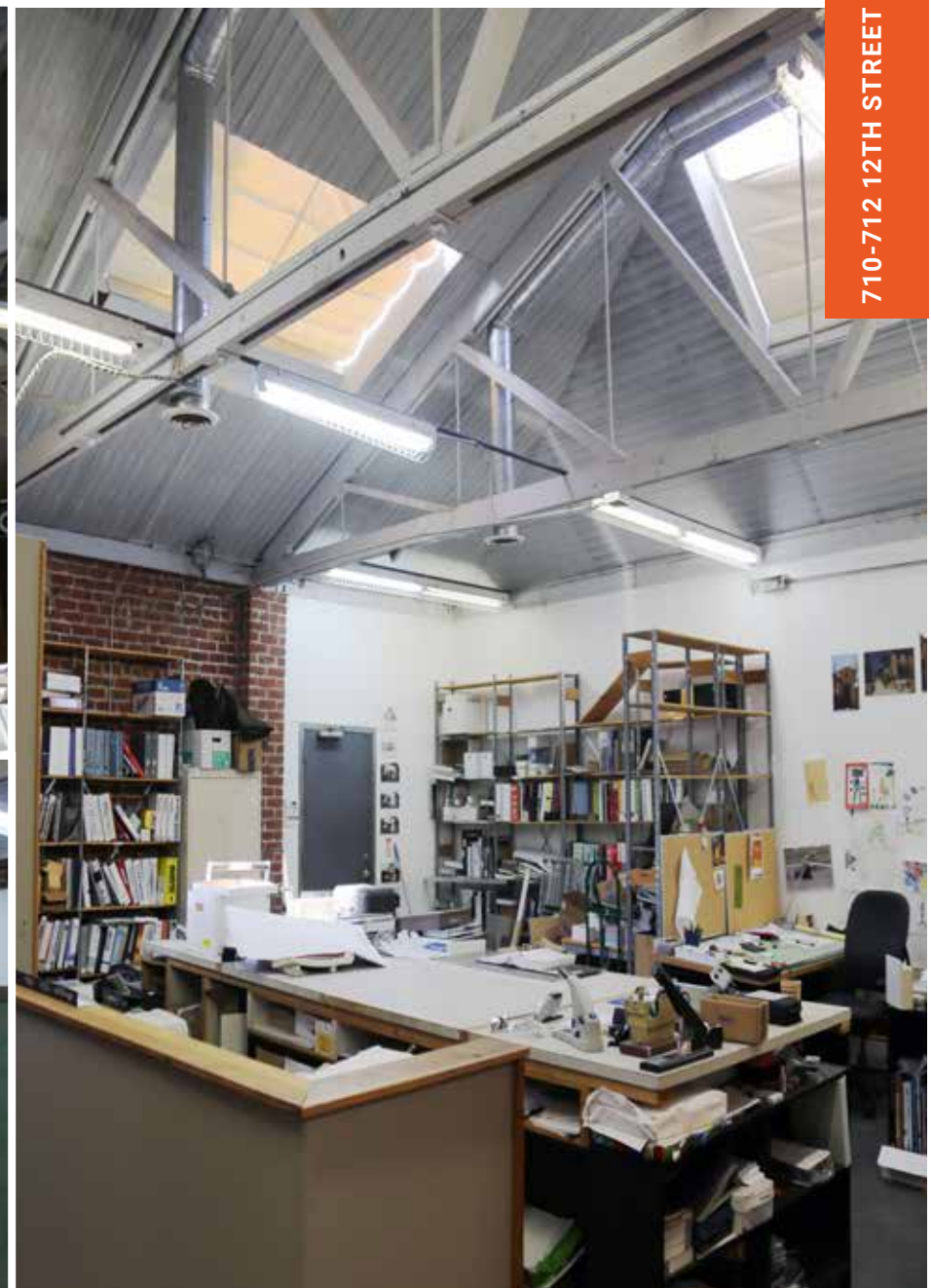


	Subject Building		Bus Line
	Monthly Parking		Light Rail

08  
TRANSPORTATION  
MAP



ADDITIONAL  
PHOTOS



710-712 12TH STREET

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