



1001  
1015

# Front Street

FOR LEASE OR SALE

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## *Old Sacramento Historic Riverfront District*



1001-1015

# *Front Street*

FOR LEASE OR SALE  
FORMER FAT CITY - CHINA CAMP

**GROUND FLOOR** - ±6,288 SF - TWO KITCHENS

**MEZZANINE** - ±1,646 SF

**LOWER FLOOR** - ±10,021 SF - COMBINATION OF  
OFFICES, STORAGE, PREP AREAS, OUTSIDE ACCESS

**LEASE RATE: \$15,000 PLUS NNN MONTHLY**  
**SALE PRICE: \$2,500,000**

1001-1015 Front Street is located at the heart of Old Sacramento, a historic riverfront district adjacent to Downtown Sacramento. With over 125 shopping, dining, events, and attractions to choose from. It serves as the destination for more than 6.5 million visitors every year.

Today, the district is the top tourist destination in Sacramento with a number of shops to peruse and cruises to take along the river. In addition, restaurants like Joe's Crab Shack, Rio City Café, Hoppy's Railyard Kitchen & Hopgarden, and Firehouse continue to draw in locals to drink and dine.

The City of Sacramento is in the process of approving a \$46 million dollar redevelopment project for the Old Sacramento Waterfront, directly adjacent to the subject property.

### **Property Highlights**

- Located at the hard corner at one of Old Sacramento primary intersections
- Gorgeous building with an incredible history. Formerly comprised of two restaurants: Fat City and China Camp
- Outstanding for both a restaurant and restaurant/banquet/specialty event use
- Significant restaurant improvements
- Some of the antiques shown in the photos will be removed prior to lease or sale of the building
- Located in an Opportunity Zone



## Old Sacramento Amenities

- Diverse mix of retail shops, entertainment, restaurants and office buildings. Adjacent to the Sacramento MSA dominate office corridor; Downtown Sacramento
- River Views and adjacent to the planned Waterfront Development by the City of Sacramento
- Walking Distance to Sacramento's two major sport venues – Sacramento Kings at Golden 1 and Sacramento River Cats, Triple A affiliate to the San Francisco Giants.
- Sacramento River bike trail access and near the public boat docks located in the Old Sacramento Riverfront
- Old Sacramento boast of two of the top five pedestrian locations in Downtown Sacramento
- Adjacent to the largest in-fill development project west of the Mississippi – Sacramento Railyards

- |                         |                       |                       |                        |                             |
|-------------------------|-----------------------|-----------------------|------------------------|-----------------------------|
| 1 Joe's Crab Shack      | 5 Back Door Lounge    | 9 Vega's Underground  | 13 Boxcar Eats         | 17 Hoppy's Railyard Kitchen |
| 2 Rio City Cafe         | 6 Candy Heaven        | 10 I-Shanghai Delight | 14 Sly KTV             | 18 Rocky Mountain Chocolate |
| 3 Railroad Fish & Chips | 7 Firehouse           | 11 Steamers           | 15 Old Sacramento Cafe | 19 La Terraza               |
| 4 Willie's Burgers      | 8 O'Mally's Irish Pub | 12 Round Table        | 16 Hoppy Brewing       | 20 Slice of Old Sacramento  |



California State Capitol

SACRAMENTO KINGS  
Golden 1 CENTER  
Credit Union

1013  
*Front Street*



Old Sacramento

Sutter Health Park



### Pedestrian Counts

Front Street

Typical Day	±3,953
Typical Week	±27,669
Saturday Avg.	±7,050
Total YTD	±1.2M

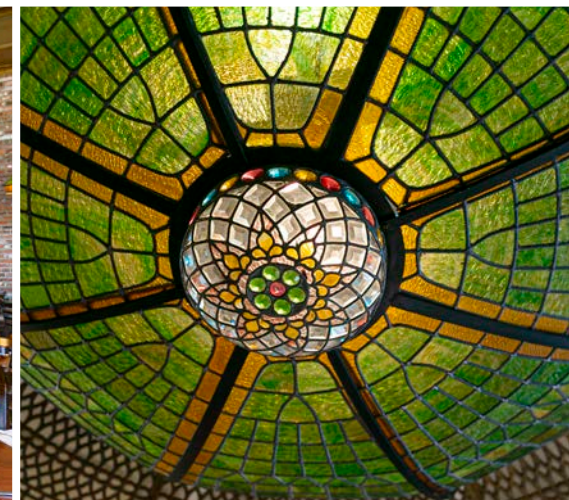
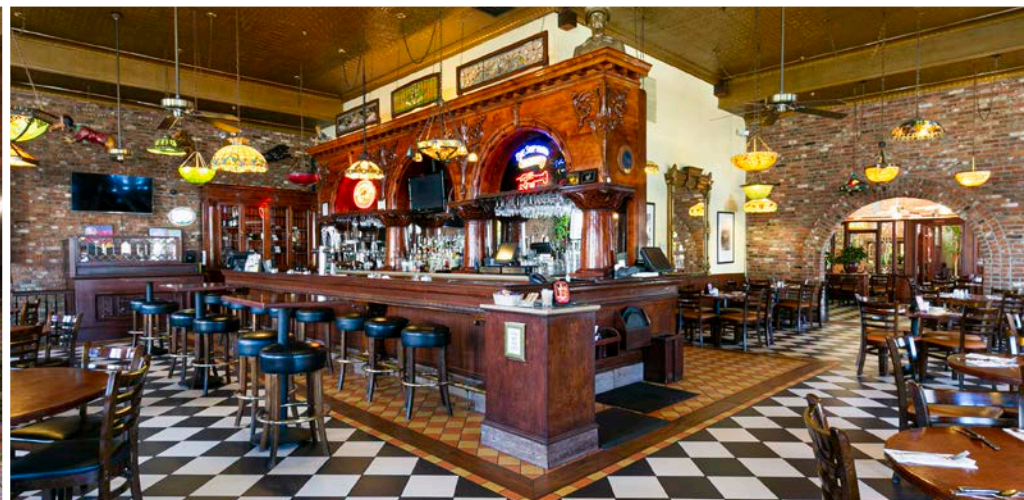


### Visitors

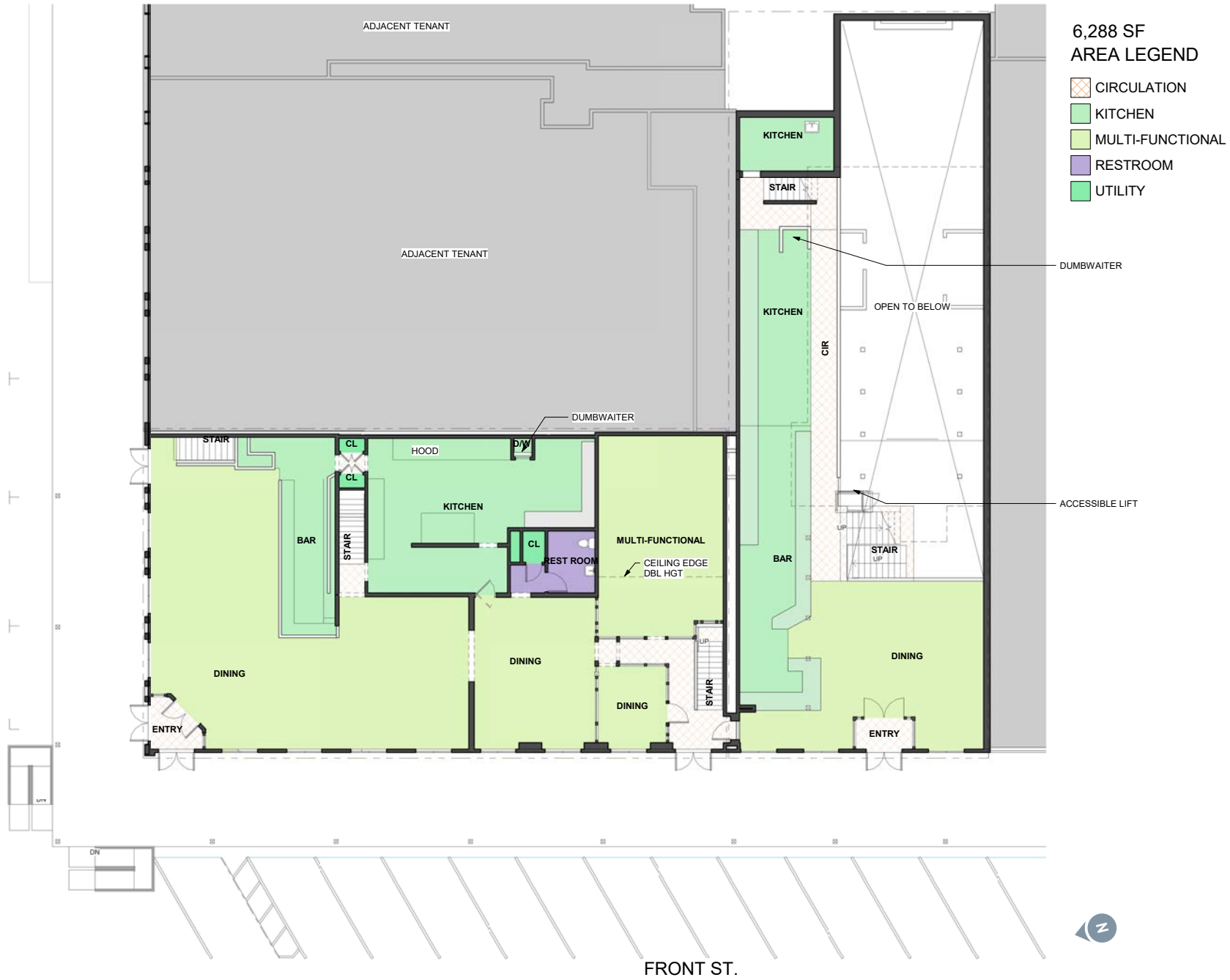
Old Sacramento

Typical Day	±17,991
Typical Week	±125,937
Saturday Avg.	±31,095
Total YTD	±5.4M

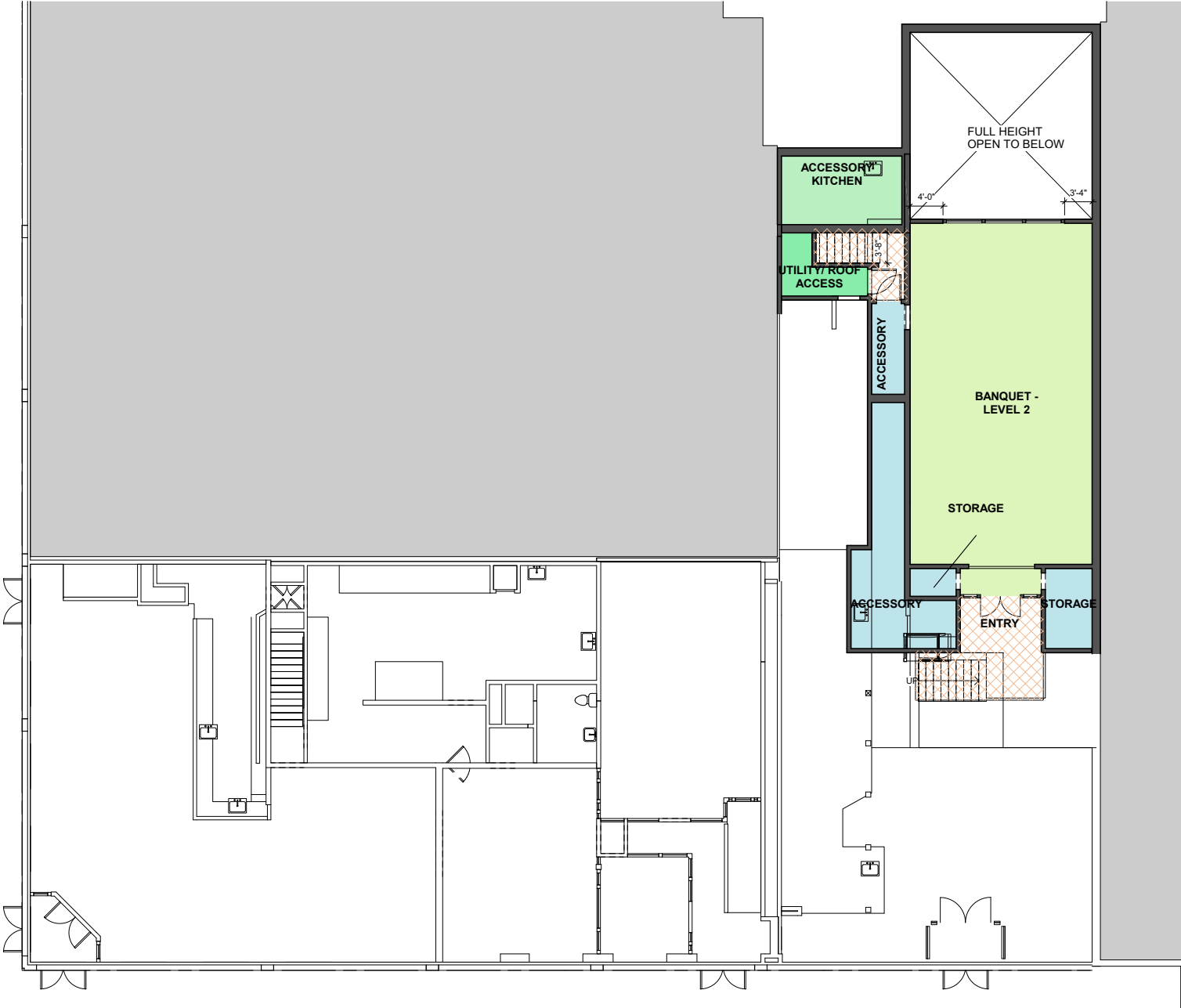
Source: Downtown Sacramento Partnership



# Ground Floor | ±6,288 SF



Mezzanine | ±1,646 SF



1,646 SF  
AREA LEGEND

- ACCESSORY
- CIRCULATION
- KITCHEN
- MULTI-FUNCTIONAL
- UTILITY

**Lower Floor - ±10,021 SF**



**10,021 SF  
AREA LEGEND**

- ACCESSORY
- CIRCULATION
- KITCHEN
- MULTI-FUNCTIONAL
- OFFICE
- RESTROOM
- UTILITY
- WALK-IN STORAGE





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