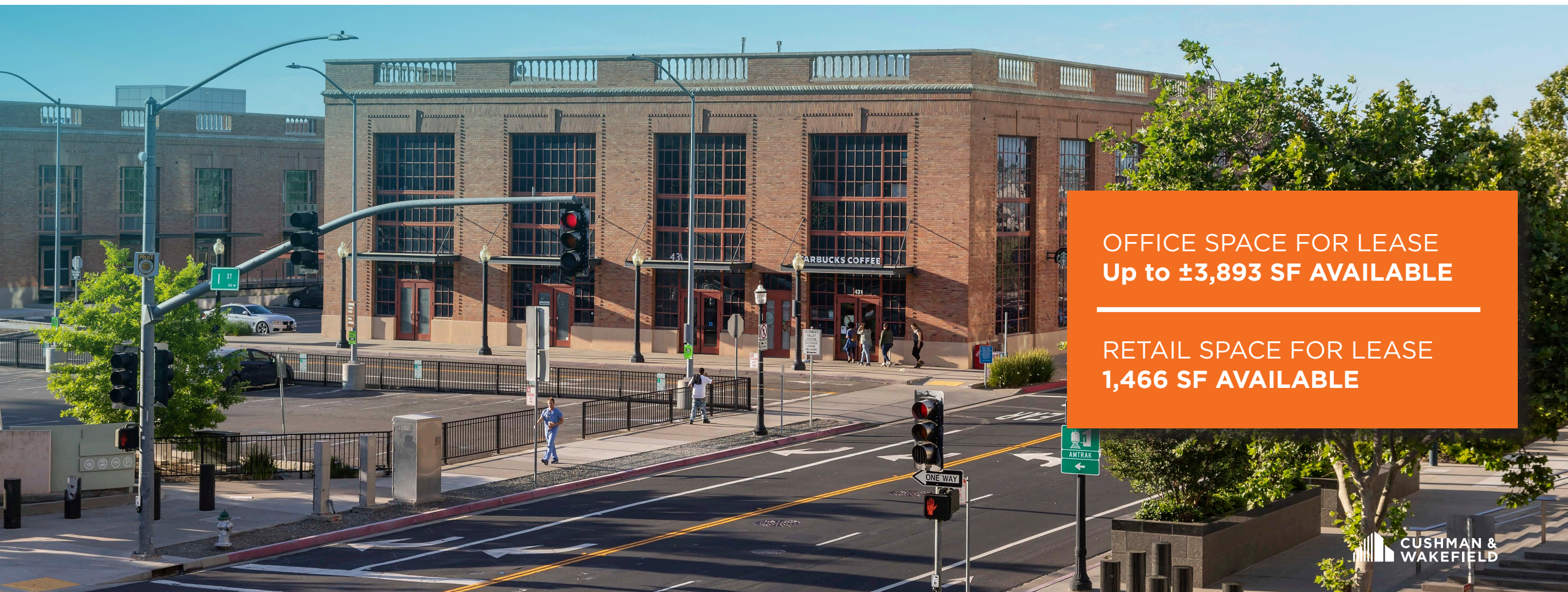


# 431 I STREET

SACRAMENTO CA



OFFICE SPACE FOR LEASE  
**Up to ±3,893 SF AVAILABLE**

RETAIL SPACE FOR LEASE  
**1,466 SF AVAILABLE**



## Property Highlights



Close to downtown commons and Golden 1 Center



Walking distance to Amtrak station



City parking available



Renovated in 2005 while maintaining its classic architecture



Open floor plan in historic building

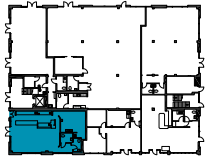


Near all major Sacramento freeways



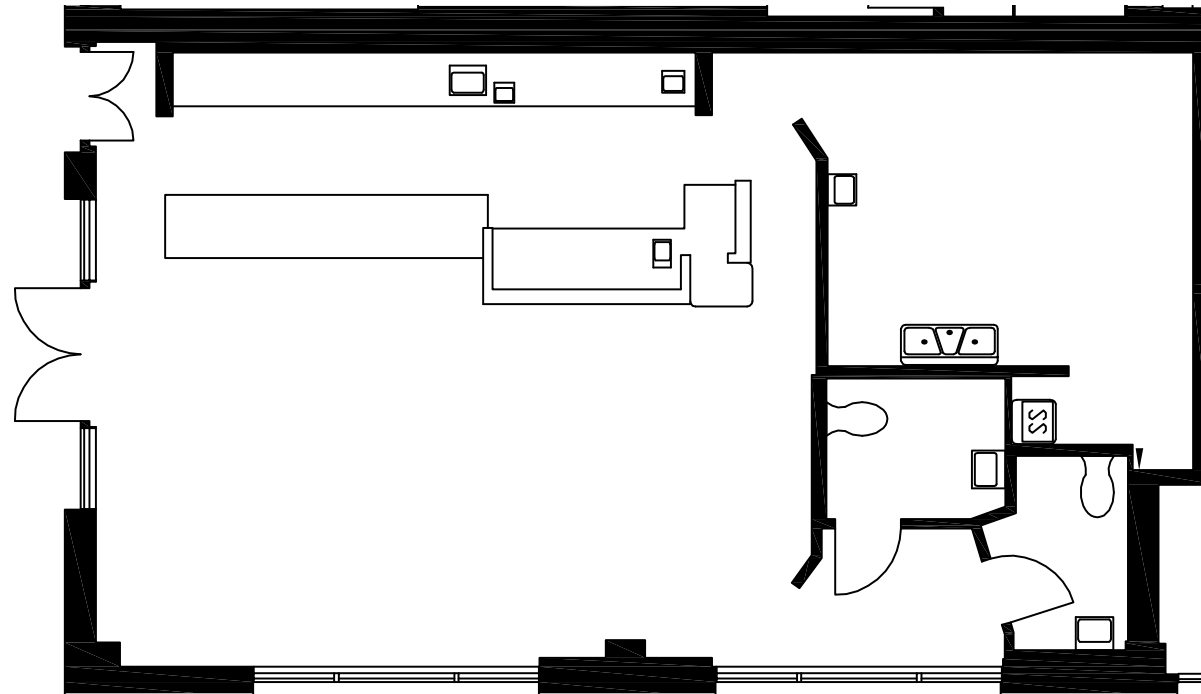
# 431 I STREET

SACRAMENTO CA



**SUITE 100**  
**± 1,446 RSF**

RETAIL SPACE



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## CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

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# 431 | STREET

SACRAMENTO CA



**SUITE 200**  
**± 3,893 RSF**

OFFICE SPACE



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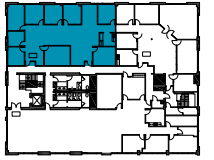
+1 916 288 4800





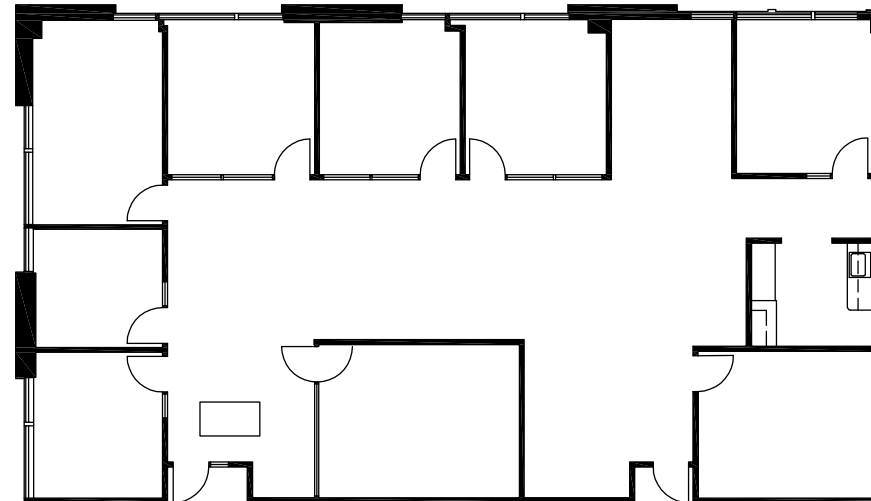
# 431 I STREET

SACRAMENTO CA



**SUITE 201**  
**± 3,764 RSF**

OFFICE SPACE



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STOP

FITNESS TOGETHER

431

STARBUCKS COFFEE

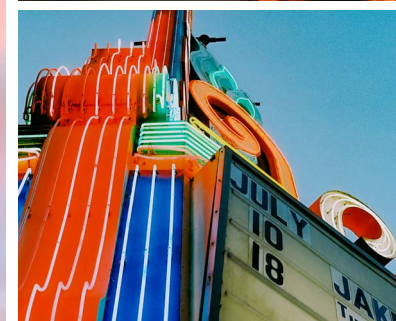
CAFÉ  
AVAILABLE  
10-10:30 AM

♿



# CULTURE

As the nation's farm-to-fork capital, Sacramento offers many local dining and drinking options that highlight the region's bountiful harvest. It is also close to some of the state's most highly desired destinations including San Francisco, Lake Tahoe, Napa Valley and Yosemite National Park.





**CALIFORNIA  
STATE CAPITOL**

**2**

**1**

**431 I STREET**



**1. DOWNTOWN COMMONS**

|                  |                   |                  |
|------------------|-------------------|------------------|
| Golden 1 Center  | Kipton Swayer     | Insomnia Cookies |
| Yard House       | Macy's            | Poke Ichii       |
| Urban Outfitters | Punch Bowl Social | The Lash Lounge  |
| Haagen-Dazs      | 24 Hour Fitness   | Panda Express    |
| Getta Clue       | Century DOCO & XD | Pressed Juicery  |
| Jimboys Tacos    | Chipotle          | Sauced           |
| Burger Lounge    | Rare Tea          | Capitol Agenda   |
| Polanco Cantina  | The Pizza Press   | Popbar           |

**2. KAY DISTRICT**

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| Kodaiko Ramen & Bar       | Ruhstaller & Bar  | Subway           |
| Kojo Kitchen              | Malt & Mash       | Hao Bao Dumpling |
| Taco Bell Catina          | Coin-Op Game Room | The Blue Ox      |
| Ella Dining Room & Bar    | Golden Rice Bowl  | Pizza Rock       |
| California Family Fitness | Vampire Penguin   | Crest Cafe       |
| The Boiling Crab          | Mayahuel          | IMAX             |

**3. OLD SACRAMENTO**

|                     |                       |                                    |
|---------------------|-----------------------|------------------------------------|
| Firehouse           | Joe's Crab Shack      | Brannan Manor Restaurant & Spirits |
| Round Table Pizza   | La Terreaza           | Steamers                           |
| Subway              | Bali Kitchen          | Luis Jr's Mexican Food             |
| O'Mally's Irish Pub | Rio City Cafe         | Ambiance Lounge                    |
| Railroad Museum     | Railroad Fish & Chips | Slice of Old Sacramento            |
| Old Sac Waterfront  | Willie's Burgers      |                                    |



**3**



## CONTACT US:

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# 431 STREET

## SACRAMENTO CA

[View Site Specific COVID-19 Prevention Plan](#)

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