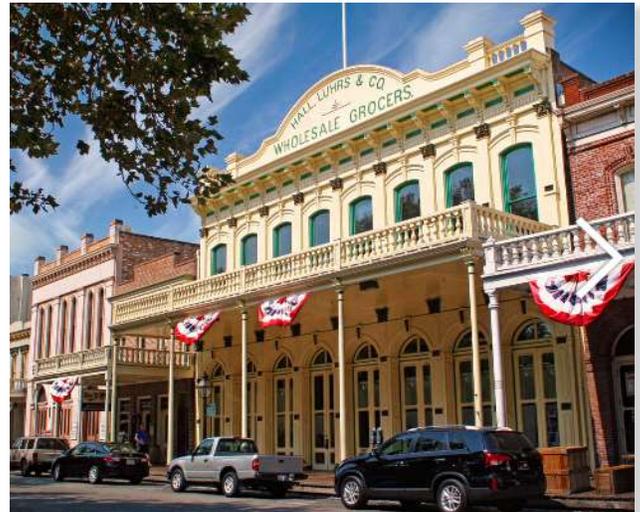


914 2nd STREET, SACRAMENTO, CA 95814

PROPERTY INFORMATION

- Property Sub-Type: Freestanding Office Building
- Building Class: C
- Stories: 3
- Material: Brick and Wood
- Lot Size: 0.21 AC
- Gross Leasable Area: 27,900 Sq. Ft.
- Year Built: 1856
- Zoning: C-3, Sacramento
- Utilities: Natural Gas
- Sewer: City Sewer



PROPERTY CONDITION:

The Hall, Luhrs & Co. Building is the largest brick building in Old Sacramento and one of the most architecturally attractive and unique buildings in the entire Sacramento Region. The Building is two stories, 27,900 SF (including 10,000 square foot basement) with wood façade (steel framed), genuine brick exterior over heavy timberwood frame construction. The building stretches from 2nd Street to the rear Fire House alley and maintains 60 feet of retail street frontage. The design features huge double hung windows on both the first and second floors as well as the front and rear of the structure. The basement, which can be improved for office or retail occupancy, has a full wall of windows facing the rear Firehouse Alley. The Subject Property is in excellent condition and almost completely restored to its original condition. The original brick has been cleaned back to its original appearance. Impressive exposed heavy timber wood tresses compliment the voluminous 18-foot ceilings. The second floor ceiling includes a 600 square foot sky light window. The back of the building overlooks the open 49' er Green, the Sacramento River and the historic railroad.



LOCATION AND SUBMARKETS

Old Sacramento generates more visitor traffic than any other tourist area in Northern California. Over 3,000,000 people visited Old Sacramento in 2012. It has very easy accessibility from Interstate 5 and Capitol City Freeway and parking is located directly across the street under the freeway. Some of Sacramento's finest restaurants are located within Old Sacramento including the Fireside, Ten22, Rio City Café, the Delta King, Fat City along with Downtown's highest grossing restaurant Joe's Crab Shack. Old Sacramento is also located at the end of American River Bike Trail; a 32 mile trail for cyclists, runners and walkers of every demographic. Last, but certainly not least, Old Sacramento is located 600 feet from what will be the entrance to Golden 1 Center, new home of the Sacramento Kings. It goes without saying that consumer traffic has increased exponentially since the completion of the arena.

