

RETAIL or OFFICE SPACE FOR LEASE

1920 29th Street, Sacramento, CA 95816



APN: 010-0054-024

Building Size: 6,676 sf

Available: Suite A: 3,214 sf

Zoning: C-2 SP

Improvements: Previous use was Capitol Aquarium
18 Parking Spaces on Site - Street Parking allowed on both 29th and T Streets. Paid parking under freeway across 29th street.
400amperes of 110/208 volt, 3 phase power, natural gas to the building
Main Boulevard Signage

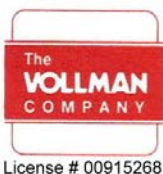
Good uses: Aquarium, Retail Shops, In and Out grocery Store, General Offices, Medical Offices, Real Estate Office, Insurance Office, Business Machine Office, Etc.

Suite A - \$6,428.00 - \$2.00 psf

Suite B - \$3,144.75 - Leased

Suite C - \$3,330.00 - Leased

Modified Gross



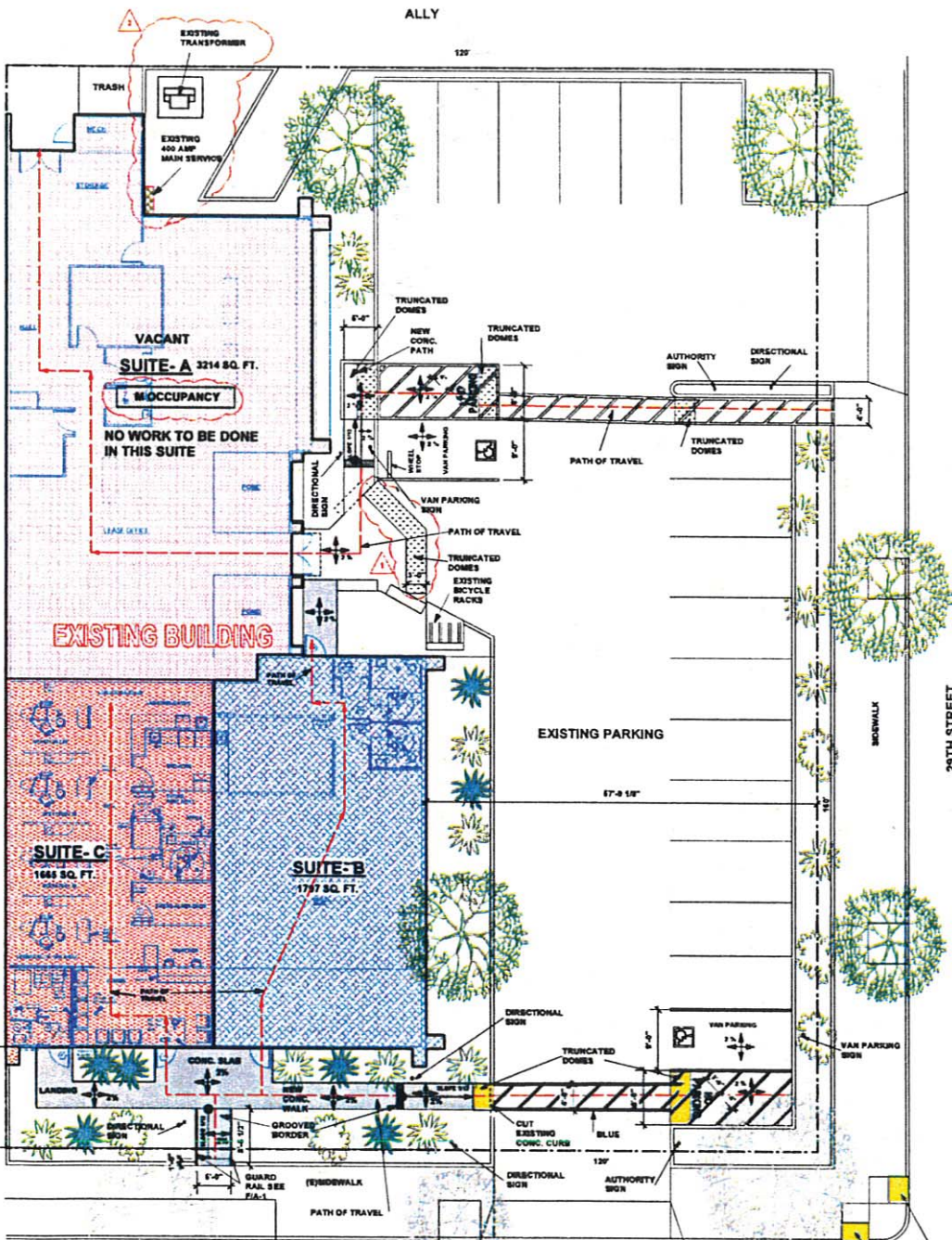
THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

License # 00915268

FOR FURTHER INFORMATION, CONTACT:
(916) 929-2000

Dennis Vollman - dvollman@thevollmancompany.com
Alex Byrd - alexbyrd@thevollmancompany.com
Lu Ann Henderson - lhenderson@thevollmancompany.com

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



PROJECT LOCATION
VICINITY MAP

- GENERAL NOTES:**
1. ALL CONSTRUCTION WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK, INCLUDING EXACT LOCATION, SIZE, DEPTH AND AVAILABILITY OF ALL UTILITIES CONCERNED. ALL CONSTRUCTION WORK MUST BE FOLLOW THE CITY AND HEALTH DEPARTMENT'S APPROVED PLANS.
 3. ANY DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE CONTRACTOR AT THAT TIME. ANY CHANGES TO THE APPROVED PLAN MUST BE BROUGHT TO THE PLAN CHECKER'S ATTENTION.
 4. GENERAL CONTRACTOR SHALL PROVIDE PROPER BACKING FOR ALL WALL MOUNTED EQUIPMENT AND SHELVING.
 5. ALL INTERIOR DOORS SHALL BE BUILDING STANDARD UNLESS OTHERWISE NOTED REFER TO OWNERS BUILDING STANDARDS FOR CLARIFICATION.
 6. ALL REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE. PROVIDE EXIT SIGNS AS REQUIRED PER CBC.
 7. NEW SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE CBC, CEC, AND OTHER APPLICABLE CODES AND ORDERS INCLUDING SEISMIC BRACING REQUIREMENTS OF CBC STANDARDS.
 8. ALL INTERIOR FINISHES IN ONE HOUR AREAS SHALL BE CONSTRUCTED WITH CLASS 2 MATERIALS. ALL OTHER MATERIALS SHALL BE OF CLASS 3 FIRE RESISTANT MATERIALS.
 9. FIELD VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. INFORM THE DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING. NO CONSTRUCTION SHALL START UNTIL FIELD CONDITIONS ARE VERIFIED.
 10. TOILET FACILITIES SHALL CONFORM TO CALIFORNIA TITLE 24 AND THE AMERICAN DISABILITIES ACT REQUIREMENTS.

SCOPE OF WORK

1. OFFICE REMODELING
2. INSTALL WINDOWS AND DOORS ON THE SOUTH SIDE

BUILDING DATA

CODE DATA
ALL WORK IS TO COMPLY WITH THE
 - 2013 CALIFORNIA BUILDING CODE(CBC)
 - 2013 CALIFORNIA MECHANICAL CODE(CMC)
 - 2013 CALIFORNIA PLUMBING CODE(CPC)
 - 2013 CALIFORNIA ELECTRICAL CODE(CEC)
 - 2019 CALIFORNIA ENERGY CODE(CEC)
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND AMENDMENTS LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

OCCUPANCY GROUP	I
OCCUPANCY LOAD	
SUITE "A"	26 PERSONS
SUITE "B"	24 PERSONS
SUITE "C"	28 PERSONS
DESCRIPTION OF USE	OFFICES
TYPE OF CONSTRUCTION	V-B
SPRINKLERS	NO
STORES	ONE
HEIGHT	20'-8"±
FLOOR AREA (GROSS)	
SUITE "A"	3214 SQ. FT.
SUITE "B"	1797 SQ. FT.
SUITE "C"	1665 SQ. FT.

- DRAWING INDEX**
- SHEET A-1 SITE PLAN
 NOTES, BUILDING DATA, DRAWING INDEX, SECTIONS, ACCESSIBLE COMPLIANCE DETAILS.
 SHEET A-1.1 DEMOLITION PLAN, OCCUPANCY LOAD CALCULATIONS
 SHEET A-2 FLOOR PLAN, FIREHOLD SCHEDULE, DOOR SCHEDULE, WINDOW SCHEDULE
 SHEET A-3 REFLECTED CEILING PLAN, DETAILS
 SHEET A-4 EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, WINDOW DETAILS
 SHEET A-4.1 SOUTH WALL FRAMING PLAN, FRAMING DETAILS
 SHEET P-1 PLUMBING PLANS
 SHEET P-2 PLUMBING PLANS
 SHEET M-1 MECHANICAL PLANS
 SHEET E-1 ELECTRICAL PLANS
 SHEET E-2 ELECTRICAL PLANS
 SHEET T-24 TITLE 24 FOR SUITE "B"
 SHEET T-24 TITLE 24 FOR SUITE "C"



DR. NGUYEN DENTAL OFFICE AND LEASE SPACE
 1920 29TH STREET, SUITES "B" AND "C"
 SACRAMENTO, CA

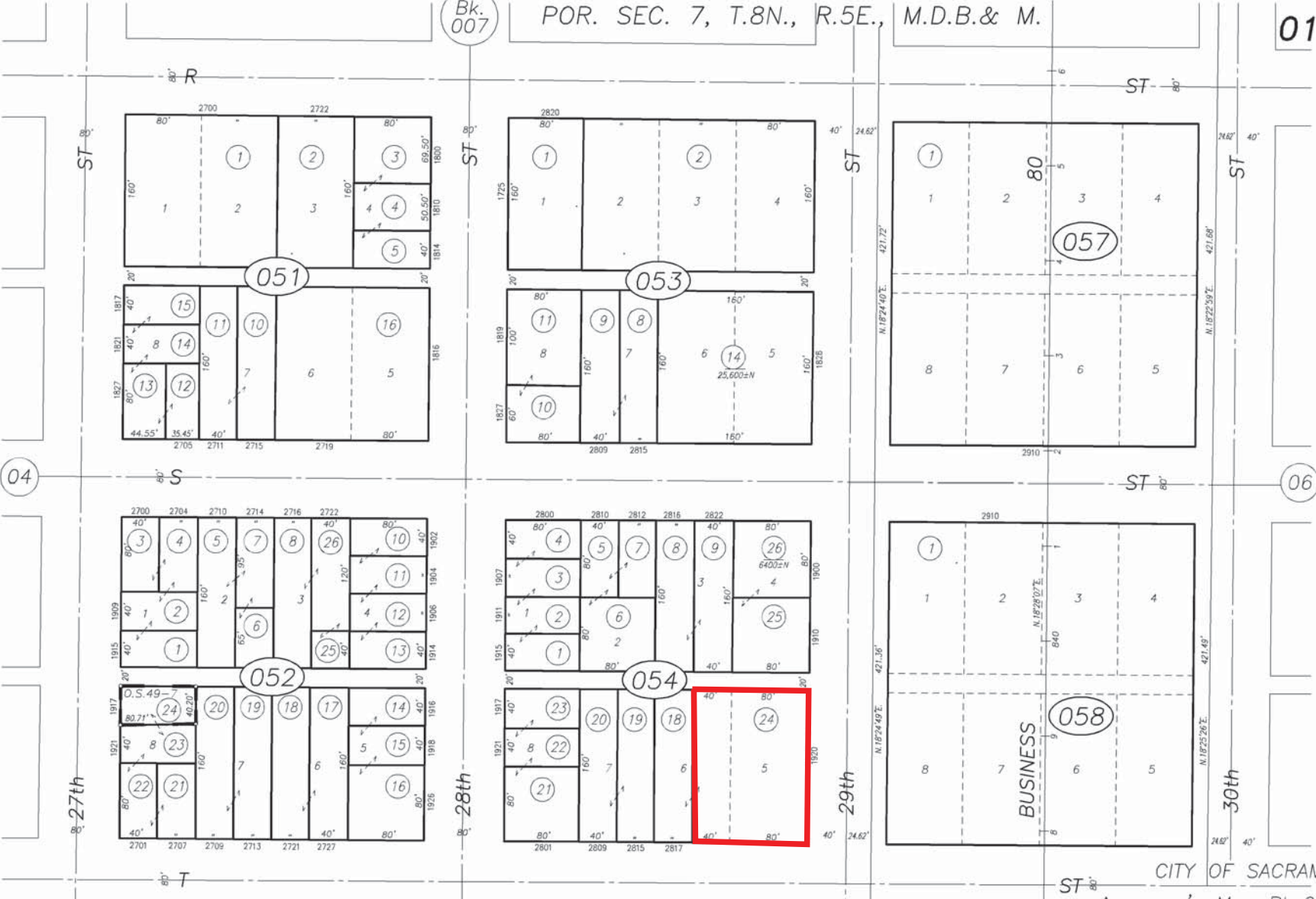
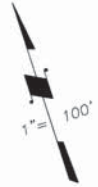
KEVIN FONG DESIGN
 2015 11TH STREET
 SACRAMENTO, CALIF. 95811
 PHONE: 916.438.0888

SCALE: AS SHOWN
 DATE: 4/18/2014
 SHEET: A-1

Bk. 007

POR. SEC. 7, T.8N., R.5E., M.D.B.& M.

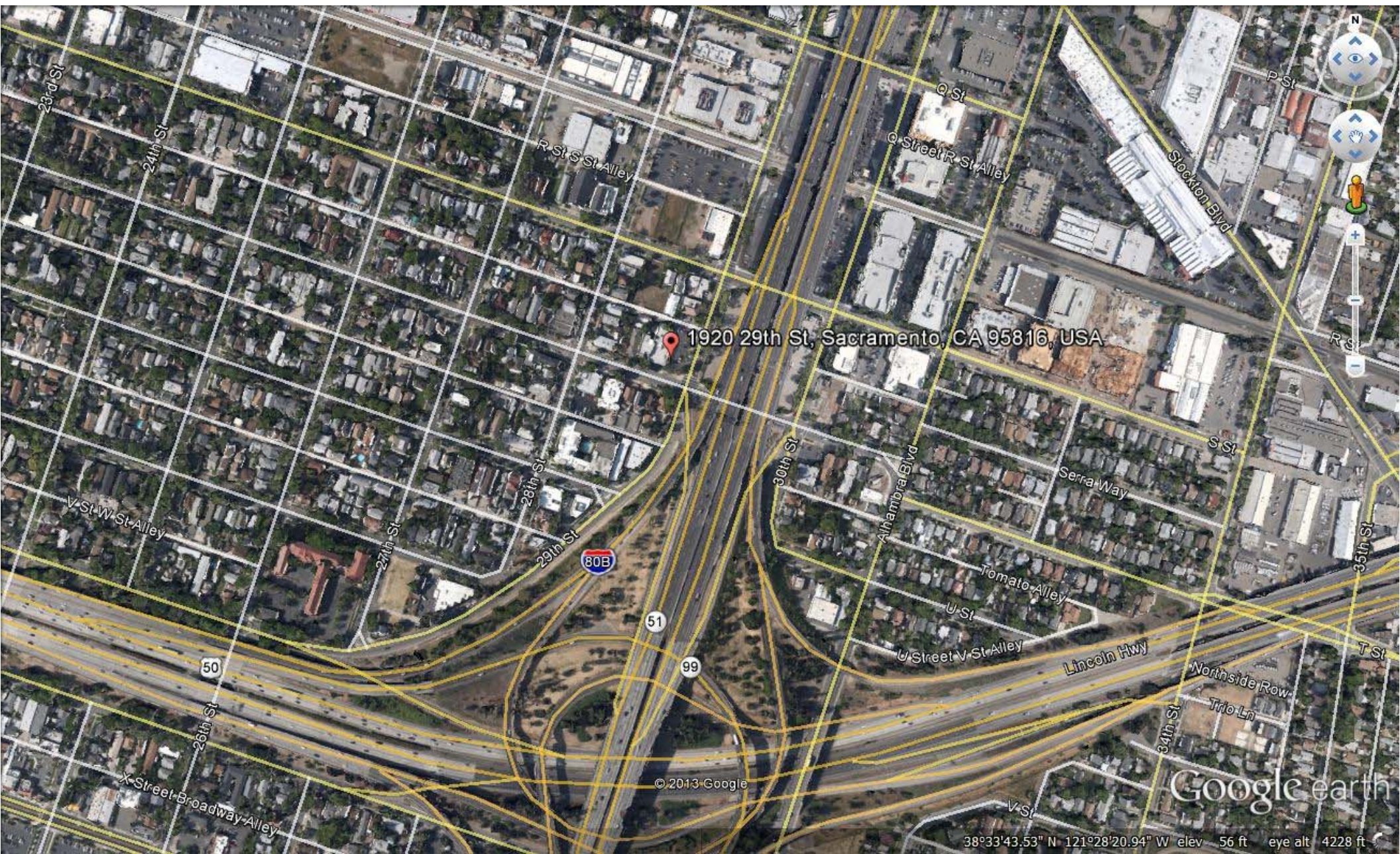
010-005



04

06

12



1920 29th St, Sacramento, CA 95816, USA

© 2013 Google

Google earth

38°33'43.53" N 121°28'20.94" W elev 56 ft eye alt 4228 ft