

1001



STREET

SACRAMENTO, CA

SALE PRICE **REDUCED**
TO \$2,350,000 (\$222/SF)

OFFICE/RETAIL/STORAGE CONDOMINIUM



NEWMARK

FOR SALE

1001 K ST.



1001



STREET

D O W N T O W N S A C R A M E N T O



1001
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STREET

OFFICE/RETAIL/STORAGE CONDOMINIUM

REDUCED PURCHASE PRICE: ~~\$2,500,000 (\$236/RSF)~~
TOTAL SQ. FT. ±10,594



S H O W R O O M

B A S E M E N T



OFFICE/RETAIL/STORAGE CONDOMINIUM

- ZONING: C3-SPD
- BUILDING SYSTEMS HAVE BEEN COMPLETELY RENOVATED WITH ALL NEW HVAC SYSTEMS, ELECTRICAL, PLUMBING, FIRE/LIFE/SAFETY, ELEVATOR & LOBBY.



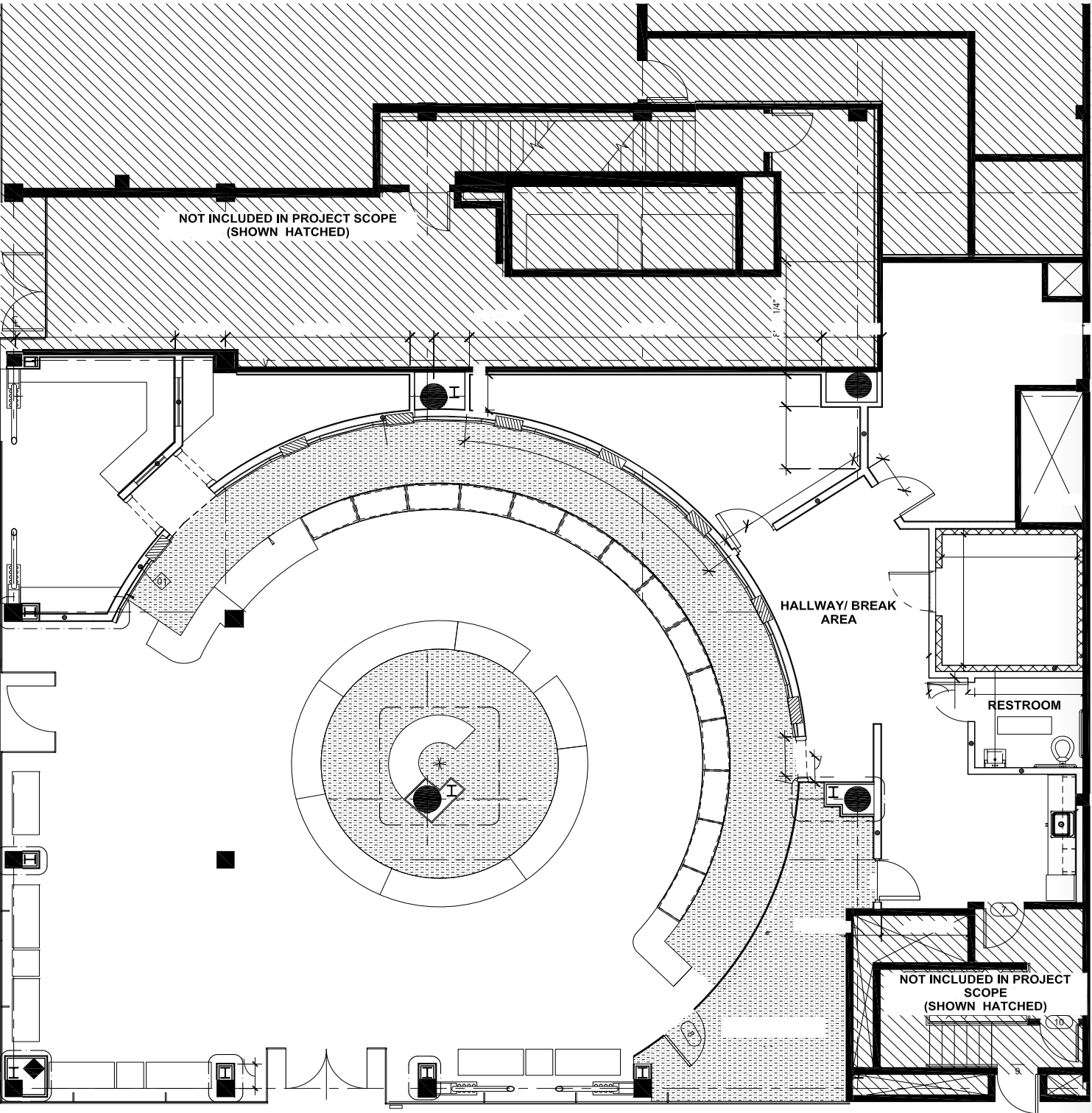
O F F I C E



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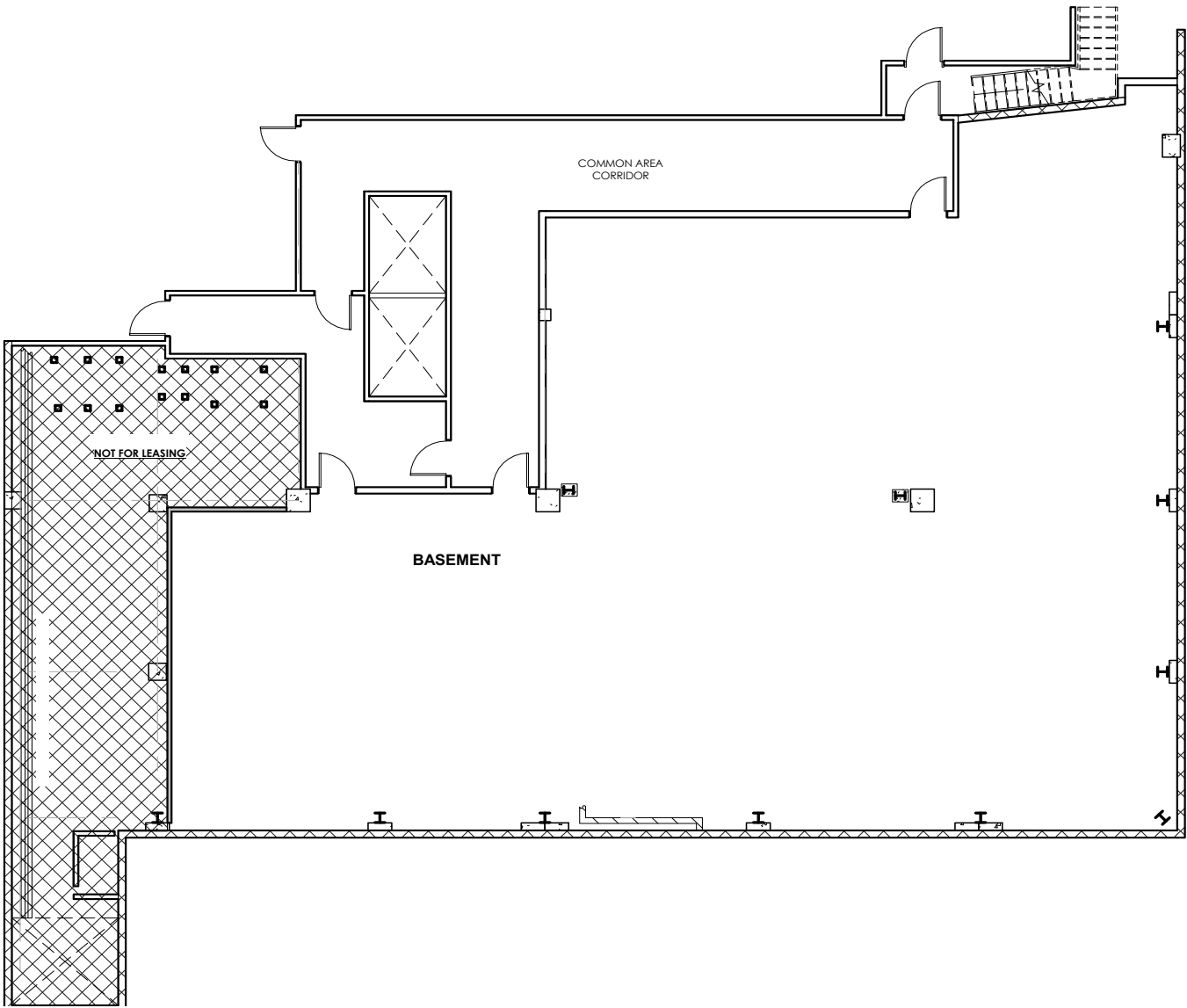
- Total square footage: ±10,594 RSF
- Extensive high end Tenant Improvements on 1st floor space
- On site security guard
- Minutes from DOCO & Golden 1 Center
- 1 block from Capitol
- 3 blocks from SAFE Credit Union Convention Center
- Basement elevator service
- Many restaurants within walking distance
- City parking garage close by

1001 K STREET
FLOOR PLAN

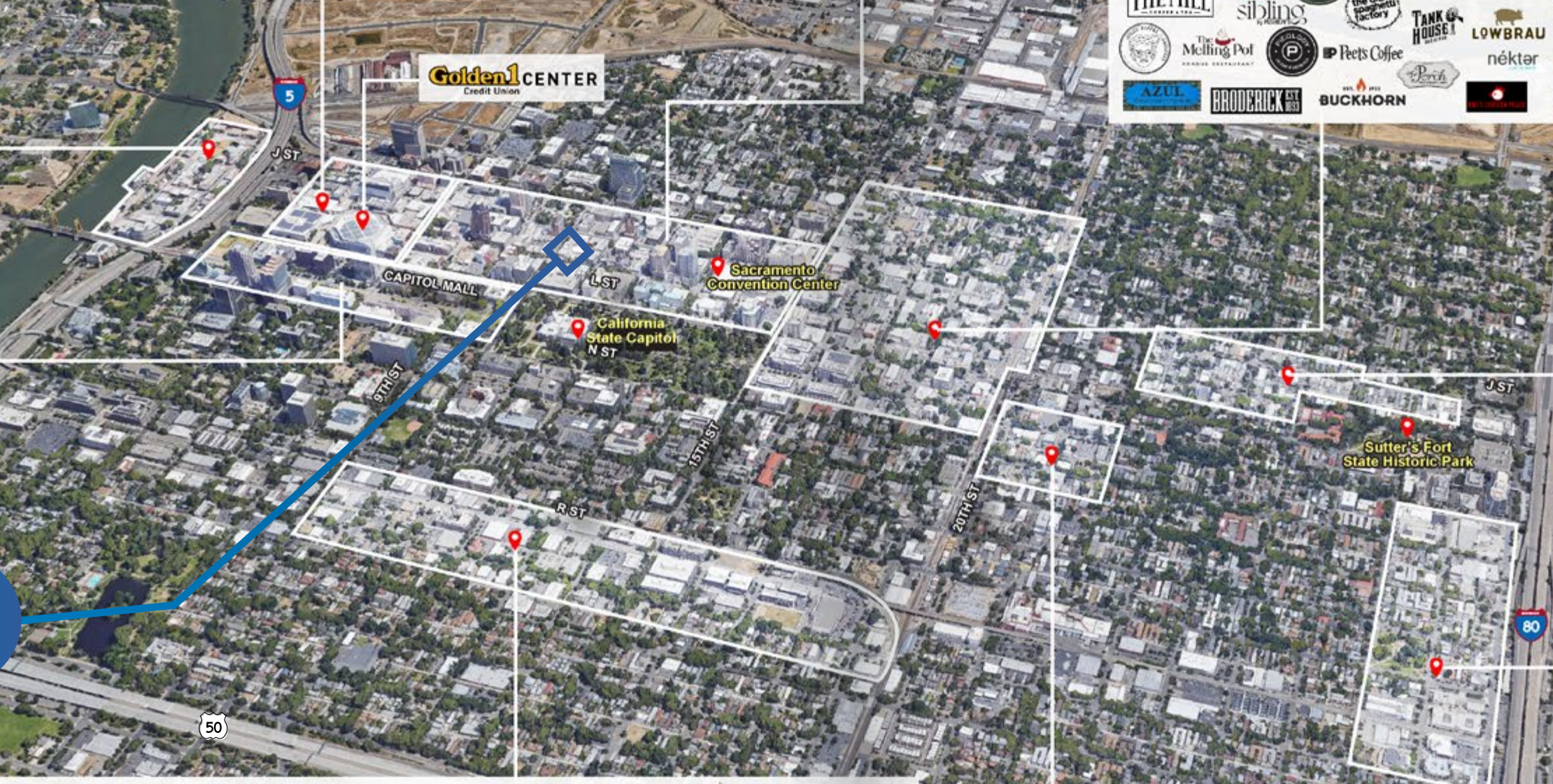


SUITE 1001: 4,697 SF

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FLOOR PLAN - BASEMENT



LOWER LEVEL/STORAGE: 5,897 SF

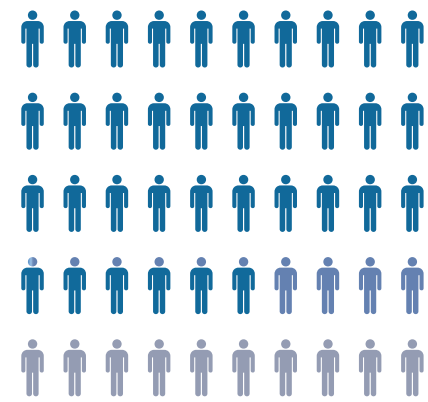


AMENITIES

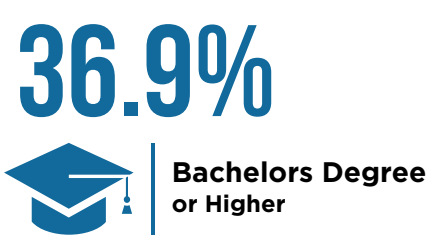
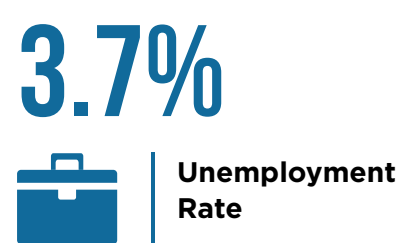
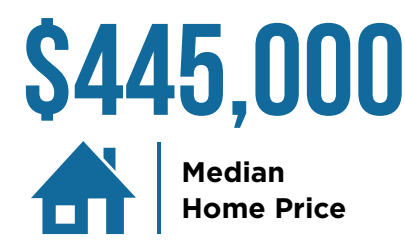
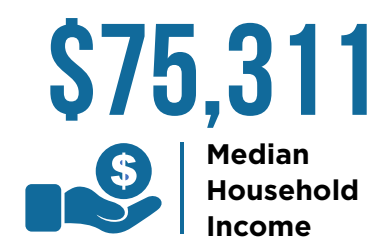
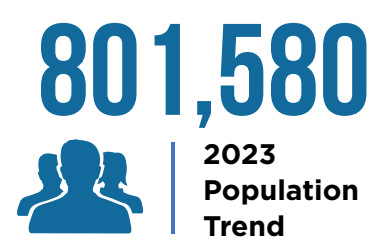
SACRAMENTO REGION DEMOGRAPHICS

POPULATION

City	2023	2028	Growth
Folsom	79,416	81,525	2.7%
Rocklin	74,811	82,606	10.4%
Roseville	164,618	182,263	10.7%
Elk Grove	195,240	206,878	6.0%
West Sacramento	54,805	57,662	5.2%
El Dorado Hills	46,209	47,188	2.1%
Citrus Heights	87,554	89,008	1.7%
Rancho Cordova	75,977	79,323	4.4%
Sacramento	801,580	857,101	6.9%



SACRAMENTO DEMOGRAPHICS



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