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CENTURY 21

Select Real Estate, Inc.



**Price
Reduction**

AVAILABLE
FOR SALE/LEASE

**910 J STREET
SACRAMENTO, CA 95814
-/+3,235 SF**

**YOUR NAME
HERE**

AVAILABLE

J ST. +/-23,000 VPD

Prime Retail, Restaurant, Office Space Available in DT Sacramento



THE PROPERTY

📍 910 J ST. SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**
CITY OF SACRAMENTO
APN: 006-0101-007



**+/- 3,235 SF
Building
+/-0.7 Acres
Land**



**C-3-SPD Central
Business District
/ Special
Planning District**



**OFFICE
RETAIL
RESTAURANT**



**\$700,000
\$216.00 PSF
Negotiable Lease
Rate**



The property offers **retail / office / restaurant space** in the heart of **Downtown Sacramento**.



This building offers **+/-3,235 SF** of **retail / office / restaurant space** with **tremendous street frontage** and **ample street parking**.



The building offers some existing **restaurant structure**, double doors at basement level, basement for storage, and one (1) ADA restroom.



The building is **located moments from Golden 1 Event Center and The Doco**. Also nearby is Caesar Chavez Park, and just beyond that there is access to public transit.

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FOR SALE OR LEASE



RAILROAD MUSEUM

Stage Nine BLUEPRINT COFFEE PROJECT

Evangelina's Costume Mansion

SUBWAY

Rio City

Steamers

RAILROADS

DELTA KING

JOE'S CRAB SHACK

Round Table

THE FIREHOUSE RESTAURANT

THE PIZZA PRESS

24 HOUR FITNESS

Echo Rig

TEAMSTORE

ROOTS COFFEE

JIMBOY'S TACOS

THE SAWYER

POLANCO

BANK

MACY'S

SAUCED

Yard House

CENTURY THEATRES

ESTELLE

popbar

PUNCH BOWL SOCIAL

REVIVAL

pressed juicery

Fizz

Häagen-Dazs

URBAN OUTFITTERS

CITIZEN

HYATT REGENCY

RITE AID

TACO BELL

CREST

TEMPLE

Sheraton Grand Sacramento

MidCo

RUHSTALLER

AVIARY

MAYAHUEL

7 ELEVEN

TIGER

KODAIKO

BUCKHORN

LOWBRAU

Mill

58 & HOLDING CO

Old Soul Co.

paesanos

FIELDWORK BREWING

The Rind

CHICKEN

STATION 16

ginger Elizabeth

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RED RABBIT KITCHEN & BAR

BARWEST

See's CANDIES

CHICAGO FIRE

DESSERT DINER

TEMPLE

urgerpatch

the Jungle Bird

RED RABBIT KITCHEN & BAR

BARWEST

See's CANDIES

CHICAGO FIRE

DESSERT DINER

TEMPLE

urgerpatch

the Jungle Bird

OLD SOUL CO.

WHIRED wine

CAMDEN

Il Fornaio

MORTON'S

house kitchen & bar

FRANK FAT'S

CHASE

TERIYAKI

KUPROS

Bombay

JACK'S

PARAGARY'S

IDENTITY COFFEE

PUSHKIN'S

REVOLUTION WINERY & KITCHEN

CAFE BERNARDO

TEMPLE

SACRAMENTO NATURAL FOODS CO-OP

INK

BAWK

pressed juicery

Device BREWING COMPANY

SNUG

SHAKE SHACK

ERNESTO'S MEXICAN FOOD

SAFeway

west elm

MENDOCINO FARMS sandwich market

MARKET

5 O-N-E 5





THE BUILDING

- Located just a stone throw from the State Capitol, the Golden 1 Center, the Convention Center, and directly in the path of the ongoing downtown revival, the subject property provides an ideal location to capture the growing consumer market in the Central Business District.
- Located at one of the most desirable corners in the heart of the **K Street development** renaissance, this project will be the prime spot for **restaurateurs** to be part of the urban renewal of **Downtown Sacramento**.
- The location provides one of the most attractive street visible retail opportunities in the **dynamic downtown grid**. The continuous activity going on Downtown coupled with the **Golden 1 Center**, which has a projected 17,000 attendees per event and is 2.5 blocks from the site, make this an **ideal location** for a multitude of users. The Sacramento A's (formerly the Oakland A's) have a 2 year contract for MLB games in Sacramento which will definitely bring more consumer traffic to neighboring businesses.
- There is a large influx of residents and consumers coming into the Downtown core. This will create a heightened demand for retail within walking distance.
- At the 9th and J corner, the two main streets of the downtown core, precisely in the middle of all major projects, you will be in a prime position to absorb the existing demand.
- The building offers **tremendous street frontage**, street parking, easy access to other shops and amenities as well as **easy access to freeways**. The space was recently remodeled and offers a newer more modern feel inside. The building is ideal for a multitude of different **office, retail, and or restaurant uses**.





THE REGION

- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.

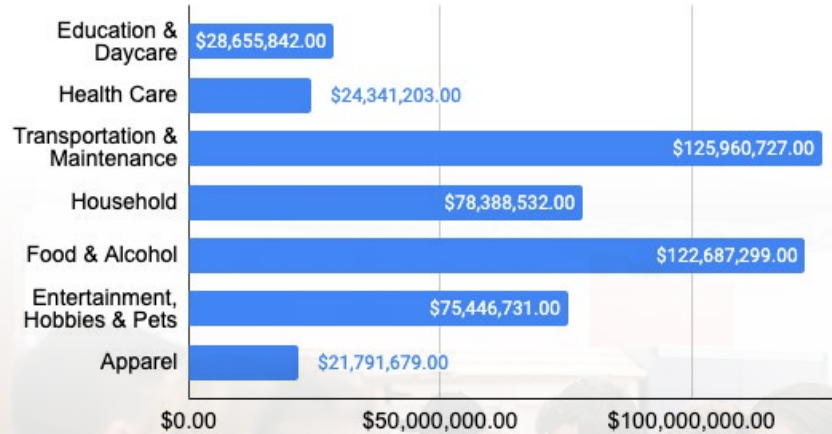


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DEMOGRAPHICS

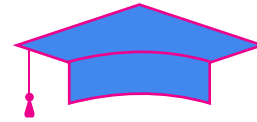
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



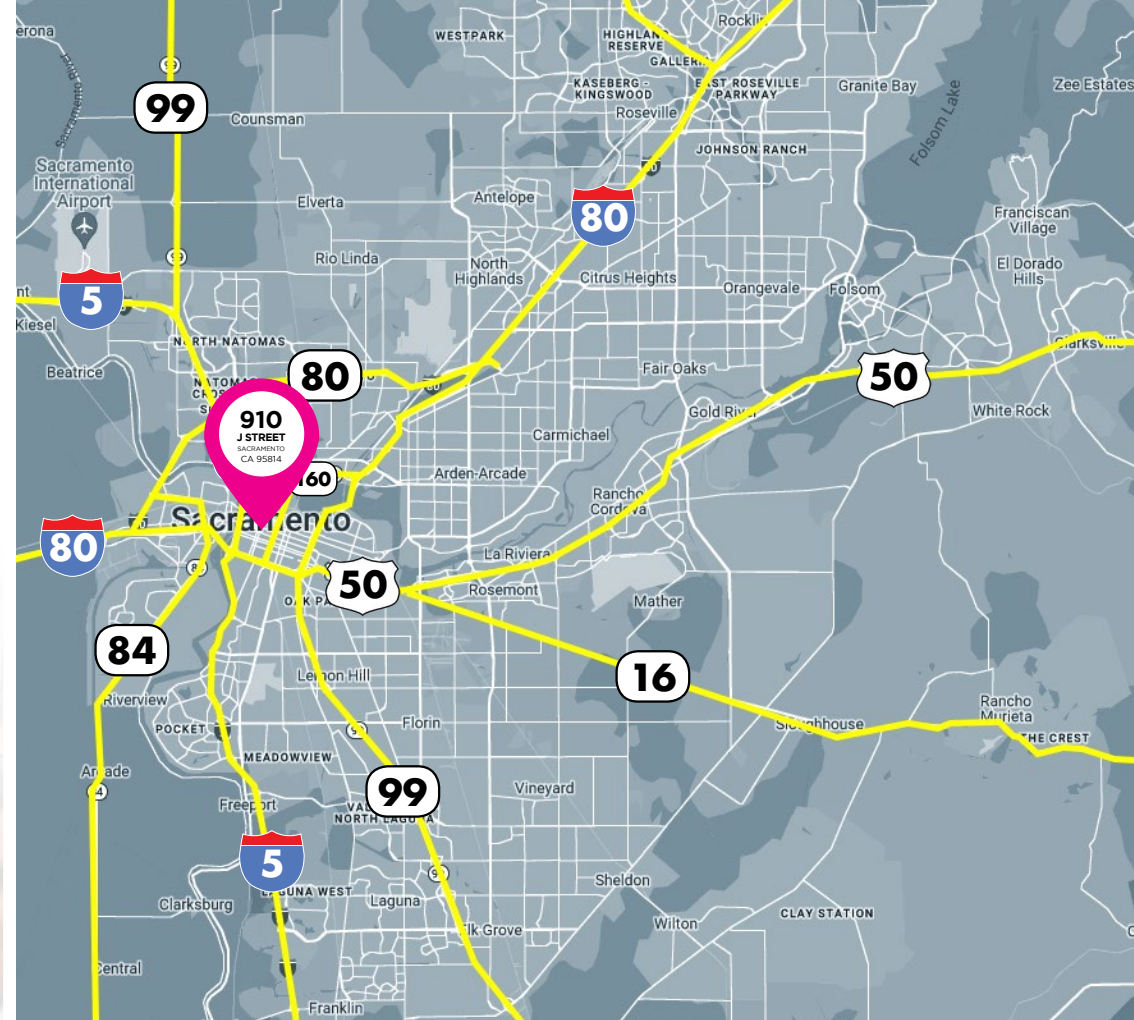
- 37% Some College, No Degree
- 25% High School Graduate
- 17% Bachelor's Degree
- 8% Some High School, No Diploma
- 8% Advanced Degree
- 5% Associate Degree

HOUSE HOLD INCOME

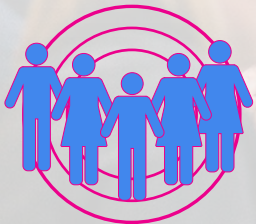


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



RESIDENT POPULATION



5 mile Population 2023

2010	32,633
2023	32,982
2028	33,036

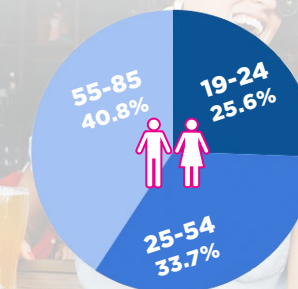
Data from Costar

TRAFFIC COUNT



-/+ 23,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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