

FOR LEASE

1330 N STREET

*Ground-Floor Retail at
Cypress Residences -
Downtown Sacramento*

SACRAMENTO, CA



KIDDER.COM

km Kidder
Mathews



1330 N Street offers a high-visibility retail opportunity at the base of Cypress Residences, a newly developed, design-forward mixed-use community situated directly across from Capitol Park.

The project delivers an attractive combination of modern construction, large storefront glazing, strong walkability, and a built-in consumer base from both downtown workers and the residents of Cypress.

The available suites provide flexible layouts ideally suited for boutique retail, wellness and personal services, creative uses, and light food and beverage operators that do not require vented kitchen infrastructure. With steady foot traffic, excellent street presence, and proximity to major civic and cultural destinations, 1330 N Street stands out as one of the most desirable small-format retail opportunities in Sacramento's urban core.

PROPERTY OVERVIEW

Located in the heart of Sacramento's government and cultural district, Cypress Residences blends contemporary residential living with thoughtfully planned ground-floor retail. The project emphasizes clean architecture, generous storefront visibility, and an inviting pedestrian experience.

The retail suites offer efficient floor plates, high ceilings, and a modern aesthetic that supports a diverse mix of neighborhood-serving and lifestyle-focused tenants. Their location along N Street ensures exposure to a steady stream of residents, office workers, performing arts attendees, and visitors to Capitol Park.

1330 N ST

PRIME DOWNTOWN LOCATION ACROSS FROM CAPITOL PARK

This modern, highly visible ground-floor retail opportunity at Cypress Residences offers suite sizes ranging from approximately 826 to 1,975 square feet and is ideal for boutique retail, wellness, personal services, or light food and beverage uses, benefiting from strong walkability, convenient transit access, a dense daytime population, and a nearby residential base.

AVAILABLE FOR LEASE

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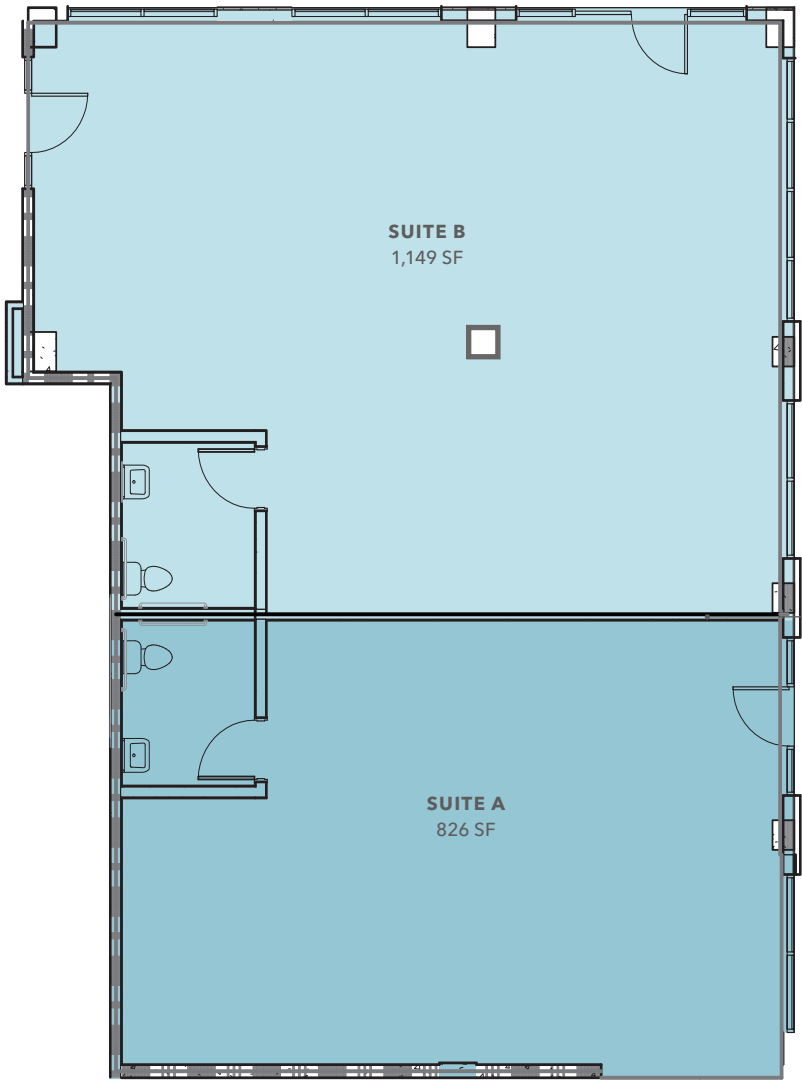
CONVENIENT. COMPETITIVE. UPSCALE *RETAIL*

AVAILABLE SPACES

Suite #	Total SF	Lease Rate
SUITE A	±826 SF	\$3.00/SF
SUITE B	±1,149 SF	\$3.00/SF
SUITES A&B COMBINED	±1,975 SF	\$3.00/SF

The spaces will be delivered in vanilla shell condition, offering tenants a clean, ready-to-customize starting point for interior buildouts. Utility & mechanical systems accommodate a wide range of light food and beverage, retail, wellness, & service-oriented tenants. Full-service restaurant uses & Type 1 hoods are not supported by the building's design.

FLOOR PLAN



1330 N ST

THE REDEFINED RETAIL EXPERIENCE

Strong transit access, bike lanes, and surrounding public parking facilities make the location convenient for customers and employees.

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LOCATION OVERVIEW

With Capitol Park directly across the street, 1330 N Street sits within one of Sacramento's most active, walkable districts. The property is surrounded by:

SAFE Credit Union Performing Arts Center

SAFE Credit Union Convention Center

Memorial Auditorium

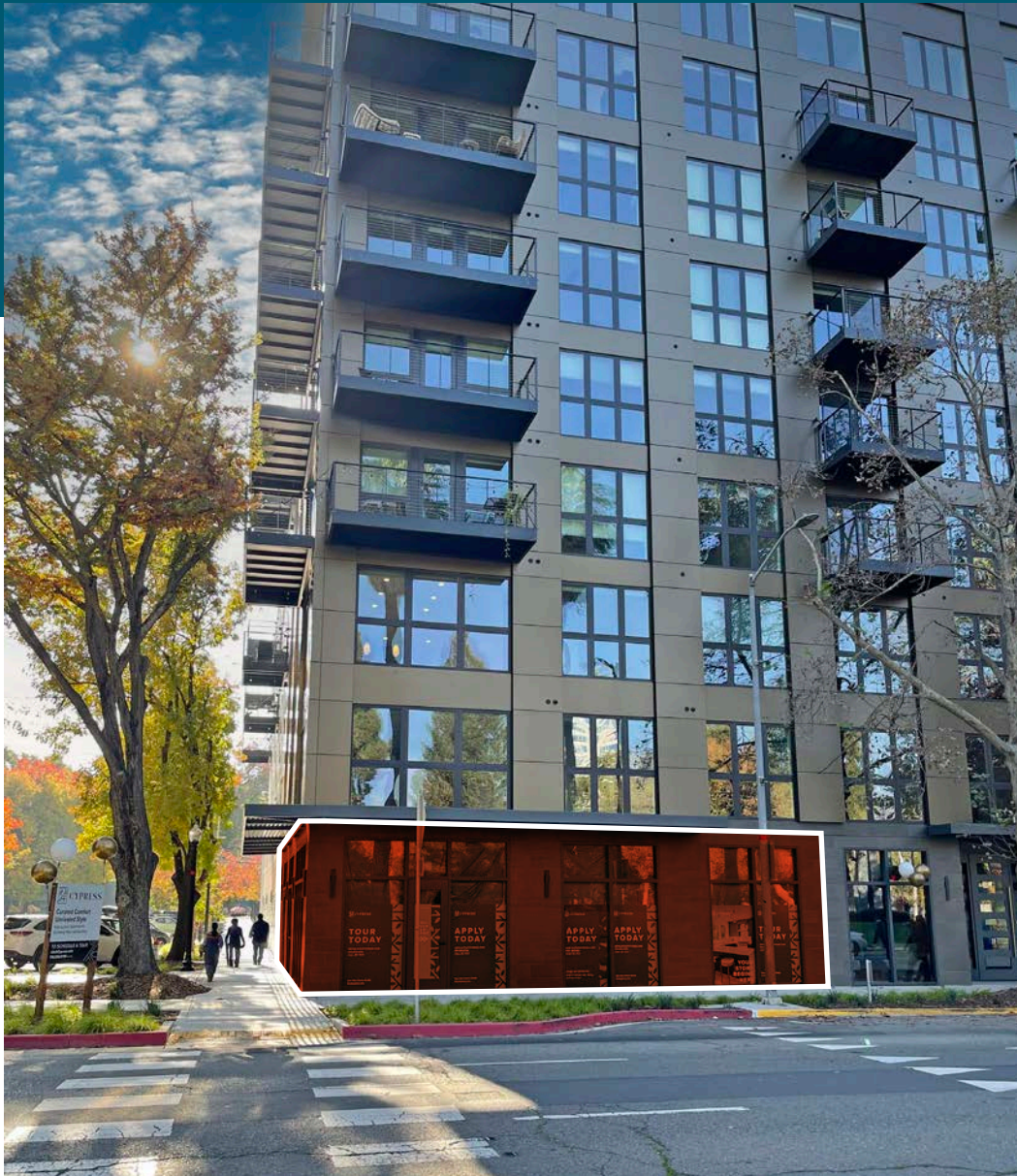
DOCO / Downtown Commons

Boutique hotels, restaurants, and cultural venues

COMPETITIVE POSITIONING

1330 N Street stands out among downtown retail offerings due to its modern construction, clean and flexible interiors, and adjacency to one of the most prominent addresses in the city. The retail suites provide tenants with the rare ability to build out modern layouts in a newly constructed environment—an advantage compared to many legacy retail storefronts in the downtown market.

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IDEAL TENANT TYPES

These tenant types align with the site's pedestrian profile, residential co-tenancy, and modern construction.



**LIGHT FOOD
& BEVERAGE
(NON-VENTED)**



**WELLNESS &
PERSONAL
SERVICES**



**RETAIL
BUSINESSES**



**CREATIVE &
PROFESSIONAL**

Coffee or tea concepts

Smoothie or juice bars

Grab-and-go offerings

Wine tasting or boutique
beverage concepts

Apparel, gifts, home décor

Specialty goods and curated
shops

Lifestyle and artisan retail

Salons, barbers, skincare
studios

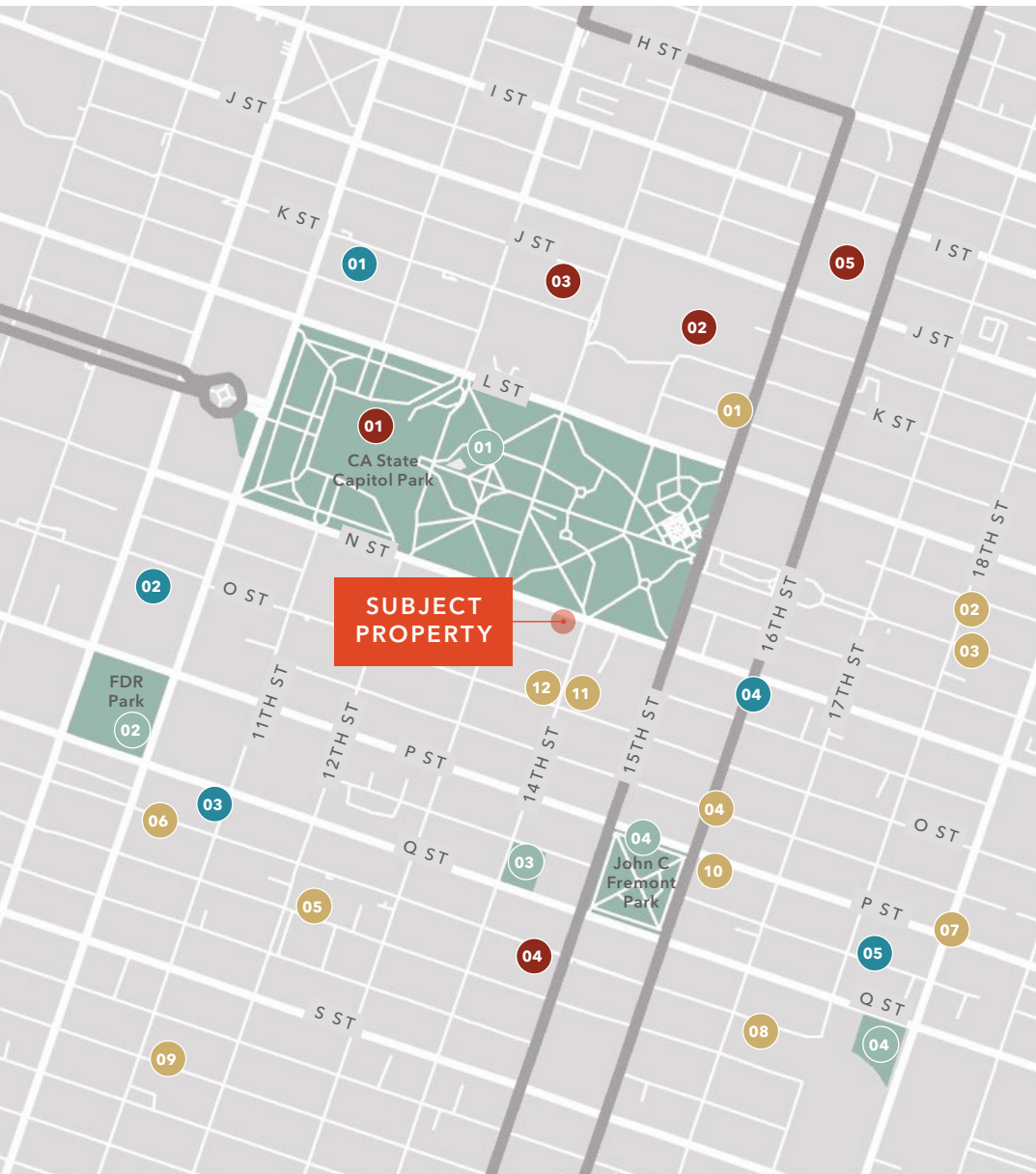
Yoga/Pilates/micro-fitness

Massage, acupuncture,
wellness practitioners

Design studios, galleries

Professional services

Showrooms and boutique
office uses



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Cafeteria 15L
- 02 Zocalo Midtown
- 03 Paesanos
- 04 Maydoon Restaurant
- 05 Camellia Coffee Rosters
- 06 Fox & Goose Public House
- 07 The Zebra Club
- 08 Philz Coffee
- 09 The Coconut On T
- 10 Orchid Thai Restaurant
- 11 Pizza Supreme Being
- 12 Cap City Squeeze Juice Bar

LIFESTYLE & FITNESS

- 01 In Shape Fitness
- 02 Capital YMCA
- 03 AnywhereFit Midtown Sacramento
- 04 Iron Roots Fitness
- 05 Training For Warriors Sacramento

RECREATION & PARKS

- 01 CA State Capitol Park
- 02 Franklin D Roosevelt Park
- 03 Fremont Community Garden
- 04 John C. Fremont Park
- 05 Truitt Bark Park

ATTRACTIONS & ENTERTAINMENT

- 01 CA State Capitol Museum
- 02 SAFE Credit Union Convention Center
- 03 Esquire IMAX Theater
- 04 Ace of Spades
- 05 Sacramento Memorial Auditorium

1330 N ST

CONTEMPORARY *MIXED-USE PROJECT* WITH MODERN ARCHITECTURE

Large storefront windows with excellent natural light

High ceilings and efficient floor plates

Proximity to Capitol Park and major civic landmarks

Surrounded by office, residential, entertainment, and hospitality destinations

Professional onsite property management

Delivered in vanilla shell condition for tenant customization

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*The surrounding area benefits
from several high-density
demand drivers*



GOVERNMENT
WORKFORCE



URBAN
RESIDENTIAL
COMMUNITY



CULTURAL &
ENTERTAINMENT
ACTIVITY



PARK AND
PEDESTRIAN
ACTIVITY

1330 N ST

DESIGNED FOR *VISIBILITY.* POSITIONED FOR *SUCCESS*

Retail at Cypress Residences offers a modern, well-positioned opportunity for tenants seeking a highly visible presence in Sacramento's urban core. With flexible layouts, excellent frontage, and a strong mix of nearby residential, office, and cultural activity, the suites at 1330 N Street are an exceptional fit for brands seeking long-term success in a lively and evolving downtown environment.

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SACRAMENTO DEMOGRAPHICS

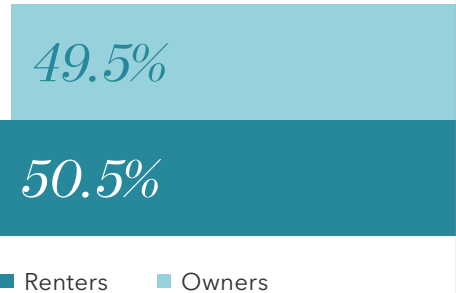
539,961
POPULATION

2.64
AVG HH SIZE

\$87,000
MED HH INCOME

41.3
MEDIAN AGE

HOME OWNERSHIP



RACE & ETHNICITY

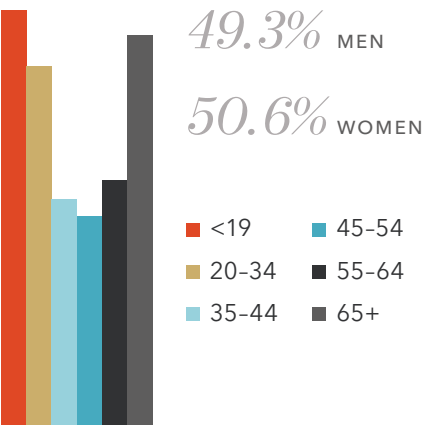
WHITE	34.8%
ASIAN	19.9%
PACIFIC ISLANDER	1.6%
AFRICAN-AMERICAN	13.2%
HISPANIC	28.8%
TWO OR MORE RACES	15.3%

Source: ESRI

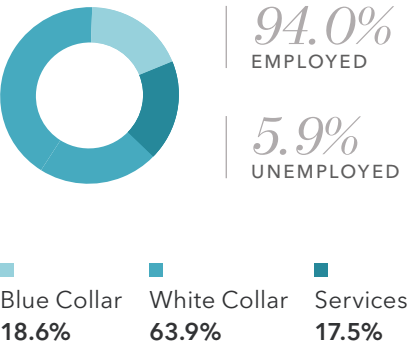
EDUCATION

17.9% HS GRAD	19.1% SOME COLLEGE
9.1% ASSOCIATES DEGREE	24.6% BACHELORS DEGREE

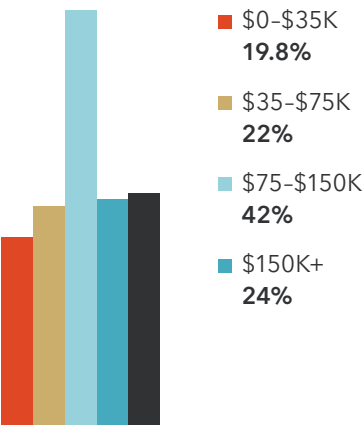
GENDER & AGE



EMPLOYMENT



INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

\$2.2K Housing	\$962 Food
\$291 Travel	\$328 Entertainment
\$83 Personal	\$234 Furniture
\$200 Apparel	\$108 Vehicle

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Exclusively leased by

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