



## DANIEL MUELLER

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**CENTURY 21**

Select Real Estate, Inc.



# AVAILABLE

AVAILABLE  
**FOR LEASE**

**905 - 907 K ST.**  
**SACRAMENTO, CA 95814**  
**1,600 SF - 8,800 SF**

**TURN-KEY CAFE + BASEMENT & KITCHEN FOR LARGER EVENTS**

# THE PROPERTY

905 - 907 K ST. SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



DOWNTOWN  
SACRAMENTO

1,600 SF  
2,200 SF  
5,000 SF



C-3 SPD

RESTAURANT  
/ CAFE  
LARGE EVENTS  
BARCADE



\$2.00 PSF  
+ NNN

1,600 SF -  
2ND GENERATION CAFE



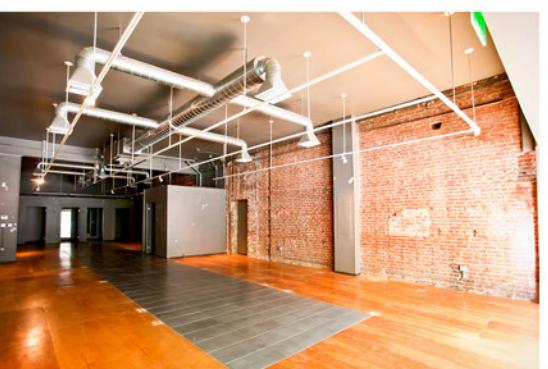
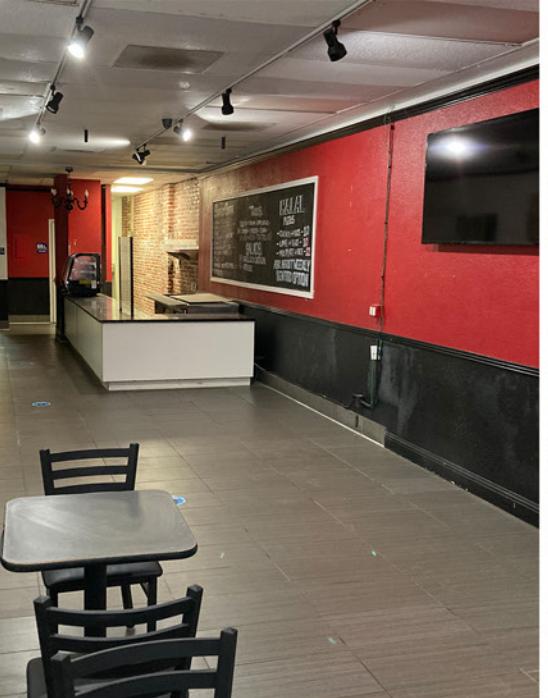
2,200 SF -  
RETAIL



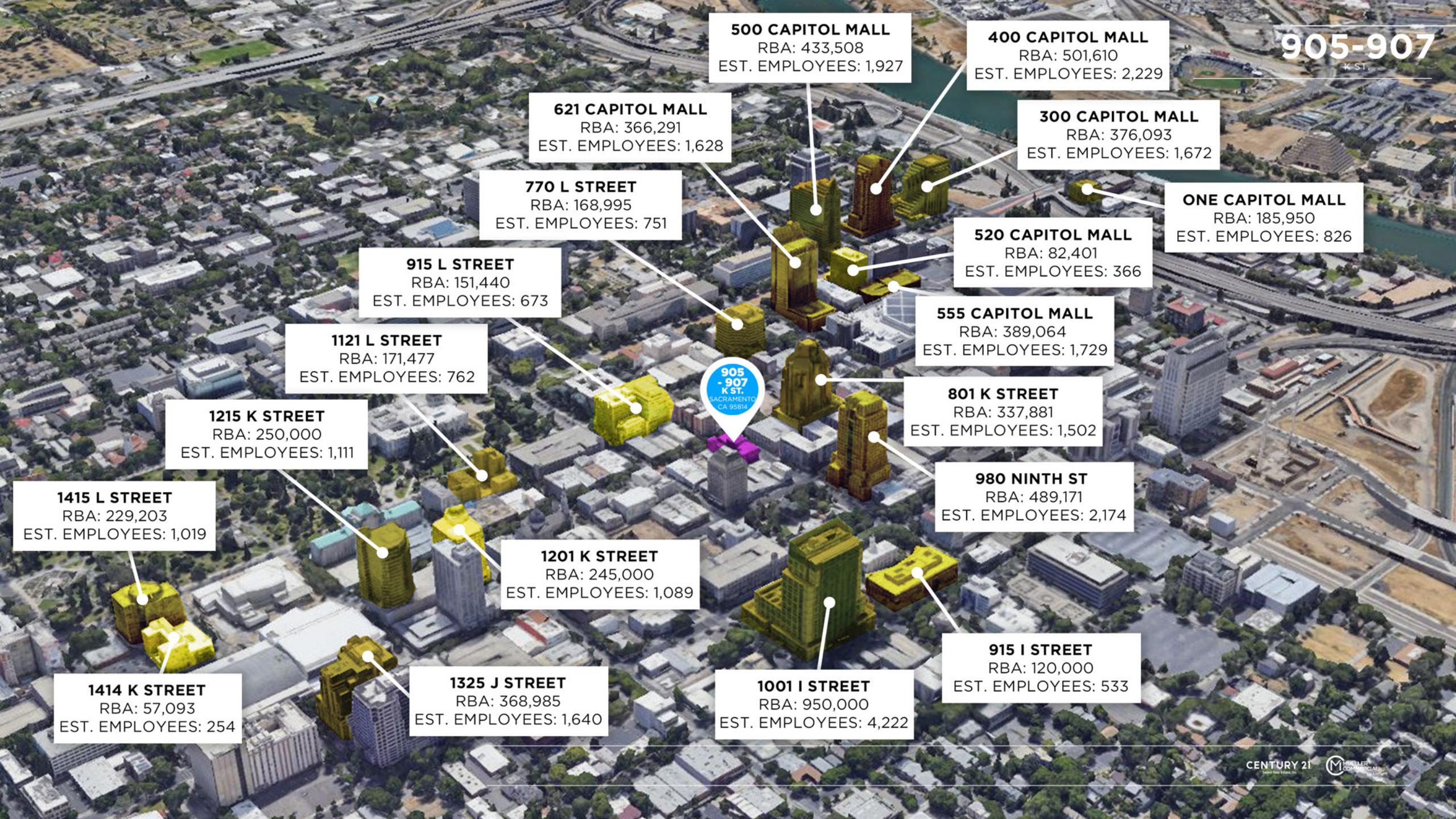
5,000 SF -  
LARGE EVENT HALL W/ KITCHEN



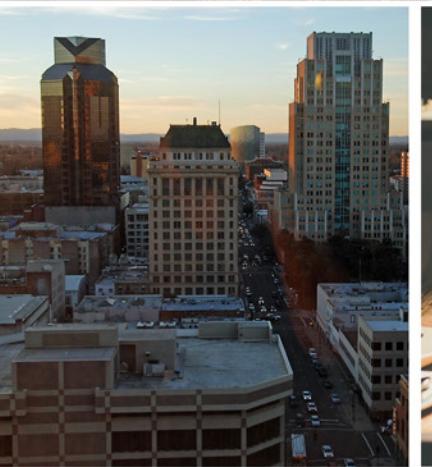
905-907  
K ST.



905-907  
K ST.



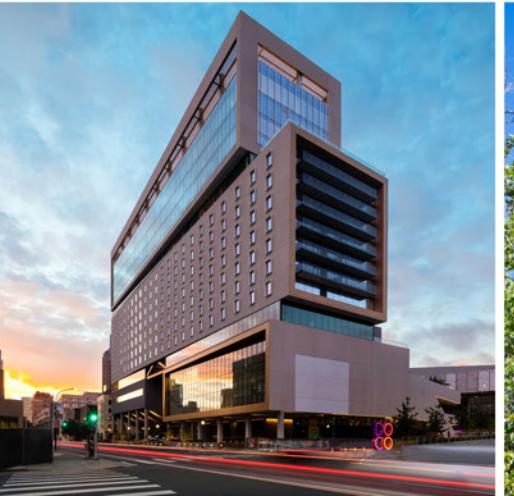




# THE BUILDING

Second generation restaurant space available at Capital Plaza Building practically a stone's throw from the State Capitol. Capital Plaza is a premier iconic mixed-use building in Downtown Sacramento. The multi-story building which totals approximately 50,833 sq ft was originally constructed in 1910 and has been incredibly well maintained and cared for. The ground floor restaurant space offers a tremendous opportunity to lease an extremely rare turnkey second generation space that is strategically located on one of the most iconic streets in Sacramento allowing visibility onto J Street. J Street is the entryway into the heart of urban Sacramento, which happens to be the 5th largest economy in the world. A new concept at Capital Plaza will benefit from nonstop traffic from morning to night, with Sacramento's daytime and nighttime amenities like Doco, Golden 1 Center, six large office towers,

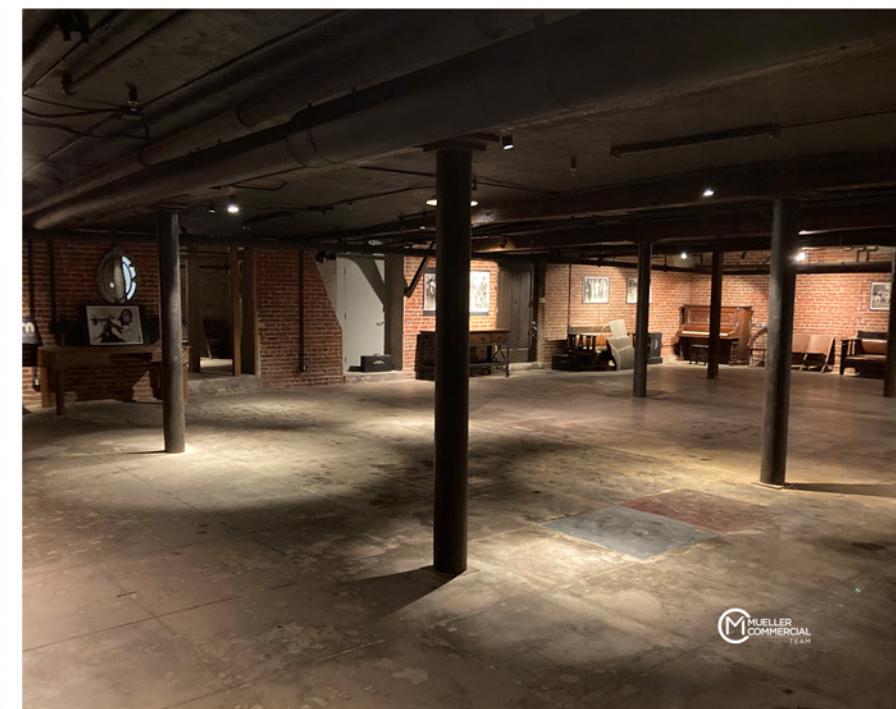
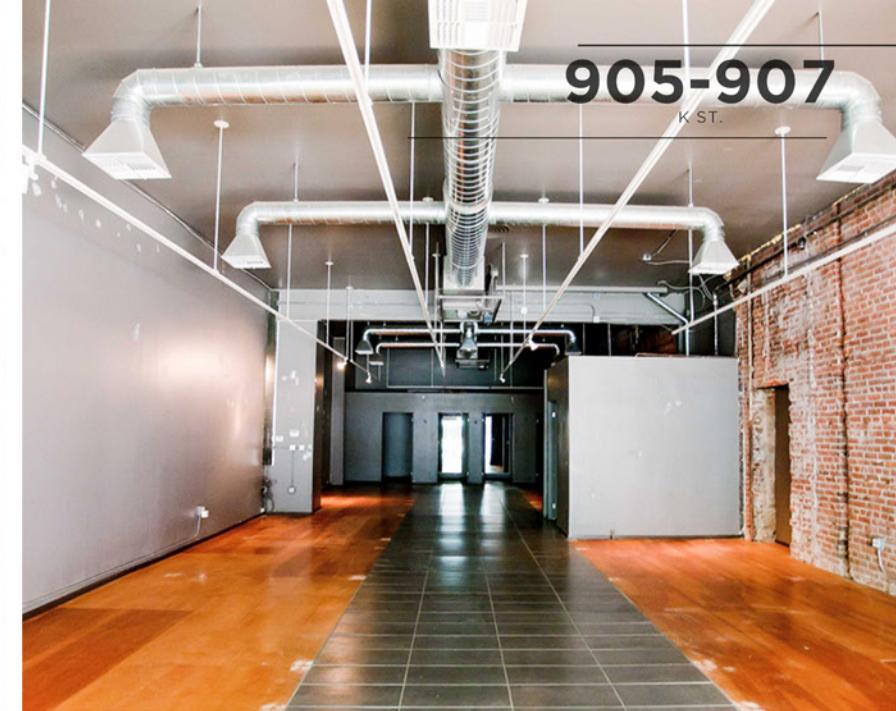
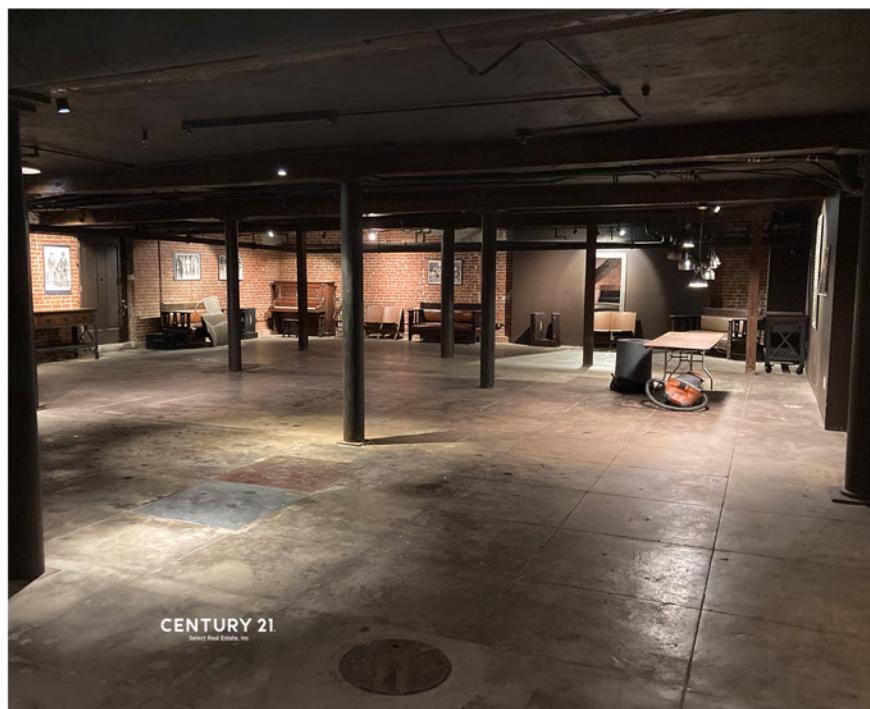
the Sacramento Convention Center, State of California Office complexes, the Marriot Residence Inn, the Hyatt Regency, and the Sheraton Grand Hotel. In addition, Capital Plaza offers direct access to light rail, several amenities and shopping, and is a short walk to Sacramento's eclectic and vibrant K Street entertainment district. The building is located a few short blocks from Convention Center and SAFE Credit Union Performing Arts Center, which was just completed in late 2021, moments from both the State Capitol and City Hall and walking distance to Golden One Center and The Doco. Capital Plaza is the premier location for Sacramento's exciting revamped urban experience.

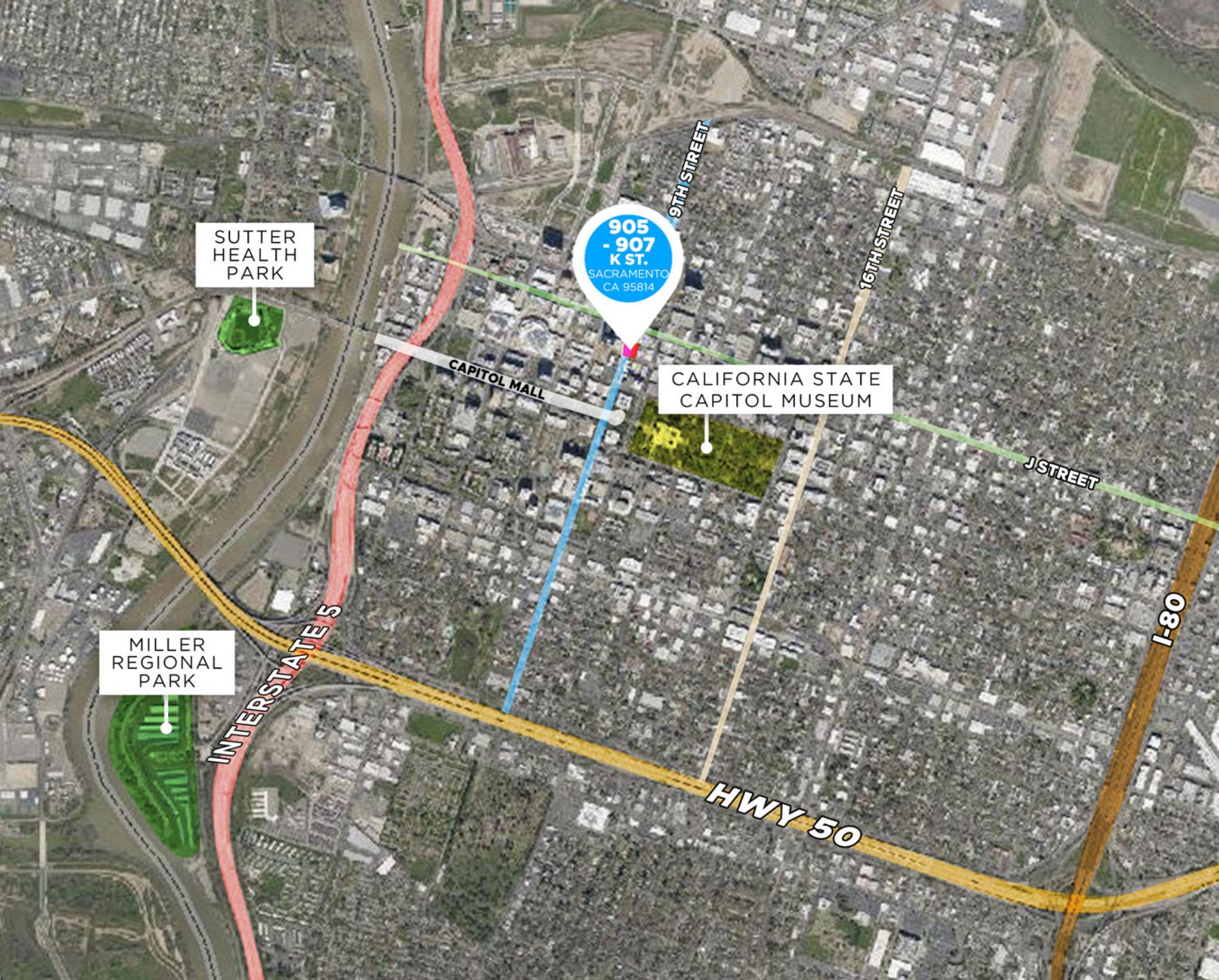




## THE AREA

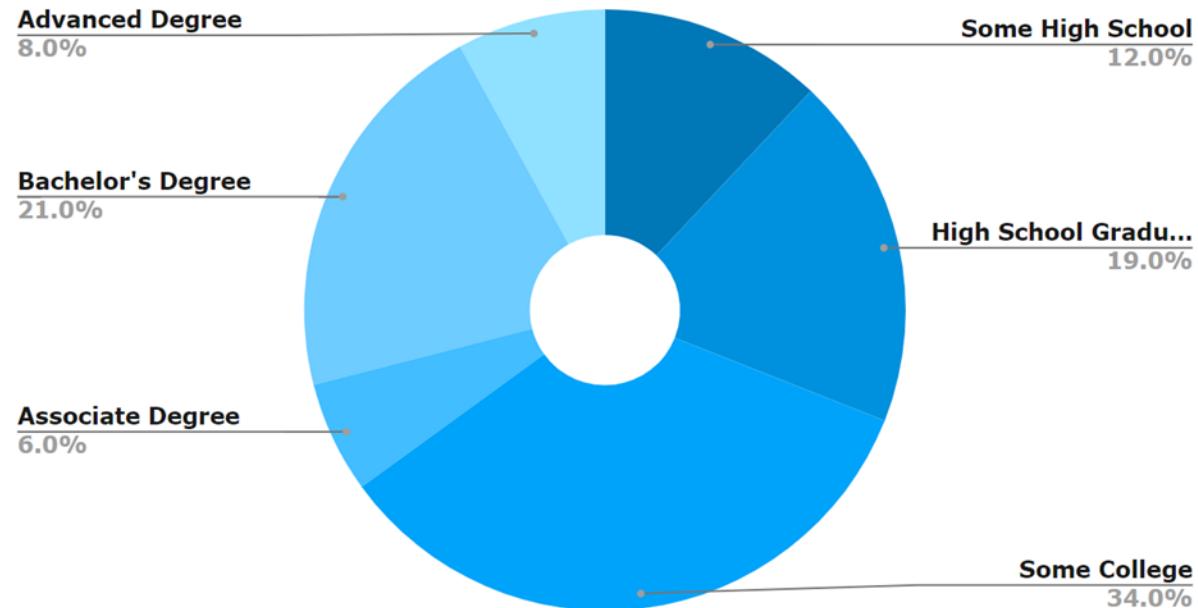
Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



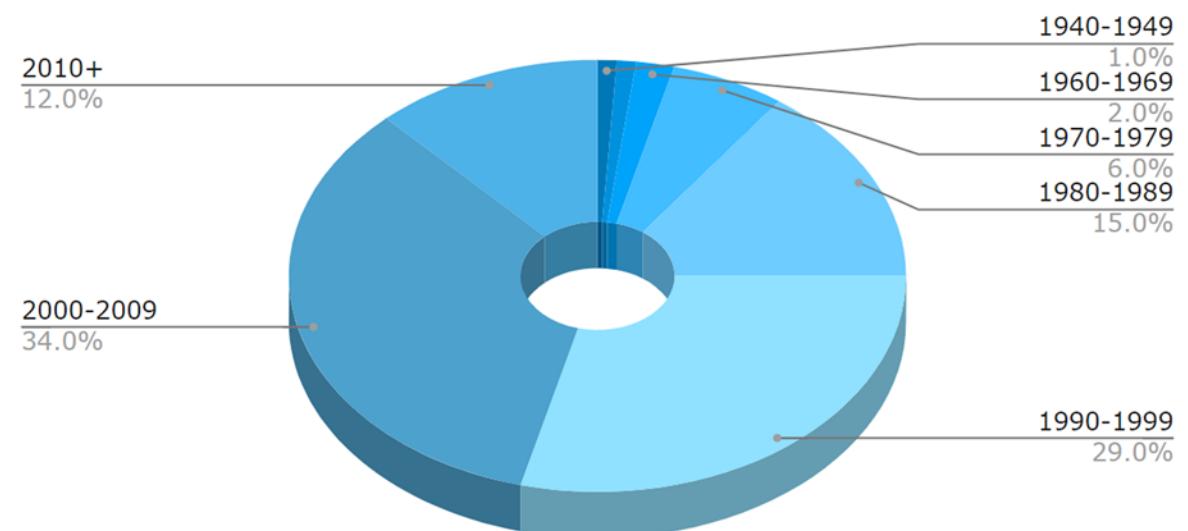


# DEMOGRAPHICS

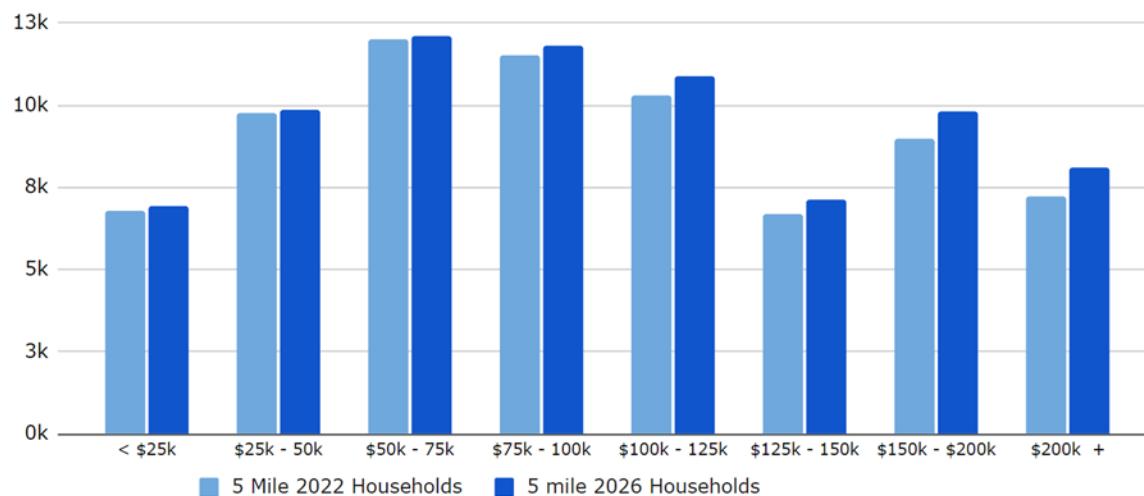
## Educational Attainment



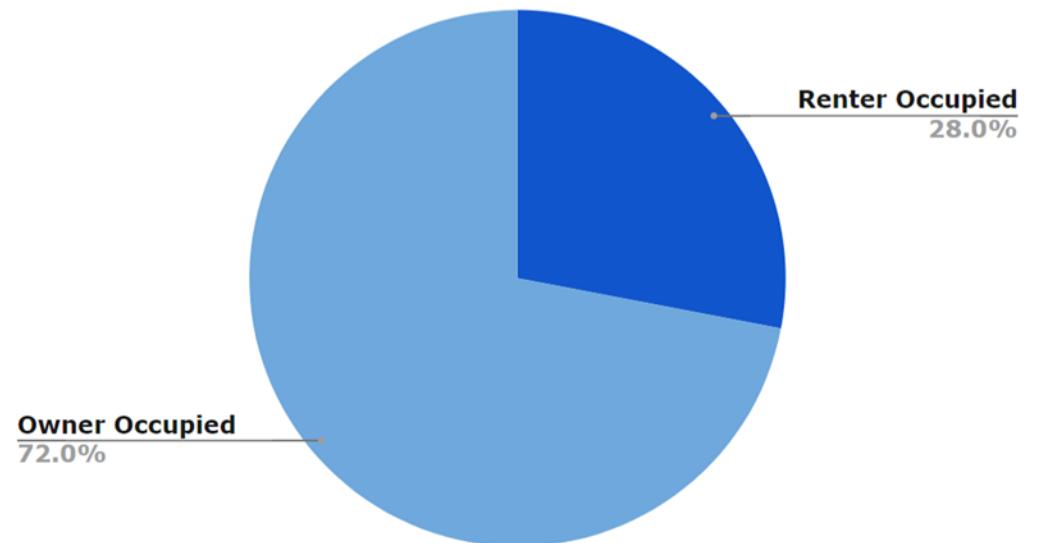
## Homes Built by Year



## Monthly House Hold Income

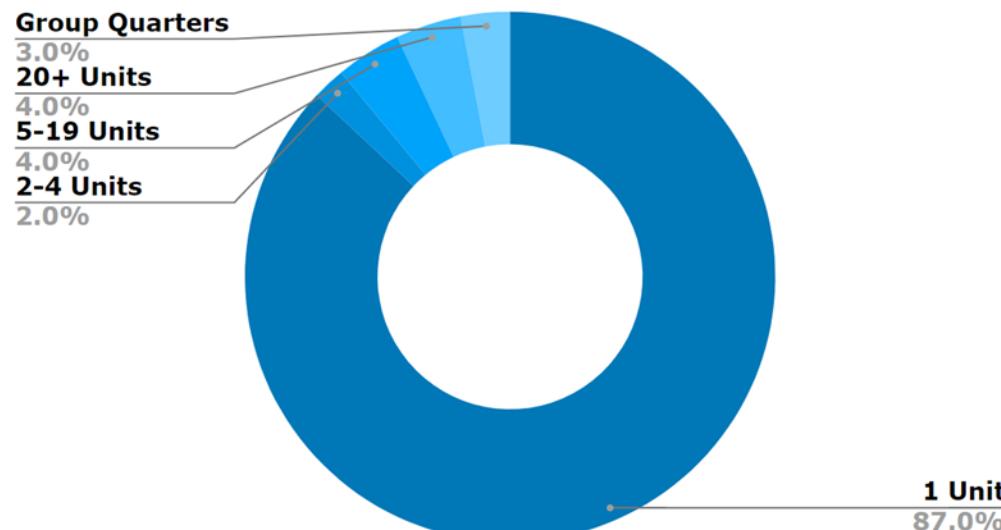


## Housing Occupancy

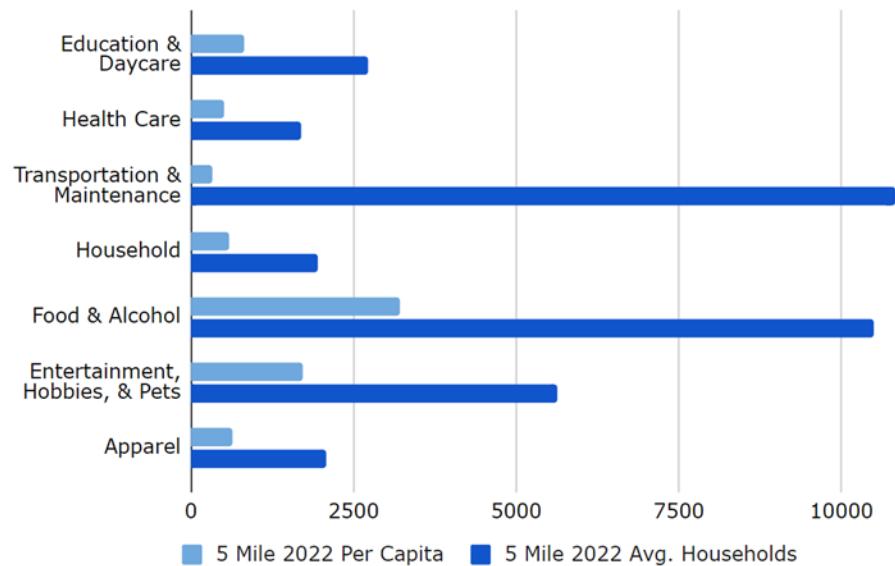


# DEMOGRAPHICS

## Housing Type

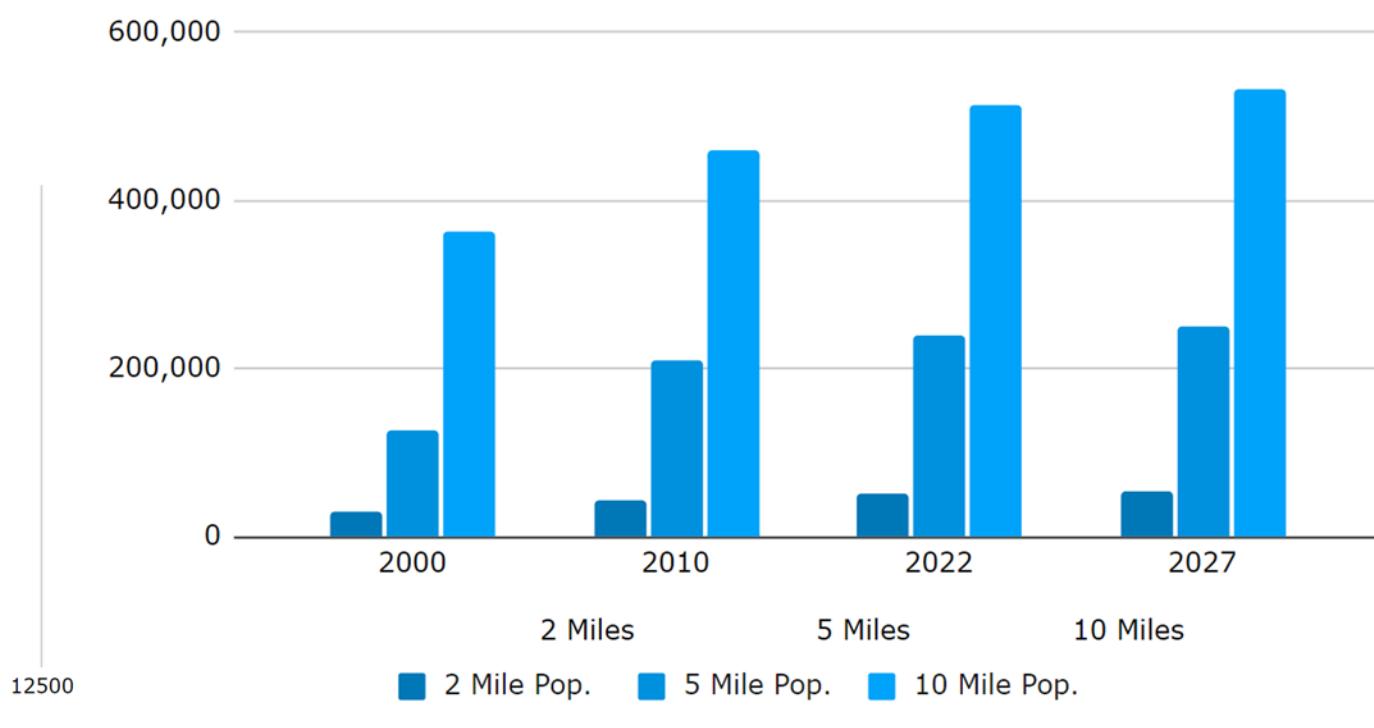


## Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

## Population





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Select Real Estate, Inc



# LEASE

CENTURY 21<sup>®</sup>  
Select Real Estate, Inc.



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