

1001



STREET

SACRAMENTO, CA



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FOR SALE

1001 K ST,



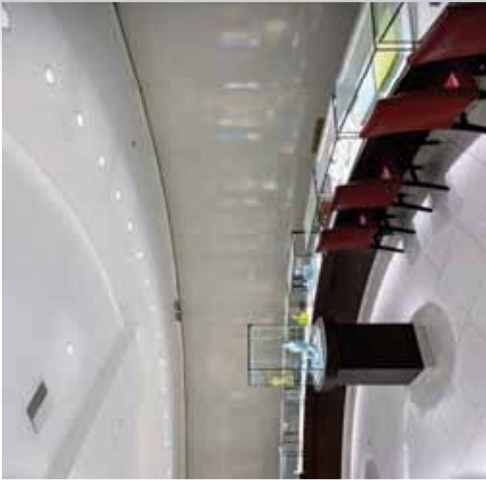
D O W N T O W N S A C R A M E N T O

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## OFFICE/RETAIL/STORAGE CONDOMINIUM

PURCHASE PRICE: \$2,500,000 (\$2336/RSF)

TOTAL SQ. FT. ±10,594



SHOW ROOM

BASEMENT

← BACK

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## 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.



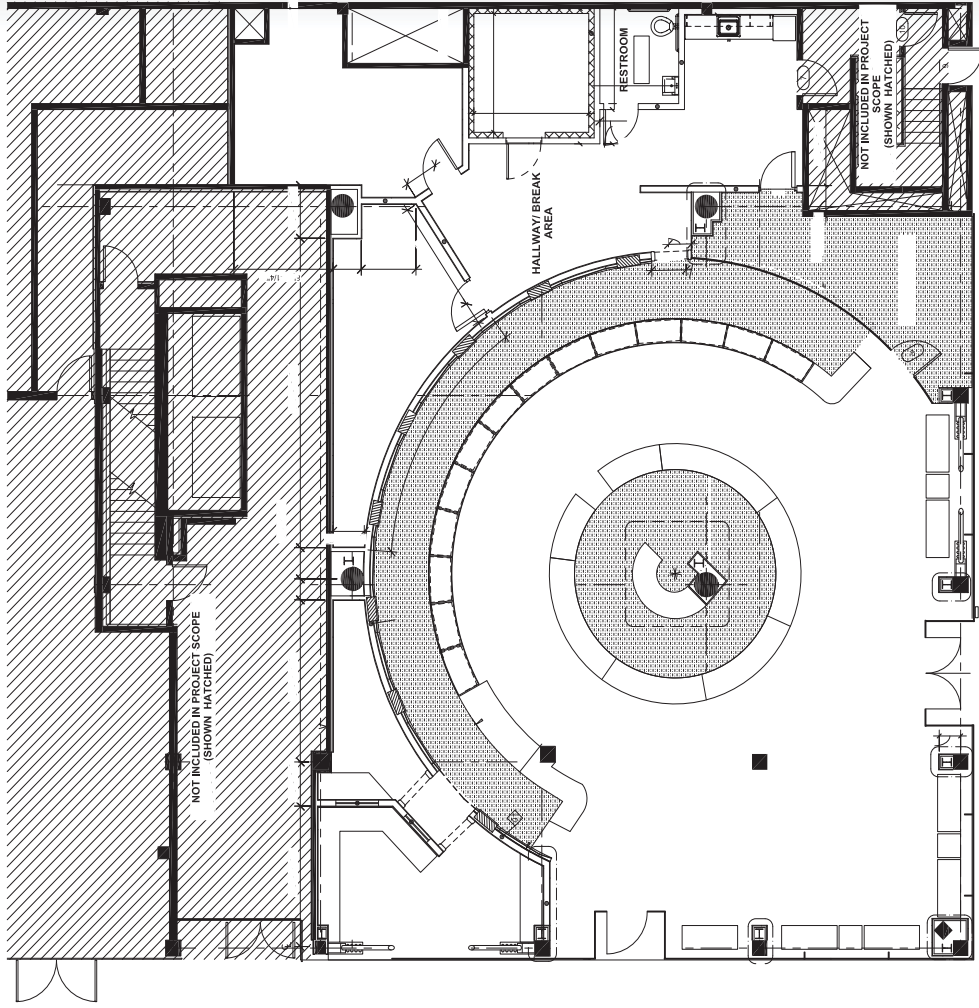
OFFICE

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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 closeby

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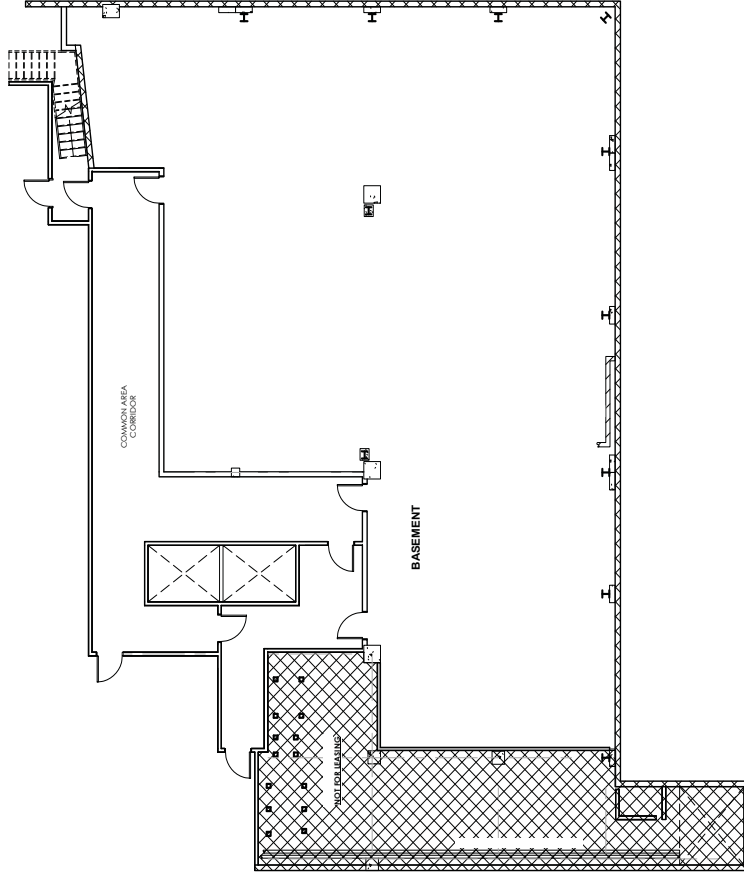
# FLOOR PLAN



**SUITE 1001: 4,697 SF**

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# FLOOR PLAN - BASEMENT



**LOWER LEVEL/STORAGE: 5,897 SF**

TEMPLE CHICAGO FIRE **Burgerpatch**

Thai Basil **Just Eat**

Sec's Candies **BARWEST**

LESMET LINE **RED HAT!!**

pacanos **The Blind**

FIELDWORK **LOWBRAU**

STATION 16 **STATION 16**

THE HILL **BUCKHOORN**

CREST **7-Eleven**

Medici **TIGER**

TACO BELL TEMPLE **soja kitchen**

ESTELLE **REVIVAL**

popbar **THE SAWYER**

polanco **TEAMSTORE**

RALLYARD **Blueprint**

THE FIREHOUSE **STAGE FINE**

Subway

ACCION'S **Frank's Pizzeria**

CAMDEN **WINDUP**



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ALAMO **JACK'S**

CHASE

MENDOCINO FARMS **west elm**

SAFEMWAY **pressed juicery**

IRON HORSE TAVERN **MAS TACO BAR**

Uncle Vitos **SNUG**

TEMPLE **REVOLUTION**

BERNARDO **PUSHKINS**

IDENTITY **CCFELS**

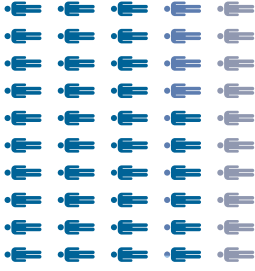
PARAGARY'S

# DEMOGRAPHICS

## 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

**801,580**  
 2023 Population Trend

**\$75,311**  
 Median Household Income

**\$445,000**  
 Median Home Price

**3.7%**  
 Unemployment Rate

**36.9%**  
 Bachelors Degree or Higher




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SACRAMENTO, CA



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