

FOR LEASE



**+/- 4,805 SF OF PRIME OFFICE
SPACE AVAILABLE!**



**3-D Tour
Click Here** 



2014 **CAPITOL AVE
SACRAMENTO, CA**

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ROME
REAL ESTATE GROUP

2014 CAPITOL AVE

SUITE	+/- SIZE	LEASE RATE
201	4,805 SF	CONTACT BROKER, Full Service Gross (FSG)



PROPERTY HIGHLIGHTS

- **Prime Midtown Location:** Nestled in the heart of Sacramento's vibrant Midtown district, enjoy easy access to top-rated restaurants, cafes, and cultural attractions.
- **Fully Functional Suite:** This move-in-ready office space offers a perfect blend of private offices and an open floor plan, ideal for modern workstyles.
- **Ample Natural Light:** Benefit from abundant natural light that floods the space, creating a bright and inviting atmosphere.
- **On-Site Parking:** Enjoy the convenience of both surface and secured parking, ensuring easy access for you and your team.
- **Flexible Lease Terms:** Tailor your lease to your specific needs with flexible options to suit your business growth.
- **High-Visibility Location:** Situated on Capitol Avenue, this office space offers excellent visibility and exposure.
- **Fully Furnished Option:** Take advantage of the fully furnished "plug-and-play" option for immediate occupancy.
- **Convenient Amenities:** Enjoy nearby amenities such as Golden 1 Credit Union, UPS Store, and various dining and retail options.
- **Cultural Hub:** Immerse yourself in the thriving cultural scene of Midtown, with numerous art galleries, coffee shops, and boutiques.

2014 CAPITOL AVE MIDTOWN SACRAMENTO

- Proximity to Amenities:
 - Close to popular Midtown amenities such as Temple Coffee, N Street Café, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, and more.
 - Located in a vibrant area with a mix of local restaurants, art galleries, coffee houses, and boutiques.
 - Near the MARRS Building, a hub for dining and entertainment.
 - High foot traffic area, popular for events like Second Saturday festivities and Midtown Farmers' Market.
- Demographics and Economy:
 - 15.3 million annual regional visitors.
 - 71,335 daytime employees in the area.
 - Over 215 bars and restaurants.
 - Sacramento is noted for its affordability and expected population growth.

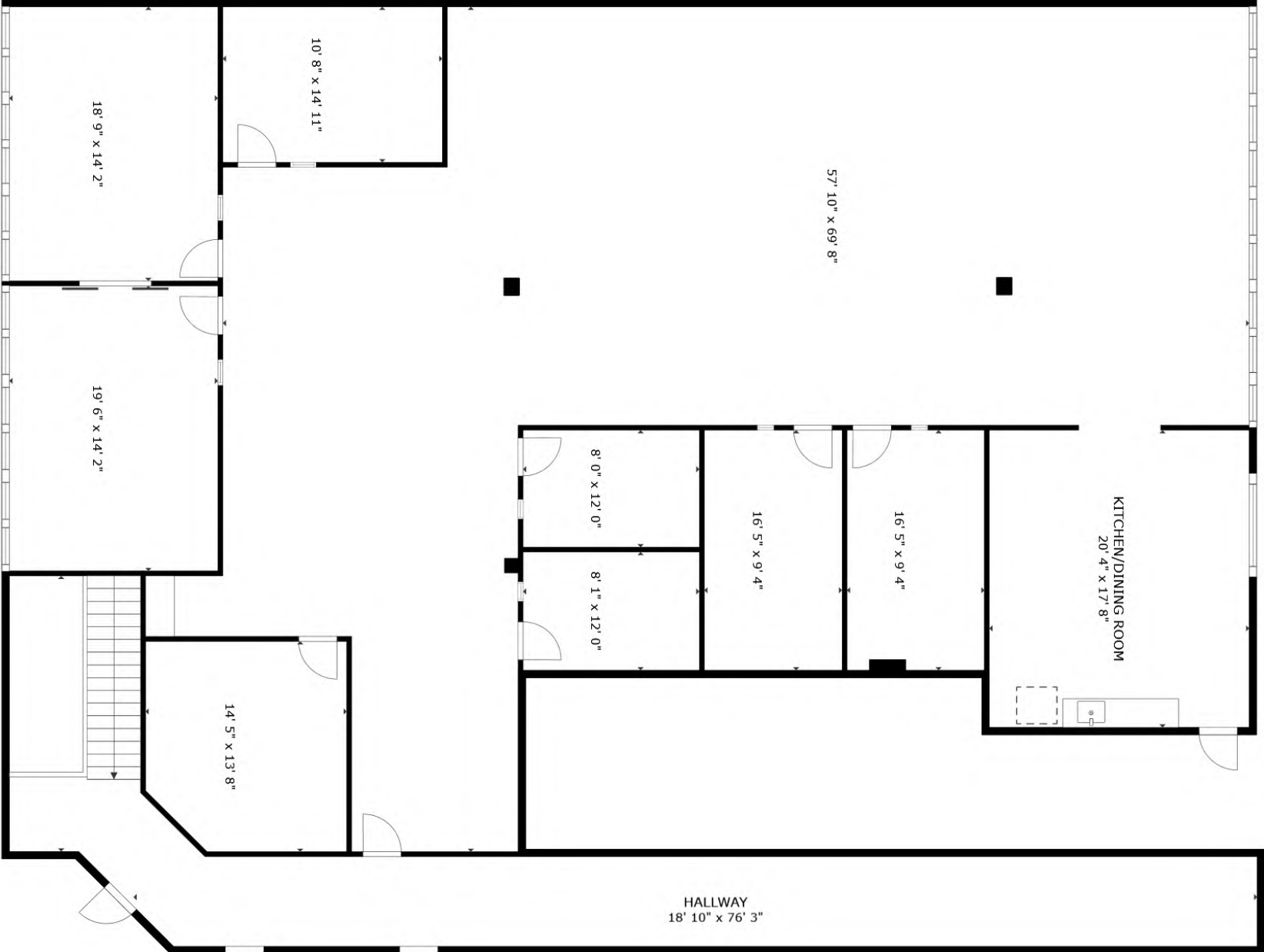


FLOOR PLAN

[3-D Tour
Click Here](#)

SUITE 201: +/- 4,805 SQ.FT

PRICING: CONTACT BROKER - FULL SERVICE GROSS (FSG)





INTERIOR PICTURES





EXTERIOR PICTURES



RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

2014 CAPITOL AVE SACRAMENTO, CA 95811



POPULATION 2024 ESTIMATE

1-MILE RADIUS 32,463
3-MILE RADIUS 155,473
5-MILE RADIUS 402,730

POPULATION 2029 PROJECTION

1-MILE RADIUS 33,097
3-MILE RADIUS 157,662
5-MILE RADIUS 407,314



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$92,929.00
3-MILE RADIUS \$102,494.00
5-MILE RADIUS \$92,177.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$70,489.00
3-MILE RADIUS \$75,407.00
5-MILE RADIUS \$67,552.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	18,260	79,546	164,506
BLACK	2,349	13,870	41,671
HISPANIC ORIGIN	7,374	41,542	129,217
AM.INDIAN & ALASKAN	437	2,262	6,265
ASIAN	3,037	14,526	53,185
HAWAIIAN/PACIFIC ISLAND	129	1,017	4,525
OTHER	8,250	44,252	132,578

CONTACT US!

TO LEARN MORE ABOUT
THIS OFFICE SUITE



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