

1000 K STREET

Turn-Key 2nd Generation Restaurant/Kitchen Space For Lease



1000 K



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THE OPPORTUNITY

31,897	7,739	4,400	2
SF MIXED-USE BUILDING	SF RESTAURANT	PEDESTRIANS PER DAY	BLOCKS FROM THE STATE CAPITOL

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1000 K Street is a 31,897 square foot mixed-use building offering an incredibly rare high-end turn-key, second generation restaurant space that is strategically located at one of the most iconic intersections in urban Sacramento. A new restaurant at 1000 K Street will benefit from 24/7 traffic, with Sacramento's best day-time and nighttime amenities like six large office towers, the Sacramento Convention Center and

State of California office complexes, the Marriot Residence Inn, the Hyatt Regency and the Sheraton Grand Hotel. In addition, the building offers direct access to light rail, numerous restaurants and shopping, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden 1 Center. Located 2 blocks from the Convention Center

which will be fully remodeled in Q1 2021, 3 blocks from the Community Theater which is undergoing a complete renovation and will be complete by the end of 2020, 2 blocks from the State Capitol, 3 blocks from City Hall, 3 blocks from the Golden One Center and DoCo, 3 blocks to 3 large hotels, 1000 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.





Section One: The Property

1000 K

PROPERTY DETAILS

Location:	1000 K Street
Building Size:	31,897 square feet
Furniture, Fixtures & Equipment:	Included
Lease Rate:	\$3.00 per SF NNN
Zoning:	C3-SPD



Section Two: The Location



+
DOWNTOWN SAC
BY THE NUMBERS
100,825
Employees 1 mile
radius around
State Capitol
Costar 2023





DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

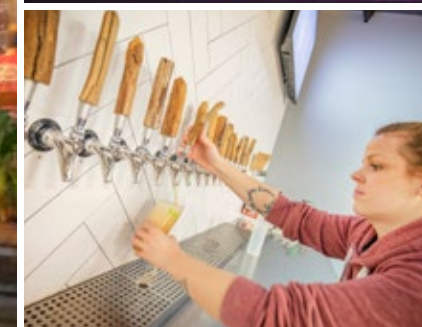
It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.



**DOWNTOWN SACRAMENTO PROVIDES
AMENITIES FROM SUNUP TO SUNDOWN
AND IS THE HUB FOR LOCAL
DEVELOPMENT**





NEARBY REDEVELOPMENT PROJECTS

1000 K also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

830 K Street

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

731 K Street

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin

Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property

10K

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units

and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

800 Block

CFY Development’s 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

The Bel Vue

The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

DoCo and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento’s urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento’s busiest thoroughfare.





NEARBY AMENITIES

This Property has one of, if not, the finest locations in the highly-desirable Downtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core.

POPULAR RESTAURANTS NEAR 1000 K (not all are mentioned here):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Old Soul Coffee	Station 16
Ace of Spades	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Aioli Bodega Espanola	Eatuscany Cafe	Kin Thai	Paesano's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Badlands	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Bar West	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Beach Hut Deli	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beast + Bounty	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Fieldwork Brewing Co.	Lowbrau	R15	Thai Canteen
Bottle & Barlow	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Burger Patch	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fizz	Maydoon	Roots Coffee	The Mill Coffee House
Cafe Bernardo	Fixin's Soul Kitchen	Metro Kitchen & Drinkery	Ruhstaller BSMT	The Porch
Cafeteria 15L	Flatstick Pub	Mendocino Farms	Saigon Alley	The Rind
Camden Spit & Larder	Fox & Goose Public House	MidiCi Neapolitan Pizza	Sauced	The Waterboy
Cantina Alley	Ginger Elizabeth Chocolates	Mikuni Sushi	See's Candies	Tres Hermanas
Centro Cocina Mexicana	Grange	Morton's	Scorpio Coffee	Uncle Vito's Pizza
Chipotle	I Love Teriyaki	Mulvaney's B&L	Shady Lady	University of Beer
Cornerstone	Il Fornaio	N Street Cafe	Shoki Ramen House	Yogurt a GoGo
Crepeville	Insomnia Cookies	Nash & Proper	Sibling by Pushkin's	Zelda's Pizza
Dad's Kitchen	Iron Horse Tavern	Nekter	Solomon's Delicatessen	Zocalo



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION
GREATER SACRAMENTO REGION

2,623,204

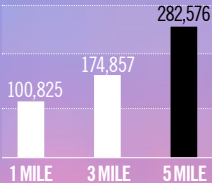
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%

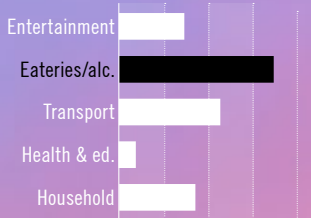
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

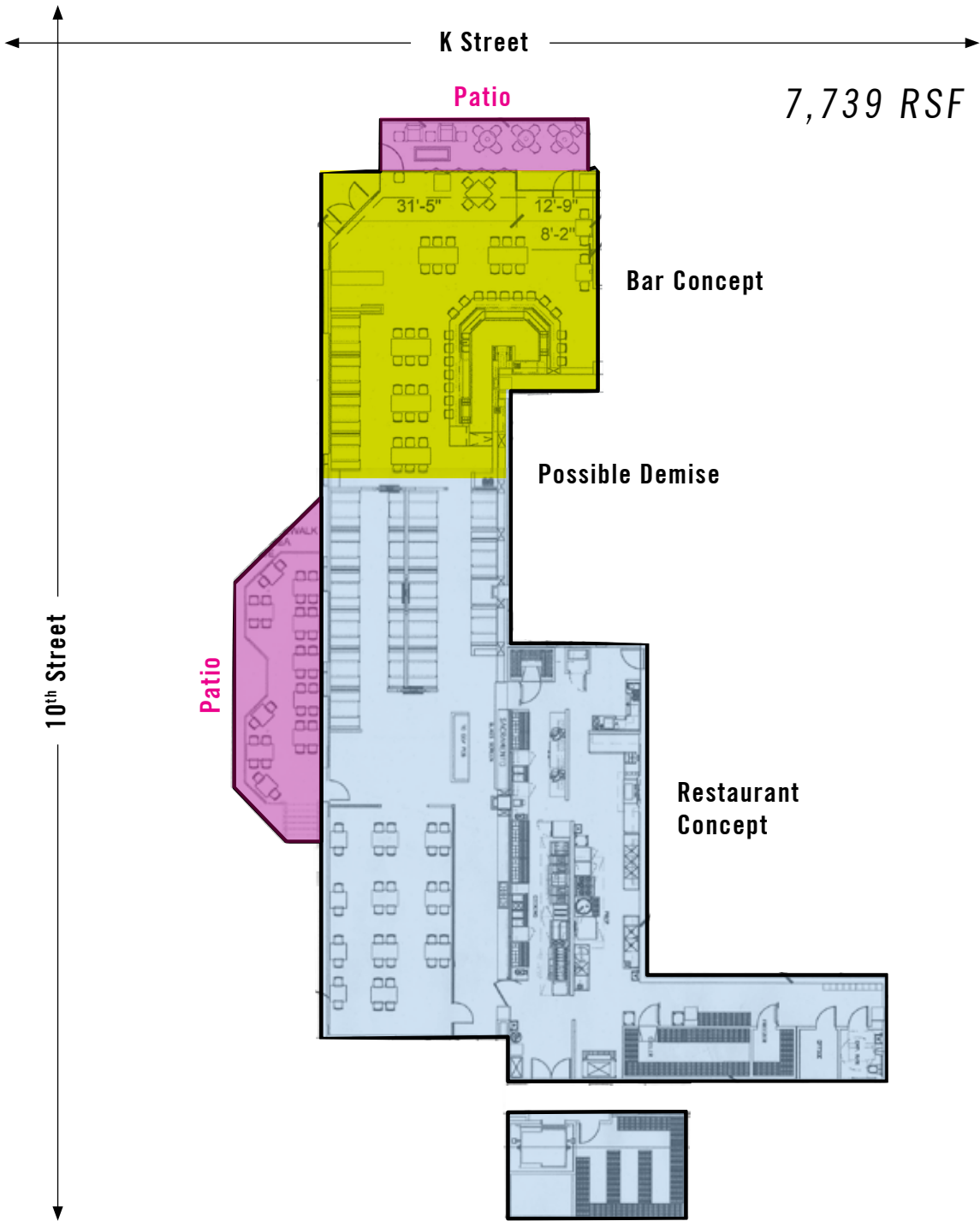
WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

FLOOR PLANS





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MURAL ARTWORK BY SHEPARD FAIREY



