

728 K STREET, SACRAMENTO CA

FOR LEASE

SECOND-GENERATION
RESTAURANT SPACE

Prime Downtown Sacramento Location



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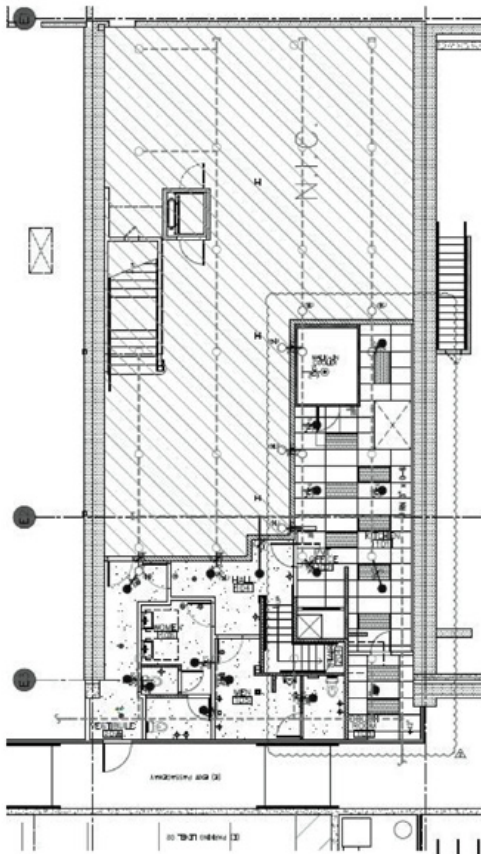
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The Opportunity

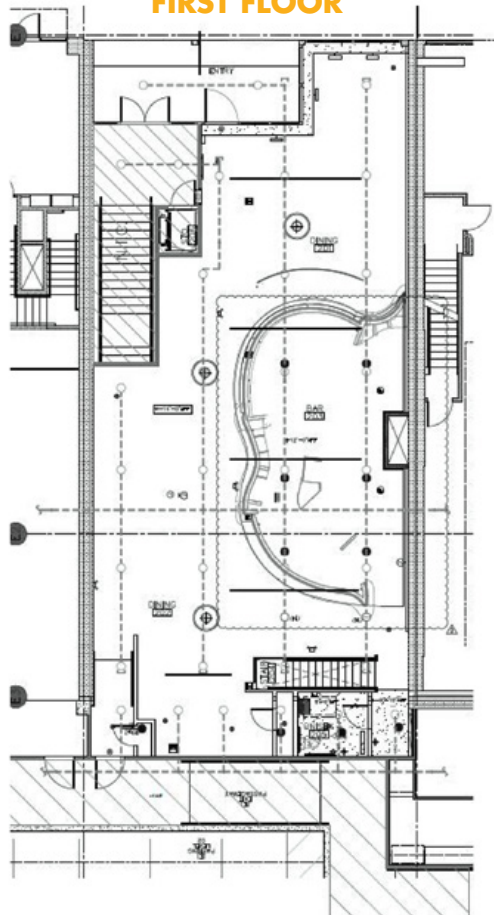
ICONIC 2ND GENERATION RESTAURANT SPACE AT THE HARDIN

728 K Street presents a rare turnkey restaurant opportunity in the heart of Sacramento's thriving entertainment and dining district. Located within The Hardin, a dynamic mixed-use development, this 4,389 SF second-generation space is fully equipped for immediate operation, featuring a 3,080 SF ground floor, basement storage, and a wood-fired brick oven for an authentic culinary experience. Its prime location ensures high visibility and steady foot traffic, further enhanced by outdoor patio seating. Surrounded by a vibrant mix of businesses and attractions, including Golden 1 Center, DOCO, and Cesar Chavez Plaza, the space also benefits from the steady return of office workers, including state employees set to return on July 1, 2025.

LOWER LEVEL



FIRST FLOOR



Property Facts:

- **ADDRESS: 728 K STREET, SACRAMENTO, CA**
- **SIZE: 4,389 SF TOTAL**
 - » Ground Floor: 3,080 SF
 - » Basement Storage: Additional space
- **LEASE RATE: \$1.60/SF NNN**
- **NNN EXPENSES: \$0.75/SF**

What's Included:

- **LIQUOR LICENSE AVAILABLE WITH LEASE**
- **OUTDOOR PATIO SEATING FOR DINING AND ACTIVATION**
- **EXISTING INFRASTRUCTURE INCLUDES:**
 - » Wood-fired brick oven (ideal for pizza, artisan bread, or open-fire cooking)
 - » Kitchen & bar infrastructure ready for a turnkey restaurant
 - » 2-story layout with flexible use for retail, dining, or entertainment



The Opportunity



ALL FF&E
& LIQUOR
LICENSE IS
INCLUDED IN
LEASE



The Location




A PRIME SPOT IN SACRAMENTO'S ENTERTAINMENT DISTRICT

Situated at the epicenter of Sacramento's Entertainment District, 728 K Street places tenants at the heart of a revitalized district known for its dynamic mix of restaurants, events, and entertainment. The Hardin's strategic location on K Street provides seamless access to major attractions, including Golden 1 Center, home of the Sacramento Kings, and Downtown Commons (DOCO), an energetic lifestyle and shopping hub.



Sacramento's urban core continues to attract young professionals, tourists, and local residents looking for premium retail and dining experiences. With high pedestrian and vehicular traffic, this location offers unparalleled exposure and customer engagement opportunities for restaurant operators.

Key Foot Traffic & Market Data

	 HOUSEHOLD INCOME ~~~~~ \$100,994 (1-MILE RADIUS)
GOLDEN 1 CENTER: 2.7+ MILLION VISITORS ANNUALLY	
SAFE CREDIT UNION: 578 K VISITORS ANNUALLY	 WALK SCORE ~~~~~ 98 (WALKER'S PARADISE)
SAFE CREDIT UNION PERFORMING ARTS CENTER: 228 K VISITORS ANNUALLY	 BIKE SCORE ~~~~~ 62
OLD SACRAMENTO WATERFRONT: 3.4+ MILLION VISITORS ANNUALLY	 TRANSIT SCORE ~~~~~ 96
CESAR CHAVEZ PLAZA: 178 K VISITORS ANNUALLY <small>* Data from PlacerAI 2024</small>	

The Kay District

SACRAMENTO'S PREMIER RETAIL & ENTERTAINMENT CORRIDOR

K Street, also referred to as The Kay District, has emerged as one of Sacramento's most sought-after entertainment and hospitality destinations. Spanning multiple blocks, the district seamlessly blends historic charm with modern urban energy, attracting visitors throughout the day and well into the evening. Inspired by Portland's Pearl District, The Kay District was intentionally redeveloped as a live-work-play environment, fostering an 18-hour economic cycle.

KEY HIGHLIGHTS OF K STREET

- Total Retail & Dining Spaces: 43+
- Blocks of Entertainment & Retail: 8+
- Major sporting events & concerts
- Easy access to public transit

This transformation was fueled by substantial redevelopment projects, including The Hardin, Golden 1 Center, and DOCO, making K Street the go-to district for dining, nightlife, entertainment, and shopping. The area is home to some of Sacramento's best bars, restaurants, and venues, creating a built-in customer base for businesses operating in the district.



Dining, Bars & Amenities in the Area



RESTAURANTS & CAFES

- **Echo & Rig**
(Steakhouse)
- **Ella Dining Room & Bar**
(Upscale Dining)
- **Mikuni**
(Sushi & Japanese Cuisine)
- **Sauced BBQ & Spirits**
(Southern-Style BBQ)
- **Yard House**
(America Pub Fare)
- **Camden Spit & Larder**
(Modern American Steakhouse)
- **Polanco Cantina**
(Mexican)
- **KoJa Kitchen**
(Korean-Japanese Fusion)
- **Kodaiko Ramen & Bar**
(Ramen House)
- **Temple Coffee**
(Specialty Coffee Shop)
- **Con Azucar Cafe**
(Artisan Coffee Roaster)
- **World travelers Coffee Roasters**
(Artisan Coffee)

BARS & NIGHTLIFE

- **Darling Aviary**
(Rooftop Bar & Lounge)
- **Tiger**
(Bar & Live Entertainment Venue)
- **Tipsy Putt**
(Miniature Golf/ Pub)
- **Dive Bar**
(Unique Mermaid-Themed Bar)
- **Coin-Op Game Room**
(Arcade Bar)
- **Punch Bowl Social**
(Bowling, Games, Bar & Dining)
- **Ruhstaller BSMT**
(Local Craft Brewery)
- **Tom's Watchbar**
(Sports Bar)
- **Malt & Mash**
(Irish Pub)

DOCO & Golden 1 Center

THE EPICENTER OF DOWNTOWN SACRAMENTO

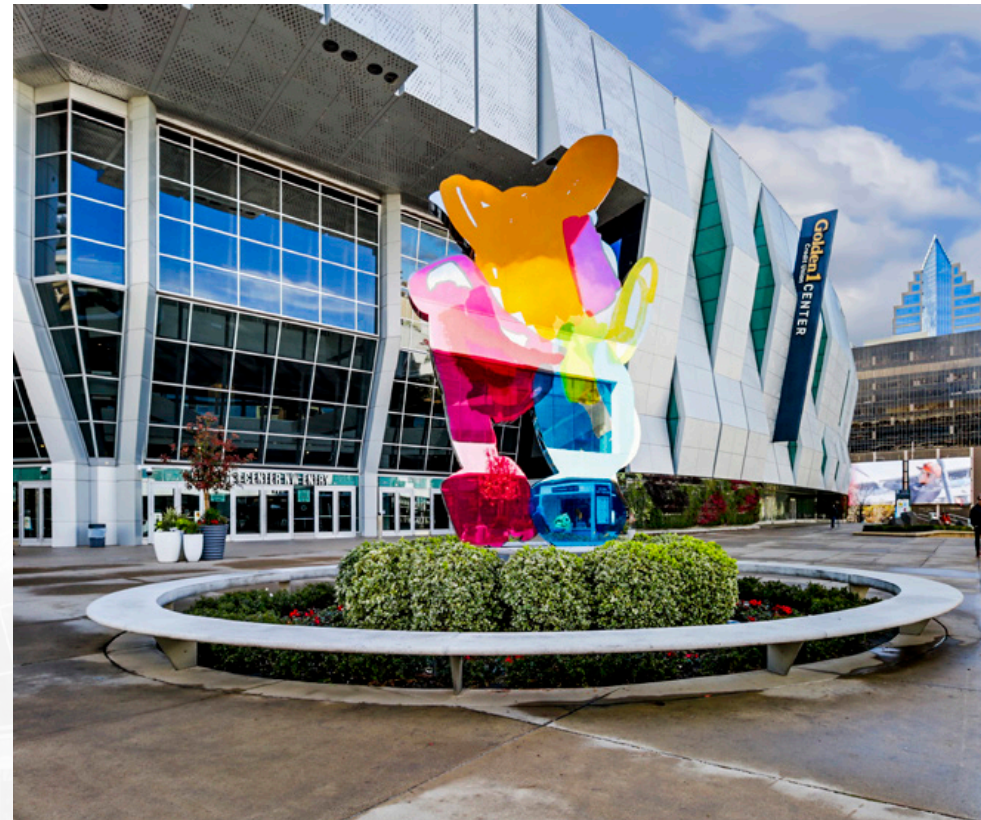
Golden 1 Center and Downtown Commons (DOCO) have redefined Sacramento's downtown experience, driving massive foot traffic and economic activity throughout the area. The Golden 1 Center, home to the Sacramento Kings, is one of the most technologically advanced arenas in the world, hosting 120+ ticketed events annually, including concerts, NBA games, and entertainment shows.

Downtown Commons (DOCO) serves as an extension of Golden 1 Center, providing a dynamic mix of high-end retail, dining, nightlife, and entertainment venues. This revitalized district has transformed downtown Sacramento into a vibrant lifestyle hub, attracting locals and tourists alike.

DOCO is home to some of the city's most popular bars, restaurants, and attractions, including Punch Bowl Social, Echo & Rig, Yard House, and the Kimpton Sawyer Hotel. The synergy between DOCO, Golden 1 Center, and K Street makes this one of the most high-traffic retail environments in Northern California, providing an unmatched business opportunity for restaurant and bar operators.

GOLDEN 1 CENTER BY THE NUMBERS

- 2.7M+ Annual Visitors
- Home of the Sacramento Kings
- 120+ Major Events Per Year



The Local Hospitality Scene

HOTELS IN THE AREA

- **Kimpton Sawyer Hotel:**
250-room boutique hotel at DOCO
- **Hyatt Regency Sacramento:**
505-room luxury hotel near the Capitol
- **Sheraton Grand Sacramento:**
503-room hotel with extensive event space
- **Residence Inn by Marriott:**
235-room extended-stay hotel
- **The Citizen Hotel:**
Historic luxury boutique hotel
- **Embassy Suites Sacramento:**
Full-service all-suite hotel on the riverfront
- **Hyatt Centric:**
165-room hotel near DOCO
- **Exchange Sacramento:**
Renovated historic 10-story hotel
- **AC Hotel by Marriott:**
179-room hotel with ground-floor retail

Proposed Hotels:

28-Story Convention Center Hotel

10K Project:

15-story, 186 residential units + 205-room hotel

Canopy by Hilton:

275-room boutique luxury hotel





TRANSPORTATION & ACCESSIBILITY

Connected to Major Transit Routes:

- Walking distance to Light Rail stops
- Near multiple parking garages & surface lots
- High pedestrian, bike & transit scores
- Easy access to I-5 & Highway 50

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Greater Sacramento Data Points

GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

#1

Regional
population growth
in CA

12%

Higher income
growth than national
average

33.8%

of population
has a bachelor's
degree or higher

21%

of population are
millennials

Sources: Brookings 2020, Emsi 2021

18%

Increase in
residents in 2023

1,000

Proposed hotel
rooms

668

Residential units
under construction

OVER 3,000

Proposed central city
residential units

TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738

Total Population
2,613,541

Median Age
38

49.36%
Male

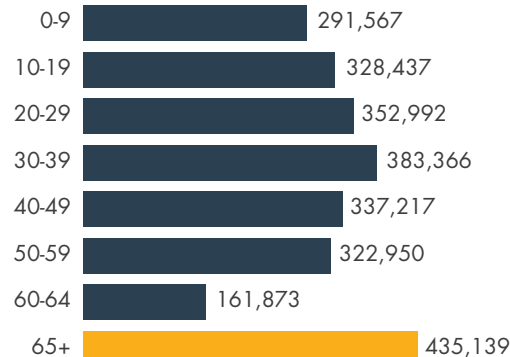
50.64%
Female

Median Income: **\$93,344**

Workforce: **1.4 million**

Job growth: **1.9%**

Age Distribution as of 2023



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

CONTACT US TODAY!



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**COMMUNITY BASED.
RETAIL & RESTAURANT FOCUSED.**

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