

1013 KK
STREET

- DIRECT ACCESS FROM CREST THEATRE-
TURNKEY 2ND GENERATION DOWNTOWN
RESTAURANT AND BAR FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



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WATCH COMMERCIAL
SHOT BY COLE HAAN AT
THIS LOCATION



Cole Haan, a premium footwear, apparel, and accessory brand, is a significant player in the global market with over 300 stores and 450 wholesale accounts across 64 countries.



1 THE OPPORTUNITY
1013 K STREET

THE OPPORTUNITY

7,600
SF FOR LEASE

\$2.75
PER SF NNN

2ND GEN
RESTAURANT

FF&E
INCLUDED

ABC TYPE-47
USE FOR LIFETIME OF LEASE

RESTAURANT OPPORTUNITY WITH DIRECT INTERIOR ACCESS FROM THE CREST THEATRE

Turton Commercial Real Estate is excited to offer the rare opportunity to lease an iconic turn-key second generation restaurant in the highly desirable K Street Nightlife and Business district, uniquely located in the basement of the historic 1949 Crest Theater. Currently operating in its second iteration as Empress Tavern, this purpose built restaurant saw the Crest's overflow theater completely transformed from high ceilings and a sloping floor into the arched brick masterpiece known today.

The 7,600 square foot space has an occupancy load of 221 people and features all critical second generation restaurant and bar infrastructure.

The fully equipped, 360 degree bar features 3 service wells and all necessary refrigeration, storage, and display shelving.

In addition, the space includes all furniture including service counters and tables, chairs, pub style caves, and bench seating. The private dining also offers the ability to host parties for 15-20 people while the restaurant operates under normal service.

With Governor Newsom's recent "return to office" Executive Order for State of CA workers, 1013 K Street has the potential for a multitude of uses/services; a business lunch and/or meeting space use, pre-show theater crowd, Downtown professional happy hour, and a late-night

offering for patrons of the theatre and adjacent nightlife district are all possible in this location. Coupled with a more traditional dinner service, an operator is presented with the opportunity to cover most day parts for maximum efficacy and profitability.

Perfectly situated on the bustling and highly walkable K Street Corridor Downtown, this property presents the chance to open a full service restaurant at a fraction of the time and expense of any other location in the central city. With staff training, menu testing, and a Sacramento County Health inspection, a tenant can reasonably expect to be open for business in a matter of weeks!



1 THE OPPORTUNITY
1013 K STREET

PROPERTY DETAILS

Address: 1013 K Street, Sacramento, CA 95811
APN: 006-0103-011-0000
Zoning: C-3-SPD
Price: \$2.75/SF/MO NNN
Year Built: 1949
Total SF: 7,600 SF
Electricity: Sac Municipal Utilities District (SMUD)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: City of Sacramento
Storm Drain: City of Sacramento
Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)
Flood Zone: Zone X (FEMA Map 06067C0180J)

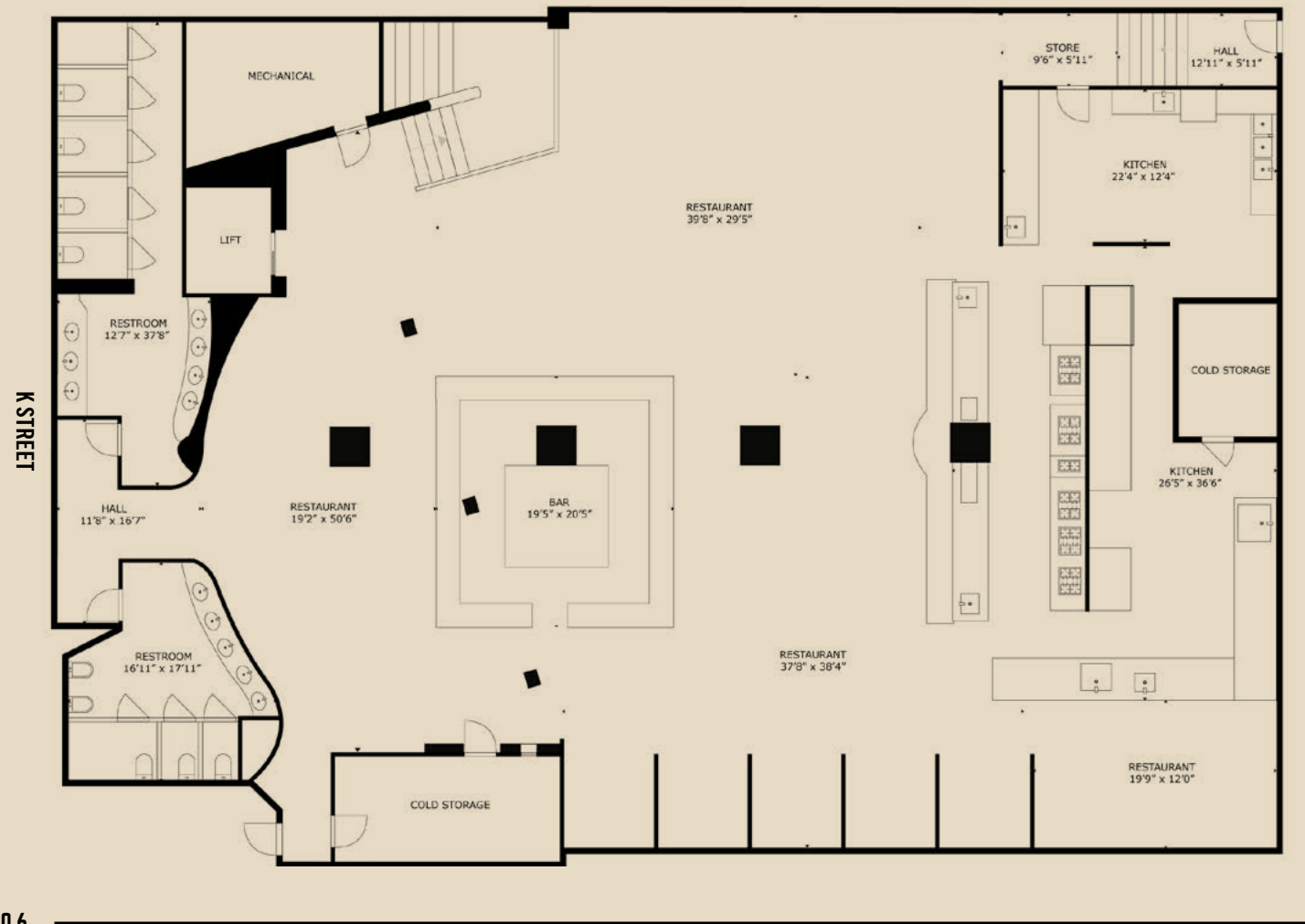
Infrastructure & FF&E: *Partial List

- Ansul Fire Suppression System
- Type-1 Hood Exhaust System suitable for high temperature gas cooking
- Ansul Fire Suppression System
- All necessary sinks for Sac County Health Department compliance
- Walk-in refrigerator for kitchen use
- Walk-in refrigerator for bar use, with xx handle glycol-equipped draft beer system
- Reach in refrigerators and freezers
- Multiple under-counter refrigerators
- High Volume ice machine
- Reach-in cooler with 4 handle direct-draw draft beer system
- Two higher capacity ADA Accessible Restrooms
- Fully equipped “display” style open kitchen, with concealed prep area
- Complete “hot line” gas cooking array, including:
 - Deep Fryers
 - Multiple ranges with specialized “french top” style cooking surfaces to provide a consistent, gradual heat source that allows chefs to cook multiple dishes at different temperatures on the same surface
 - Combi Oven (convection/steam/both) for versatile and high volume applications

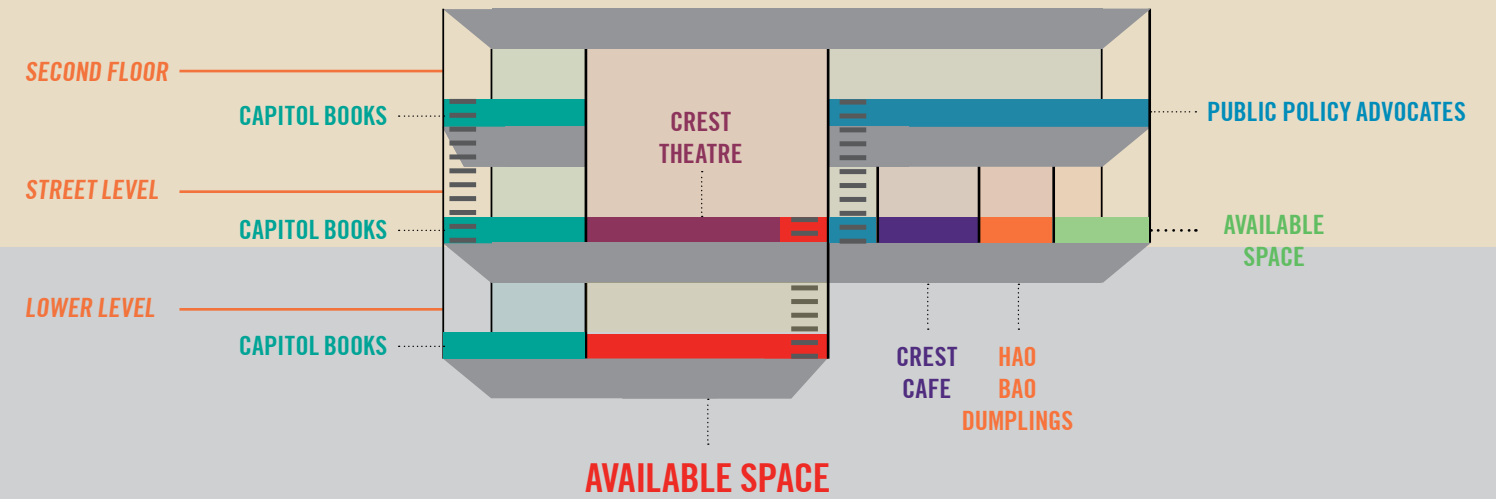


THE FLOOR PLAN

LOWER LEVEL - OCCUPANCY LOAD OF 221 PEOPLE WITH CURRENT BUILD-OUT



ENTIRE CREST THEATRE COMPLEX



THE TENANT MIX

JOIN A THRIVING AND DIVERSE TENANT MIX

Located in the heart of Downtown Sacramento, 1013 K Street offers an opportunity to position your business alongside a diverse and well-established tenant mix. This high-traffic corridor is home to a blend of entertainment, dining, retail, and professional services, creating a vibrant destination for locals and visitors alike.

- Crest Theatre** A historic entertainment venue featuring films, live performances, and special events.
- Capitol Books on K** An independent bookstore offering a curated selection of literature.
- Hao Bao Dumpling** A specialty eatery serving handcrafted dumplings and Asian-inspired cuisine.
- Crest Café** A casual café providing coffee, light bites, and refreshments.
- Public Policy Advocates** A leading government affairs and advocacy firm.



CREST THEATRE

1013 K STREET

The Crest Theatre is a historic theater located in downtown Sacramento, California, just blocks from the State Capitol, the Sacramento Convention Center, and the new Sacramento Kings basketball arena (Golden 1 Center). It was originally opened in 1912 as the Empress Theatre, a vaudeville palace. It later operated as the Hippodrome Theater. On September 14, 1946, the Hippodrome's marquee suddenly fell to the pavement below, killing a bystander. Shortly after the tragedy, in 1949, the building was completely remodeled and revamped to its current form as the art deco Crest Theatre. During the 1950s and 1960s, it was one of the premier first-run movie palaces in the Sacramento area. In the 1970s, it was reduced to mostly sub-run fare and eventually closed in the early 1980s.

Several attempts were made to revive the theater, ultimately succeeding in 1986. A fire in a neighboring building consumed a portion of the property in 1993, causing smoke damage but sparing the theater. The fire insurance settlement, combined with redevelopment grants provided by the City of Sacramento, allowed for most of the restoration of the historic theater and construction of two basement screening rooms. The restoration continued in 2009, including refurbishment of the brilliant neon marquee. The basement screening rooms were closed in 2013, reportedly due to a change in movie viewing habits and the high expense associated with converting 35 mm film projection to DCP compliant digital projection.

The theater was been completely refurbished since 2013 including new HVAC, it's massive neon sign, old-fashioned marquee, custom-tiled foyer outside, and ornate light fixtures reflecting off a gilded and sculpted ceiling.





CREST CAFE

1017 K STREET

Crest Cafe is a popular Mediterranean Restaurant in Downtown Sacramento! Located on K street next to Crest Theater and a couple blocks from DOCO Sacramento. For over 9 years, Crest Cafe is known as a women-owned business that offers mouthwatering halal food using fresh farm-to-fork ingredients.



HAO BAO DUMPLINGS

1021 K STREET

Hao Bao Dumplings creates dumplings of awesome texture, presentation and taste.

You will find they are not like a typical dim sum sit down Chinese restaurant. They are a come and go fast pass establishment. Their goal is always to serve fresh, high quality, and naturally grown ingredients. They are renowned throughout Sacramento for providing an unexpectedly satisfying gastronomical dumplings experience.



CAPITOL BOOKS ON K 1011 K STREET

Capitol Books on K is yet another venture from Ross and Heidi Rojek. Ross and Heidi started a book review business in 2008, when most of the arts sections in local newspapers were either scaling back or closing altogether, they expanded their book business over the last 10 years. It is love of — first and foremost — the Sacramento community, as well as books that inspired them to provide the Sacramento downtown community with their first new bookstore since 2008.

They sell brand-new books, games, puzzles, Pokemon cards, and Magic the Gathering cards. They provide a local alternative to ordering books online or having to drive to one of the malls to find a chain store. They attribute their success to the downtown community—both the workers who commute in every day and those who live Downtown—that find value in having the latest books available on the shelf and not showing up two days later in a box.

It's our close proximity to the Crest Theater that gives us confidence and excitement about the store. Our ability to host author events at the Crest is an opportunity that few other bookstores in the county have—and it's right next door.

In February 2021, they expanded into their basement, which is called Another Universe, which houses all of our science fiction books, toys, and games.



PUBLIC POLICY ADVOCATES

1015 K STREET

Public Policy Advocates, LLC (PPA) was established in 1982, and has grown in the past decades, to be one of the most reputable lobbying firms to partner with in California. Each PPA partner brings expertise in various fields and has over 20 years of private and public sector experience. PPA's collective advocacy experience has delivered many significant victories for their clients. One of its key attributes is the firm's ability to tailor the needs of its clients and think outside of the box in dealing with complex public policy issues, which many do not necessarily have a linear solution. Consistently, PPA continues to deliver optimal results for its clients in the California legislative and regulatory terrain.

4 THE LOCATION
1013 K STREET

THE LOCATION

PLACER AI
MAY 2023 - MAY 2024
CREST THEATRE PORTFOLIO



144,000
YEARLY VISITS



139 MIN
AVG DWELL TIME



+33.9%
VISITS YOY



1.16
FREQUENCY

BENEFITS FROM PROXIMITY TO THE KAY & ENTERTAINMENT DISTRICT IN DOWNTOWN

Downtown Sacramento is the epitome of urban vibrancy, seamlessly blending modernity with historic charm. Anchored by the iconic Golden 1 Center, home to the Sacramento Kings and a premier venue for concerts and events, this bustling submarket pulses with life day and night. Surrounding the arena, a dynamic mix of entertainment options caters to every

taste, from the trendiest bars and gourmet restaurants to chic coffee shops and vibrant nightclubs. Businesses thrive in this lively environment, benefiting from the constant foot traffic and the area's reputation as a premier destination for both locals and tourists. Additionally, the district is peppered with boutique shops, art galleries, and cultural attractions, of-

fering endless opportunities for exploration and engagement. Investing in commercial property in Downtown means positioning oneself in the heart of Sacramento's entertainment and business hub, where the energy is palpable, and the potential for growth is boundless. This locale is not just a spot on the map; it's the beating heart of Sacramento's urban renaissance.





NEARBY FOOT TRAFFIC



3 M
YEARLY VISITS

GOLDEN 1 CENTER
HOME TO THE
SACRAMENTO KINGS



710 K
YEARLY VISITS

SAFE CREDIT UNION CONVENTION CENTER
NEWLY RENOVATED



254 K
YEARLY VISITS

SAFE CREDIT UNION PERFORMING ARTS CENTER



1.5M
YEARLY VISITS

CAPITOL MALL
STATE CAPITOL TO THE
TOWER BRIDGE



185K
YEARLY VISITS

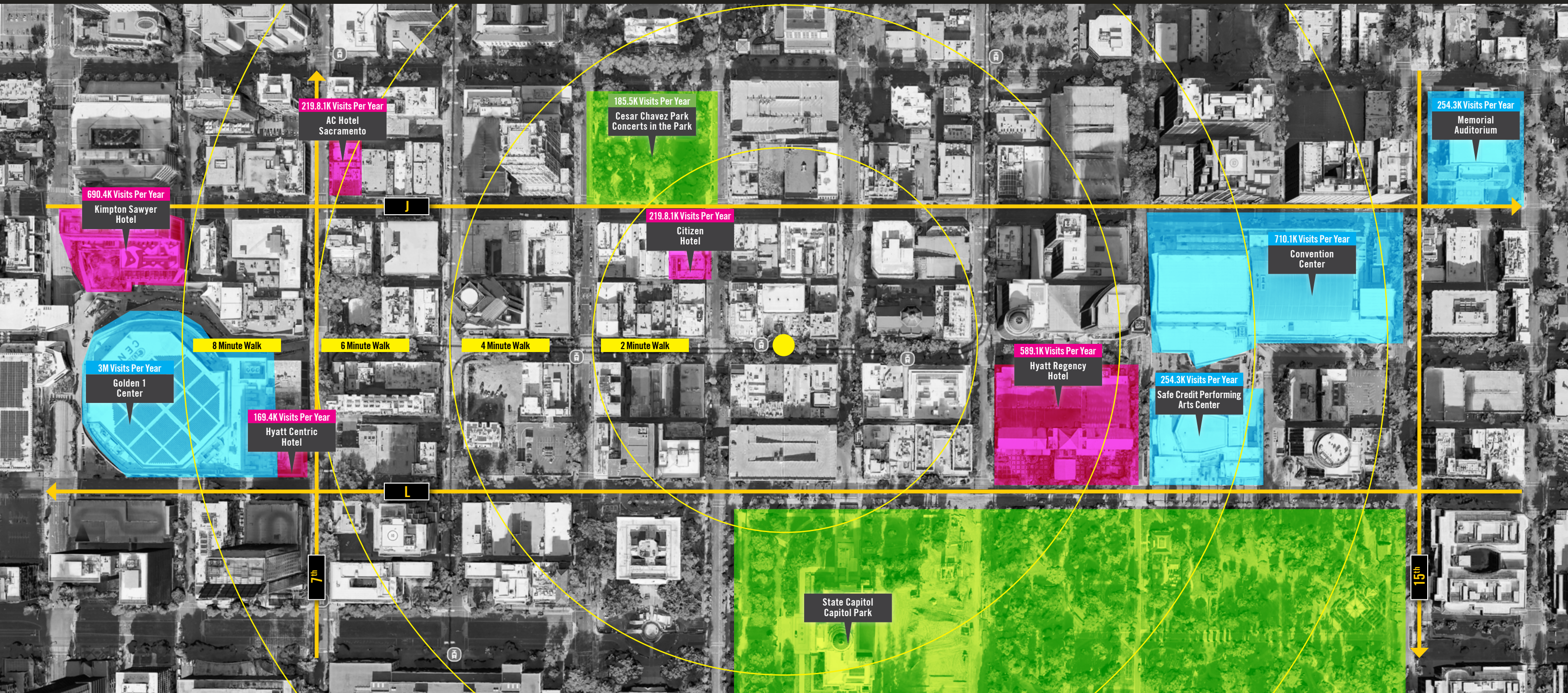
CESAR CHAVEZ PLAZA
HOME TO CONCERTS
IN THE PARK



3.4M
YEARLY VISITS

OLD SACRAMENTO WATERFRONT
SUBMARKET

4 THE LOCATION
1013 K STREET





THE KAY DISTRICT

PLACER AI MARCH 2024 - MARCH 2025

 13 BLOCKS	 5.0M YEARLY VISITS	 27 BARS & RESTAURANTS	 \$86,326 HOUSEHOLD INCOME
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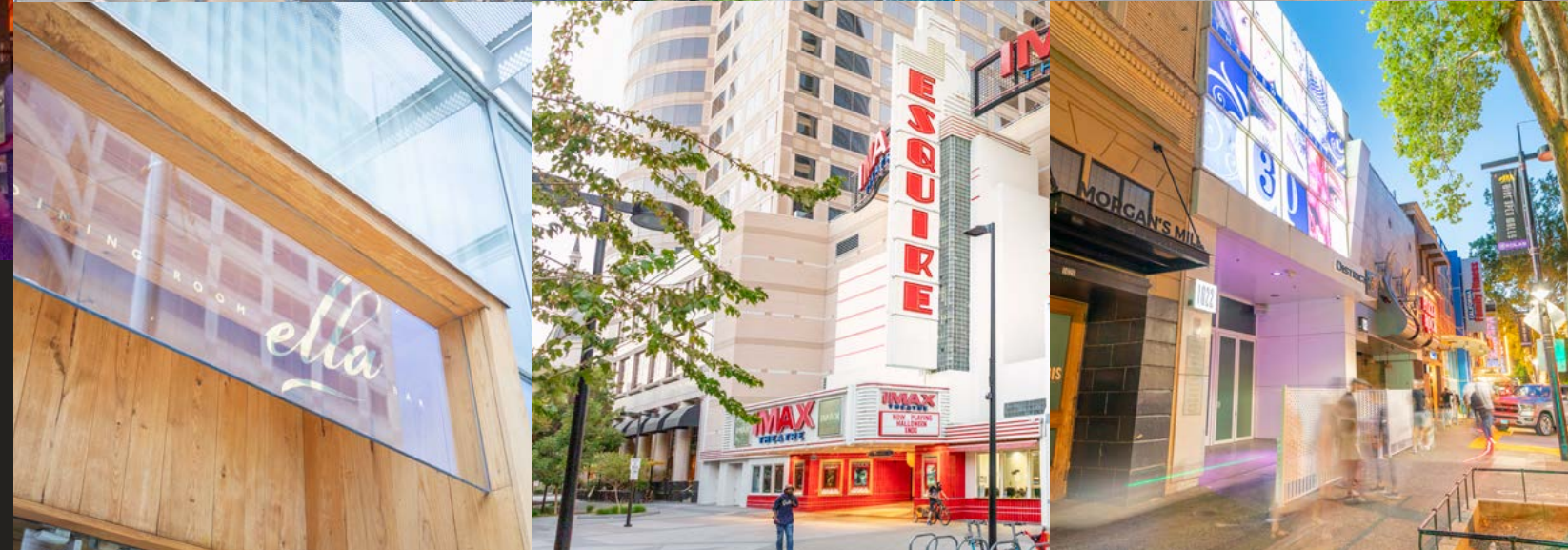
HOME TO THE CREST THEATRE, HYATT REGENCY AND SHERATON GRAND HOTEL

Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

Notable Events Held in District:
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

*Experian-Mosaic Psychographic Profiles 2025





THE LOCATION 4
1013 K STREET



THE THEATER DISTRICT

PLACER AI MARCH 2024 - MARCH 2025

9
BLOCKS

2.8M
YEARLY VISITS

9
BARS & RESTAURANTS

\$88,631
HOUSEHOLD INCOME

HOME TO THE CONVENTION CENTER, PERFORMING ART CENTER & MEMORIAL AUDITORIUM

The Theater District in Sacramento is renowned for its world-class opera, ballet, and national Broadway tours. The SAFE Credit Union Convention Center and Performing Arts Center draw innovators, enthusiasts, and thespians to Downtown. Surrounding

this cultural hub, you'll find a variety of dining options that add to the district's appeal. Notable restaurants include Mikuni Sushi, known for its vibrant atmosphere and exquisite sushi rolls; Public House Downtown, offering a diverse menu featuring American-style cuisine

and an impressive beer selection; and Cafeteria 15L, popular for its modern American fare. Whether you're attending a show or exploring the vibrant streets, the Theater District offers an enriching cultural and dining experience that caters to a variety of tastes and preferences.

4 THE LOCATION
1013 K STREET



THE ENTERTAINMENT DISTRICT

PLACER AI MARCH 2024 - MARCH 2025

 8 BLOCKS	 7.2M YEARLY VISITS	 43 STORES & RESTAURANTS	 \$89,740 HOUSEHOLD INCOME
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HOME TO GOLDEN 1 CENTER, DOWNTOWN COMMONS AND KIMPTON SAWYER

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DOCOCO), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

an award-winning arena, hosting over 130 events annually, including concerts and home games for the Sacramento Kings. This district is a lively blend of entertainment, culture, and sports, making every visit a unique experience.

Notable Events Held in District:
Sacramento Kings NBA Games, Concerts at Golden 1 Center

*Experian-Mosaic Psychographic Profiles 2025



WALK RIDE BIKE DRIVE

The Crest Theatre is easily accessed by all modes of transportation including walking, biking, driving, or riding Light Rail.



THE HOTEL SCENE



34
HOTELS



4,396
HOTEL ROOMS



67.9%
12 MO OCCUPANCY



179
12 MO DELIVERED

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

EXCHANGE SACRAMENTO NEW

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K PROPOSED

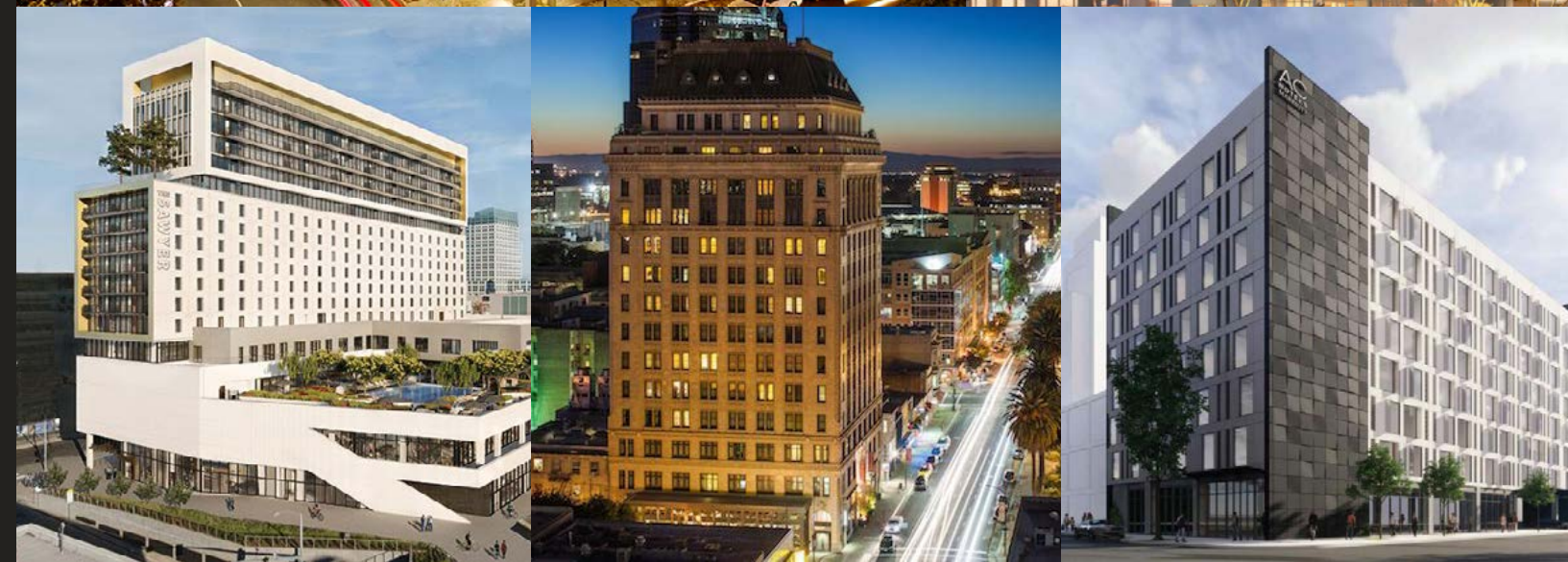
Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

CANOPY BY HILTON PROPOSED

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

141 PROPOSED

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.





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