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# ±1,800 SF - ±5,100 SF Mixed Use Building

923 K St, Sacramento, CA 95814



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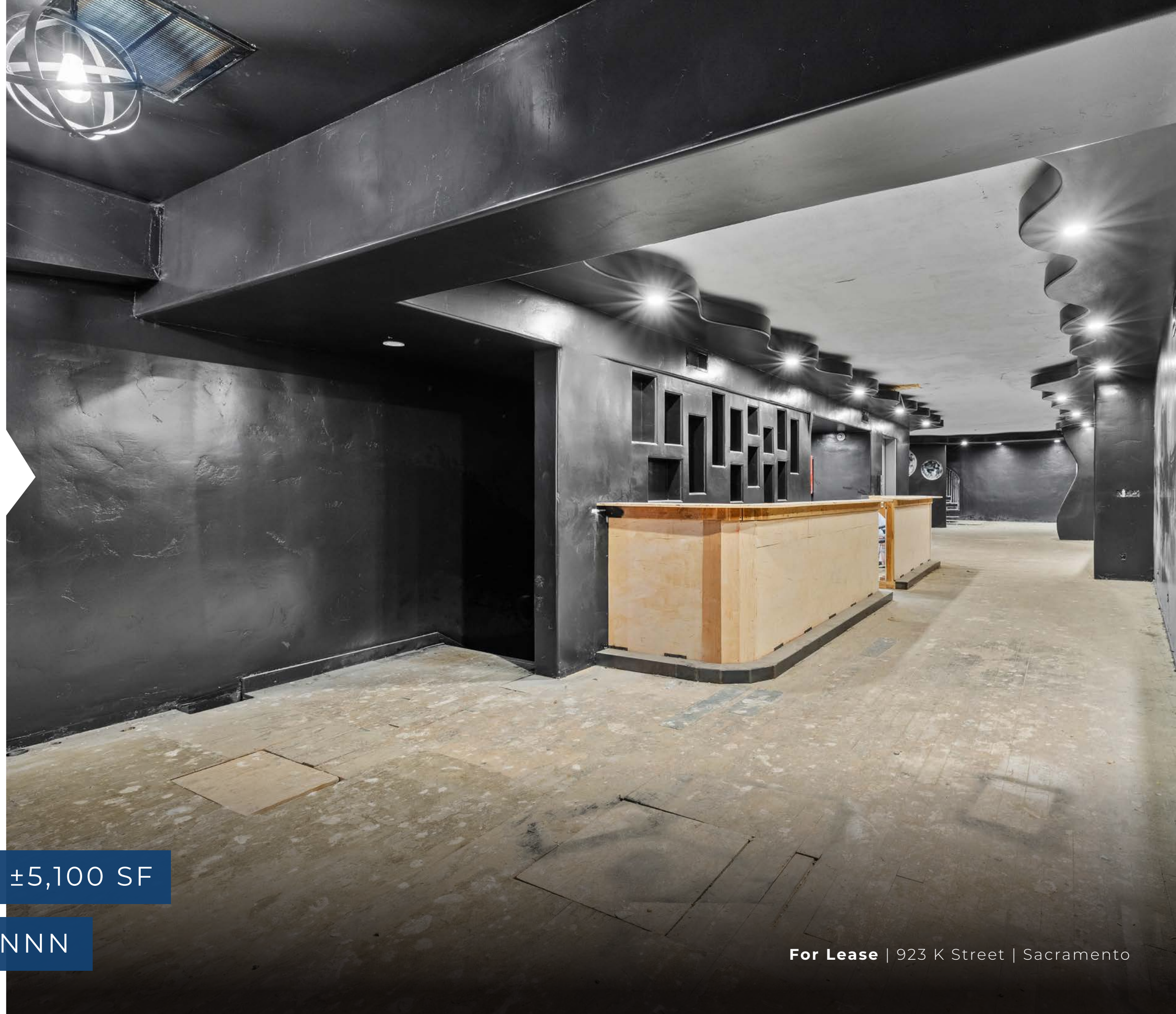


# Property Highlights

- » Three Floors for lease, Basement is second generation barber shop and silk screen space, street level is a retail clothing boutique, top floor is a partially build out lounge
- » Can be leased individually or as a whole
- » California State Capitol 2 Blocks
- » Heart of the Central Business District
- » Golden 1 Arena within 5 Blocks
- » Oakland A's Stadium Within 1 mile

**Available:** ±1,800 SF - ±5,100 SF

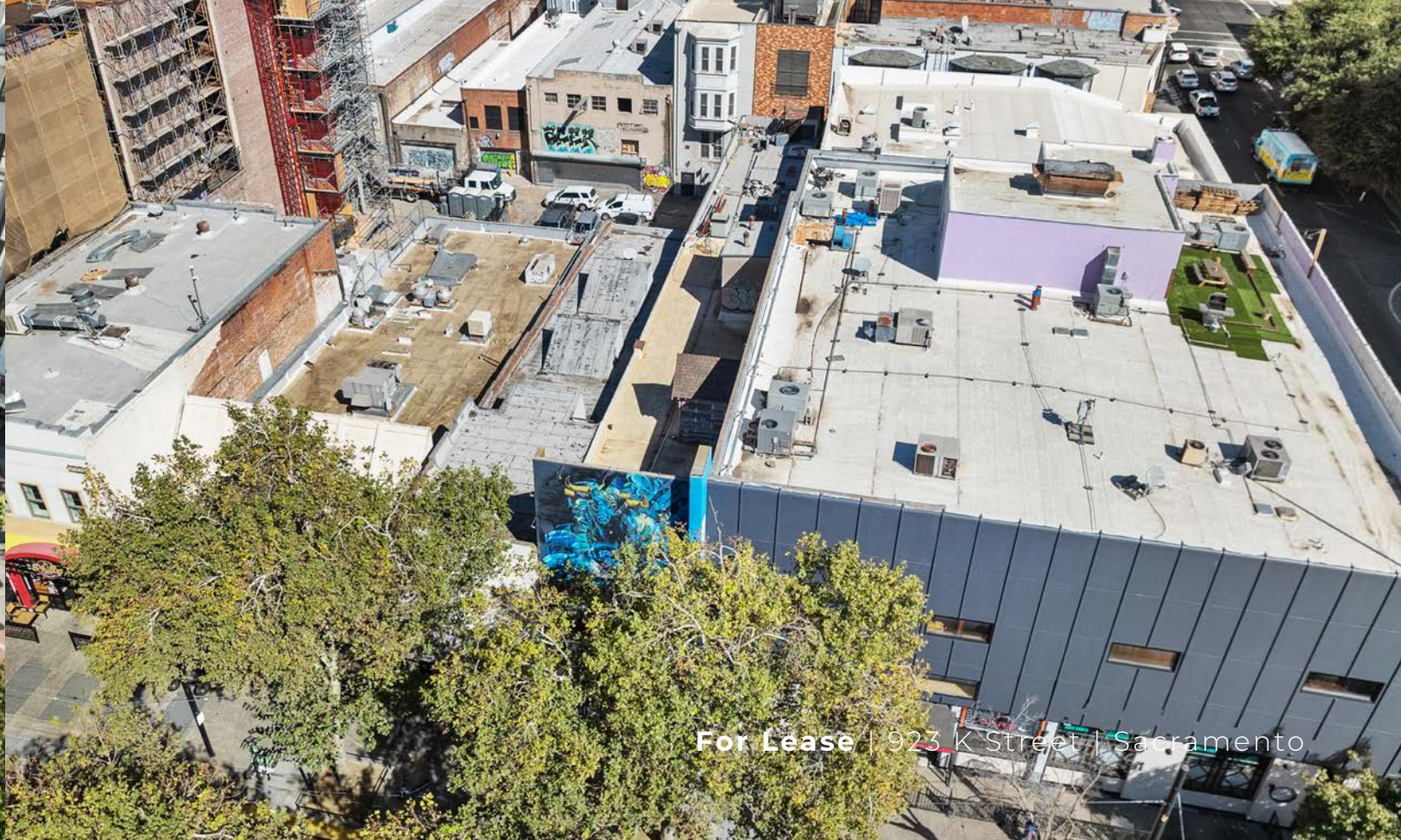
**Lease Rate:** \$2.00/SF NNN



**For Lease** | 923 K Street | Sacramento



Property Photos





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# Nearby Amenities

923 K Street is in the heart of a hip and diverse Downtown Sacramento. Sacramento has more than 2,000 hotel rooms within walking distance of the Sacramento Convention Center, along with another 2,000 within three miles and a total of 16,000 in the region. Capitol Mall is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years?



## Demographics (2024)

	1 MILE	3 MILES	5 MILES
Total Population	25,906	155,563	368,785
2023-2028 Annual Rate	2.82%	1.29%	0.92%
Households	13,325	67,043	144,693
Median Household Income	\$67,699	\$83,329	\$77,697
Median Home Value	\$660,930	\$633,227	\$567,246
Median Age	36.1	37.2	36.0

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