

14
14

CLASS A CREATIVE OFFICE AVAILABLE
FOR LEASE IN DOWNTOWN SACRAMENTO

\$100
Gift Card to
Capitol Garage for Tours!



AdVal Properties

 TURTON
COMMERCIAL REAL ESTATE



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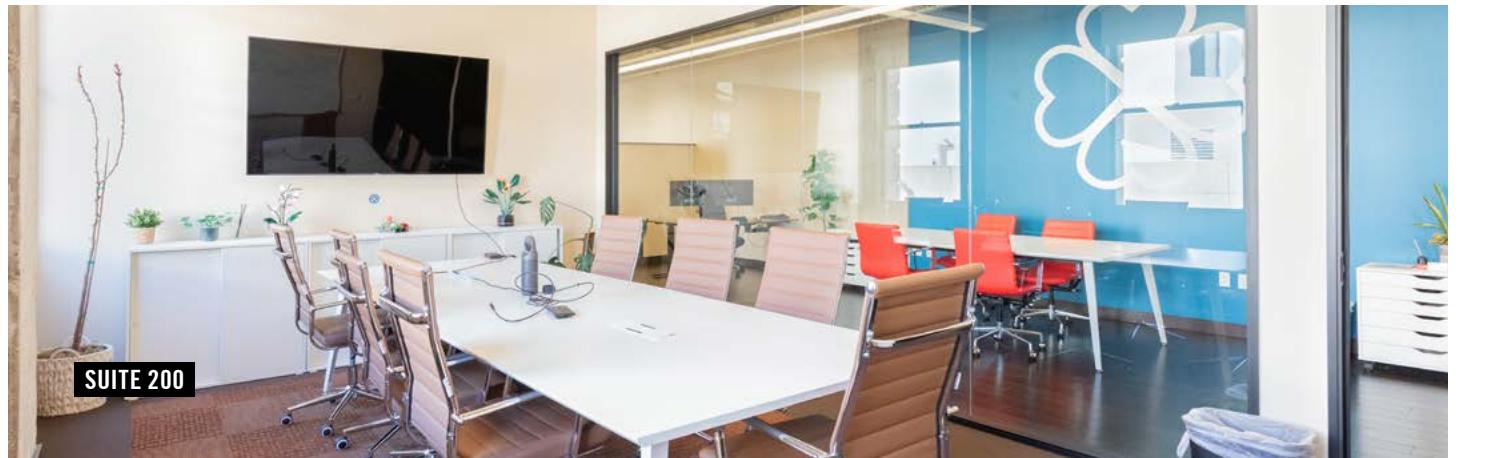
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THE OPPORTUNITY

2,298 - 3,550

SF AVAILABLE

< 1

BLOCK FROM THE STATE CAPITOL LAWN

PARKING

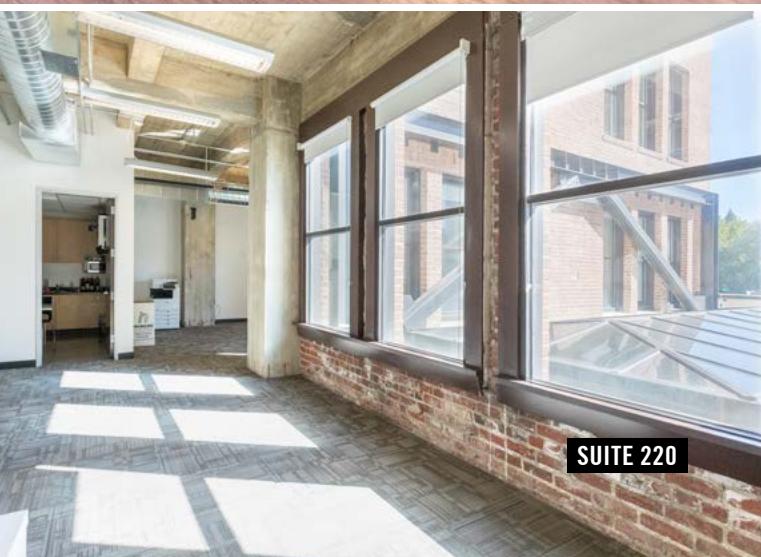
AVAILABLE

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1414 K Street is one of Downtown Sacramento's more distinct and iconic creative office buildings. The Building features a historic brick and stone exterior, modern interior design including exposed ducting, hardwood and concrete floors and exposed brick along the abundant window line. This 57,000 square foot, six story building is an incredibly architecturally unique building in the heart of the Governmental Affairs District.

The design of the available spaces features incredibly tall ceilings with exposed mechanical ducting, brick, large windows that bring in a tremendous amount of natural light and a balance of enclosed space and open and collaborative work space. In addition, the Building sits along K Street, which offers direct access to light rail, numerous restaurants and shopping, and its just a short walk to the new \$100 million

Convention Center, Downtown Commons and Golden 1 Center. The layout and high-end image of the space at 1414 K Street, combined with the amount of windows will give a future occupant the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. 1414 K Street is located at the epicenter of Sacramento's exciting revitalized urban experience.





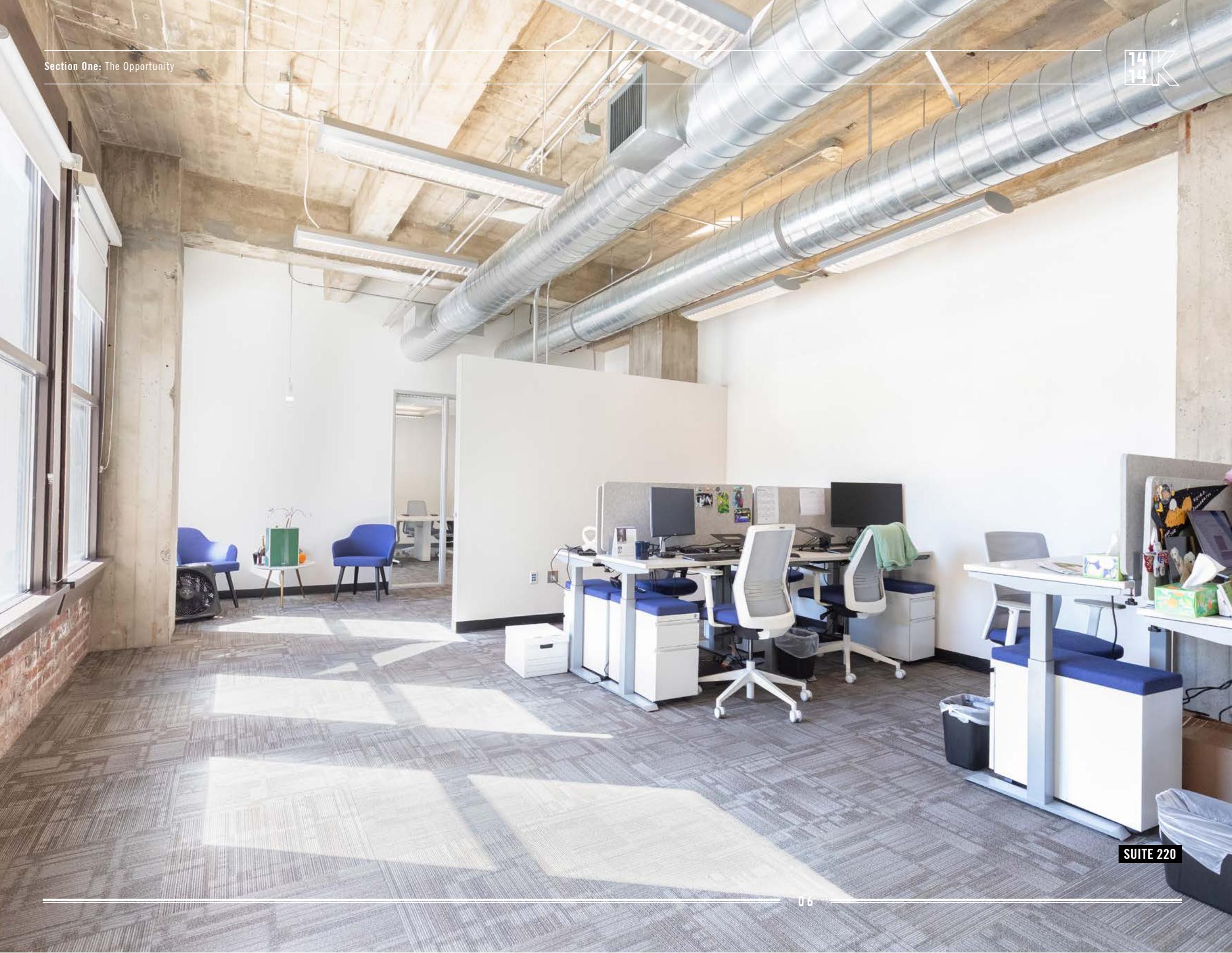
PROPERTY DETAILS

Address:	1414 K Street, Sacramento, CA
Available Suites:	Suite 200 - 2,311 RSF Suite 220 - 2,298 RSF Suite 320 - 3,550 RSF
Asking Rate:	\$3.35 SF/Month FSG
Total Building Size:	57,000 SF
Stories:	Six (6)
Parking:	2:00 / 1,000 SF (adjacent surface lot and structure)

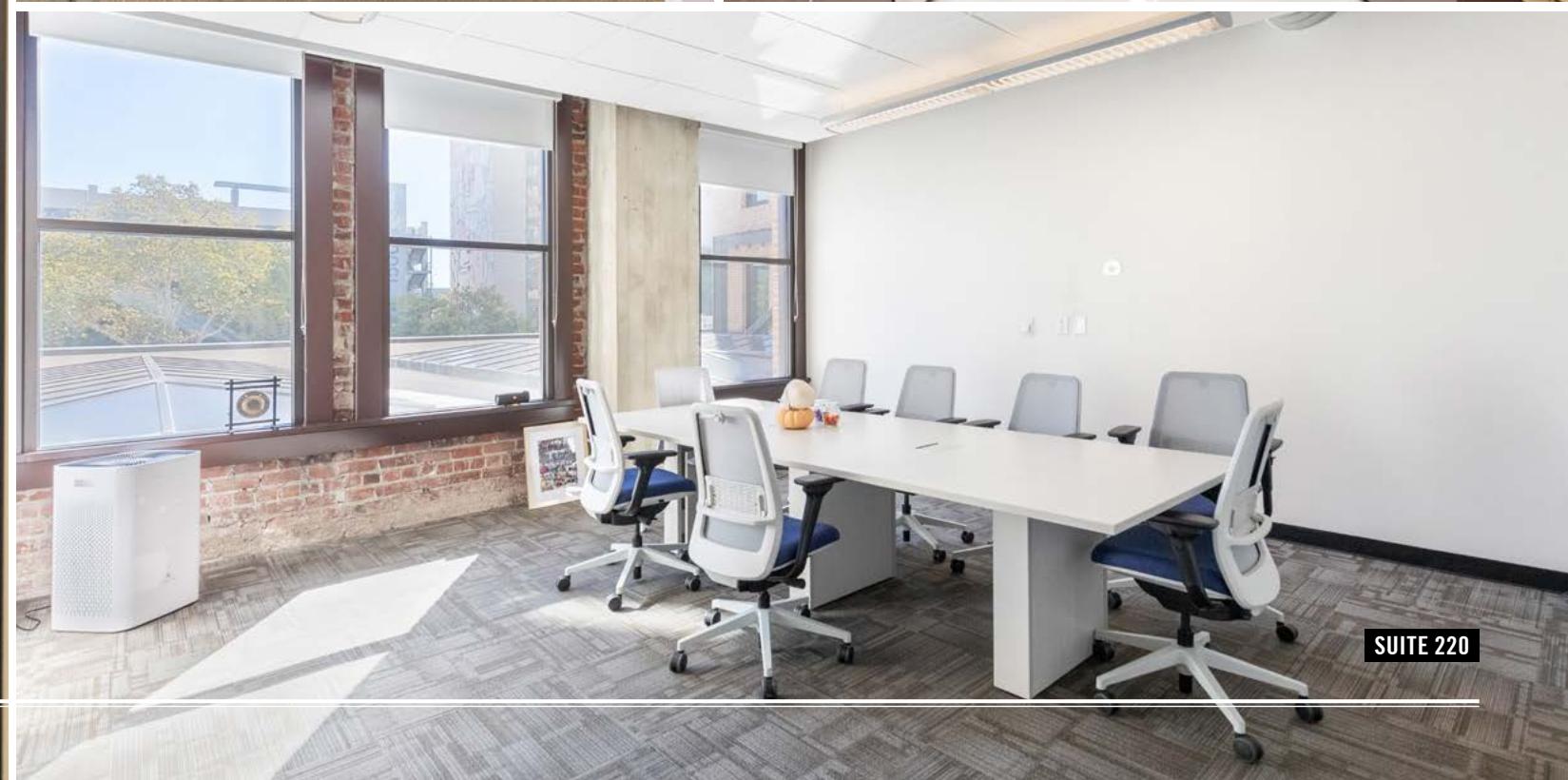
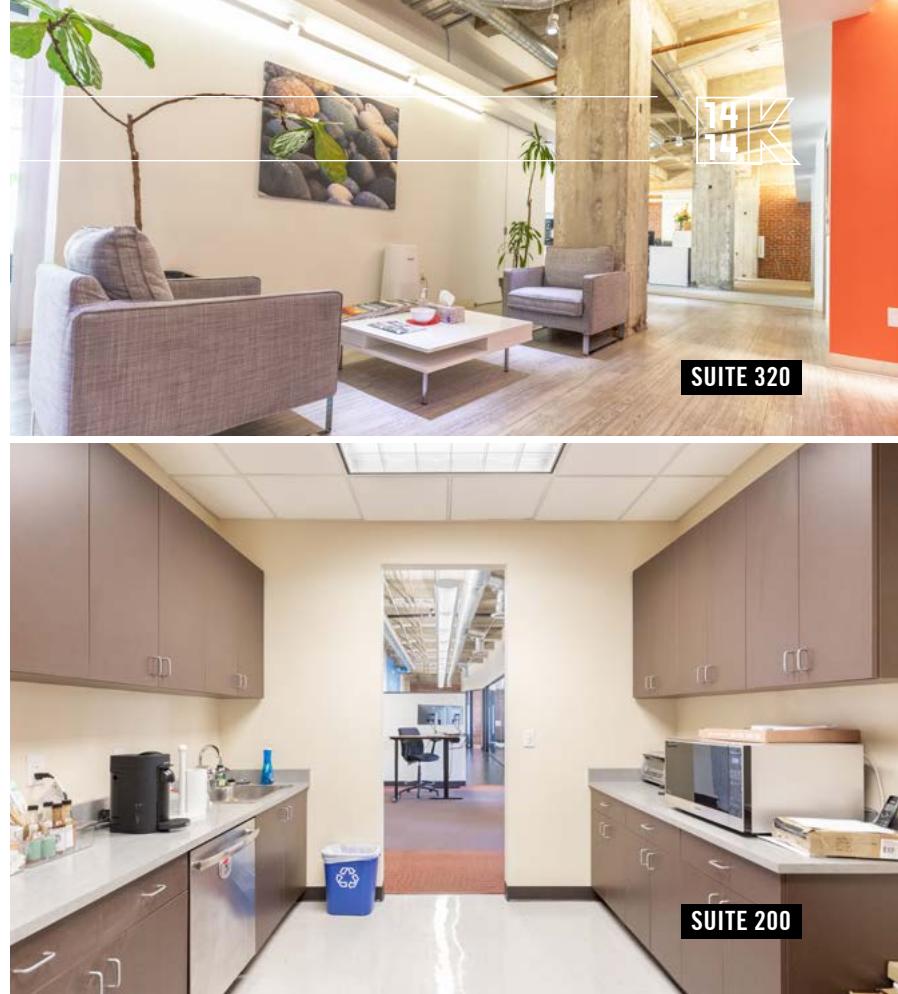
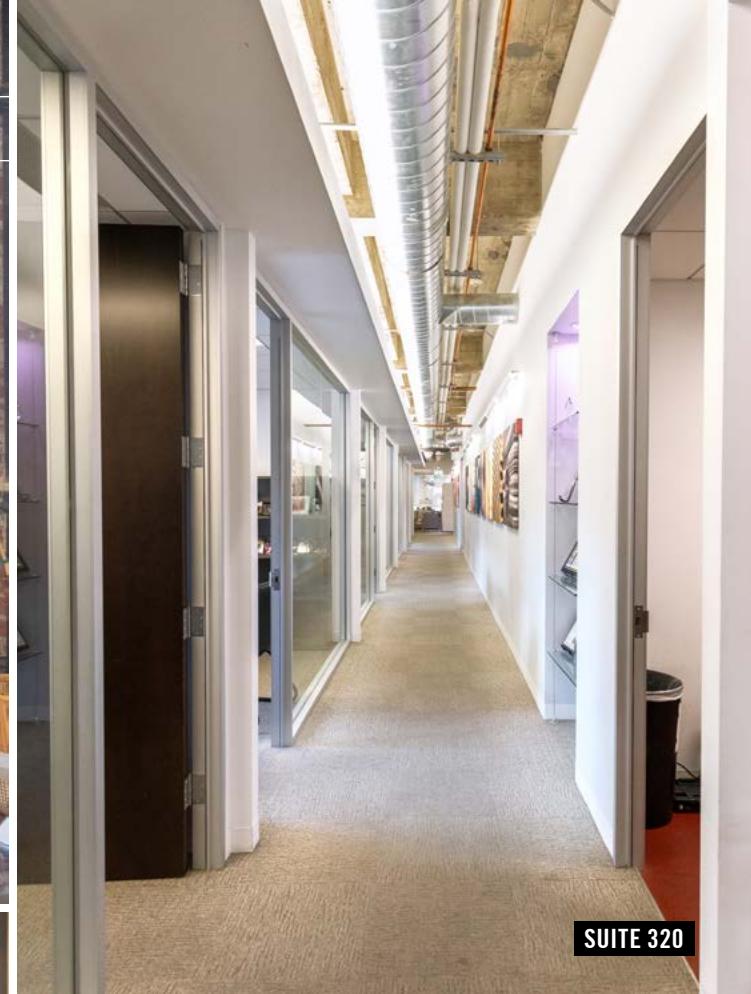
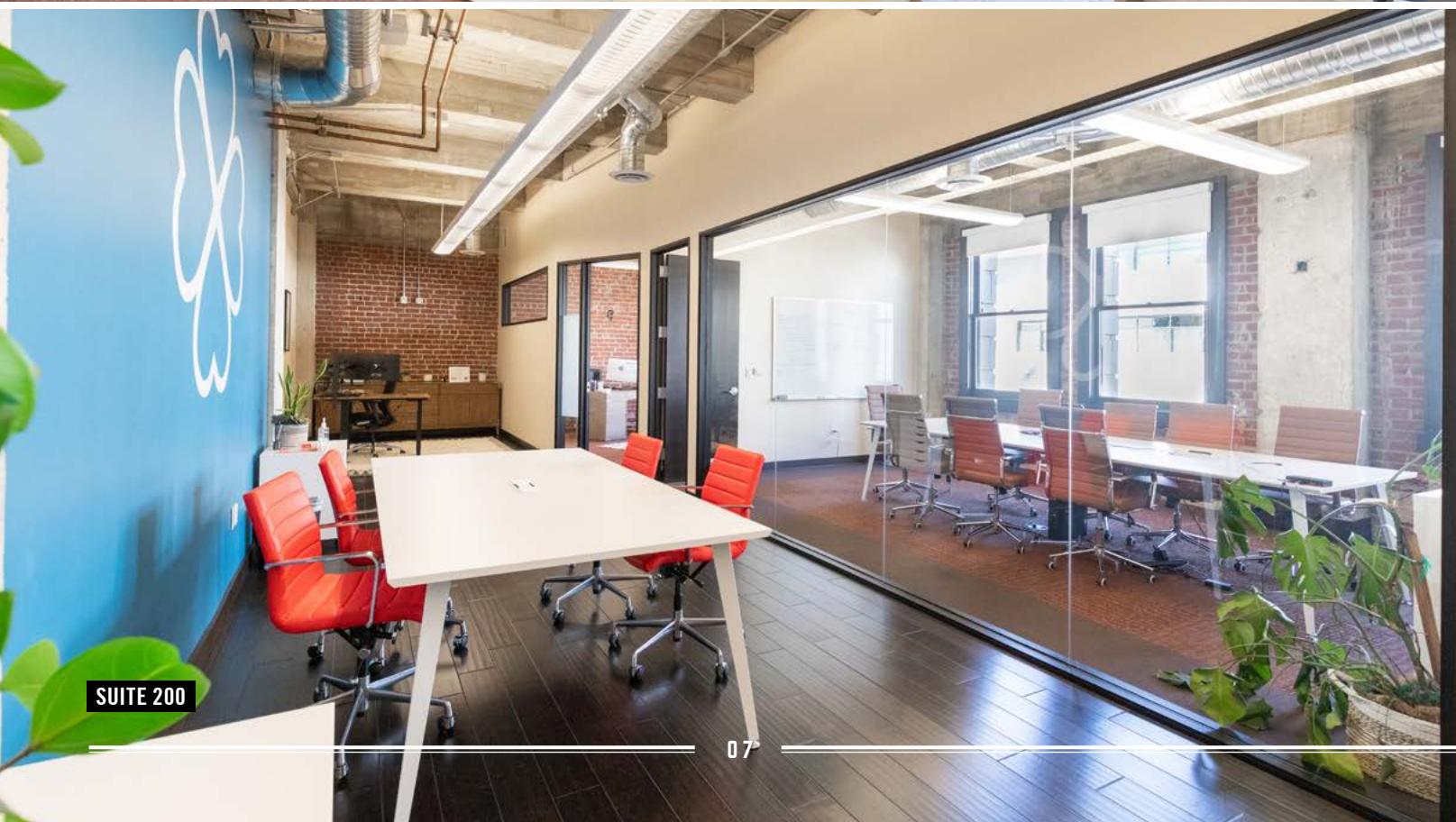
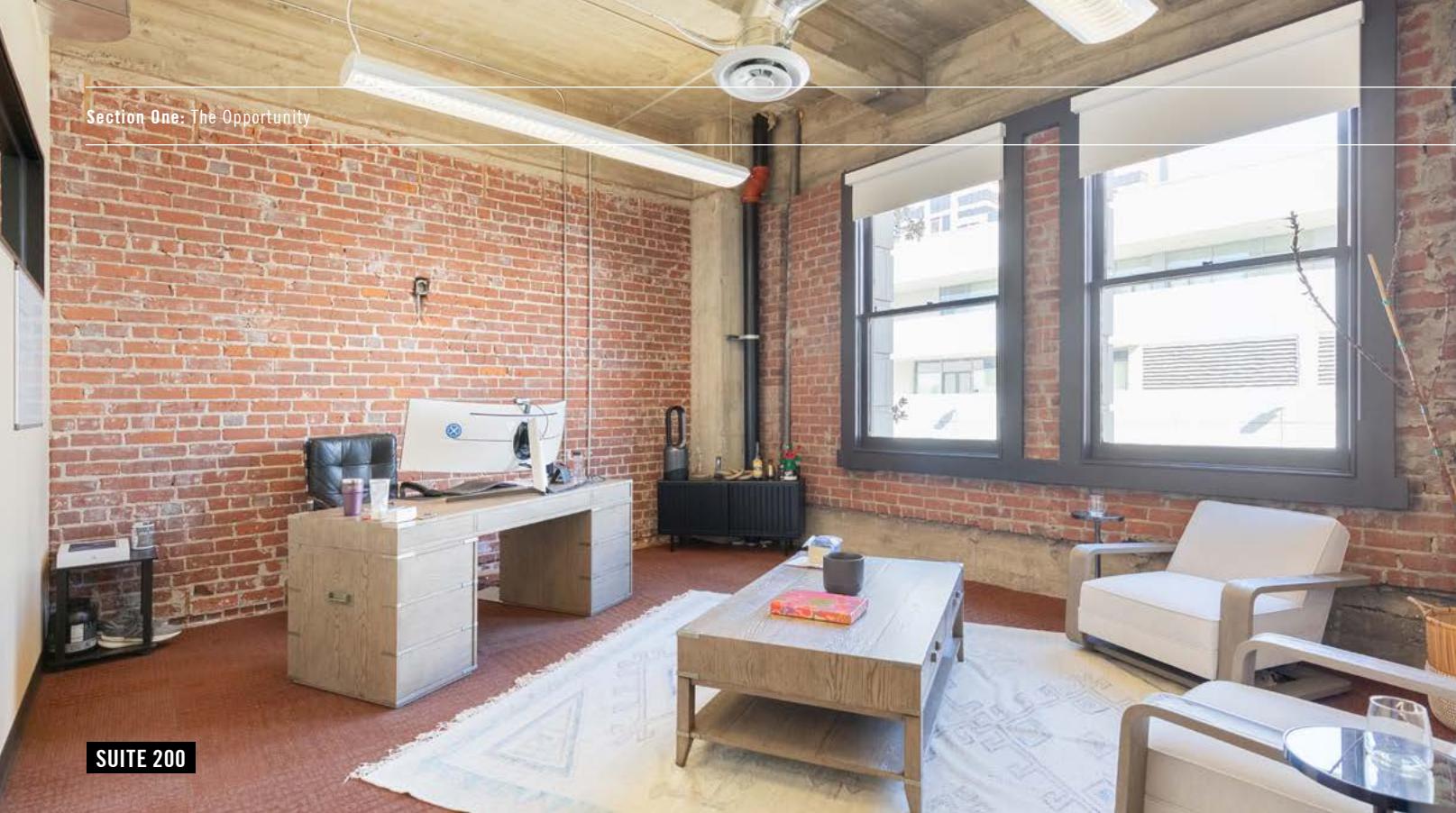
OTHER DETAILS

- \$100 Capitol Garage gift cards available for brokers who tour the space with their clients
- Shared conference room available next door at Meridian Plaza (1415 L Street)
- High ceilings with exposed HVAC and architectural elements
- Brick exterior with large windows providing natural light
- On-site fitness center with locker room and shower

Section One: The Opportunity



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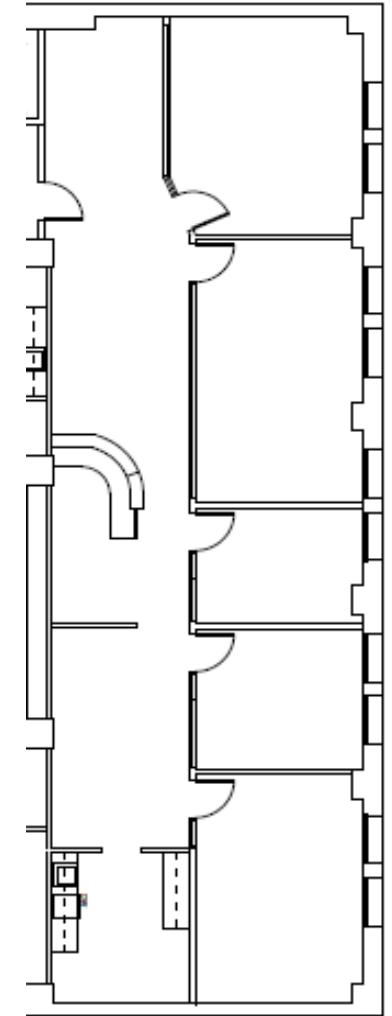


* FLOORPLANS ARE NOT TO SCALE

FLOOR PLANS

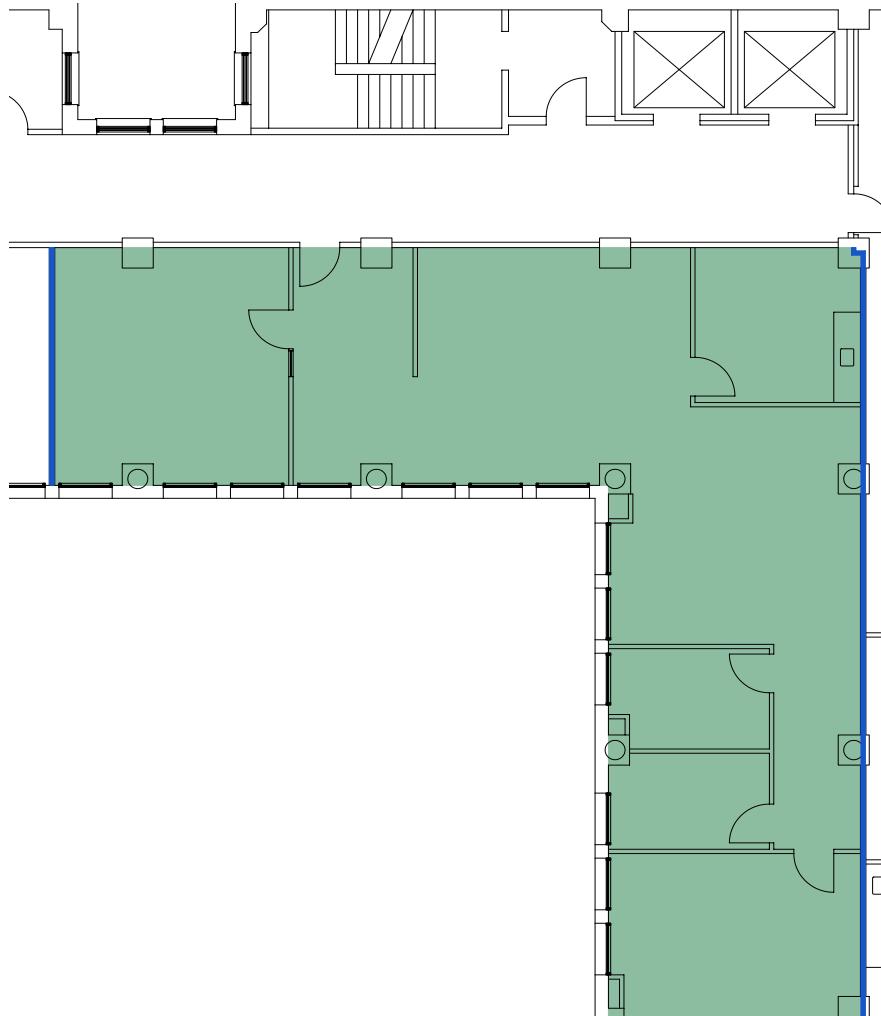
SUITE 200

2,311 RSF
\$3.35/SF/MONTH FSG



SUITE 220

2,298 RSF
\$3.35/SF/MONTH FSG

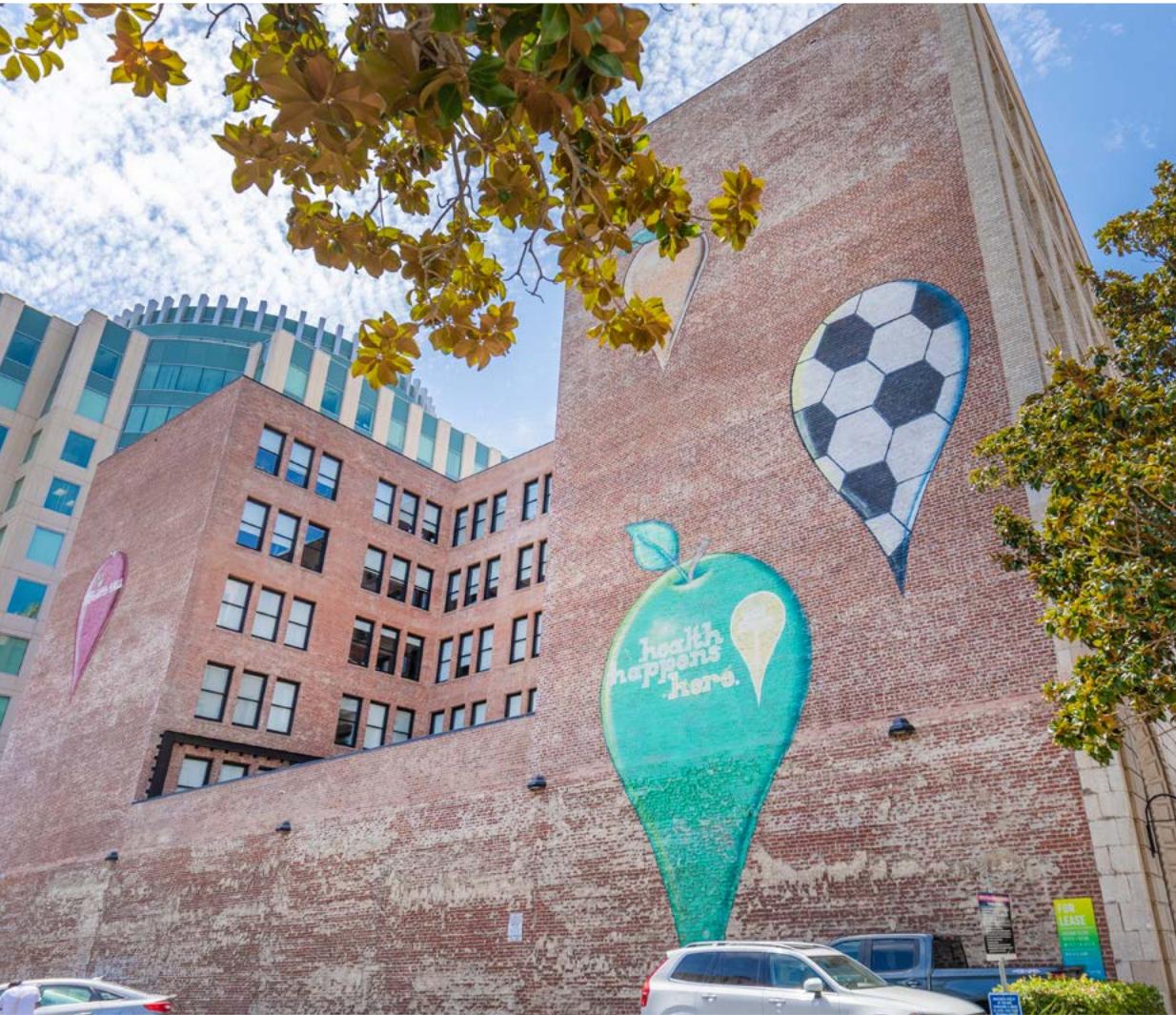
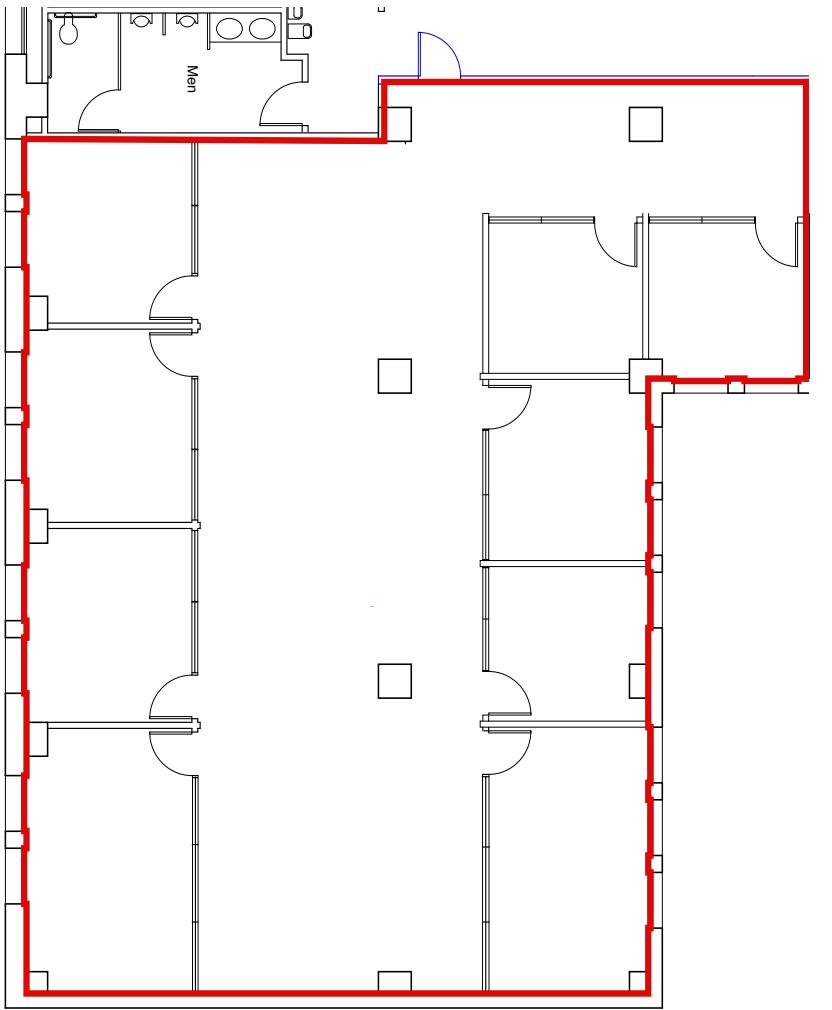


* FLOORPLANS ARE NOT TO SCALE

FLOOR PLANS

SUITE 320

3,550 RSF
\$3.35/SF/MONTH FSG





BUILDING LOCATION

< 1
BLOCK FROM THE CAPITOL

0
BLOCKS FROM THE CONVENTION CENTER

100+
NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON “THE KAY”

1414 K Street is situated on the thriving K Street corridor, just four blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core.

In addition, the Property is located in

the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along

K Street as an opportunity to create a dynamic enter-tainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

NEARBY DATA BITES

96

WALKER'S PARADISE

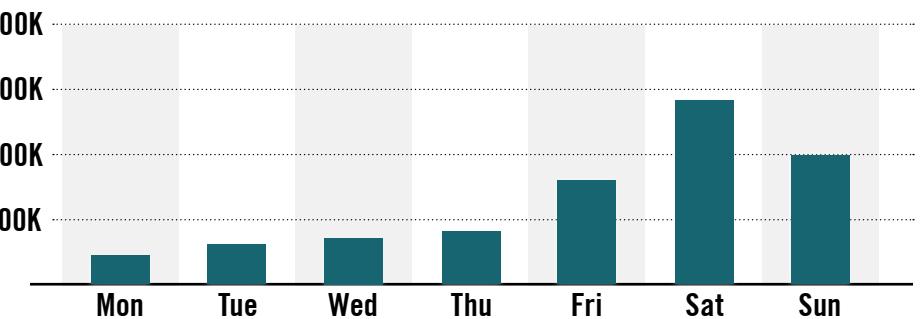
62

GOOD TRANSIT

97

BIKER'S PARADISE

Daily visitors SAFE Credit Union Convention Center



→ \$81,906 ←

Average Household Income - 1 Mile Radius

Psychographic Profile



Singles & Starters

Young singles starting out and some starter families living a city lifestyle



Young City Solos

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



Bourgeois Melting Pot

Middle-aged, established couples living in suburban homes

Nearby Population

1-mile radius of property

2010:	24,999
2023:	30,791
2028:	32,053 Projected

→ \$602,895 ←
Median Home Value

Nearby Food & Bev

160
Nearby Restaurants

26
Nearby Bars



\$452 M
Annual Consumer Spending



Education Levels

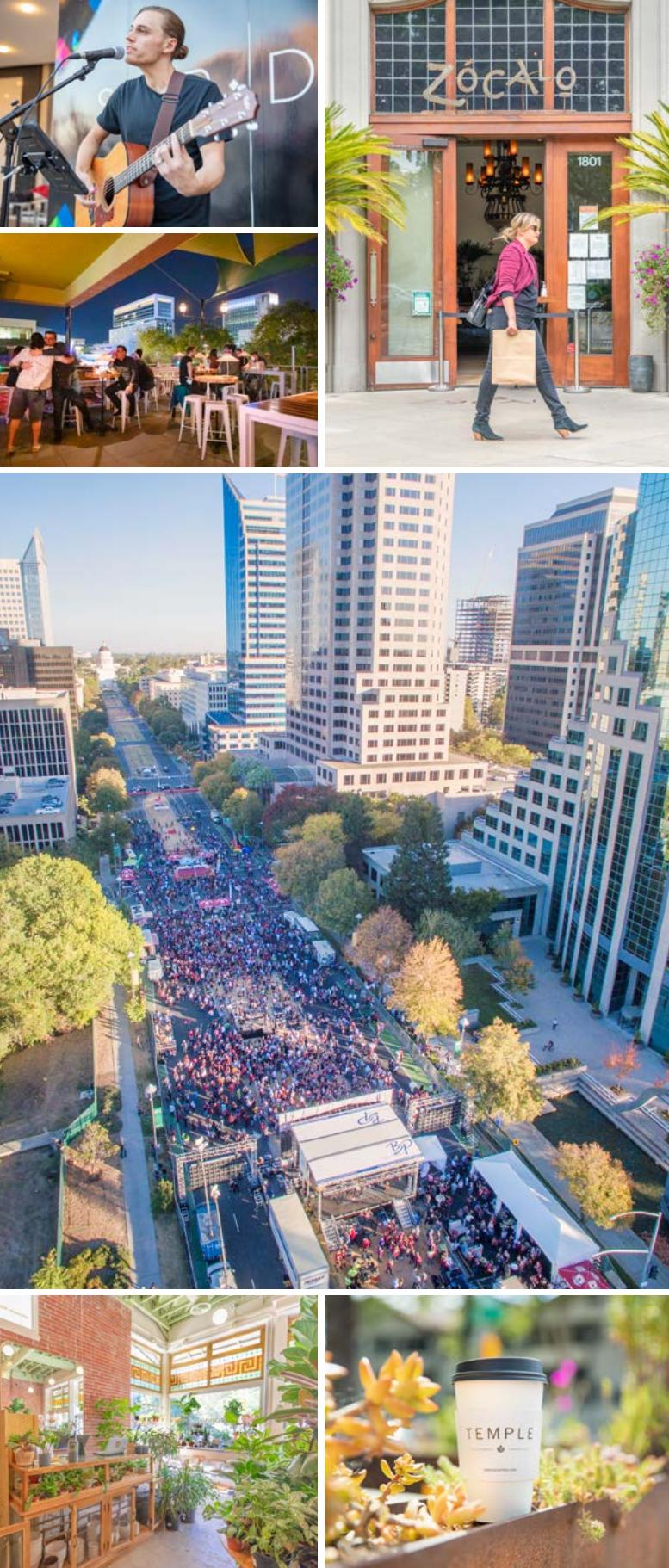
Associate Degree

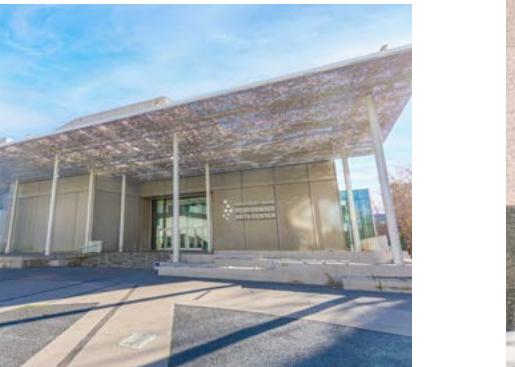
29%
Bachelor Degree

18%
Advanced Degree

5,959
Total Businesses

Section Three: The Location





NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1414 K STREET (not all are mentioned here):

58 Degrees & Holding Co.	Dad's Kitchen	Karma Brew	Omakase Por Favor	Shady Lady
Ace of Spades	Darling Aviary	Kin Thai	Old Soul Coffee	Sibling by Pushkin's
Aioli Bodega Espanola	Der Biergarten	Kodaiko Ramen & Bar	Otoro	Station 16
Alaro	Drunken Noodle	Koja Kitchen	Pachamama Coffee Coop	Tank House BBQ
At Ease Brewing	Echo & Rig	Kru	Paesano's	Tapa the World
Azul Mexican	Ella	Bombay Bar & Grill	Paragary's	Tasty Dumpling
Babe's Ice Cream	Estelle Bakery & Patisserie	Kupros Craft House	Pazza Notte	Temple Coffee
Bambina's Pizza	Federalist Public House	La Costa Cafe	Philz Coffee	Thai Basil
Beach Hut Deli	Fieldwork Brewing Co.	Localis	Plant Power Fast Food	Thai Canteen
Bento Box	Fizz Champagne	LowBrau	Polanco	The Coconut on T
Bottle & Barlow	Fixin's Soul Kitchen	Majka Pizza	Prelude Kitchen & Bar	The Golden Bear
Buddha Belly Burger	Flatstick Pub	Mango's/Burgertown	Rare Tea	The Mill Coffee House
Burger Patch	Fox & Goose	Maydoon	Rick's Dessert Diner	The Porch
Burgers and Brew	Ginger Elizabeth	Mendocino Farms	Ro Sham Beaux	The Rind
Cafe Bernardo	Grange	Mikuni Sushi	Roots Coffee	The Waterboy
Cafeteria 15L	I Love Teriyaki	Morning Fork	Roscoe's Bar	Tres Hermanas
Camden Spit & Larder	Il Fornaio	Morton's	Ruhstaller BSMT	Uncle Vito's Pizza
Camellia Coffee	Insomnia Cookies	Mulvaney's B&L	Saigon Alley	World Famous HOT BOYS
Cantina Alley	Iron Horse Tavern	N Street Cafe	Salt & Straw	Yard House
Chipotle	Jack's Urban Eats	Nash & Proper	Sauced	Zelda's Pizza
Crepeville	Ju Hachi	Nekter	Scorpio Coffee	Zocalo





SACRAMENTO

GSEC 2024
GIS Planning 2024

1,343,590
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with

its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus

all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a stone's throw from the Subject Property).





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