

Customizable retail suites on the pathway to the Golden One Center



01

**AVAILABLE
FOR LEASE**

727 K STREET
Sacramento, CA 95814
-/+ 1,000 SF Retail
-/+ 2,000 SF Retail
\$2.00 PSF + NNN

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CENTURY 21
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THE PROPERTY



727 K St, Sacramento, CA 95814

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Downtown Sacramento



-/+ 1,000 SF
Retail and -/+
2,000 SF Retail



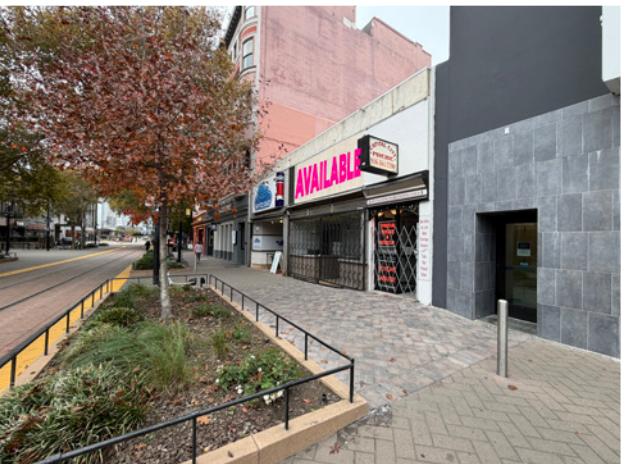
C-3-SPD



Retail



\$2.00 PSF + NNN



- Prime downtown Sacramento location steps from DOCO, offering premier dining, entertainment, and shopping.
- High foot traffic corridor with steady daytime and evening activity driven by office workers, tourists, and event attendees.
- Excellent visibility & accessibility surrounded by major transit lines, pedestrian pathways, and public parking options.
- Thriving retail & hospitality hub with strong co-tenancy and continuous development momentum in the downtown core.

Golden 1 Credit Union
CENTER

HYATT

24
HOUR
FITNESS

DO
CO
DOWNTOWN
COMMONS

Insomnia
cookies

CHIPOTLE
MEXICAN GRILL

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THE BUILDING

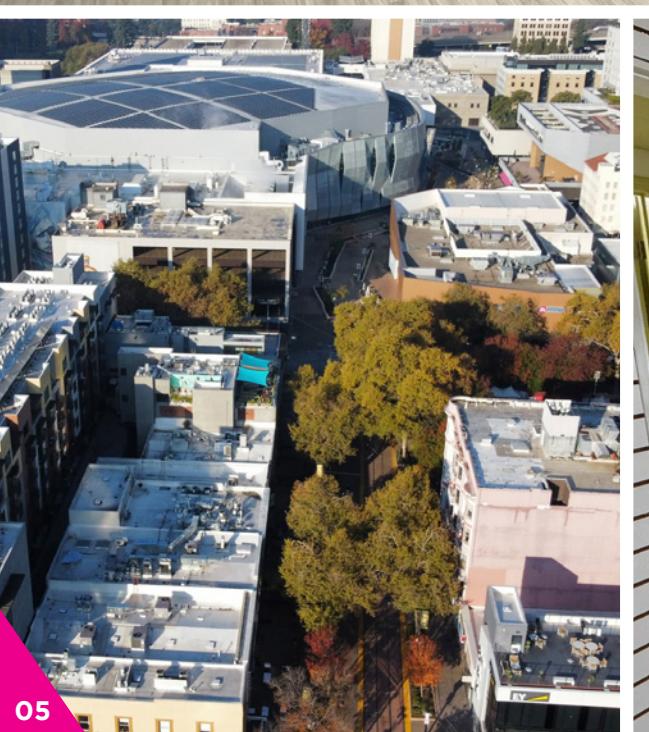
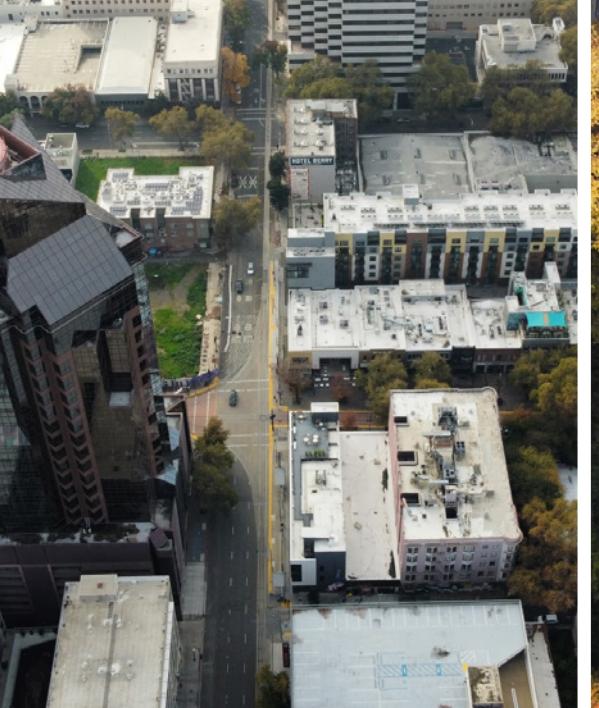
Many people consider Midtown to be the most advantageous area in the city of Sacramento, with convenient access to freeways adjacent to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property is in the heart of the Lavender Heights neighborhood that has materialized as one of the submarket's hottest micro-markets. The centerpiece of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural insertion and accelerating thinking of the neighborhood. The area features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local fun spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments.

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THE AREA

Business Diversity: Downtown Sacramento is home to a mix of industries, including technology, education, agriculture, finance, and entertainment. This diversity provides opportunities for businesses to tap into different sectors, network with other professionals, and explore collaborations.

Cultural Events and Tourism: Sacramento has a rich cultural scene, attracting visitors to museums, historic districts, festivals, and events. Businesses in downtown can benefit from this influx of tourists and attendees by drawing on increased foot traffic and offering services catering to visitors.

Events and Networking: Events such as the Sacramento Music Festival and Farm-to-Fork Festival, as well as a variety of industry-specific gatherings, allow businesses to network, build brand awareness, and even sponsor events to connect with a larger audience.

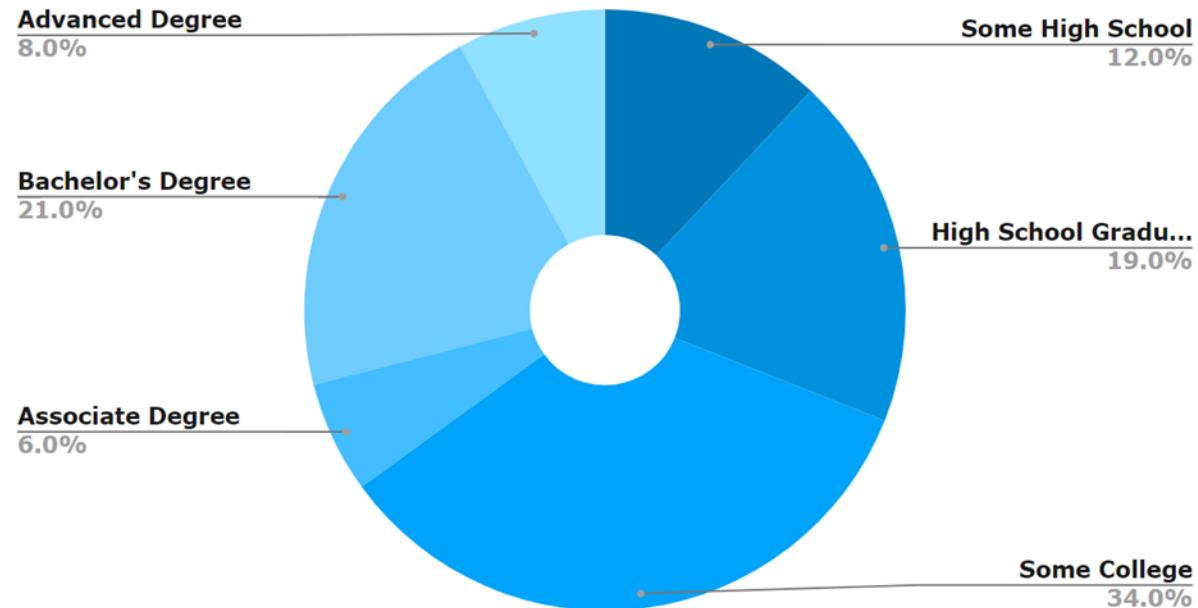
Commercial and Residential Growth: The real estate market in downtown Sacramento is on the rise, with numerous mixed-use developments, luxury apartments, and office spaces being built. A growing residential population means a more consistent demand for products and services. Additionally, the revitalization of older areas offers opportunities for businesses to establish themselves in prime, high-traffic locations.

Proximity to Universities: Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance to tap into a dynamic and educated workforce.

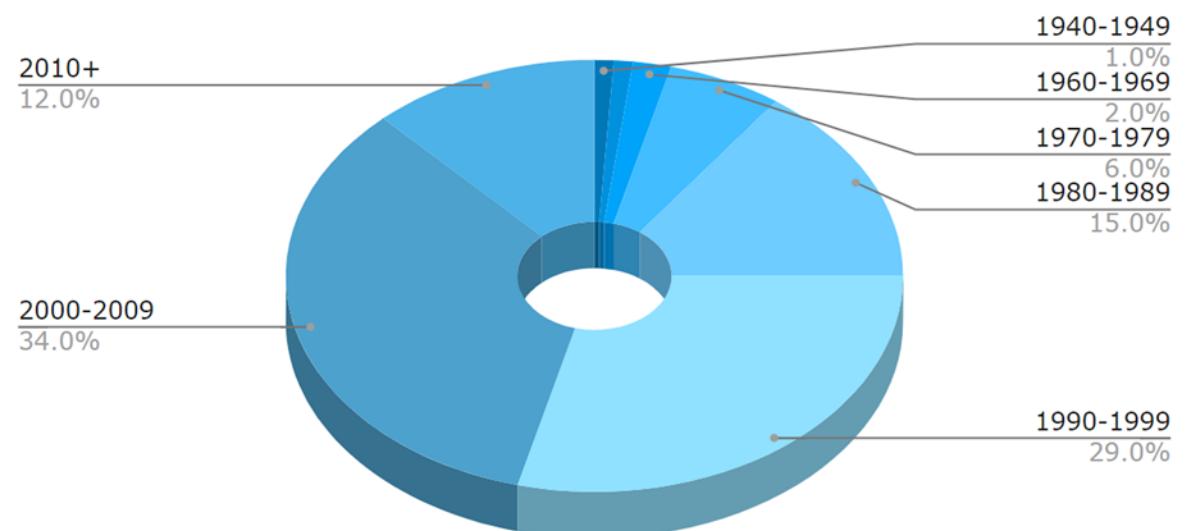


DEMOGRAPHICS

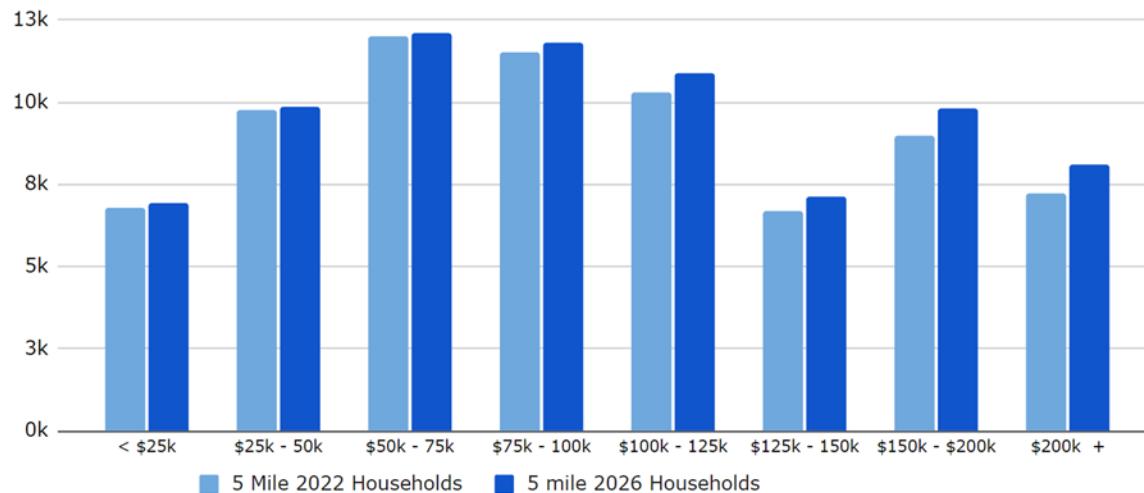
Educational Attainment



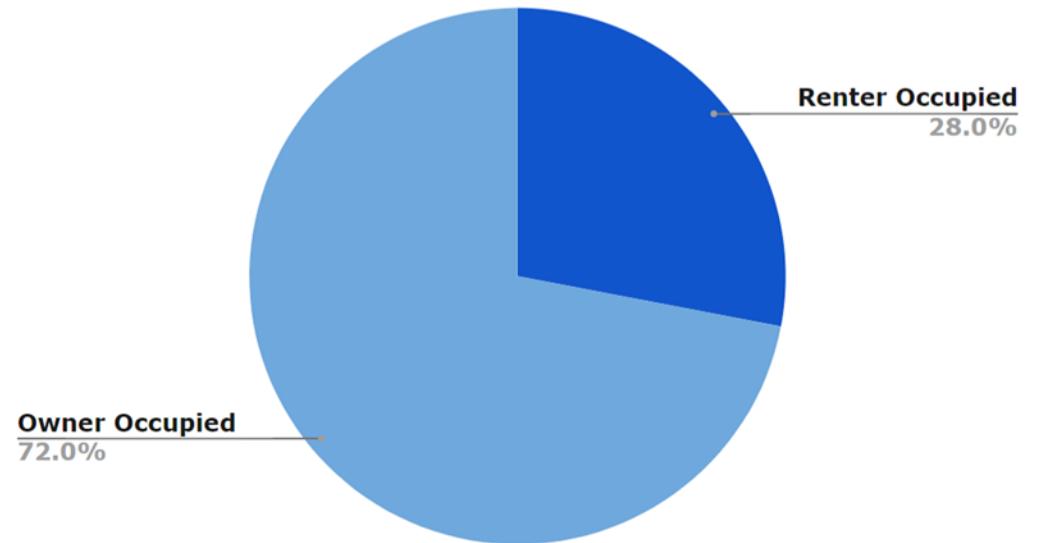
Homes Built by Year



Monthly House Hold Income

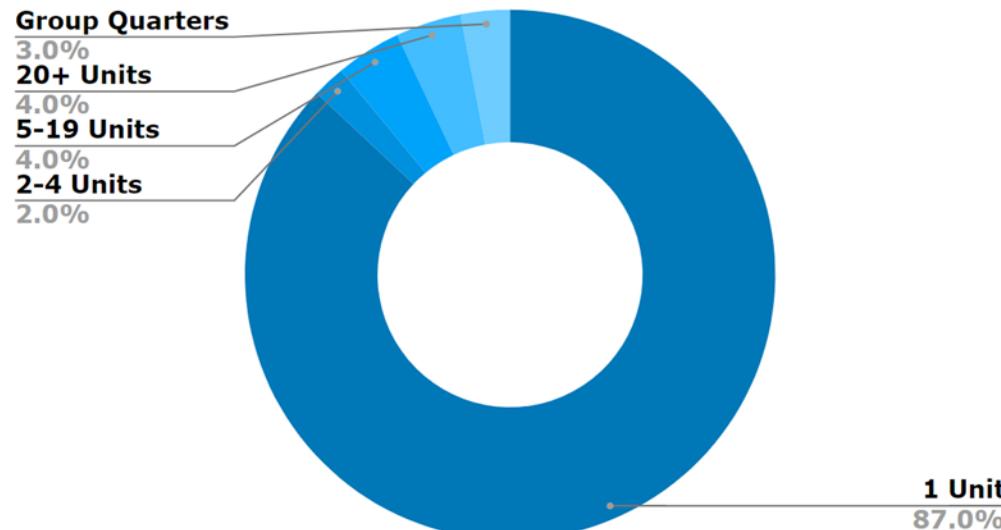


Housing Occupancy

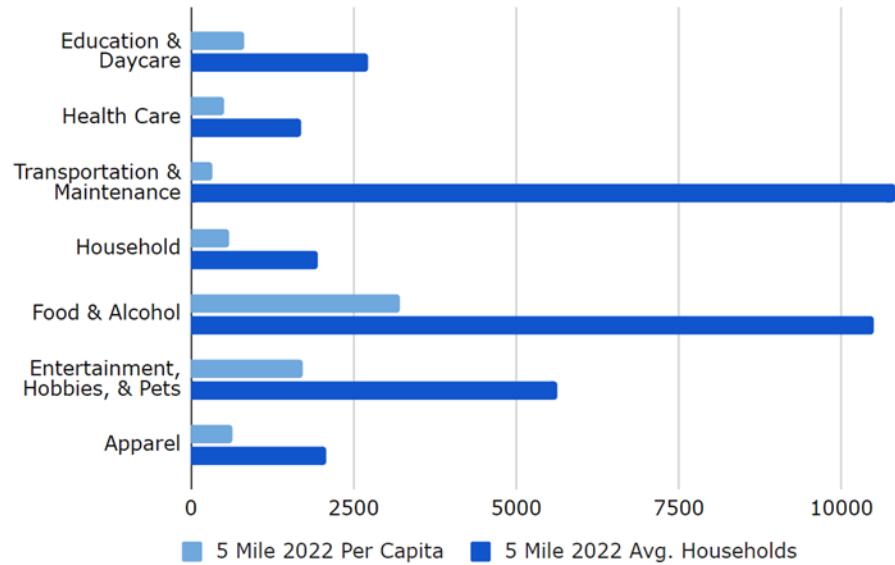


DEMOGRAPHICS

Housing Type

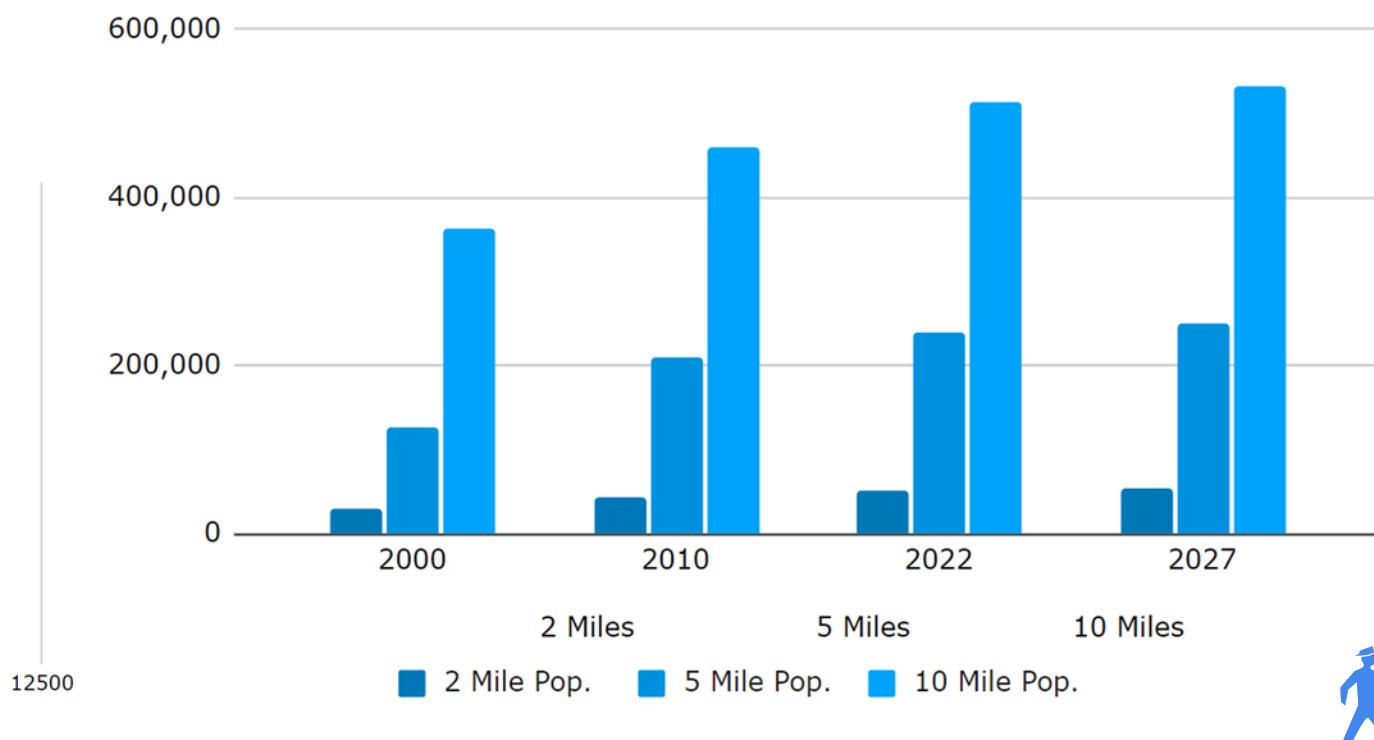


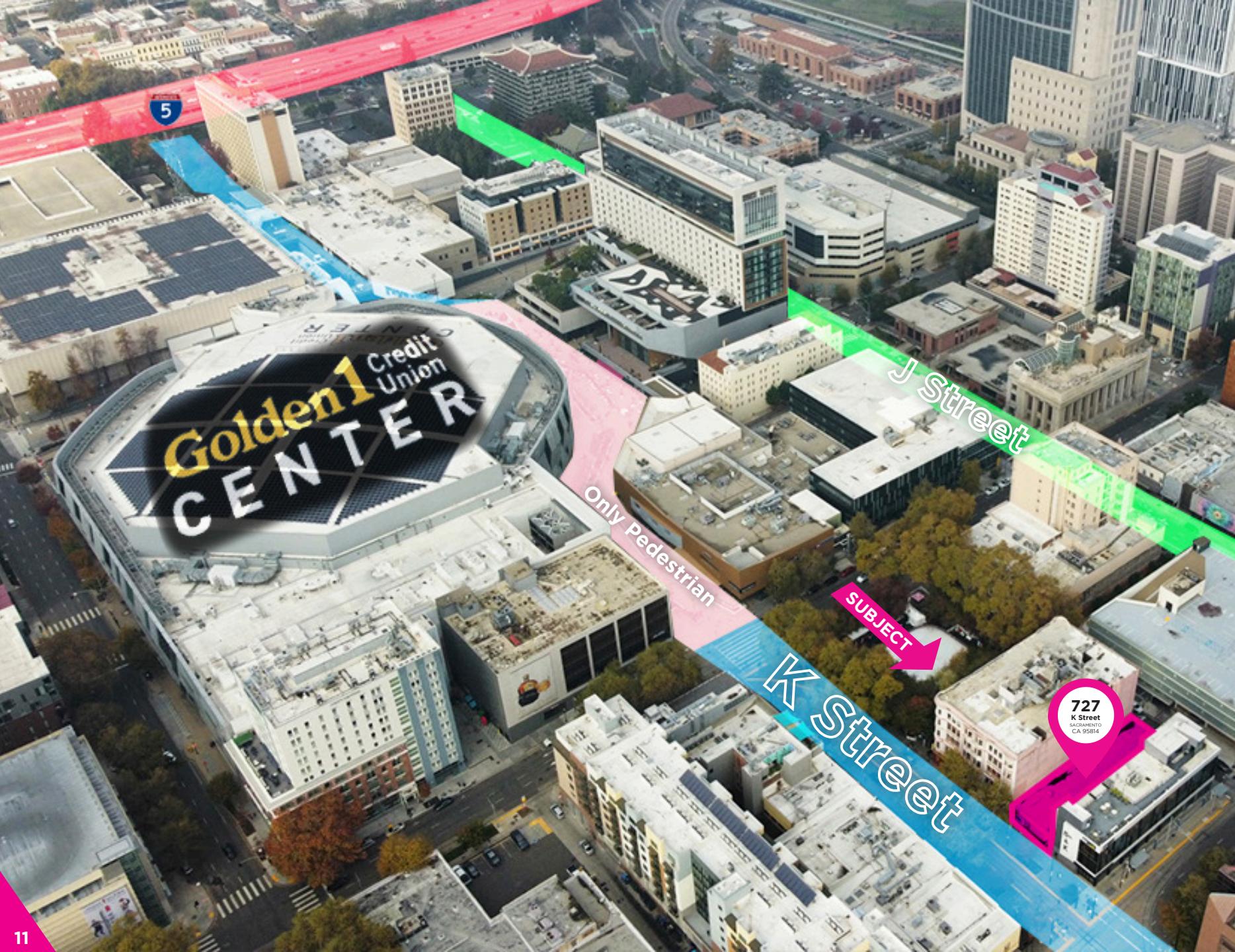
Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

Population





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