

630 K STREET

SACRAMENTO, CA
PRIME RETAIL SPACE
±1,038 RSF - ±62,000 RSF



ETHAN CONRAD
PROPERTIES INC.

IN THE HEART OF



DOCO



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
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www.ethanconradprop.com

**ROOFTOP
VIDEO LINK**

**CON AZUCAR CAFE
VIDEO LINK**

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[ROOFTOP VIDEO LINK](#)

FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area
- Can deliver ±62,000 SF or more in Downtown Sacramento
- Rooftop space available
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Tippy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater)
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby
- Con Azucar Cafe lease signed



[CON AZUCAR CAFE VIDEO LINK](#)



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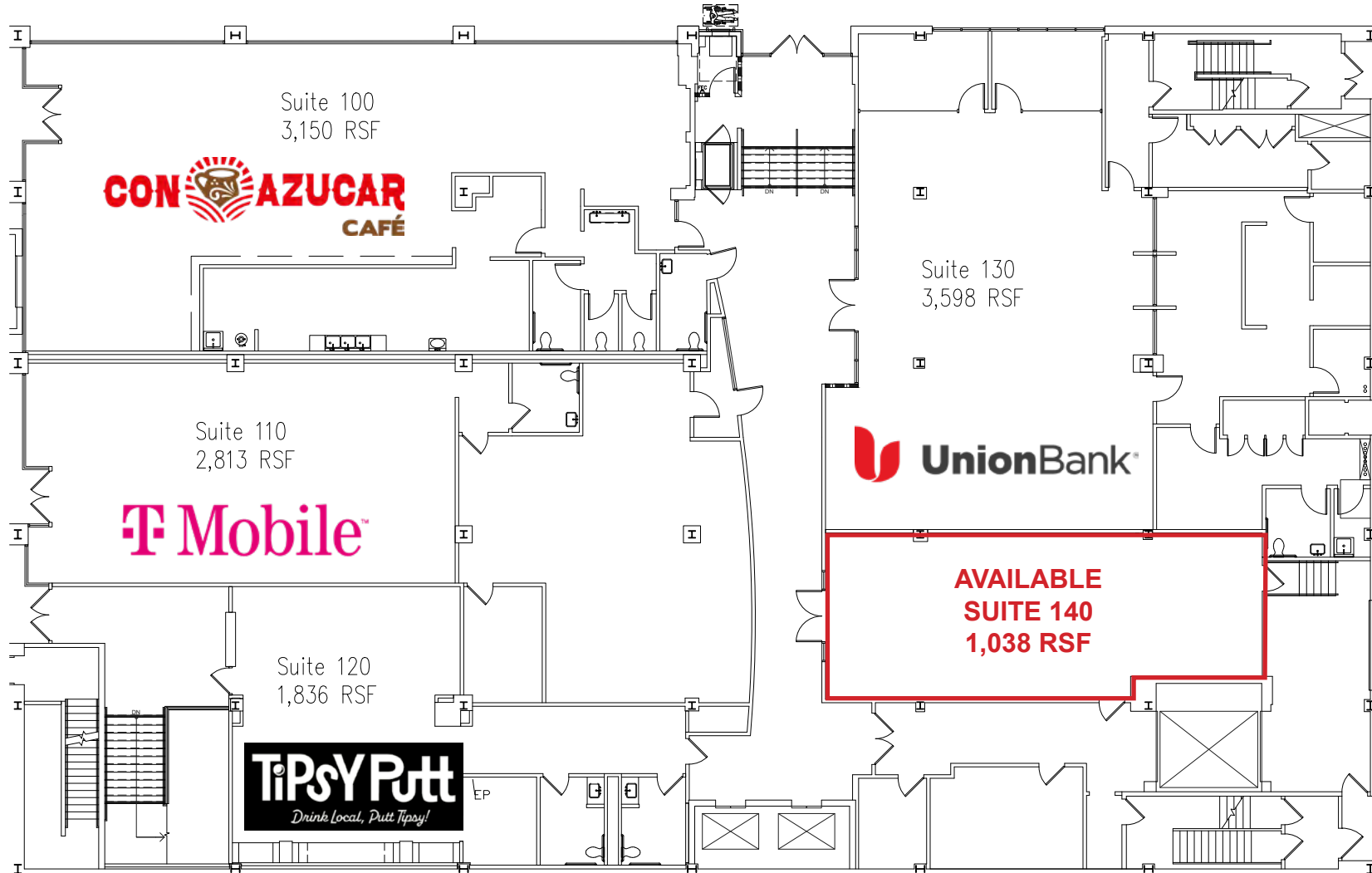
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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1ST FLOOR PLAN

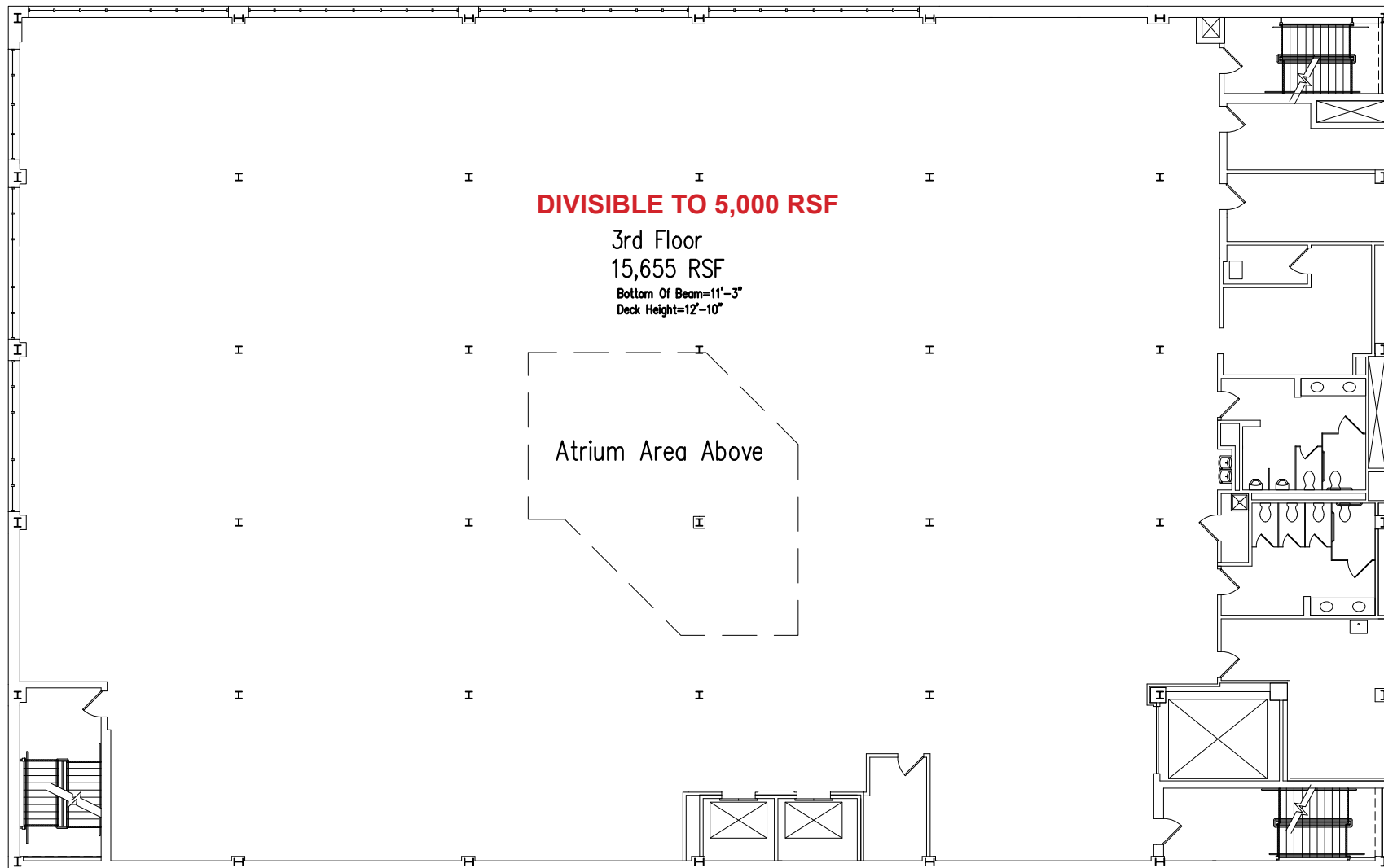
SUITE 140: 1,038 RSF \$2,377.00 (\$2.29 PSF, FSG)



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3RD FLOOR PLAN
15,655 RSF

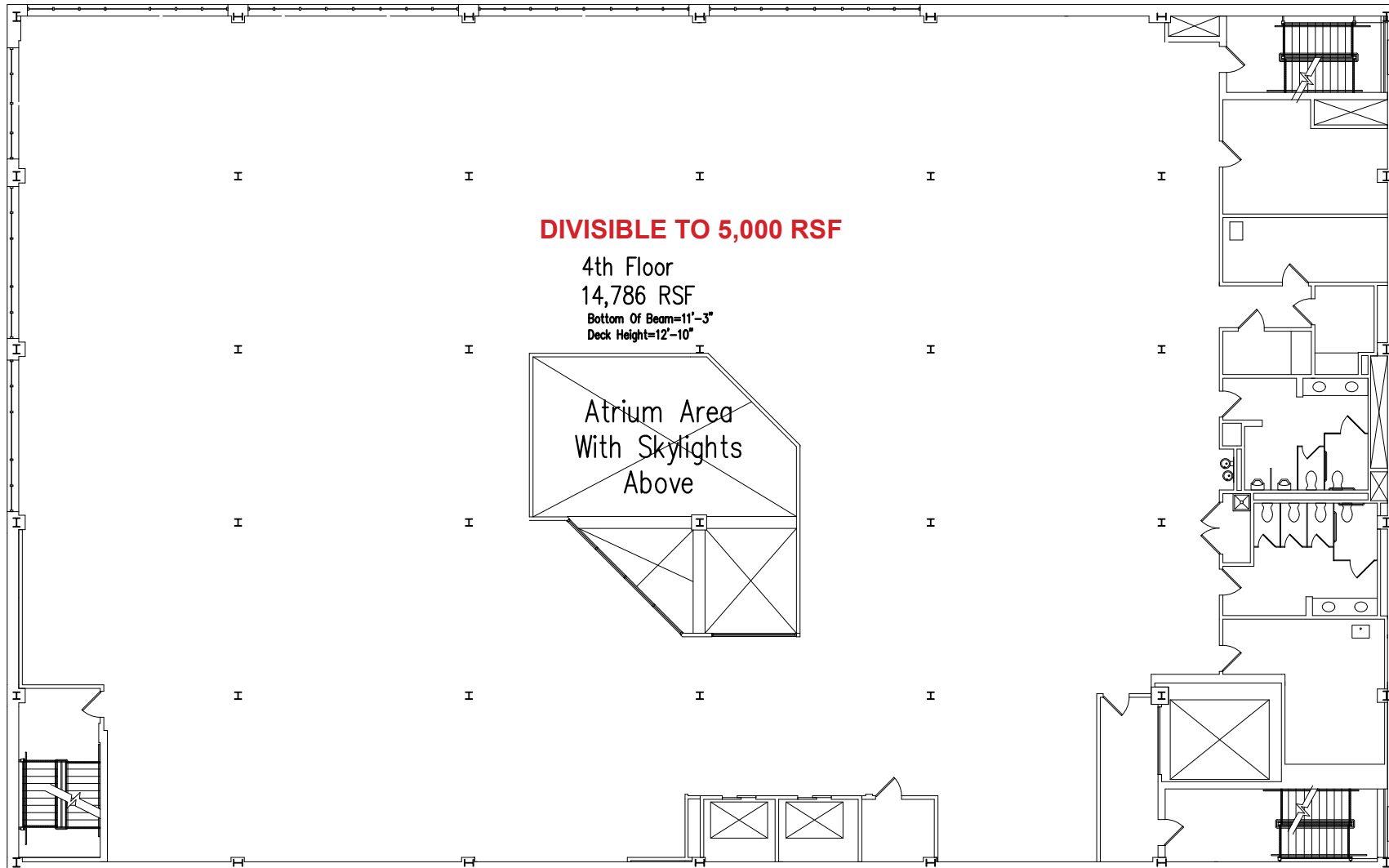
3rd Floor: 5,000 RSF - 15,655 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.48 PSF.



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4TH FLOOR PLAN
14,786 RSF

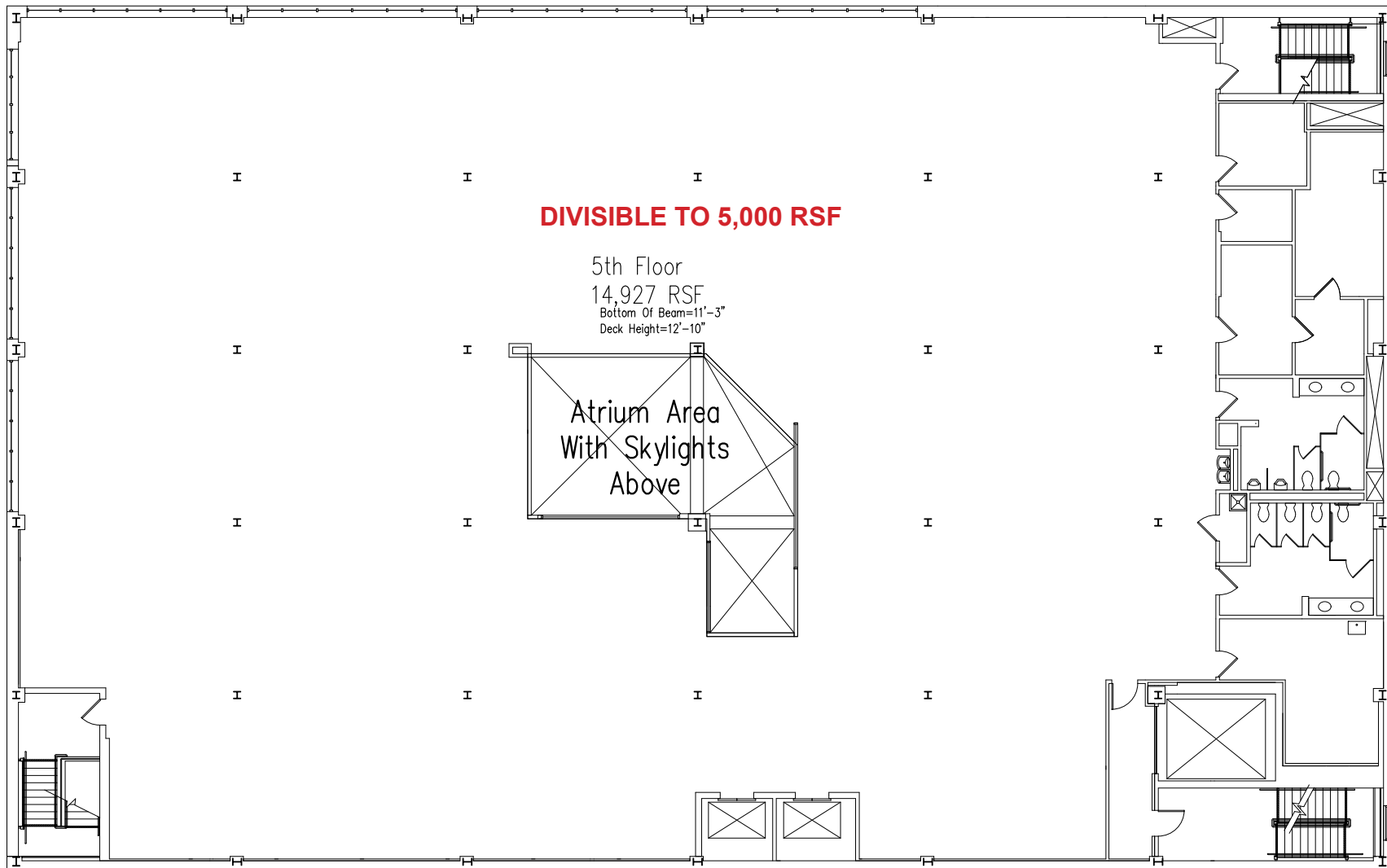
4th Floor: 5,000 RSF - 14,786 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.48 PSF.



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5TH FLOOR PLAN
14,927 RSF

5th Floor: 5,000 RSF - 14,927 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.48 PSF.



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ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. Rohini Sports & Fitness

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House

22. Il Fornaio
23. Foundation, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

P City Parking **==** RT Light Rail

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