

AVAILABLE  
**FOR LEASE**

**1014 10TH STREET**  
SACRAMENTO, CA 95814

±/-1,800 SF

**DANIEL MUELLER**

Executive Director

**916 704 9341**

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Cal DRE# 01829919

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Director

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Cal DRE# 02092307

**CENTURY 21**

Select Real Estate, Inc.



**PROMINENT CORNER 2ND GENERATION CAFE WALKING DISTANCE TO DOCO**

# THE PROPERTY

1014 10TH STREET SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN  
SACRAMENTO**



**+/- 1,800 SF**



**C-3-SPD**



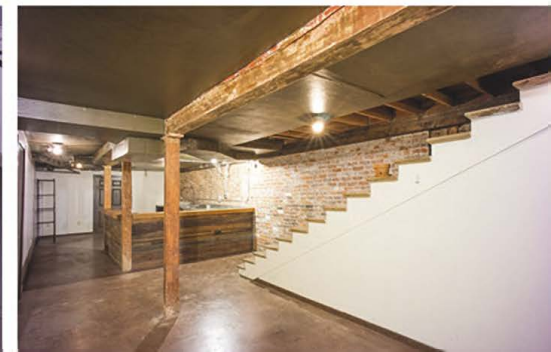
**CAFE  
CONVECTION  
OVEN**



**\$2.00  
NNN**



1014  
10TH STREET



1014  
10TH STREET

THE PIZZA PRESS | 24 HOURS | Echo Rig | TEAMSTORE | JIMBOY'S TACOS | ROOTS COFFEE | THE SAWYER | POLANCO | BANK | CENTURY THEATRES | ESTELLE - bakery & pâtisserie - popbar | PUNCH BOWL SOCIAL | REVIVAL pressed juicery | Fizz | Häagen-Dazs | URBAN OUTFITTERS

CITIZEN | RITE AID | SHERATON Grand Sacramento | MadiCi | RUMSTALLER | Avary | MAYAHUEL | 7 ELEVEN | TIGER | KODAIKO

BUCKHORN | BROODRACK | AZUL | The Melling Pot. | néktər | LOWBRAU | TANK HOUSE | sibling | Mill | 58 & HOLDING CO. | CUPOTE | Aiali | OLD SOUL CO. | B&L | Goodside | MIKUNI | paesanos | ZÓCALO | FIELDWORK BREWING | GOLDEN ROAD | PUBLIC HOUSE | The Rind | STATION 16 | Ginger Elisabeth

RED RABBIT KITCHEN & BAR | BARWEST | CANTINA ALLEY | See's CANDIES. | CHICAGO FIRE | DESSERT DINER | TEMPLE | burgerpatch | Thai basil | Jungle Bird | BEACH OUT DELI

Stage Nine | BLUEPRINT COFFEE PROJECT | Evangelina's Costume Mansion | SUBWAY | Steamers | RO CITY | DELTA KING | THE RAILYARDS | JOE'S CRAB SHACK | Round Table PIZZA | THE FIREHOUSE

OLD SOUL CO. | WHIRED wine | CAMDEN | Il Fornaio CUCINA ITALIANA | MORTON'S THE STEAKHOUSE | house kitchen & bar | FRANK FAT'S SINCE 1997

CHASE | Faldas | TERIYAKI | KUPROS | BOMBAY | ALARO | JACK'S

PARAGARY'S | IDENTITY COFFEES | STARBUCKS COFFEE | PUSHKIN'S | REVOLUTION WINERY + KITCHEN | CAFE BERNARDO | Sizzie BURGER | TEMPLE | SACRAMENTO NATURAL FOODS CO-OP | INN cats and drinks

BAWK | pressed juicery. | Device BREWING COMPANY | SNUG | MILK MONEY | Uncle Tito's slice of NY | PANDA EXPRESS CHINESE KITCHEN | MAS TACO BAR | CAFE BERNARDO | STARBUCKS COFFEE | SHAKE SHACK | BEAST BOUNTY | FOX+GOOSE PUBLIC HOUSE | PHILZ COFFEE | IRON HORSE TAVERN | ERNESTO'S MEXICAN FOOD | Ryujin Ramen House | west elm | MENDOCINO FARMS sandwich market | MARKET 5 ONE 5

1014  
10TH STREET  
SACRAMENTO  
CA 95814

1025 9th St

INTERSTATE 5

HWY 80

HWY 50

CENTURY 21

MUELLER COMMERCIAL



**500 CAPITOL MALL**  
RBA: 433,508  
EST. EMPLOYEES: 1,927

**400 CAPITOL MALL**  
RBA: 501,610  
EST. EMPLOYEES: 2,229

**621 CAPITOL MALL**  
RBA: 366,291  
EST. EMPLOYEES: 1,628

**300 CAPITOL MALL**  
RBA: 376,093  
EST. EMPLOYEES: 1,672

**770 L STREET**  
RBA: 168,995  
EST. EMPLOYEES: 751

**ONE CAPITOL MALL**  
RBA: 185,950  
EST. EMPLOYEES: 826

**915 L STREET**  
RBA: 151,440  
EST. EMPLOYEES: 673

**520 CAPITOL MALL**  
RBA: 82,401  
EST. EMPLOYEES: 366

**1121 L STREET**  
RBA: 171,477  
EST. EMPLOYEES: 762

**555 CAPITOL MALL**  
RBA: 389,064  
EST. EMPLOYEES: 1,729

**1215 K STREET**  
RBA: 250,000  
EST. EMPLOYEES: 1,111

**801 K STREET**  
RBA: 337,881  
EST. EMPLOYEES: 1,502

**1415 L STREET**  
RBA: 229,203  
EST. EMPLOYEES: 1,019

**980 NINTH ST**  
RBA: 489,171  
EST. EMPLOYEES: 2,174

**1201 K STREET**  
RBA: 245,000  
EST. EMPLOYEES: 1,089

**1414 K STREET**  
RBA: 57,093  
EST. EMPLOYEES: 254

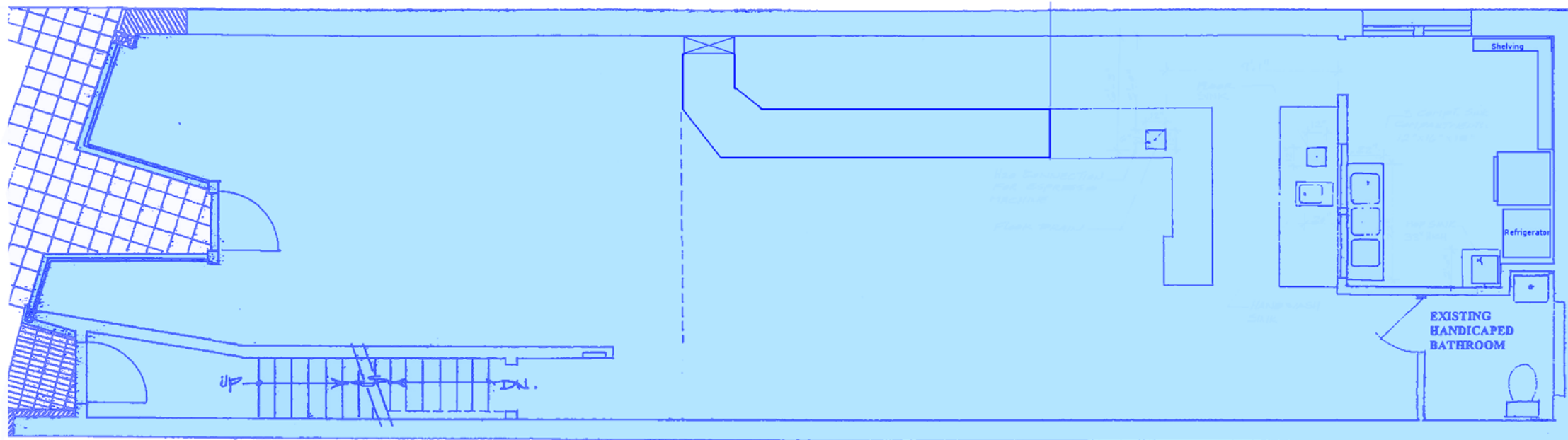
**1325 J STREET**  
RBA: 368,985  
EST. EMPLOYEES: 1,640

**1001 I STREET**  
RBA: 950,000  
EST. EMPLOYEES: 4,222

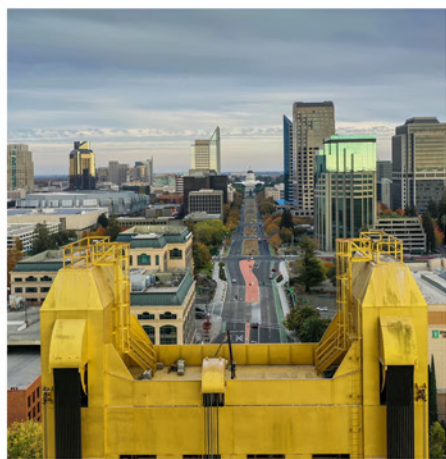
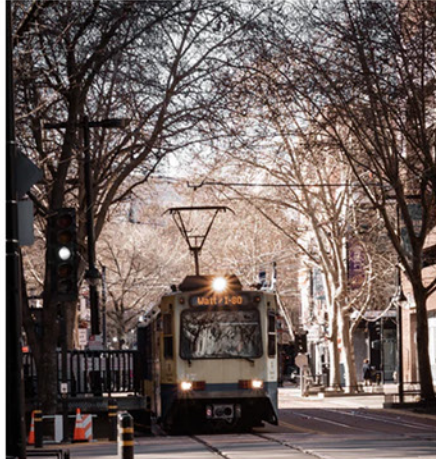
**915 I STREET**  
RBA: 120,000  
EST. EMPLOYEES: 533



# FLOOR PLAN



1014  
10TH STREET



# THE BUILDING

This rare second-generation cafe is located near the corner of 10th & J St., just south of Grange adjacent to Cesar Chavez Park. This location offers high visibility with a rectangular floor plan with a first-floor square footage of +/-1,800 SF and a lower level which can offer a combined total of +/-3,480 SF.

This location has the infrastructure to re-open as another cafe, bakery, or coffee shop to cater to the localized crowd of government employees and the built-in residential population. This location is desirable and requires an operator who can take advantage of close proximity to DOCO and The Grange restaurant.





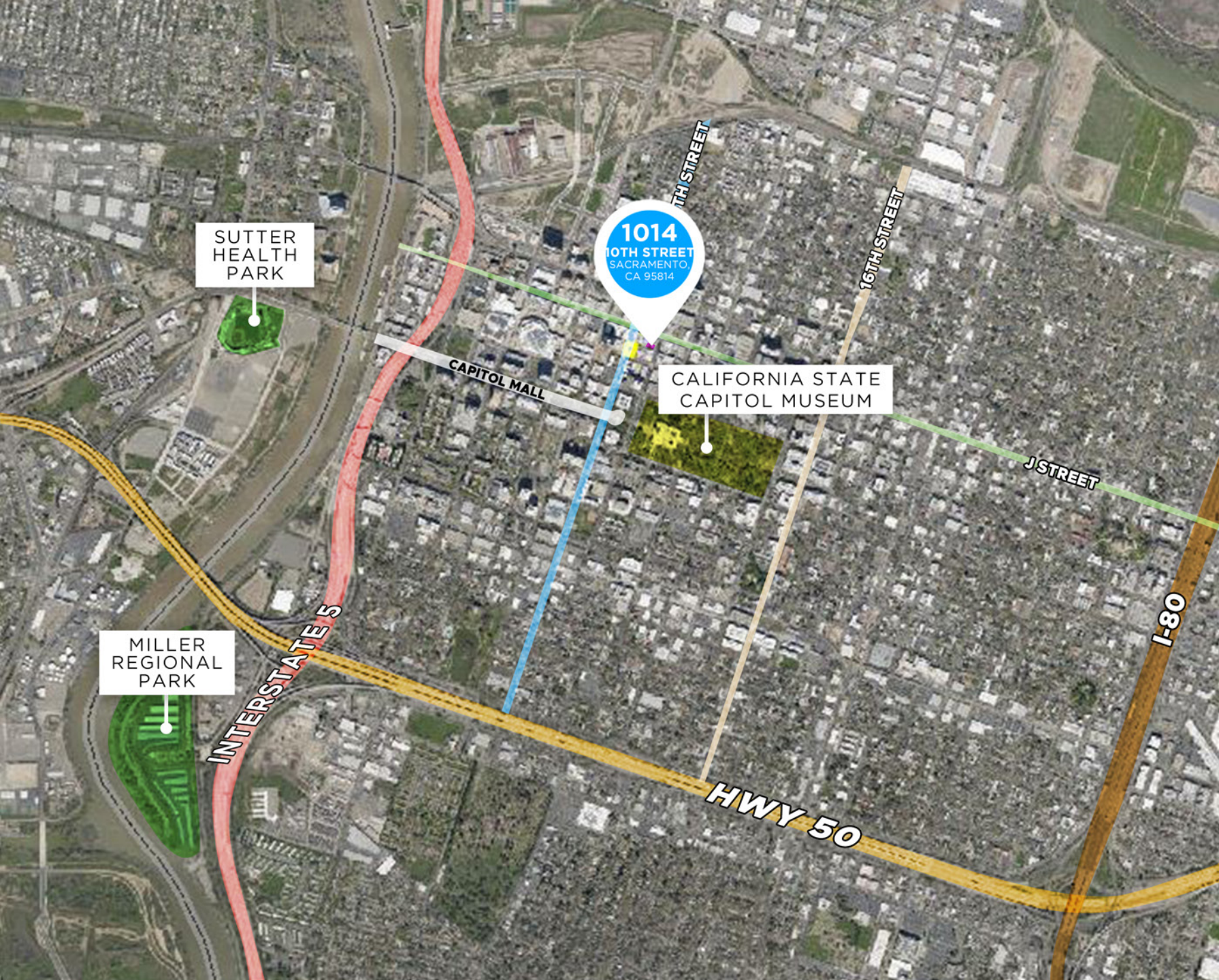
## THE REGION

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



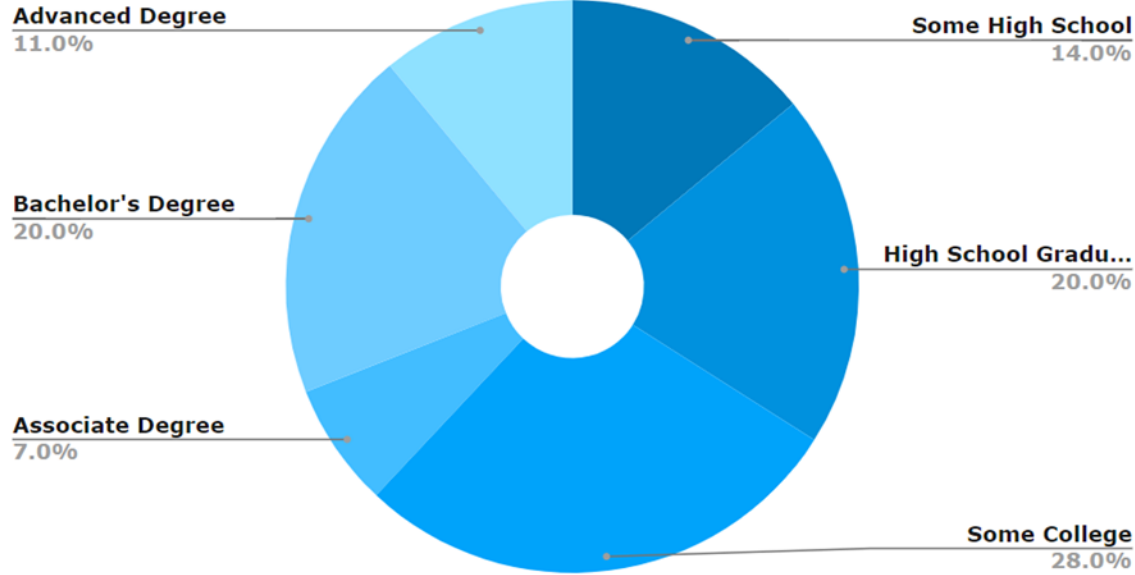
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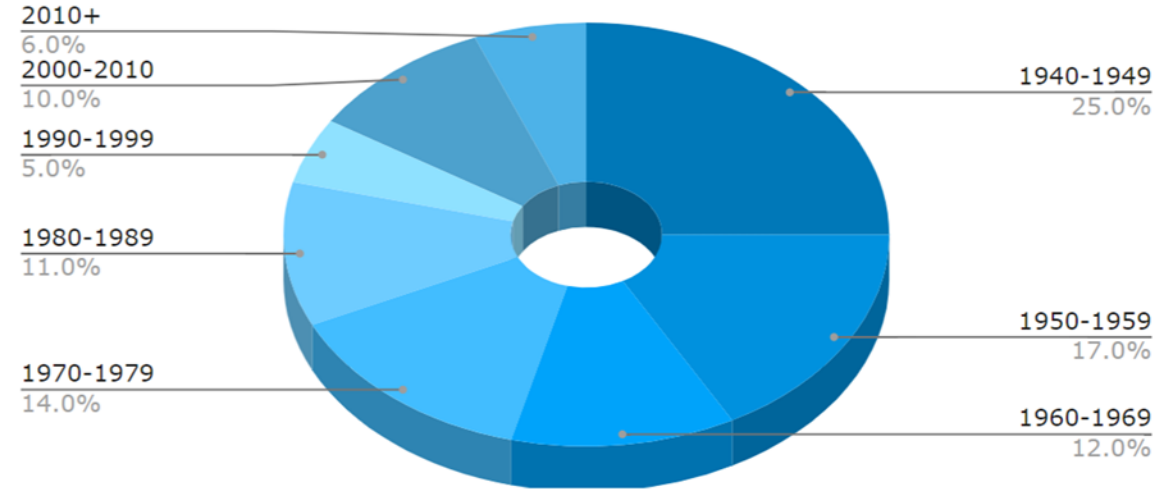


# DEMOGRAPHICS

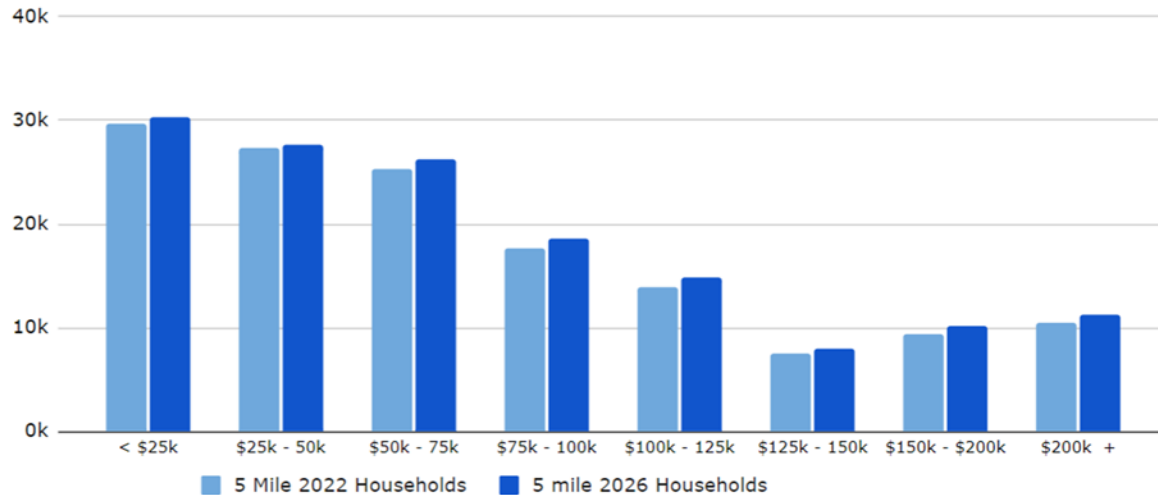
## Educational Attainment



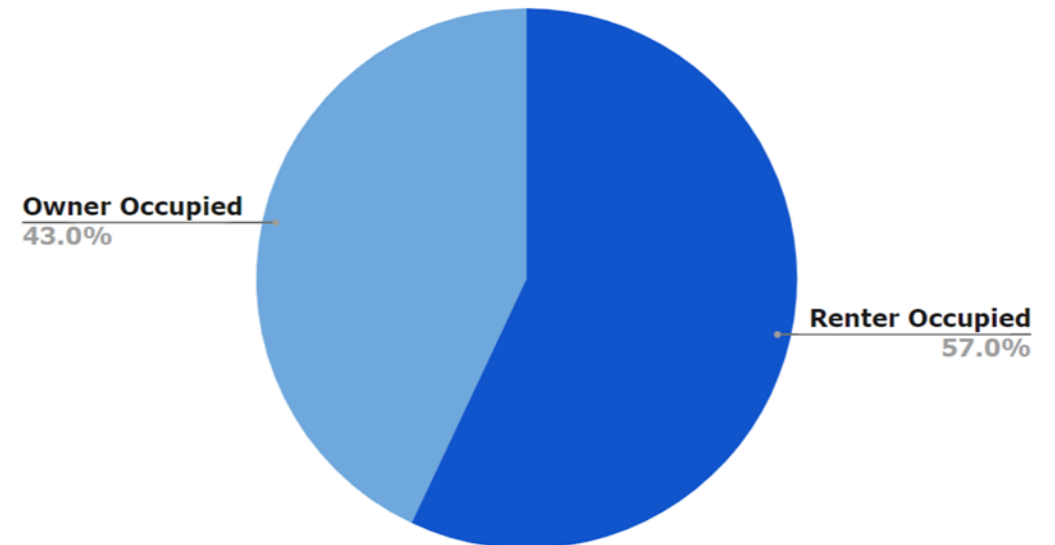
## Homes Built by Year



## Monthly House Hold Income

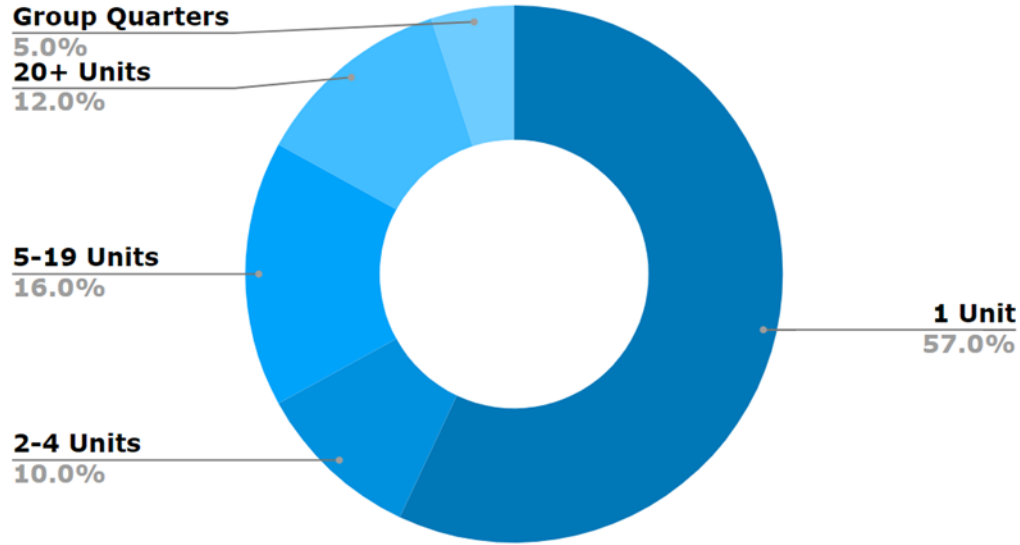


## Housing Occupancy



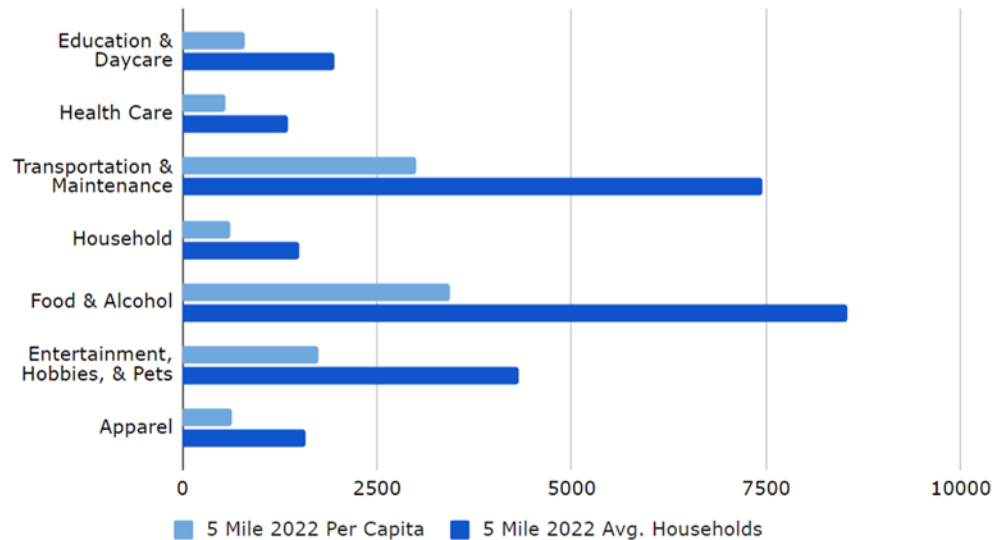
# DEMOGRAPHICS

## Housing Type

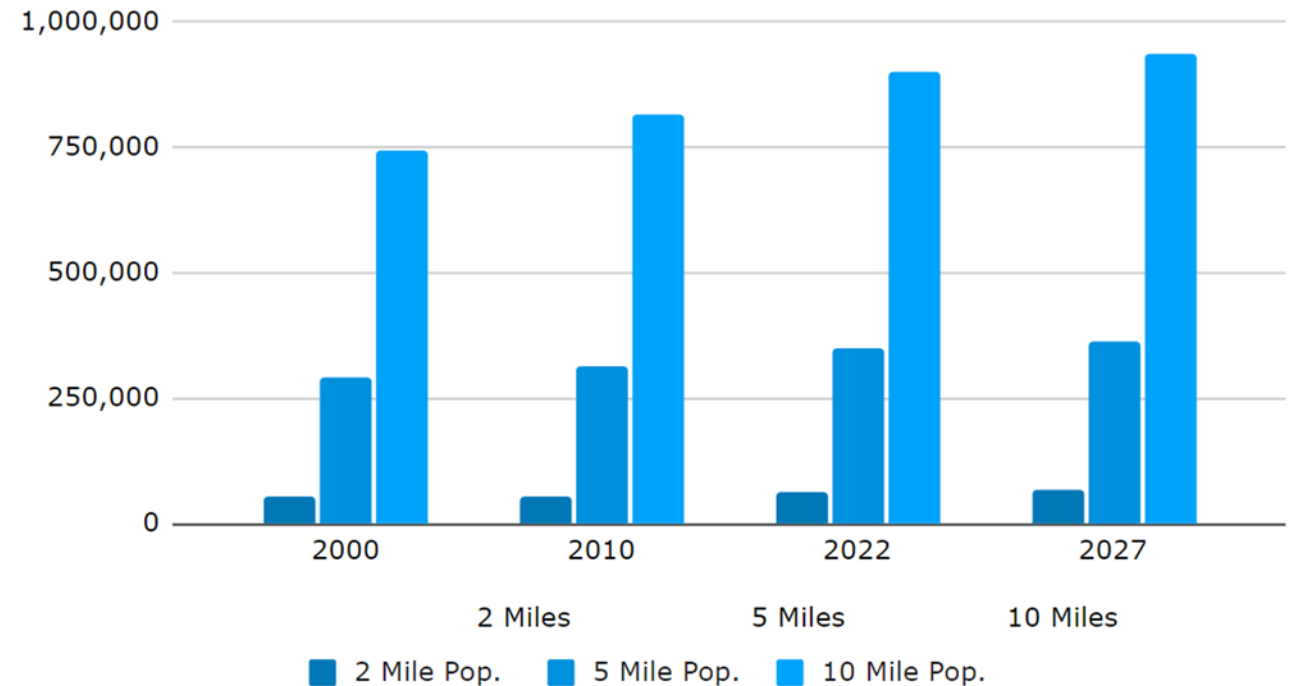


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

## Per Capita & Avg. Household Spending



## Population





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**CENTURY 21**

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