



## DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE#01829919

## CAMERON FREELove

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)

Cal DRE#02092307

## JOHN CARDOZA

Senior Director

916 228 1970

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[jcardoza@muellercommercial.com](mailto:jcardoza@muellercommercial.com)

Cal DRE#01981862

**CENTURY 21**

Select Real Estate, Inc.



AVAILABLE  
**FOR LEASE**

910 J STREET

SACRAMENTO, CA 95814

+/+2,779 SF \$1.75 PSF + NNN

**YOUR NAME  
HERE**

AVAILABLE

J ST. +/-23,000 VPD

**Highly Visible Office, Retail, & Restaurant Building for Lease**



# THE PROPERTY

📍 910 J ST. SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN  
SACRAMENTO**  
CITY OF SACRAMENTO  
APN: 006-0101-007



**-/+2,779 SF  
Building**



**C-3-SPD Central  
Business District  
/ Special  
Planning District**



**OFFICE  
RETAIL  
RESTAURANT**



**\$1.75 + NNN**



The property offers **retail / office / restaurant space** in the heart of **Downtown Sacramento**.



This building offers **+/-2,779 SF** of **retail / office / restaurant space** with **tremendous street frontage** and **ample street parking**.



The building offers some existing **restaurant structure**, double doors at basement level, basement for storage, and one (1) ADA restroom.



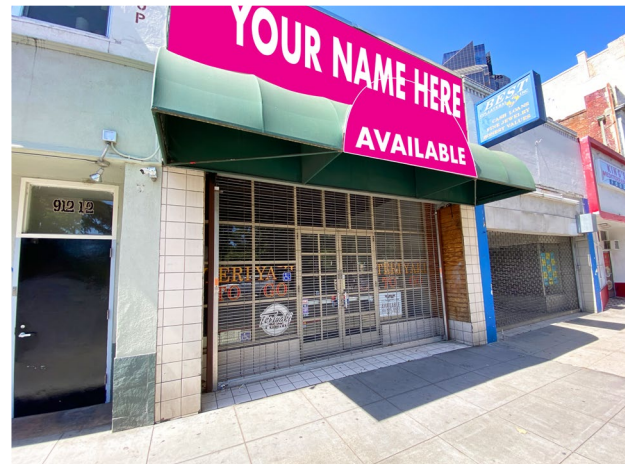
The building is **located moments from Golden 1 Event Center and The Doco**. Also nearby is Caesar Chavez Park, and just beyond that there is access to public transit.



The asking rent is **\$1.75 + NNN**.

CENTURY 21  
Select Real Estate, Inc.

**FOR LEASE**



**RAILROAD MUSEUM**  
**Stage Nine**  
**BLUEPRINT COFFEE**  
**Evangelina's Costume Mansion**  
**SUBWAY**  
**Rio City**  
**Steamers**  
**RAILYARDS**  
**DELTA KING**  
**JOE'S CRAB SHACK**  
**Round Table**  
**THE FIREHOUSE RESTAURANT**

**THE PIZZA PRESS** **24 HOUR FITNESS** **Echo's Rig** **TEAMSTORE**  
**THE SAWYER** **POLANCO** **BANK** **ROOTS COFFEE** **JIMBOY'S TACOS**  
**ESTELLE** **SAUCED** **Yard House** **CENTURY THEATRES**  
**popbar** **PUNCH BOWL SOCIAL** **REVIVAL** **Fizz** **Häagen-Dazs**  
**pressed juicery** **URBAN OUTFITTERS**

**CITIZEN** **HYATT REGENCY** **RITE AID**  
**TACO BELL** **CREST** **TEMPLE**  
**Sheraton Grand Sacramento** **Midici** **RUNSTALLER** **AVIARY**  
**MAYAHUEL** **7 ELEVEN** **TIGER** **KODAIKO**

**BUCKHORN** **BROOKBARK** **AZUL** **The Melling Pot**  
**nekter** **LOWBRAU** **TANK HOUSE** **sibling**  
**Mill** **58 & HOLDING CO.** **Goodside** **Avoli**  
**OLD SOUL CO.** **BAL** **paesanos** **ZÓCALO** **Public House**  
**FIELDWORK** **GOLDEN ROAD** **The Rind** **STATION 16** **Ginger Elizabeth**

**RED RABBIT KITCHEN & BAR** **BARWEST** **CANTINA ALLEY**  
**See's CANDIES**  
**DESSERT DINER** **CHICAGO FIRE**  
**TEMPLE** **thai basil**  
**urgerpatch** **Jungle Bird**

**OLD SOUL CO.** **WHIRED wine**  
**St Fornaio** **CAMDEN**  
**MORTON'S** **house kitchen & bar** **FRANK FAT'S**

**CHASE** **Zeldge's** **TERIYAKI** **KUPROS** **ALARO** **Bombay** **JACK'S**

**PARAGARY'S** **IDENTITY COFFEE** **STARBUCKS COFFEE**  
**PUSHKIN'S** **REVOLUTION WINERY + KITCHEN** **CAFE BERNARDO**  
**Sozie BURGER** **TEMPLE** **SACRAMENTO NATURAL FOODS CO-OP** **INK**

**BAWK** **pressed juicery** **Uncle Tito's** **FISHFACE** **MAS TACO BAR** **CAFE BERNARDO** **STARBUCKS COFFEE**  
**Device** **SNUG** **BOTTLE BROS** **PANDA EXPRESS** **CAMELLIA** **DAD'S**  
**SHAKE SHACK** **BEAST + BOUNTY** **FOX & GOOSE** **Spiz & Co.** **IRON HORSE TAVERN**  
**ERNESTO'S** **Ryujin** **SAFeway** **west elm** **MENDOCINO FARMS sandwich market** **MARKET 5 O-N-E 5**

**910 J STREET**  
 SACRAMENTO, CA 95814

Untitled Park  
 1025 9th St

**J STREET**

**HWY 80**

**HWY 50**





# THE BUILDING

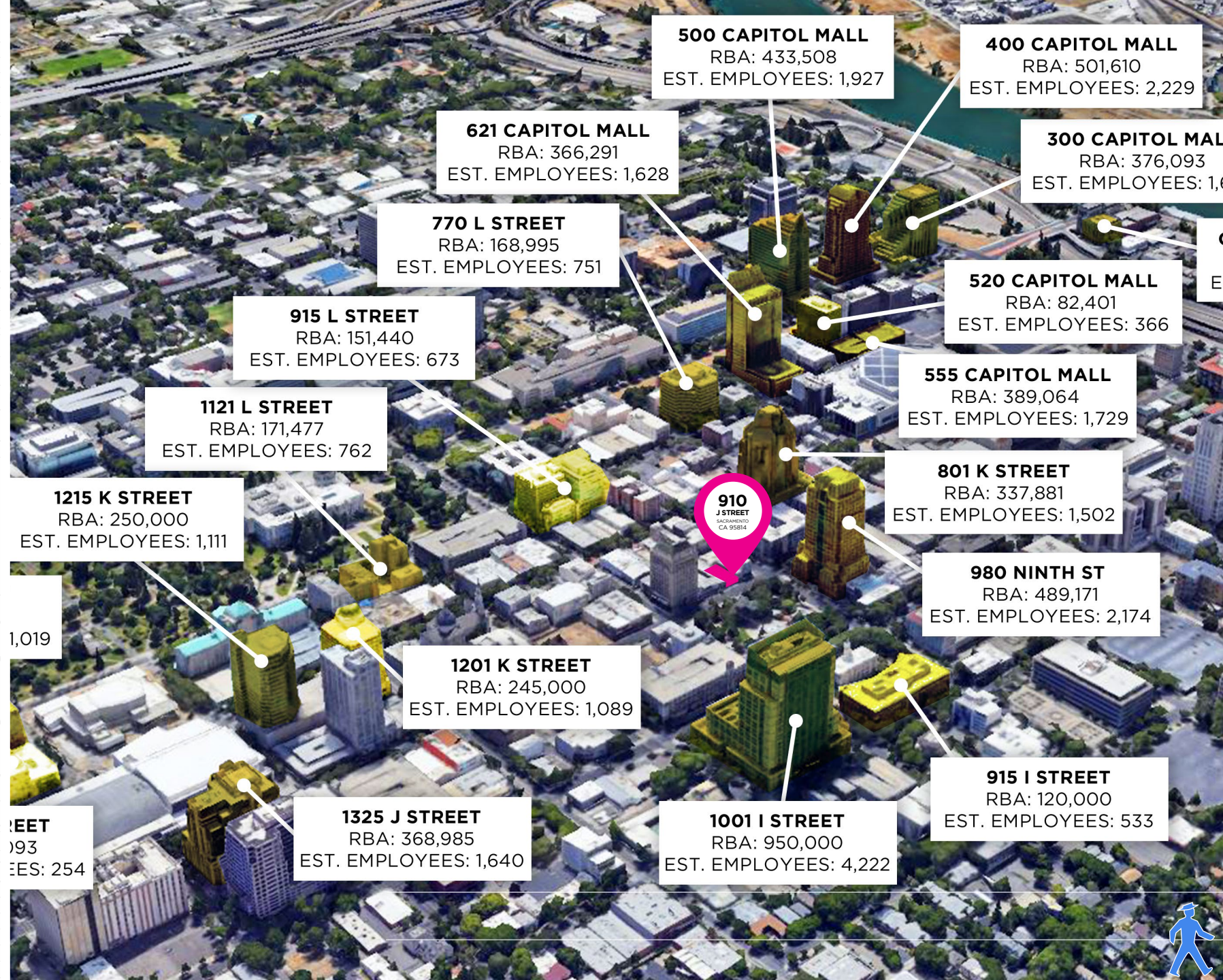
- Located just a stone throw from the State Capitol, the Golden 1 Center, the Convention Center, and directly in the path of the ongoing downtown revival, the subject property provides an ideal location to capture the growing consumer market in the Central Business District. The Sacramento A's (formerly the Oakland A's) have a 2 year contract for MLB games in Sacramento which will definitely bring more consumer traffic to neighboring businesses.
- Located at one of the most desirable corners in the heart of the **K Street development** renaissance, this project will be the prime spot for **restaurateurs** to be part of the urban renewal of **Downtown Sacramento**.
- The location provides one of the most attractive street visible retail opportunities in the **dynamic downtown grid**. The continuous activity going on Downtown coupled with the **Golden 1 Center**, which has a projected 17,000 attendees per event and is 2.5 blocks from the site, make this an **ideal location** for a multitude of users.
- There is a **large influx** of residents and consumers coming into the Downtown core. This will create a **heightened demand** for retail within walking distance.
- At the **9th and J** corner, the two main streets of the downtown core, precisely in the middle of all major projects, you will be in a **prime position** to absorb the existing demand.
- The building offers **tremendous street frontage**, street parking, easy access to other shops and amenities as well as **easy access to freeways**. The space was recently remodeled and offers a newer more modern feel inside. The building is ideal for a multitude of different **office, retail, and or restaurant uses**.





# THE REGION

- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



# DEMOGRAPHICS

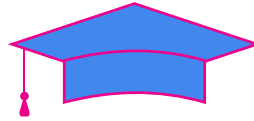
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



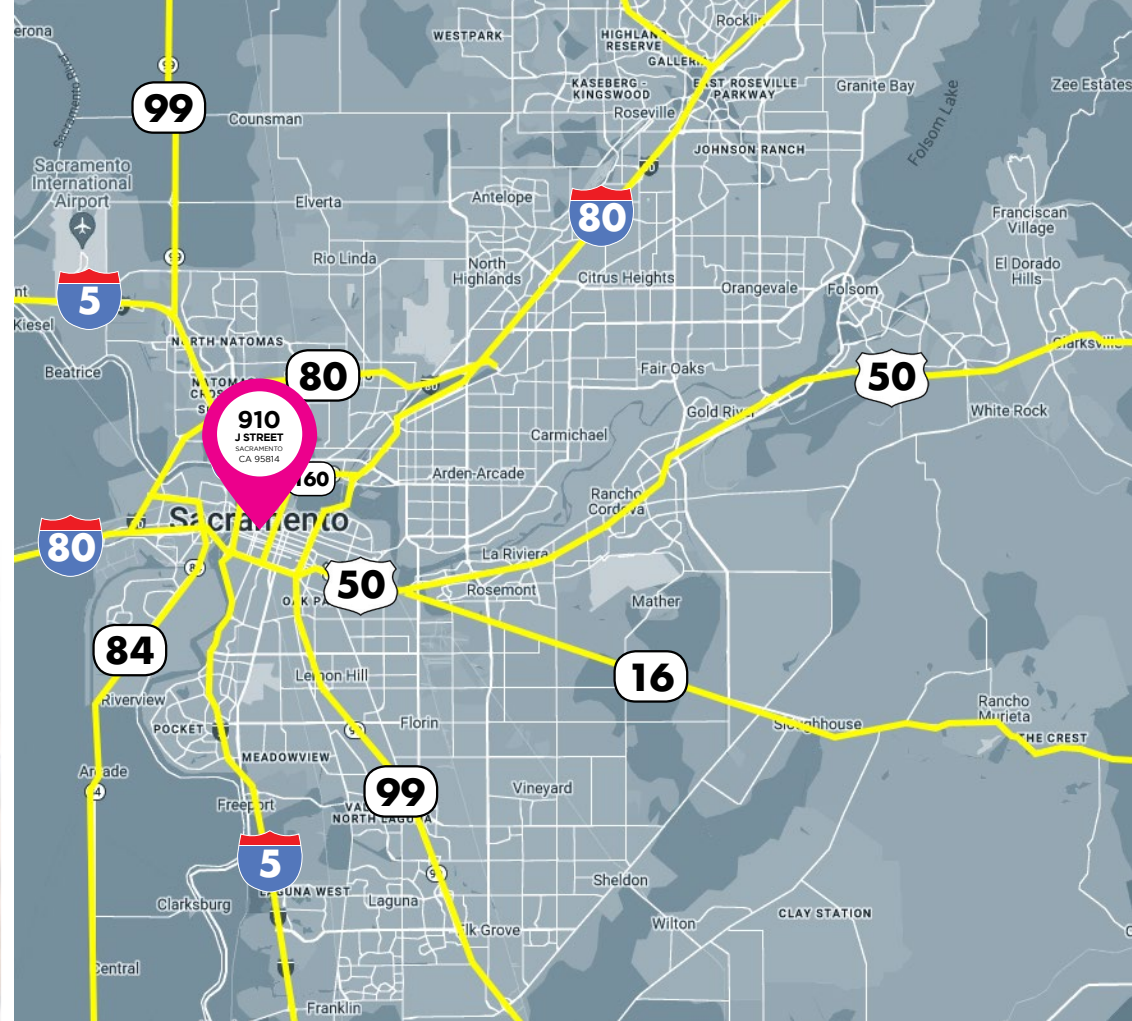
- 37%** Some College, No Degree
- 25%** High School Graduate
- 17%** Bachelor's Degree
- 8%** Some High School, No Diploma
- 8%** Advanced Degree
- 5%** Associate Degree

## HOUSE HOLD INCOME

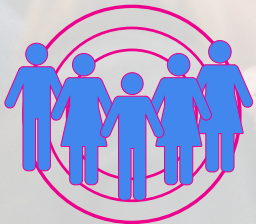


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



## RESIDENT POPULATION



5 mile Population 2023

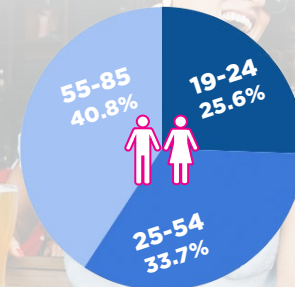
2010	32,633
2023	32,982
2028	33,036

## TRAFFIC COUNT



-/+ 23,000

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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916 228 1970

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[jcardoza@muellercommercial.com](mailto:jcardoza@muellercommercial.com)

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J ST. +/- 23,000 VPD



# LEASE

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