

FORUM BUILDING

1107 9TH STREET, SACRAMENTO | DOWNTOWN OFFICE SUBLEASE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



THE OPPORTUNITY

10	4,331	40+	1
STORY MIXED-USE BLDG	SF AVAILABLE	NEARBY AMENITIES	BLOCK FROM THE STATE CAPITOL

BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE AMENITIES

The Forum is a historic 10 story office building with ground floor and basement retail located on Sacramento's historic K Street corridor just one block from the State Capital and within three blocks of Golden 1 Center and the recently renovated Sacramento Convention Center. Office users at The Forum will benefit from easy walking access to the California State Capitol, Sacra-

mento's best daytime and nighttime amenities, the Marriott residence Inn, the Hyatt Regency, Embassy Suites, and the Sheraton Grand Hotel. With a highly functional layout, office users have the ability to sublease 4,331 SF of move-in ready office space in the heart of downtown. The space offers a large conference room with video capabilities, multiple private offices with

windows, beautiful views overlooking downtown Sacramento, and stands as one of the best offerings for affordable, move-in ready office space in the downtown office submarket. In addition the building offers direct access to light rail, and the numerous restaurants and shopping offered by K street and Sacramento's Urban Core.

MOVE-IN-READY OFFICE SPACE NEAR
GOLDEN 1 CENTER AND THE STATE
CAPITOL ON "THE KAY"





One: The Opportunity

FORUM

PROPERTY DETAILS

Location:	1107 9th Street, Sacramento CA 95814
Suite:	#460
Lease Type:	Sublease
Lease Rate:	\$1.87/SF/Month Full Service
Term Length:	6/30/2026
Parking:	Public Garages
Onsite Amenities:	Conference & Training Rooms





BUILDING LOCATION

3

BLOCKS FROM THE CAPITOL

3

BLOCKS FROM THE CONVENTION CENTER

100+

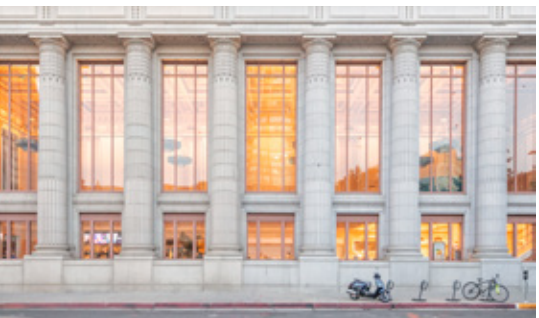
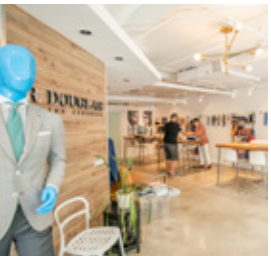
NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON “THE KAY”

The Forum Building 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 entertainment 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.



Section Two: The Location



+
DOWNTOWN SAC
BY THE NUMBERS

100,825

Employees 1 mile
radius around
State Capitol

Costar 2023





NEARBY AMENITIES

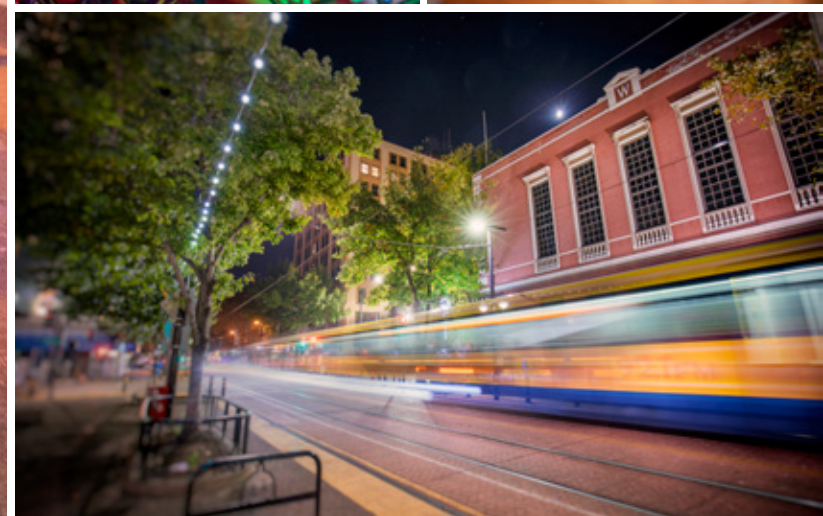
The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR THE FORUM BUILDING (not all are mentioned here):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Old Soul Coffee	Station 16
Ace of Spades	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Aioli Bodega Espanola	Eatuscany Cafe	Kin Thai	Paesano's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Badlands	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Bar West	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Beach Hut Deli	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beast + Bounty	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Fieldwork Brewing Co.	Lowbrau	R15	Thai Canteen
Bottle & Barlow	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Burger Patch	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fizz	Maydoon	Roots Coffee	The Mill Coffee House
Cafe Bernardo	Fixin's Soul Kitchen	Metro Kitchen & Drinkery	Ruhstaller BSMT	The Porch
Cafeteria 15L	Flatstick Pub	Mendocino Farms	Saigon Alley	The Rind
Camden Spit & Larder	Fox & Goose Public House	MidiCi Neapolitan Pizza	Sauced	The Waterboy
Cantina Alley	Ginger Elizabeth Chocolates	Mikuni Sushi	See's Candies	Tres Hermanas
Centro Cocina Mexicana	Grange	Morton's	Scorpio Coffee	Uncle Vito's Pizza
Chipotle	I Love Teriyaki	Mulvaney's B&L	Shady Lady	University of Beer
Cornerstone	Il Fornaio	N Street Cafe	Shoki Ramen House	Yogurt a GoGo
Crepeville	Insomnia Cookies	Nash & Proper	Sibling by Pushkin's	Zelda's Pizza
Dad's Kitchen	Iron Horse Tavern	Nekter	Solomon's Delicatessen	Zocalo



**THIS LOCATION IS A SACRAMENTO
HOTSPOT. AND THERE IS PLENTY OF
PENT UP DEMAND FOR GOING OUT**





NEARBY REDEVELOPMENT PROJECTS

The Forum also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

830 K Street

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

731 K Street

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin

Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property

10K

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units

and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

800 Block

CFY Development’s 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

The Bel Vue

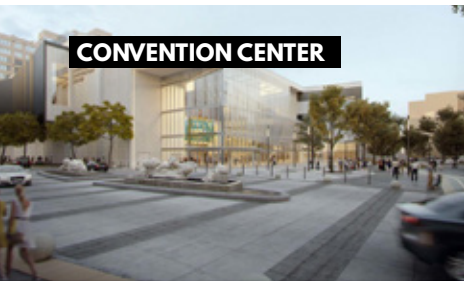
The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

DoCo and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento’s urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento’s busiest thoroughfare.





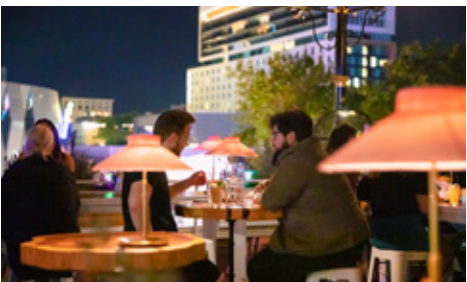
DOCO & GOLDEN 1 CENTER

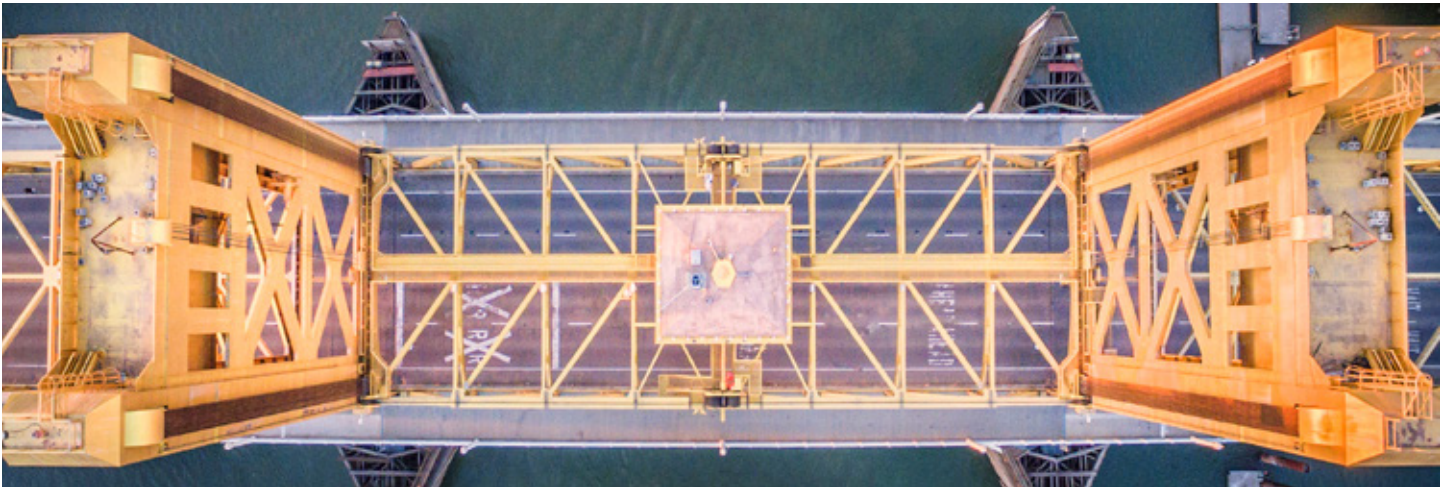
Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.





SACRAMENTO

1,317,600	91,637	\$83,493
LABOR FORCE	TOTAL ESTABLISHMENTS	MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

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).



THERE'S A REASON EVERYONE IS COMING HERE.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION
GREATER SACRAMENTO REGION

2,623,204

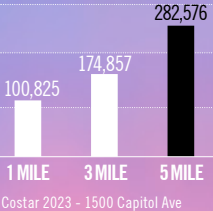
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

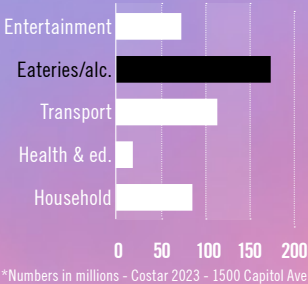
68%

GSEC 2023
Applied Geographic Solutions
& GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

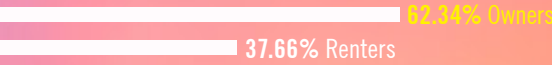
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

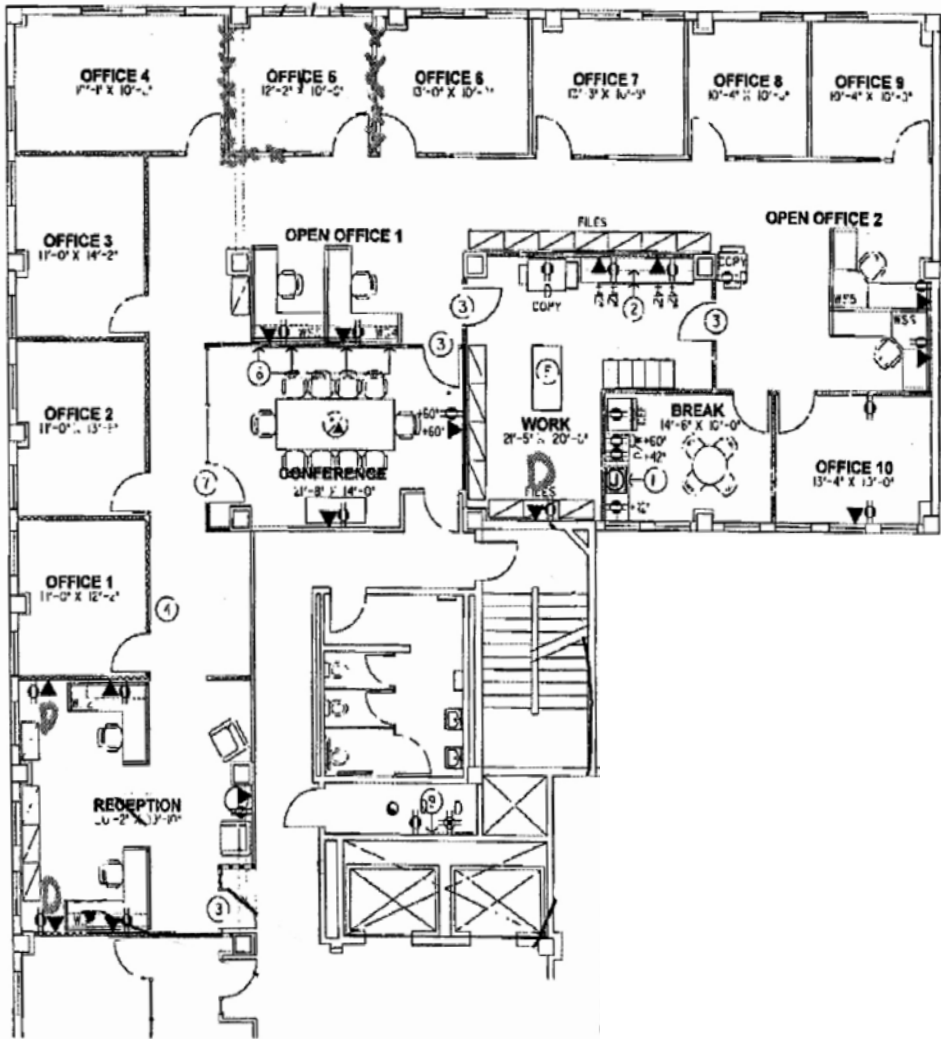
BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

FLOOR PLAN

4,331 SF OFFICE FOR SUBLEASE





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncm.com)

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



