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CENTURY 21

Select Real Estate, Inc



J STREET $\frac{1}{2}$ - 12,000 VPD
12TH STREET

AVAILABLE
FOR LEASE

**1215 J ST
Sacramento, CA 95814
-/+ 12,800 SF**



The Grand Ballroom and Catering Kitchen Available for Lease



THE PROPERTY

 1215 J St. Sacramento, CA 95814

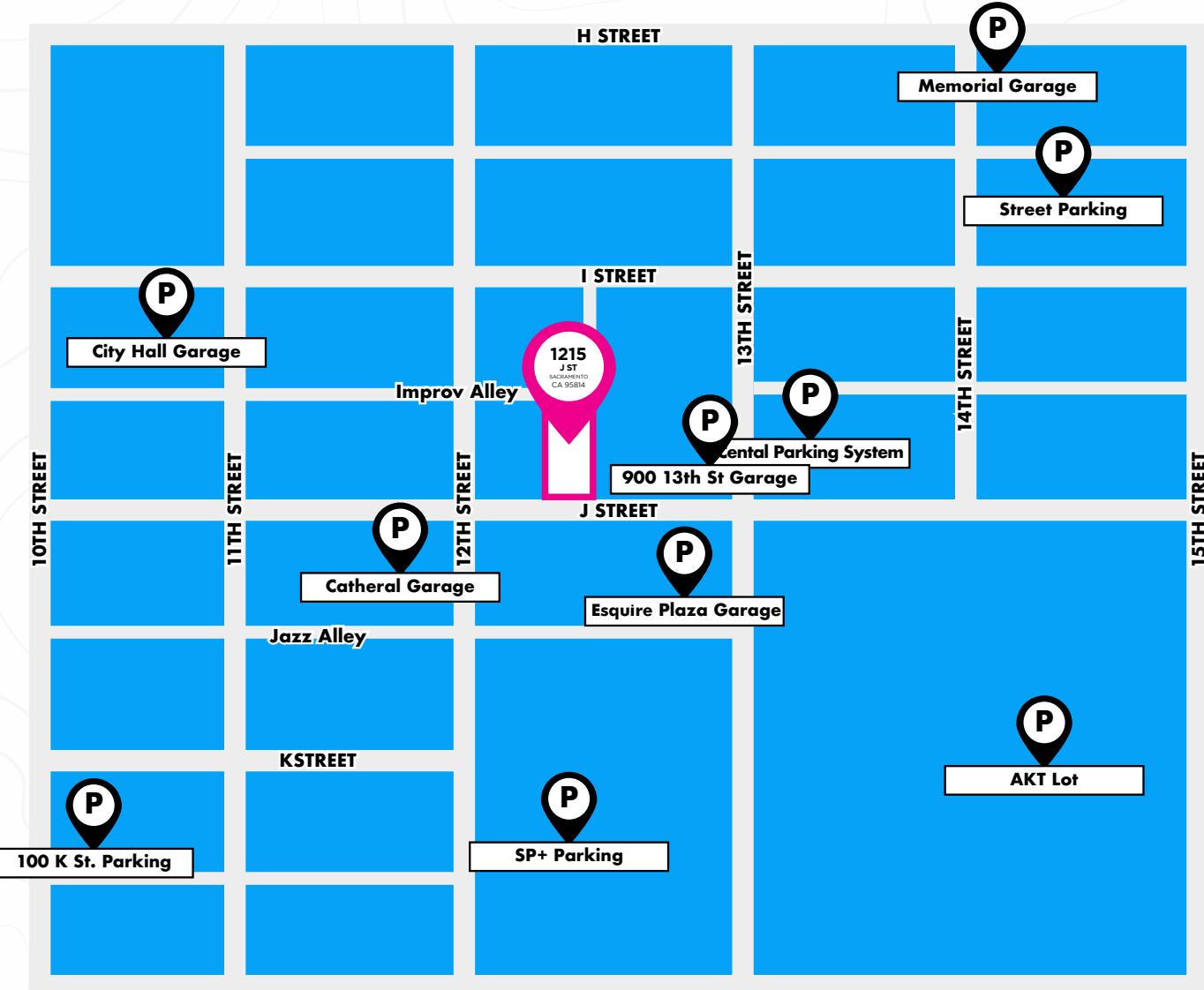
| REGION | AVAILABILITY | ZONING | OPPORTUNITY | PRICING |
|--|---|--|--|---|
|  Downtown Sacramento |  -/+12,800 SF Restaurant Infrastructure Roll-Up Door |  C-3-SPD |  Event Hall Restaurant Catering |  \$2.25 + NNN |

-  The subject property can be found in the heart of downtown Sacramento at 12th & J St.
-  The available event center offers +/-12,800 SF of open space with existing restaurant infrastructure.
-  A plethora of opportunities exist within the leasable space, such as event halls, catering concepts, and hosting conventions. There are several parking garages that are within walking distance.
-  Asking rent is \$2.25 + NNN





Parking Garage Map





THE REGION

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.

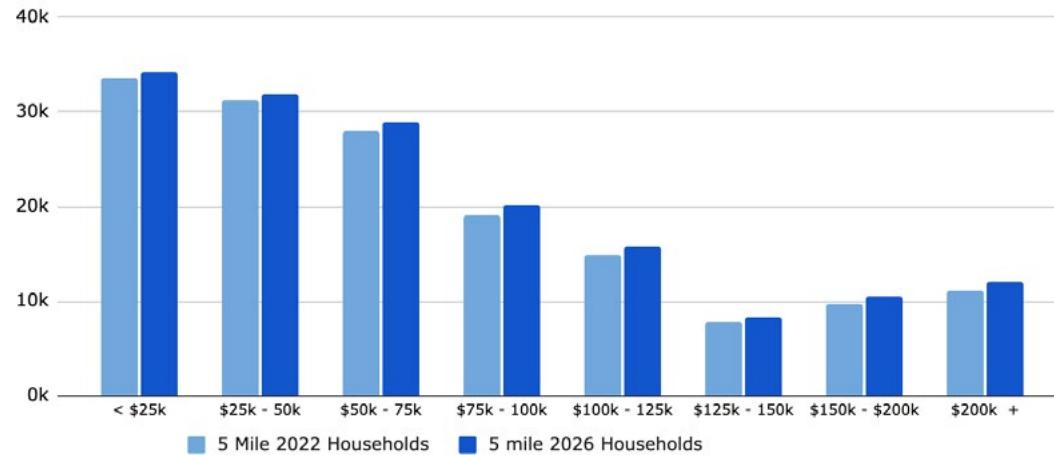
Proximity to Universities: Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance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



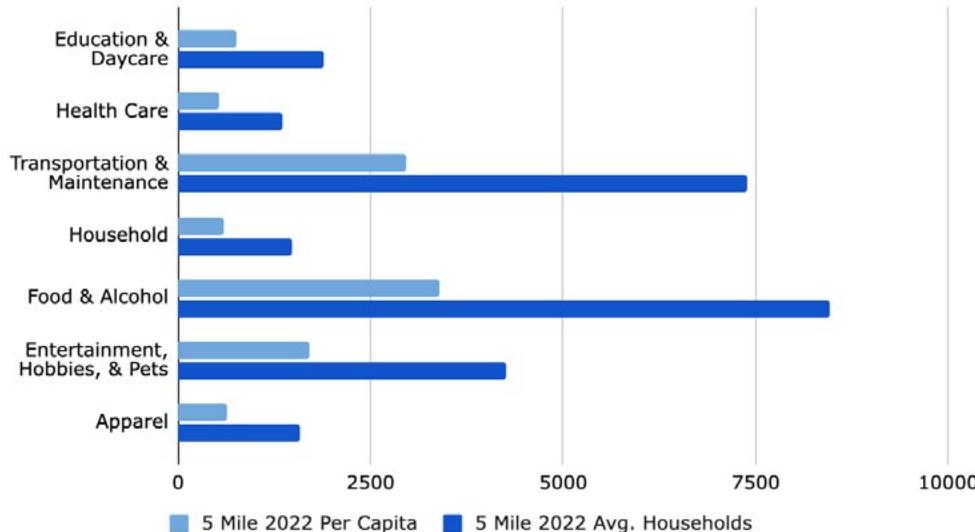
DEMOGRAPHICS

INCOME
POPULATION

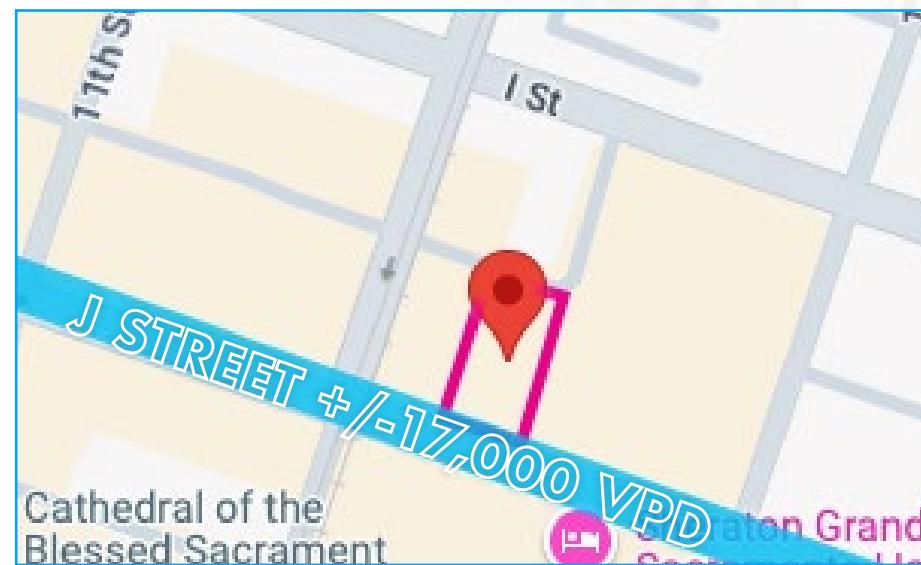
MONTHLY HOUSE HOLD INCOME



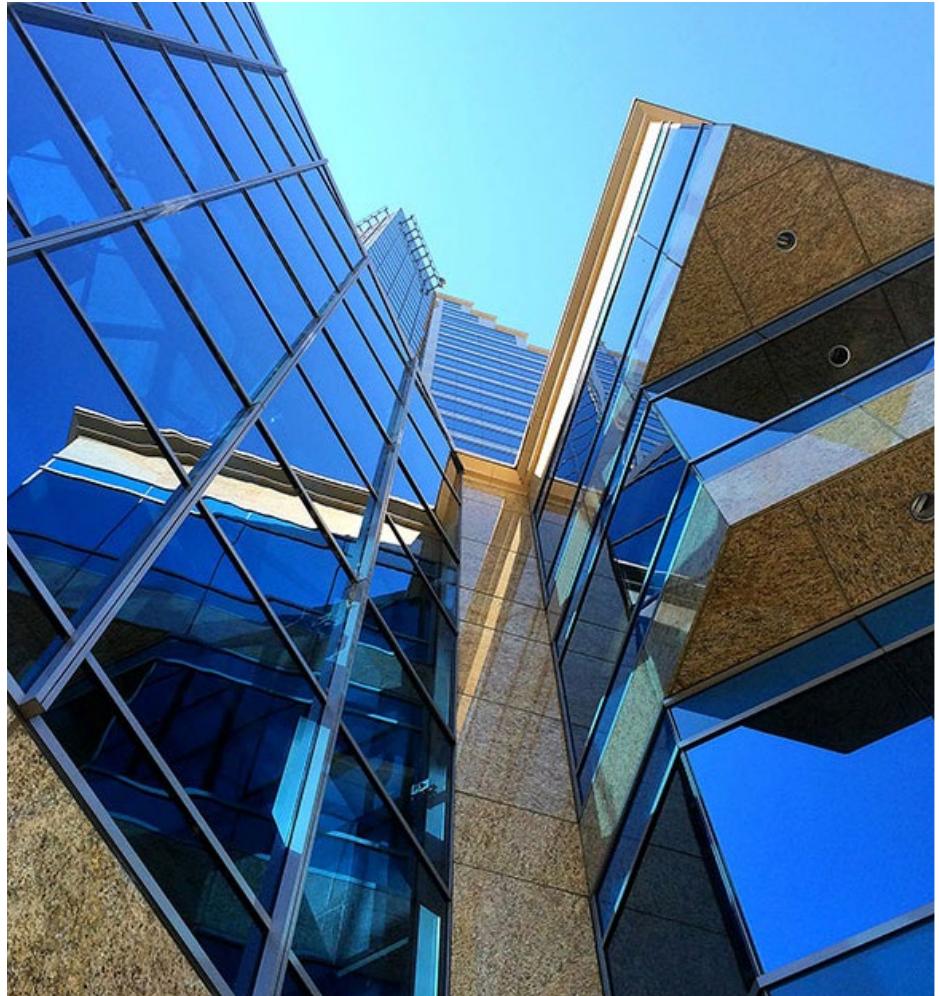
PER CAPITA & AVG. HOUSEHOLD SPENDING



| POPULATION | 2 Mile Pop. | 5 Mile Pop. | 10 Mile Pop. |
|------------|-------------|-------------|--------------|
| 2000 | 59,563 | 328,906 | 789,014 |
| 2010 | 58,182 | 346,371 | 867,571 |
| 2022 | 67,444 | 386,989 | 958,477 |
| 2027 | 70,729 | 402,927 | 997,978 |



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 Group 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 Group 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. The Mueller Group 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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M
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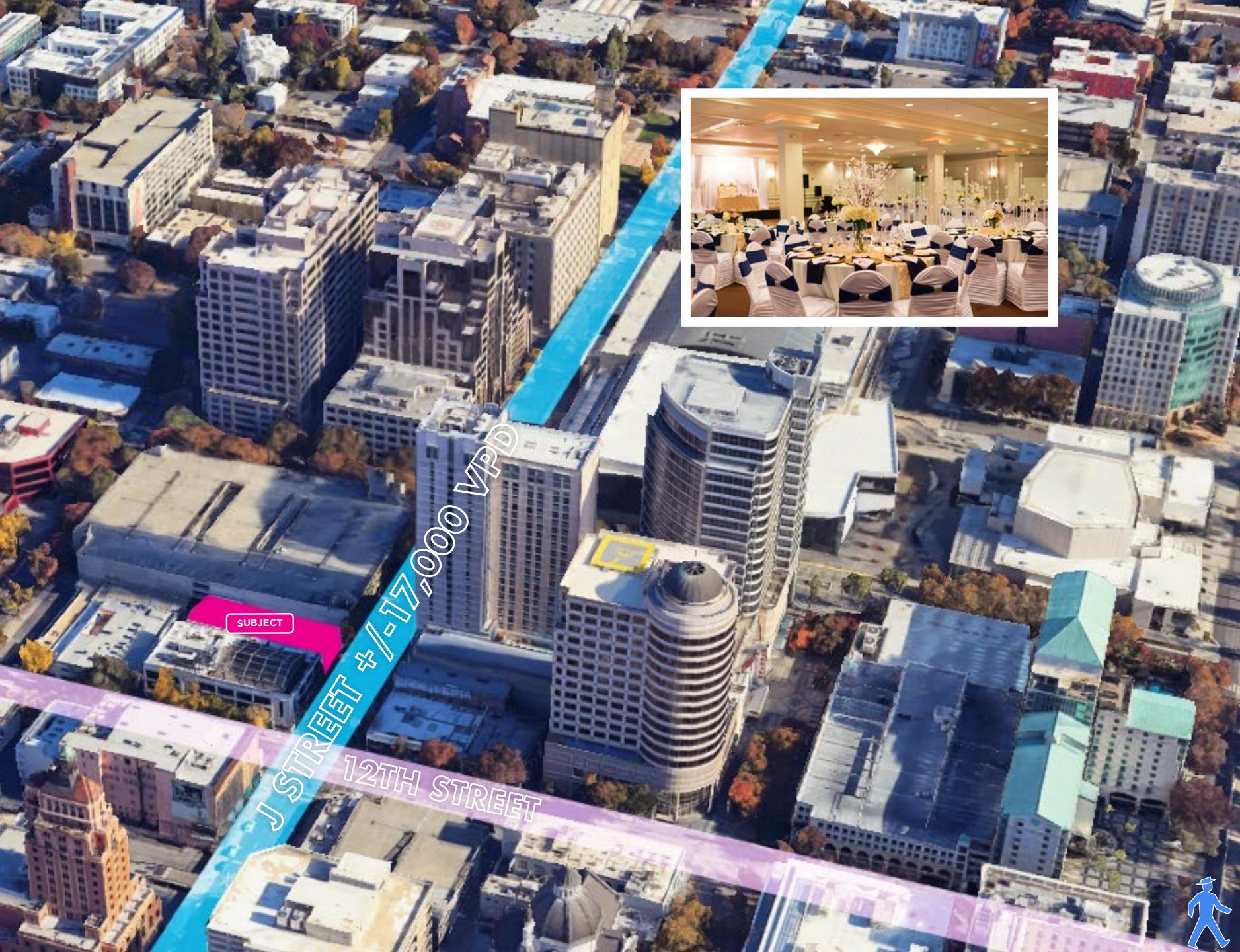
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