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CENTURY 21

Select Real Estate, Inc.



SUBJECT

J STREET +/-17,000 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



CENTURY 21
Sales Real Estate, Inc.

FOR LEASE





KAISER
PERMANENTE

KIMPTON
THE SAWYER

AC
HOTELS
MARRIOTT

Sacramento
City Hall

César Chávez
Plaza

The
CITIZEN
HOTEL

1215
J STREET
SACRAMENTO,
CA 95814

Cathedral of the
Blessed Sacrament

Crest
SACRAMENTO

ella

SHERATON
GRAND
Sacramento Hotel

SAFE
CREDIT UNION

Quality
INN & SUITES

Melting
Pot 50

SACRAMENTO
MEMORIAL
AUDITORIUM
A Sacramento Tradition since 1927

MIKUNI

cafeteria
100

HYATT
REGENCY
SACRAMENTO

ESQUIRE
IMAX
THEATRE

CHIPOTLE
MEXICAN GRILL

24
HOUR
FITNESS

Jamba Juice

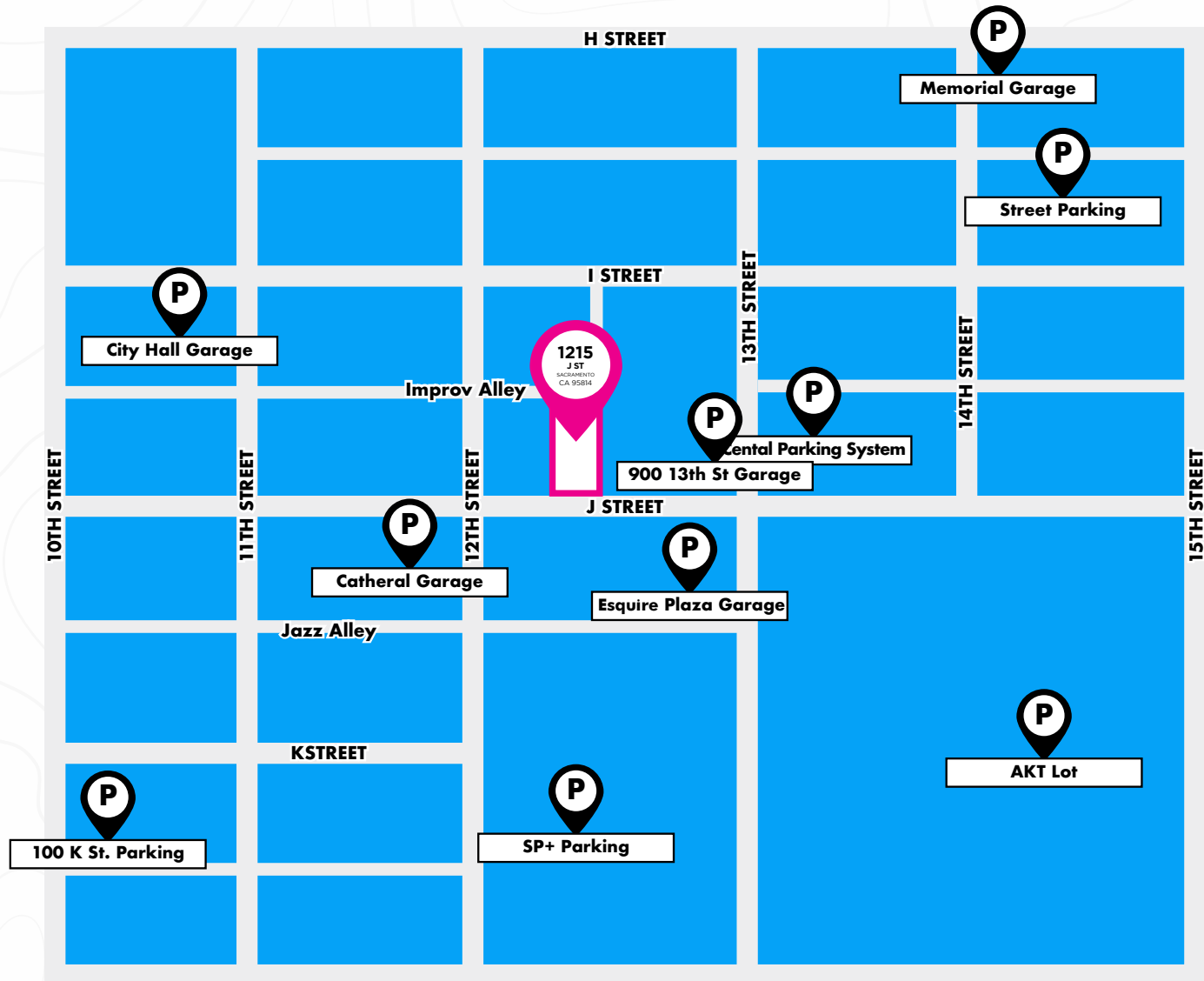
SAUCED
BBQ & Spirits

HYATT CENTRIC
DOWNTOWN SACRAMENTO

Golden1
Credit
CENTER



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.

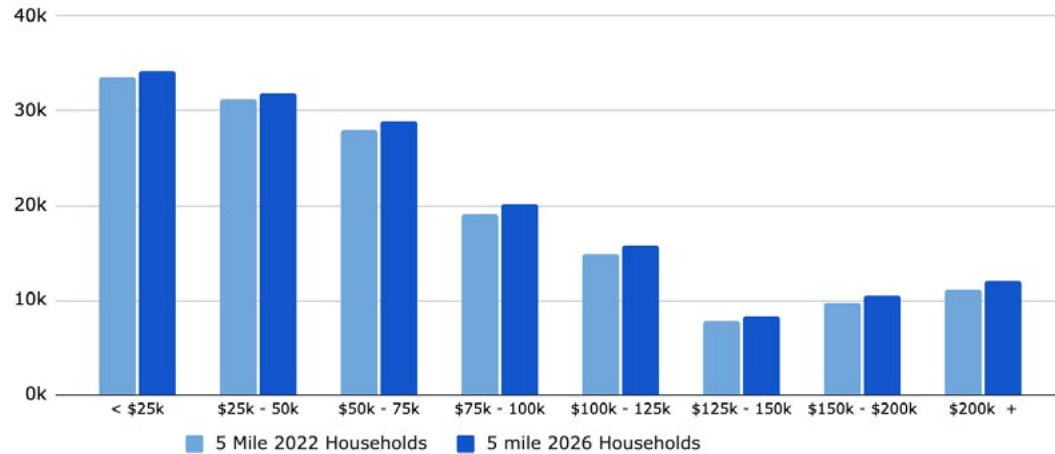
Proximity to Universities: Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance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



DEMOGRAPHICS

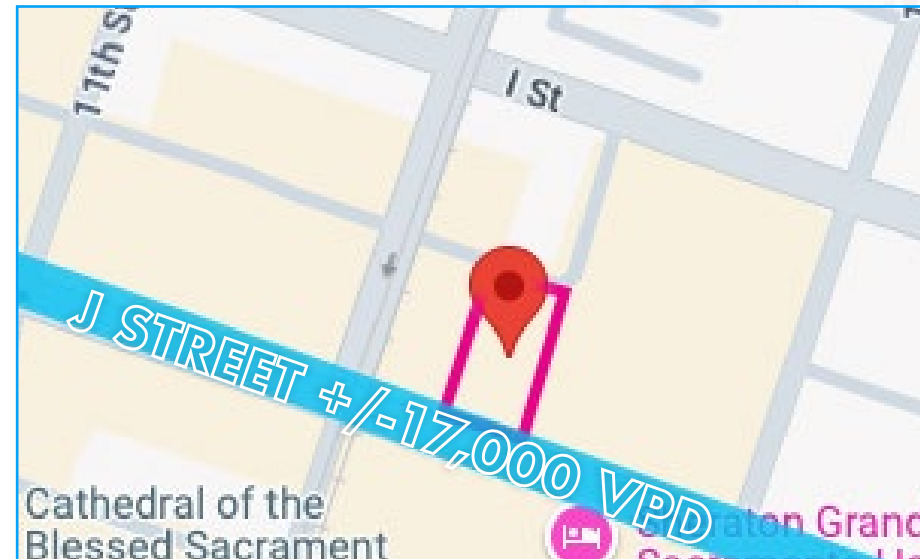
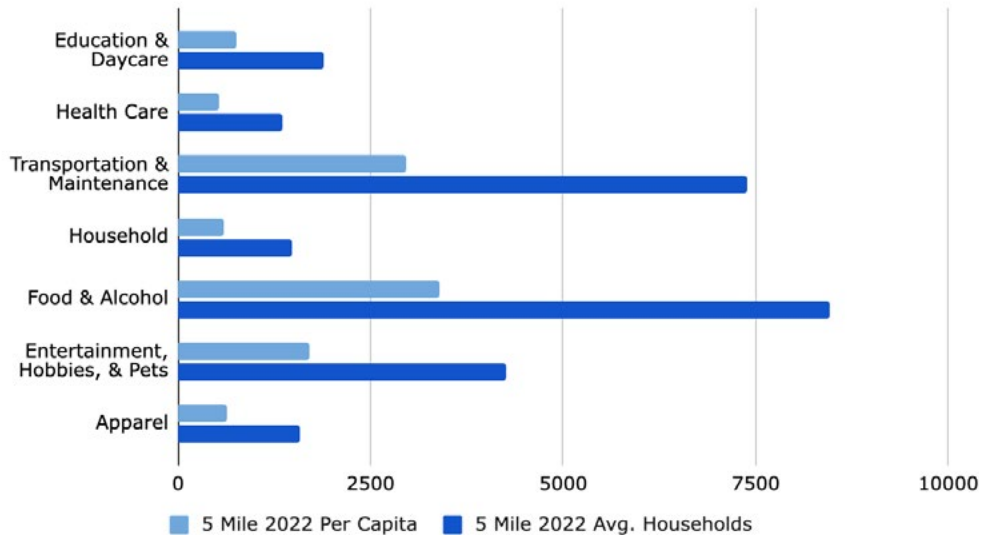
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME



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

PER CAPITA & AVG. HOUSEOLD SPENDING



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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12TH STREET



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