

AVAILABLE FOR LEASE

1009 9TH STREET
SACRAMENTO, CA 95814
+/-2,200 SF

DANIEL MUELLER

Executive Director

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CAMERON FREELOVE

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Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc



9TH STREET

K STREET



PROMINENT FORMER RESTAURANT BUILDING AVAILABLE DOWNTOWN

THE PROPERTY

1009 9TH STREET SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**



**+/-2,200 SF
+ BASEMENT**



C-3-SPD



**CAFE
RESTAURANT**



\$2 + NNN



1009
9TH STREET

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

THE PIZZA PRESS
24 Fitness
Echo Rig
TEAMSTORE
ROOTS COFFEE
JIMBOY'S TACOS
KIMPTON
THE SAWYER
POLANCO
THE BANK
CENTURY THEATRES
ESTELLE - bakery & patisserie -
macy's
SAUCED
Yard House
PUNCH BOWL SOCIAL
REVIVAL pressed juicery.
Fizz
Häagen-Dazs
URBAN OUTFITTERS

CITIZEN
HYATT REGENCY
RITE AID
SHERATON Grand Sacramento
CREST
MidiCi
7-ELEVEN
TIGER
KODAIKO
TRACO BELL
RUMSTALLER
AVIARY

BUCKHORN
BROADBARK
AZUL
The Milling Pot
nékter
LOWBRAU
TANK HOUSE
sibling
Mill
58 & HOLDING CO
Goodside
Aiali
OLD SOUL CO.
paesanos
ZÓCALO
FIELDWORK BREWING
GOLDEN ROAD
PUBLIC HOUSE
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

1009
9TH STREET
SACRAMENTO
CA 95814

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

CHASE
Zedge
TERIYAKI
KUPROS
Bombay
ALARO
JACK'S

PARAGARY'S
IDENTITY COFFEES
STARBUCKS COFFEE
PUSHKIN'S
REVOLUTION WINERY - KITCHEN
T. THE BAR
CAFE BERNARDO
Suzie BURGER
TEMPLE
SACRAMENTO NATURAL FOODS CO-OP
INK cats and drinks

BAWK
H&L
MILK MONEY
pressed juicery.
Device BREWING COMPANY
SNUG
SHAKE SHACK
ERNESTO'S MEXICAN FOOD
SAFEGWAY
PANDA EXPRESS CHINESE KITCHEN
BOTTLE AND MOTO BAR
PANDA EXPRESS
MAS TACO BAR
CAFE BERNARDO
STARBUCKS COFFEE
CAMELLIA COFFEE ROASTERS
DAD'S
IRON HORSE TAVERN
BEAST & BOUNTY
FOX & GOOSE PUBLIC HOUSE
SPLIT COFFEE
west elm
MENDOCINO FARMS sandwich market
MARKET 5 ON NE 5

INTERSTATE 5

HWY 80

HWY 50



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

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

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

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



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

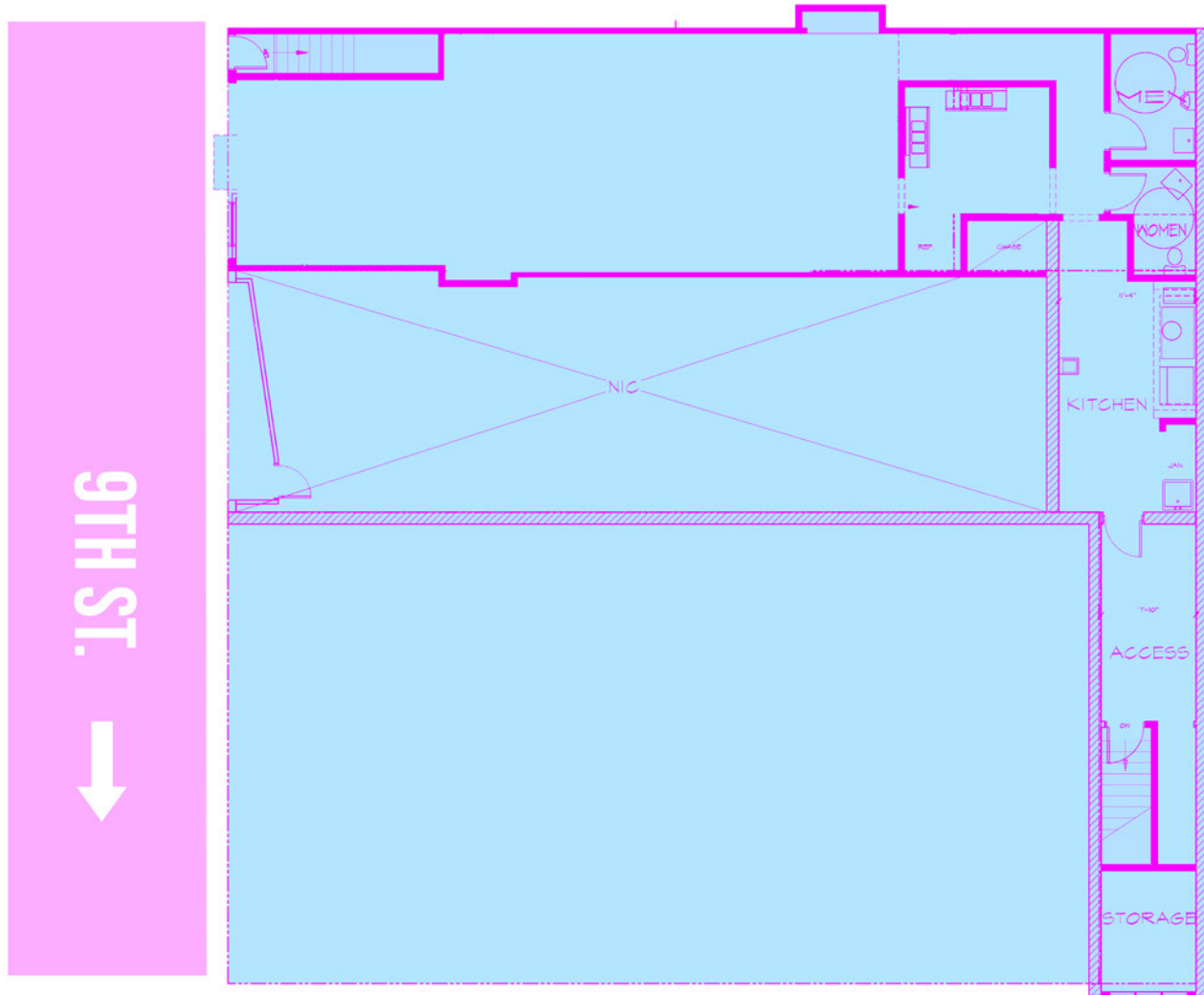
1414 K STREET
RBA: 57,093
EST. EMPLOYEES: 254

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

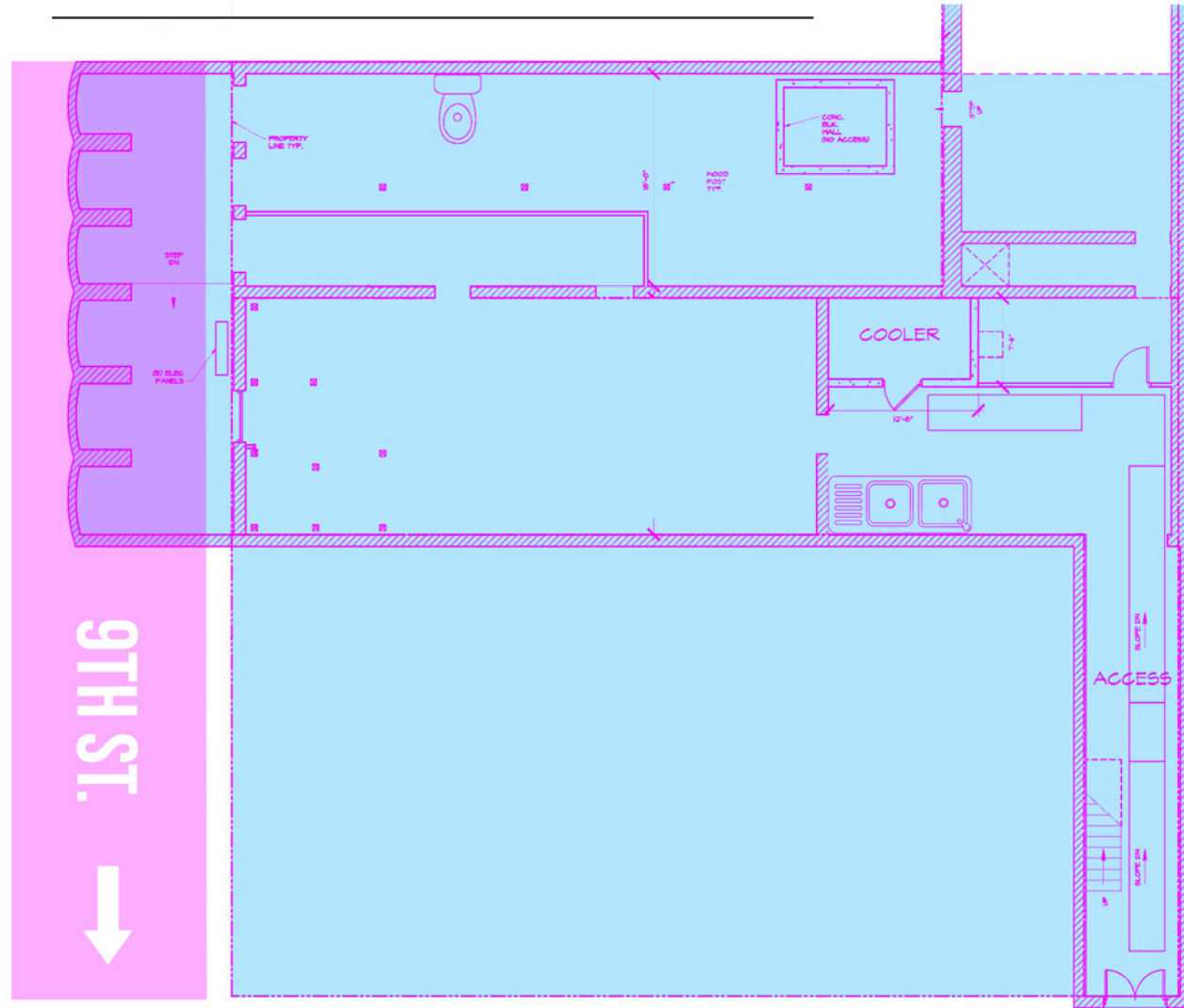
1001 I STREET
RBA: 950,000
EST. EMPLOYEES: 4,222

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

FLOOR PLAN



FLOOR PLAN



1009
9TH STREET



THE BUILDING

Located just stone throw from the State Capitol, the new Golden 1 Center and 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. Being 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 a part of the urban renewal of Sacramento. This location provides one of the most attractive retail opportunities in the dynamic downtown grid. The Mayor's 10,000 housing unit plan for the downtown area will be a large

catalyst for urban growth alongside the newly opened Golden 1 Center, with a projected 17,000 attendees per event, just 2.5 blocks away from the site. This large influx of residents and consumers into the downtown core within the next year will contribute to a heightened demand for retail within walking distance. At the 9th and K corner, the two main streets of the downtown core, precisely in the middle of all major projects, you will be in the prime position to absorb the existing demand and be a part of this urban renaissance, which has already captured national attention.





THE REGION

With decades of investment, refurbishing and redevelopment of its urban core. Downtown Sacramento has reinvented itself from a government town to a revolutionary city where young and old alike can live a vibrant lifestyle amidst the rapid rise in urban growth.

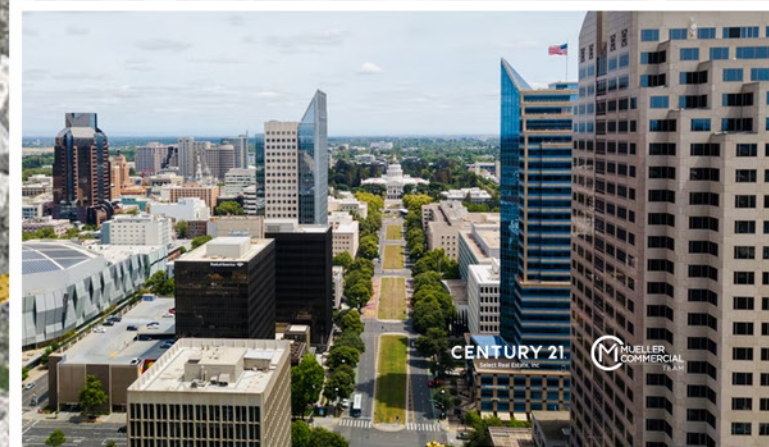
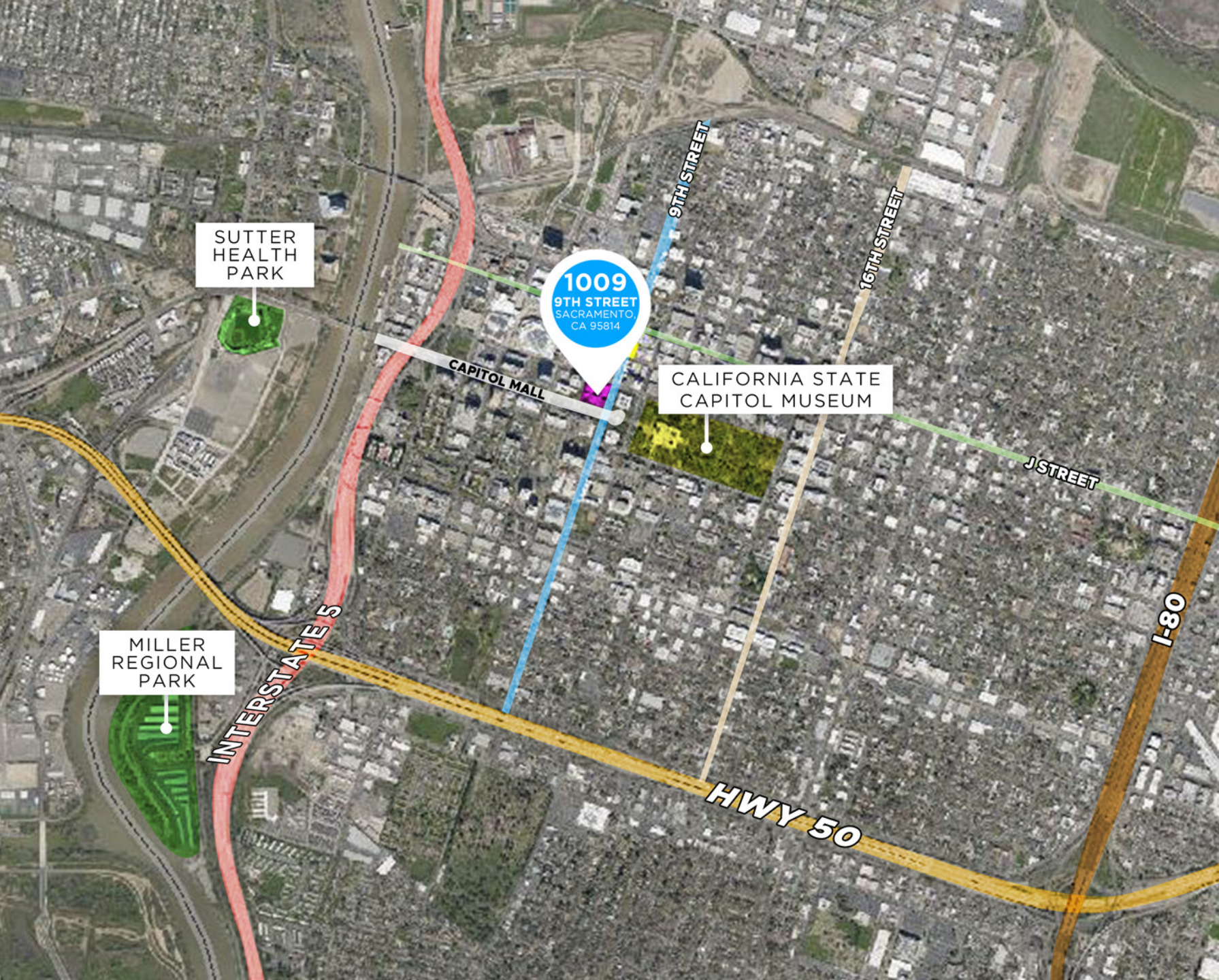
Downtown Sacramento has become a favored destination for cutting edge and innovative businesses, attracting a solid workforce and deep talent pool. With its rise in urban growth, comes a demand for housing, hotels and creative development projects that embrace smart and sustainable urbanism. It is a city where sensibility and innovation can co-exist and where intelligent urbanity flourishes.



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9TH STREET

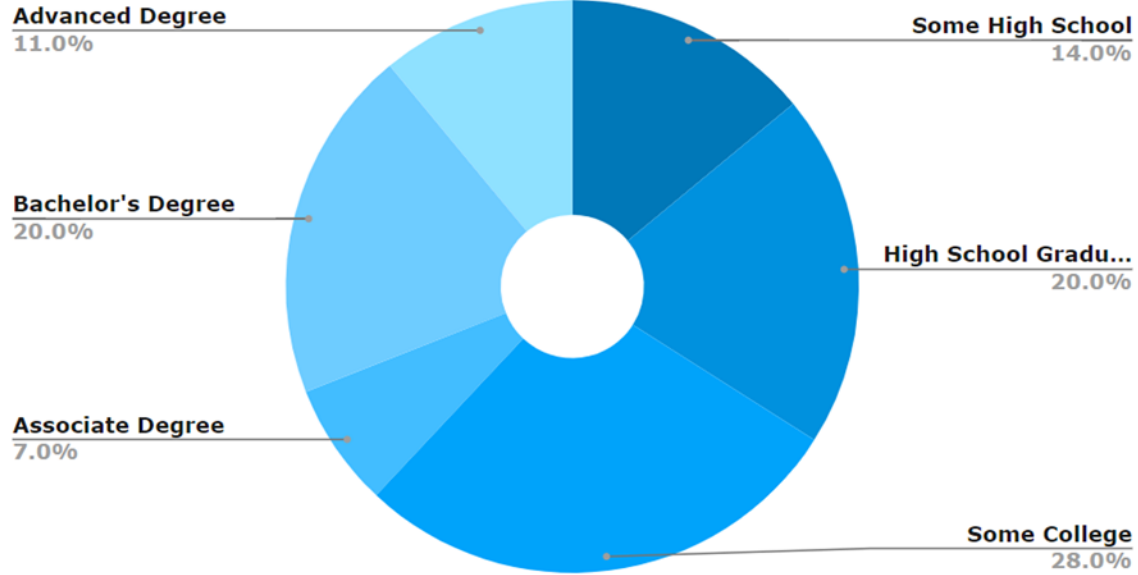
CENTURY 21
Small Text: Century 21 Real Estate LLC

Member
COMMERCIAL

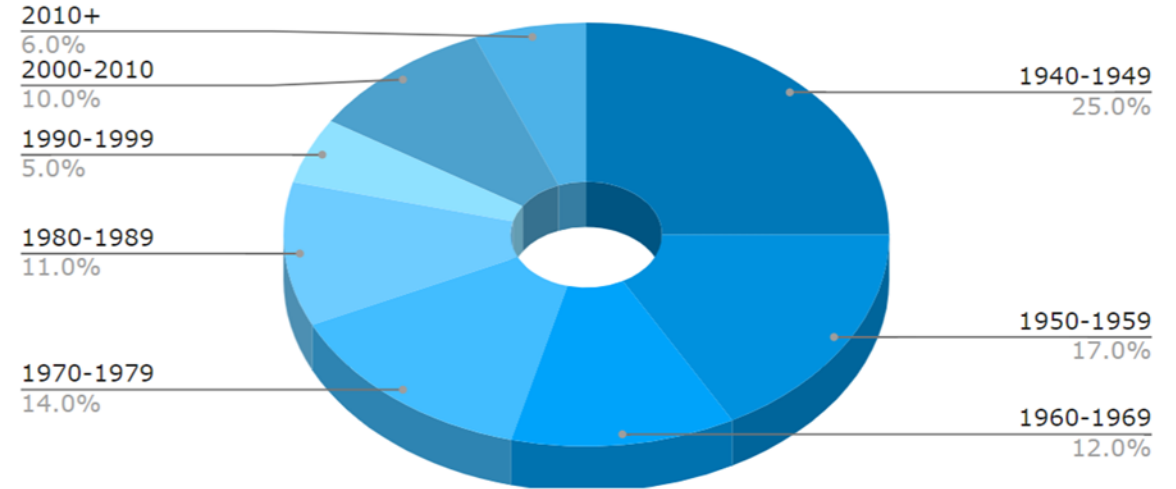


DEMOGRAPHICS

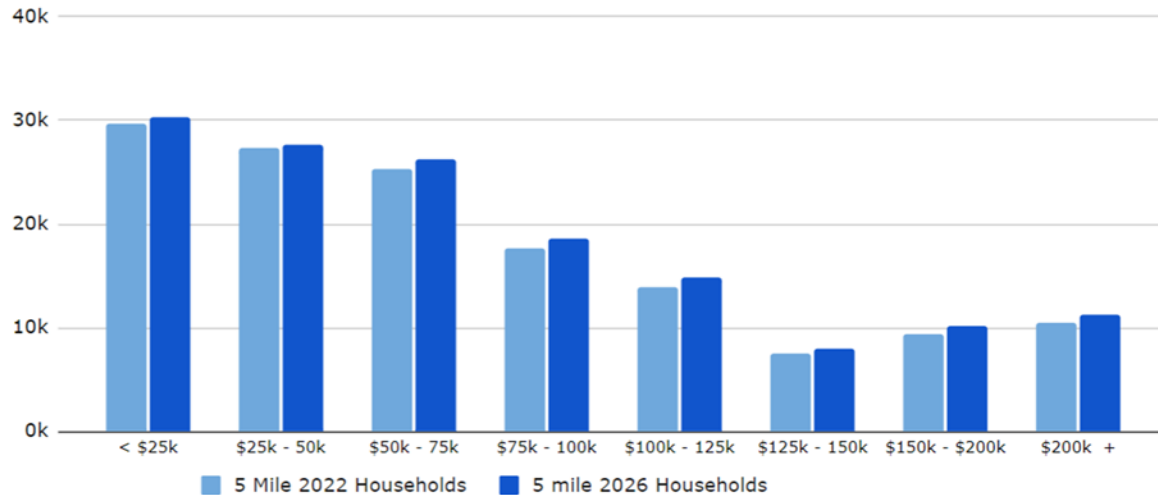
Educational Attainment



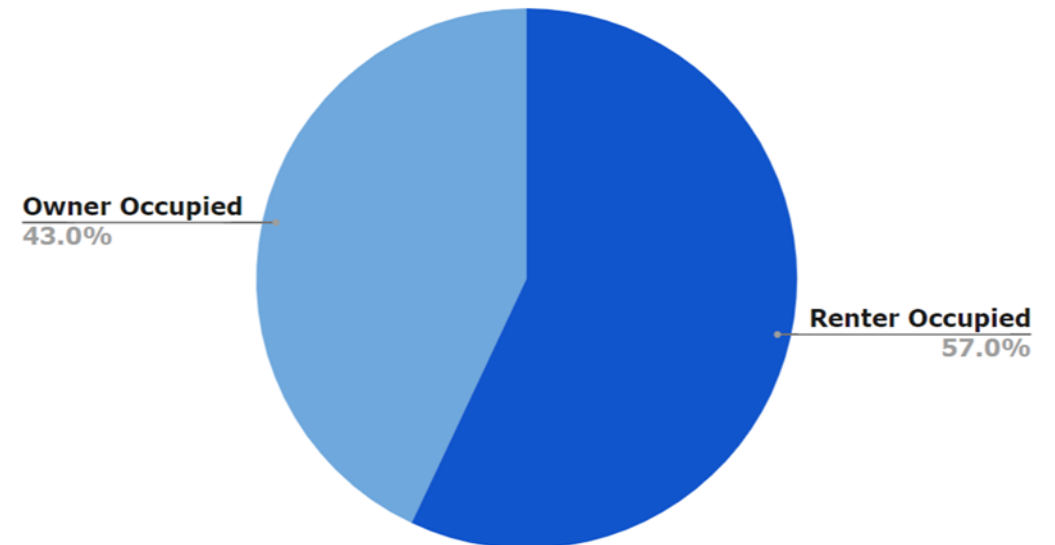
Homes Built by Year



Monthly House Hold Income

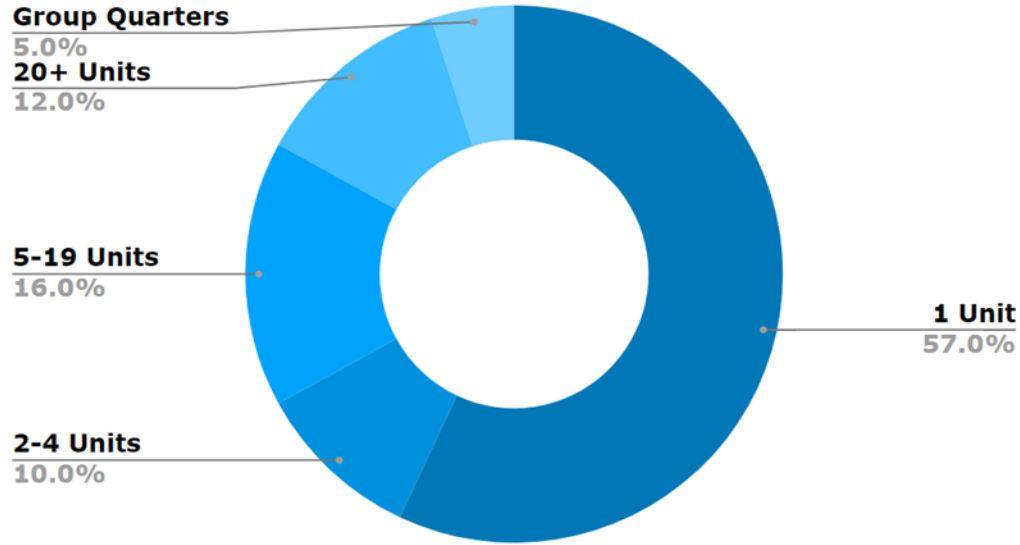


Housing Occupancy



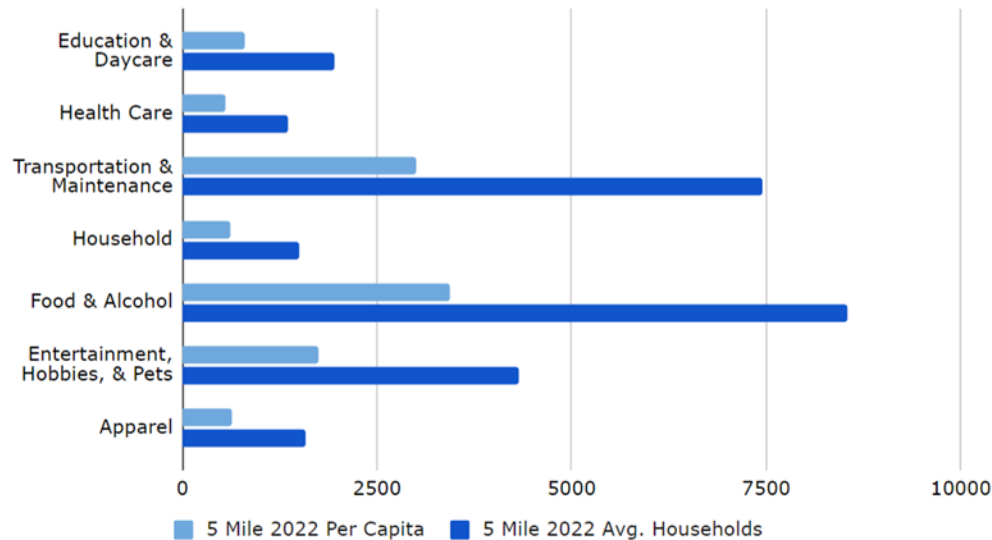
DEMOGRAPHICS

Housing Type

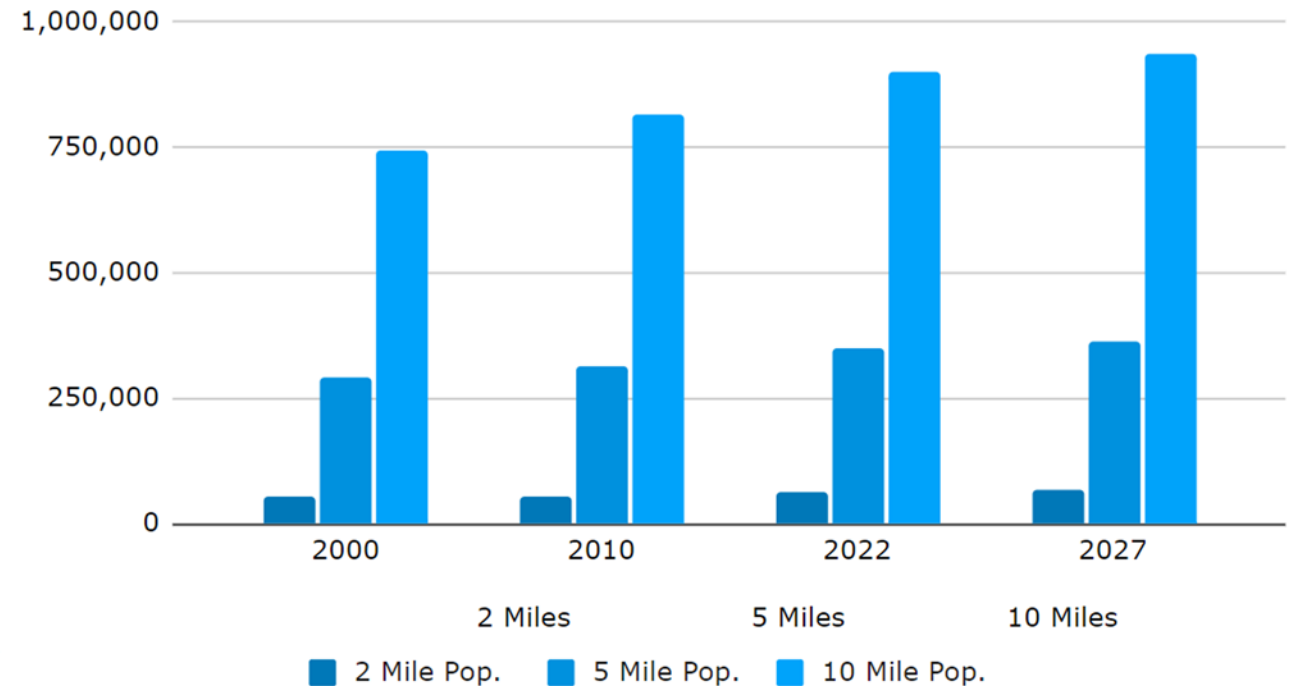


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

Per Capita & Avg. Household Spending



Population





UDW Conference Room

AVAILABLE

MMPrinting

Odd Cookie

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LEASE

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