

AVAILABLE  
**FOR LEASE**

**1020 12TH STREET, Unit 110**

Sacramento, CA 95814

+ / - 1319 SF

**DANIEL MUELLER**

Executive Director

916 704 9341

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Cal DRE#01829919

**CENTURY 21**

Select Real Estate, Inc.



**K STREET**

**12TH STREET**

**SUBJECT**

**Unparalleled Retail Space in the Heart of the Grid - Access to both Midtown & Downtown**



# THE PROPERTY

1020 12TH STREET, SACRAMENTO, CA 95814 UNIT 110

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 1,319 SF



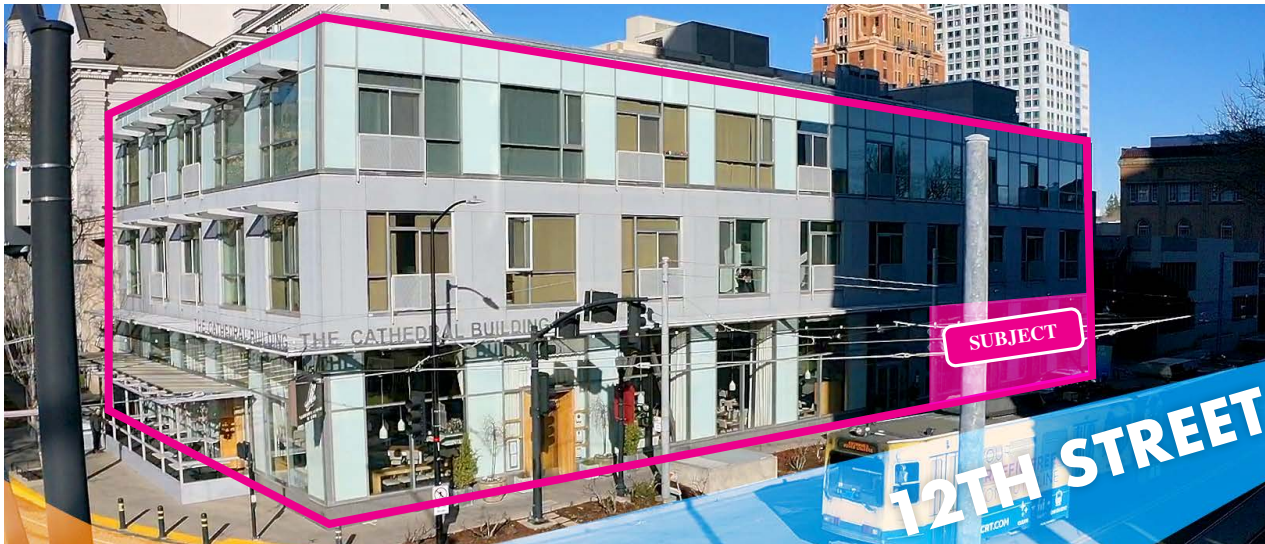
COMMERCIAL



RETAIL  
RESTAURANT



\$3.50 SF/  
Month









1012

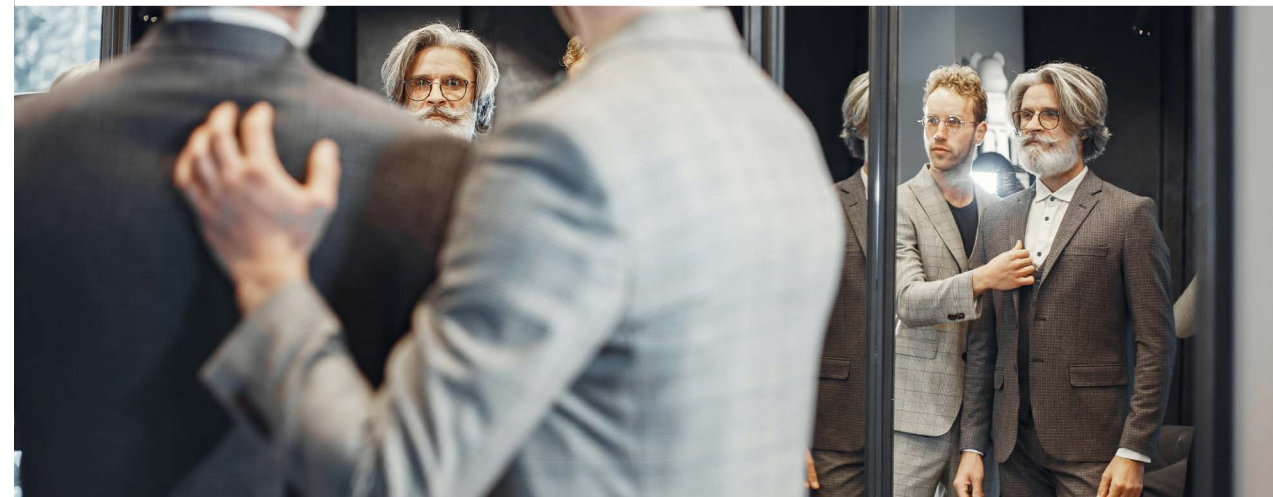
12th ST.



# THE BUILDING

The Cathedral Building is an award winning project for Downtown Sacramento. The Building is ideally located in the heart of Downtown Sacramento's metropolitan core. Within 3-5 minutes of Interstate 5, Interstate 80, and Highway 50 the subject property is perfectly located between every major suburb in Sacramento. In addition, the property is located directly next to Sacramento's busiest light rail station from which you are within close distance to Golden 1 Center, 24 Hour Fitness, Cal Fit. The

light rail will also soon connect the Railyards, The Sacramento Republic FC Soccer Stadium, and eventually soon, Sacramento International Airport. The property is located on the bustling K Street corridor, just moments from Downtown Commons and has the best amenities immediately within reach in the entire metropolitan core. The subject property is located in the K Street Redevelopment Zone which was put in to effect to create a mixed-use live/work entertainment zone along K Street.

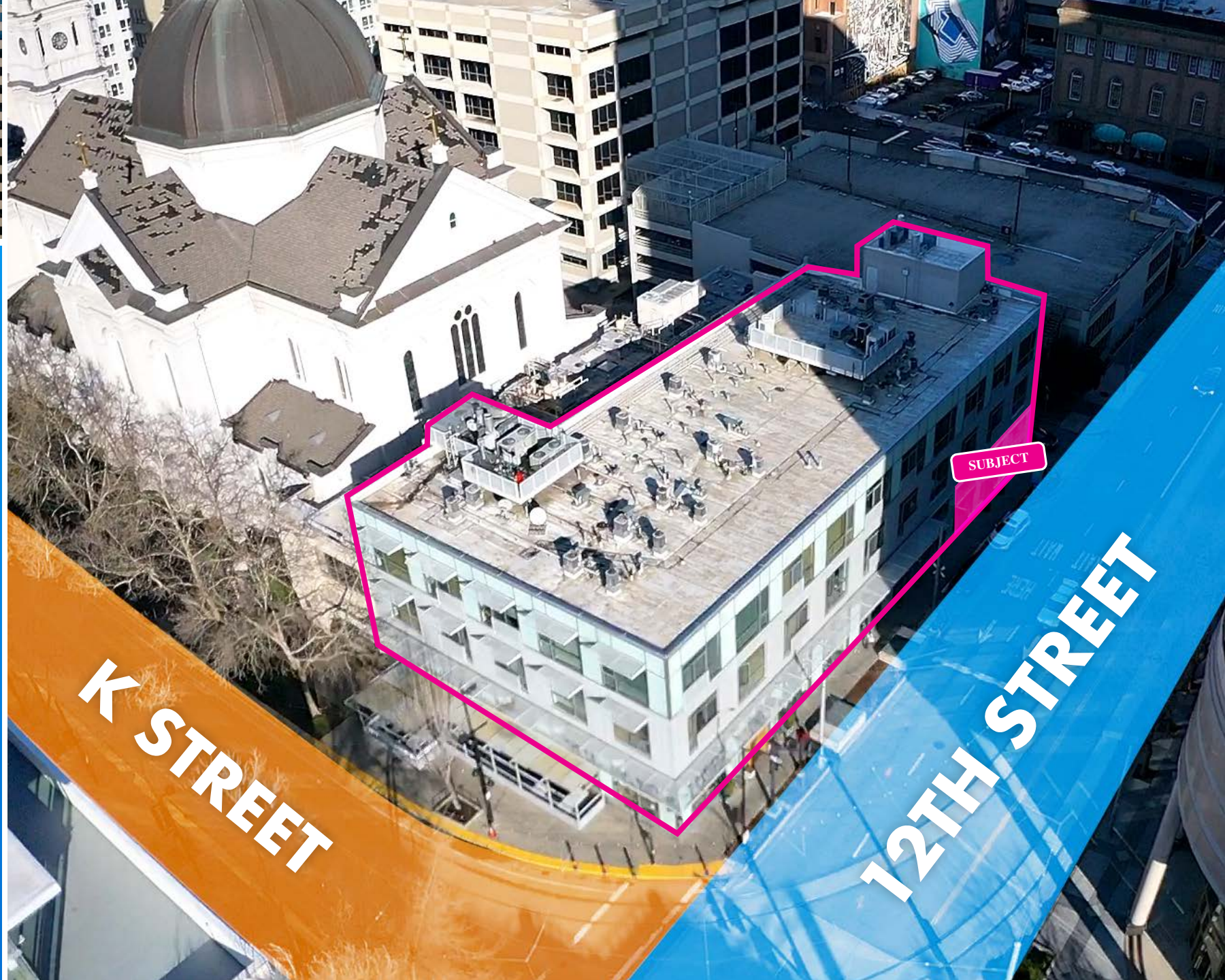






## THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.







5

80

AMERICAN RIVER

Old Sacramento

Sutter Park

Golden One Arena

1012  
12th STREET  
SACRAMENTO,  
CA 95814

State Capitol

19TH STREET

J STREET

5

80

50



Dignity Health  
Mercy General Hospital



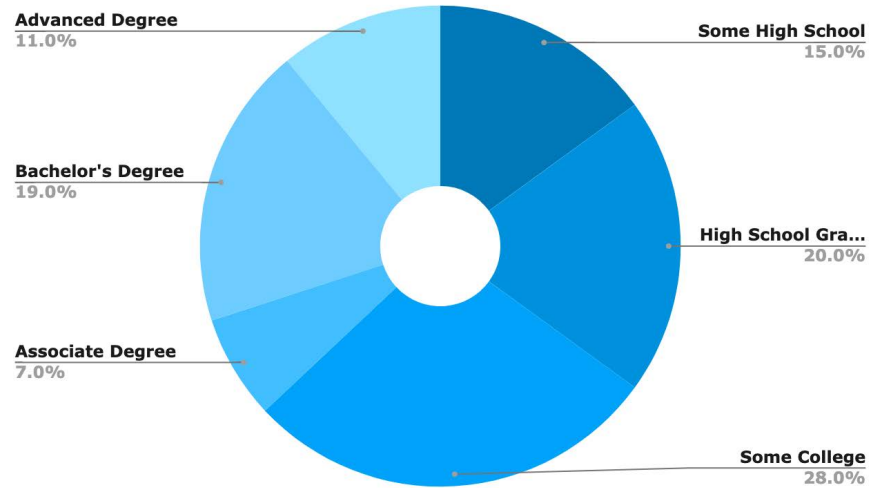
target



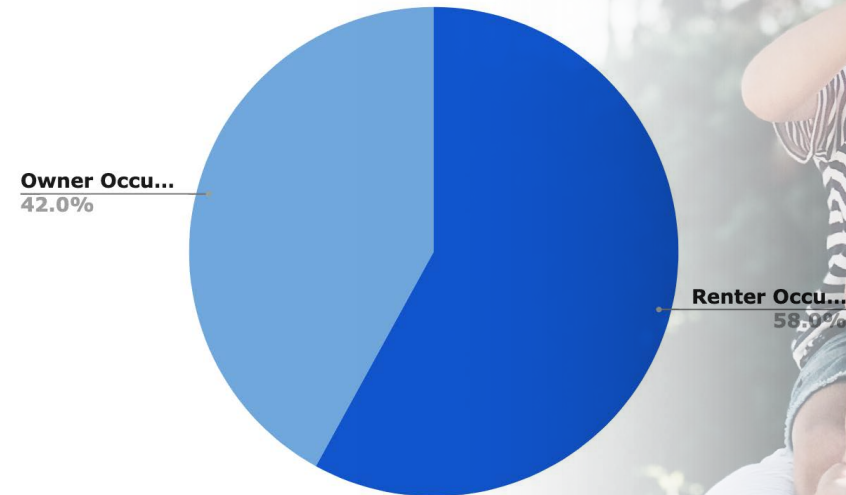
# DEMOGRAPHICS

EDUCATION  
HOUSING

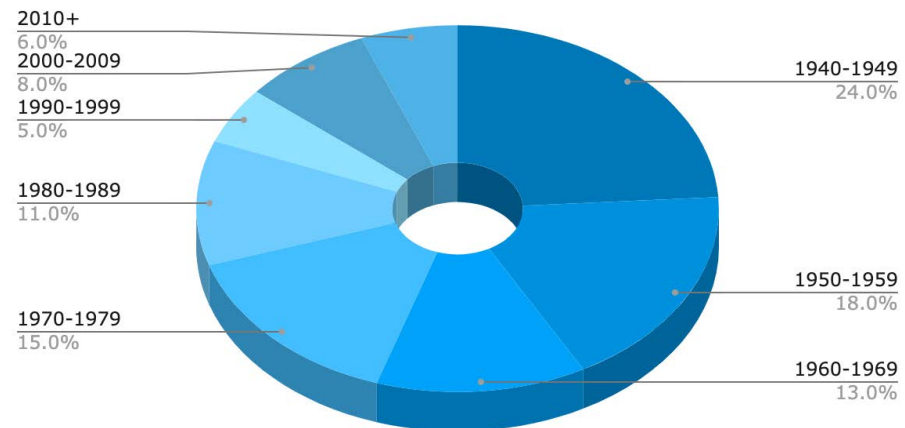
## EDUCATIONAL ATTAINMENT



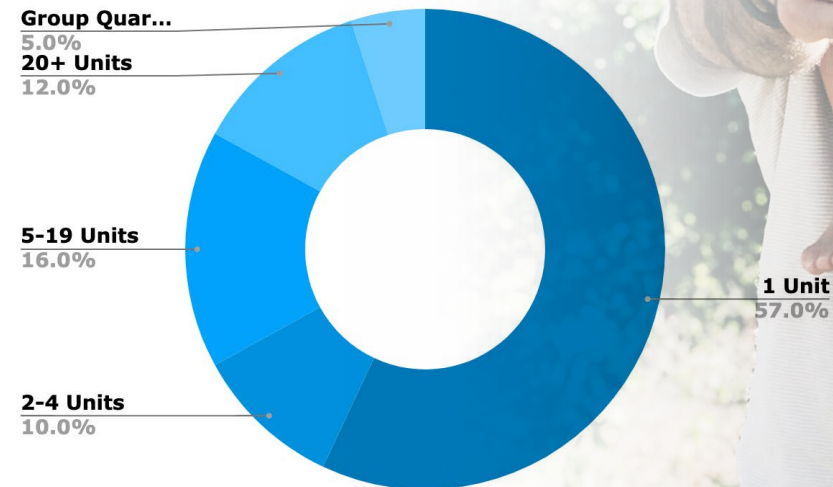
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

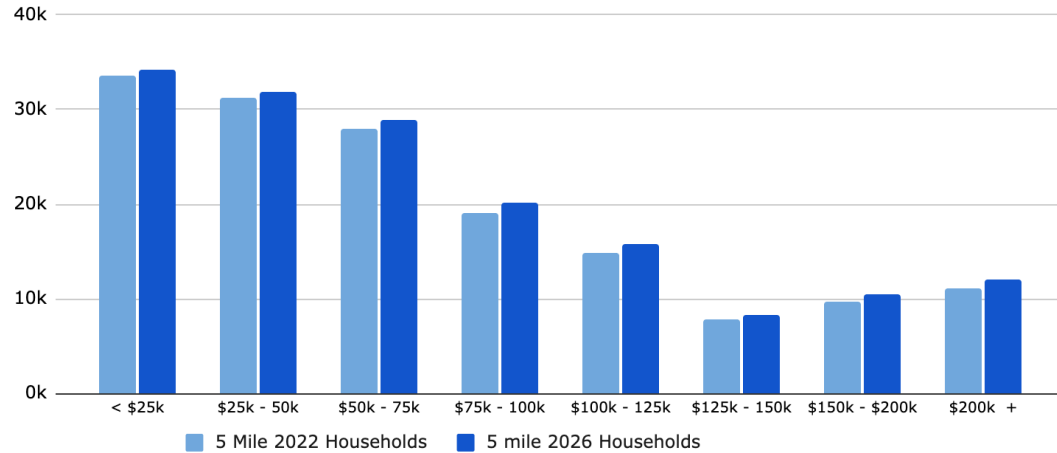




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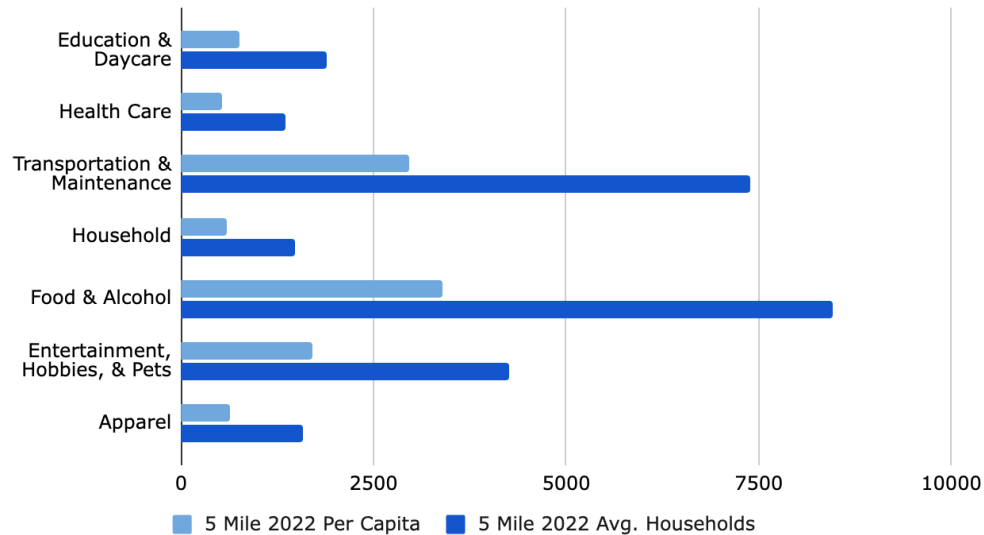
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

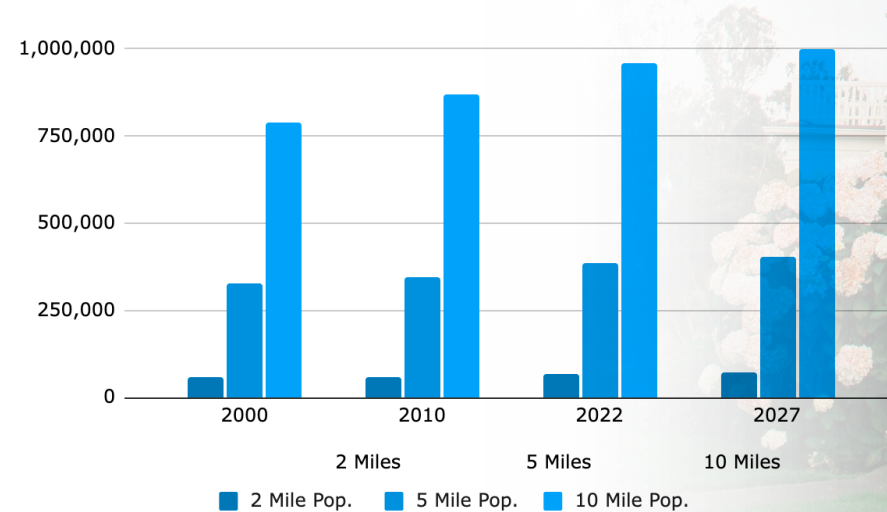


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	59,563	328,906	789,014
2010	58,182	346,371	867,571
2022	67,444	386,989	958,477
2027	70,729	402,927	997,978

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION





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**SUBJECT**





# LEASE

**CENTURY 21**

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