

AVAILABLE
FOR LEASE

1014 10TH STREET
SACRAMENTO, CA 95814
+/- 1,800 SF - +/- 3,400 SF

DANIEL MUELLER

Executive Director

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Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc.



PROMINENT CORNER 2ND GENERATION CAFE WALKING DISTANCE TO DOCO

THE PROPERTY

1014 10TH STREET SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**



**+/- 1,800 SF -
+/- 3,480 SF**



C-3-SPD



**CAFE
CONVECTION
OVEN**



\$2 NNN



1014
10TH STREET

THE PIZZA PRESS | 24 HOURS | Echo Rig | TEAMSTORE | JIMBOY'S TACOS | ROOTS COFFEE | THE SAWYER | POLANCO | BANK | CENTURY THEATRES | ESTELLE - bakery & pâtisserie - popbar | PUNCH BOWL SOCIAL | REVIVAL pressed juicery | Fizz | Häagen-Dazs | URBAN OUTFITTERS

CITIZEN | RITE AID | SHERATON Grand Sacramento | MadiCi | RUMSTALLER | Avary | TACO BELLY | HYATT REGENCY | MAYAHUEL | 7 ELEVEN | TIGER | KODAIKO

BUCKHORN | BROODRACK | AZUL | The Melling Pot. | néktər | LOWBRAU | TANK HOUSE | sibling | Mill | 58 & HOLDING CO. | GOODPOT | Aoli | OLD SOUL CO. | B&L | Goodside | MIKUNI | paesanos | ZÓCALO | FIELDWORK BREWING | GOLDEN ROAD | PUBLIC HOUSE | The Rind | STATION 16 | Ginger Elisabeth

RED RABBIT KITCHEN & BAR | BARWEST | CANTINA ALLEY | DESSERT DINER | See's CANDIES. | CHICAGO FIRE | TEMPLE | Thai basil | Burgerpatch | JUNGLE BIRD | BEACH OUT DELI

CALIFORNIA STATE RAILROAD MUSEUM | Stage Nine | BLUEPRINT COFFEE PROJECT | Evangelina's Costume Mansion | SUBWAY | Steamers | RO CITY | DELTA KING | THE RAILYARDS | JOE'S CRAB SHACK | Round Table PIZZA | THE FIREHOUSE

OLD SOUL CO. | WHIRED wine | CAMDEN | Il Fornaio CUCINA ITALIANA | MORTON'S THE STEAKHOUSE | house kitchen & bar | FRANK FAT'S SINCE 1997

CHASE | Faldas | TERIYAKI | KUPROS | BOMBAY | ALARO | JACK'S

PARAGARY'S | IDENTITY COFFEES | STARBUCKS COFFEE | PUSHKIN'S | REVOLUTION WINERY + KITCHEN | CAFE BERNARDO | Sizzie BURGER | TEMPLE | SACRAMENTO NATURAL FOODS CO-OP | INN cats and drinks

BAWK | H&L | MILK MONEY | Uncle Tito's | PERSONFACE | MAS TACO BAR | CAFE BERNARDO | SHAKE SHACK | SNUG | BOTTLE RUB MOTELS | PANDA EXPRESS | CAMELLIA | DAD'S | BEAST BOUNTY | FOX+GOOSE | PHILZ COFFEE | IRON HORSE TAVERN | SAFEWAY | Ryujin | west elm | MENDOCINO FARMS sandwich market | MARKET 5 ONE 5

1014
10TH STREET
SACRAMENTO
CA 95814

Untitled
1025 9th St

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

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

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

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

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

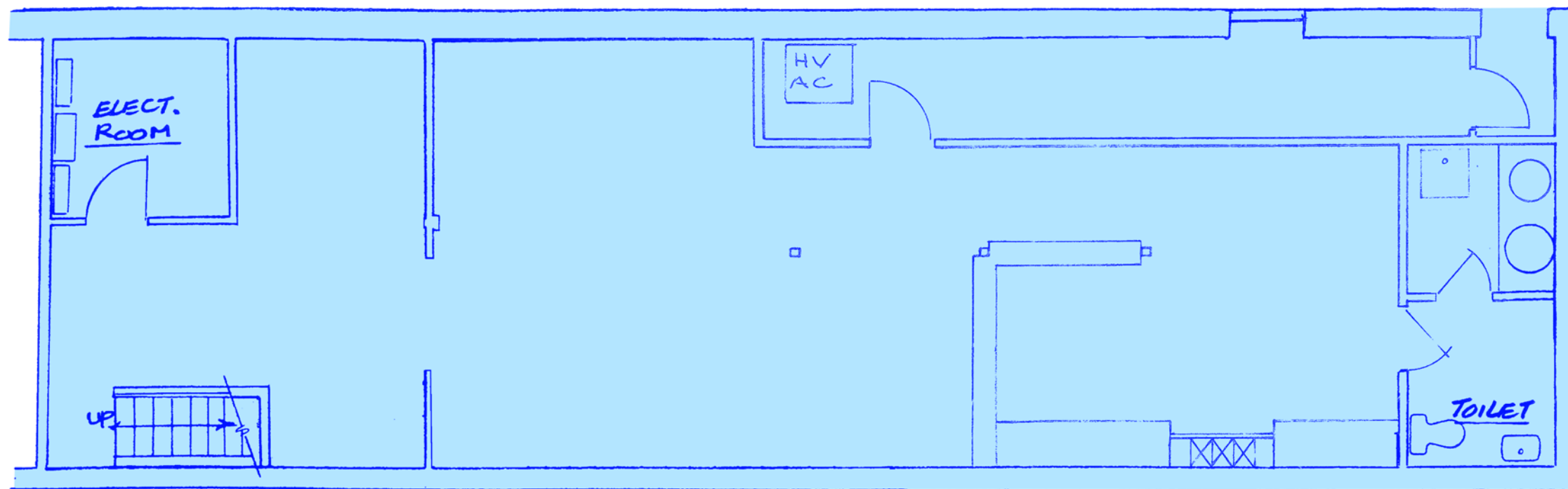
1325 J STREET
RBA: 368,985
EST. EMPLOYEES: 1,640

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

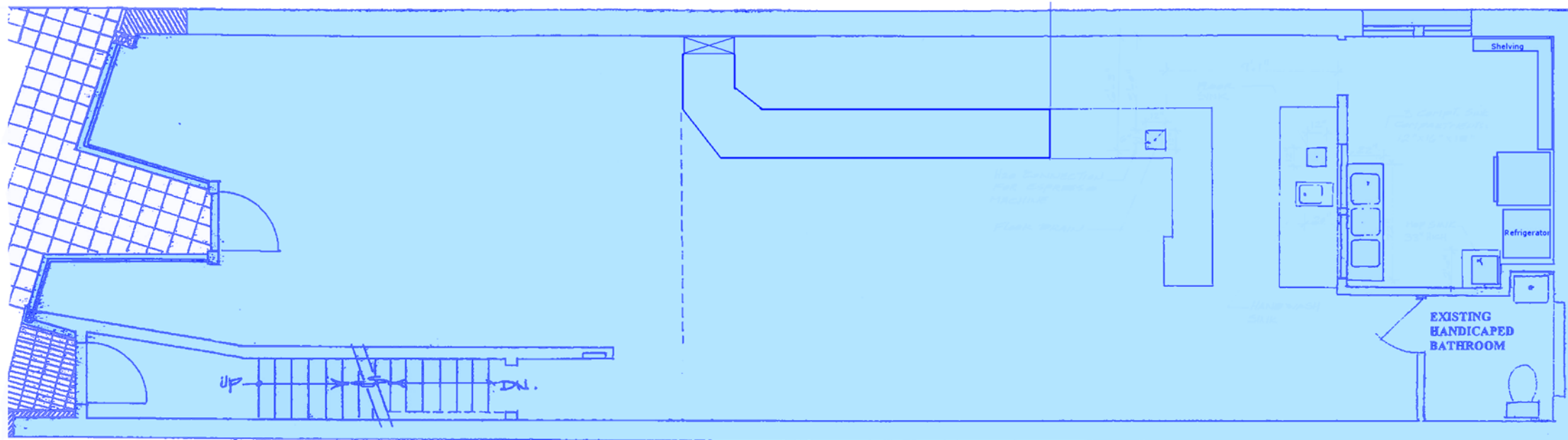
915 I STREET
RBA: 120,000
EST. EMPLOYEES: 533



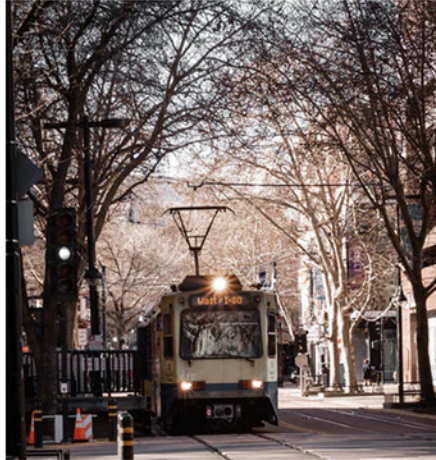
FLOOR PLAN



FLOOR PLAN



1014
10TH STREET



THE BUILDING

This rare second-generation cafe is located near the corner of 10th & J St., just south of Grange adjacent to Cesar Chavez Park. This location offers high visibility with a rectangular floor plan with a first-floor square footage of +/-1,800 SF and a lower level which can offer a combined total of +/-3,480 SF.

This location has the infrastructure to re-open as another cafe, bakery, or coffee shop to cater to the localized crowd of government employees and the built-in residential population. This location is desirable and requires an operator who can take advantage of close proximity to DOCO and The Grange restaurant.



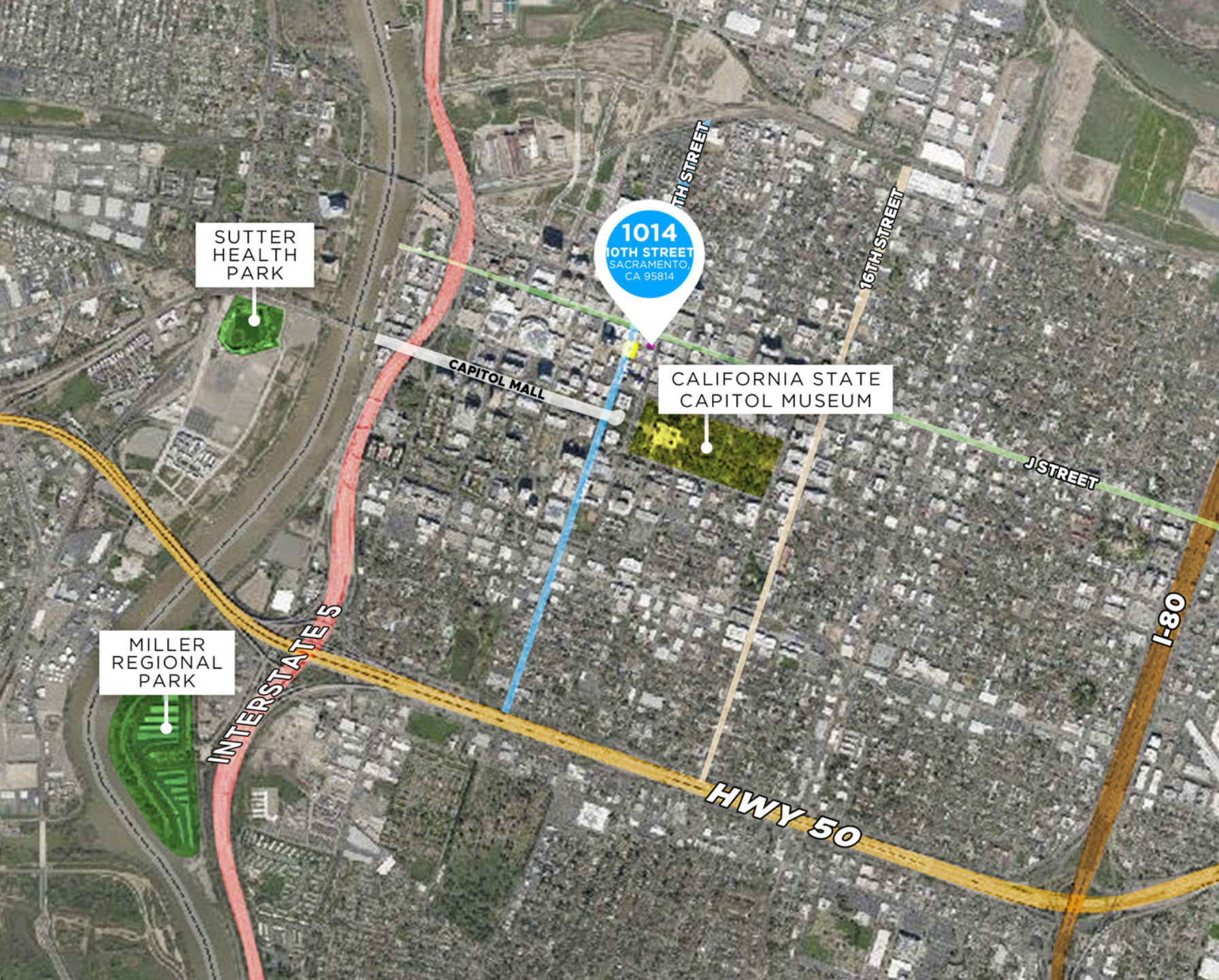


THE REGION

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.

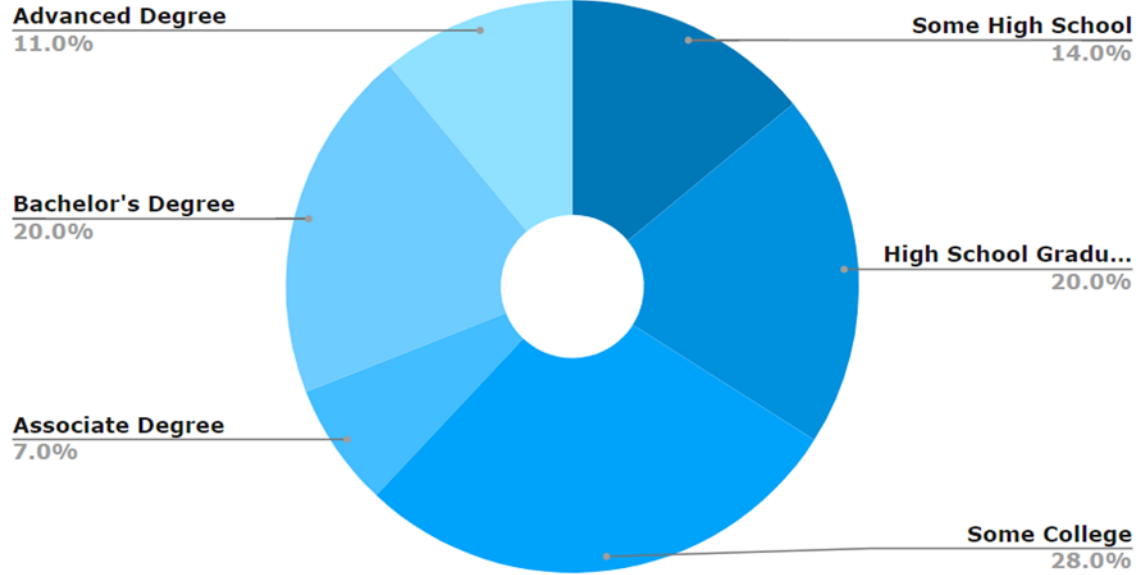


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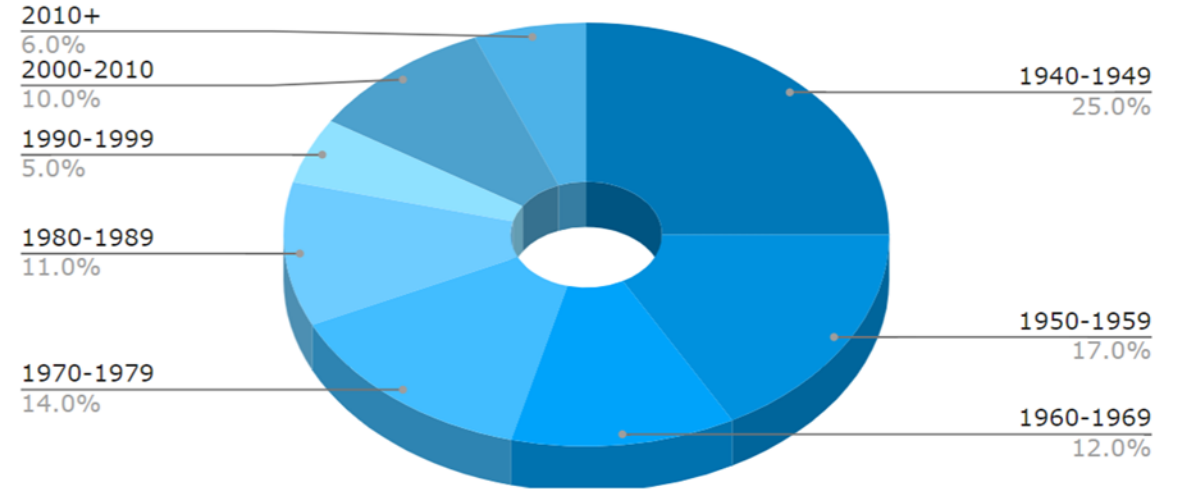


DEMOGRAPHICS

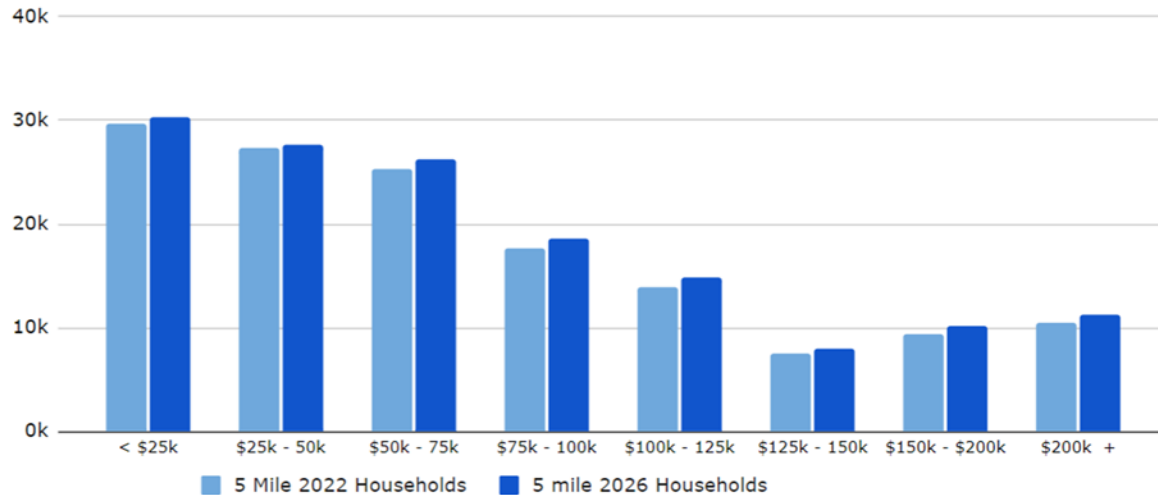
Educational Attainment



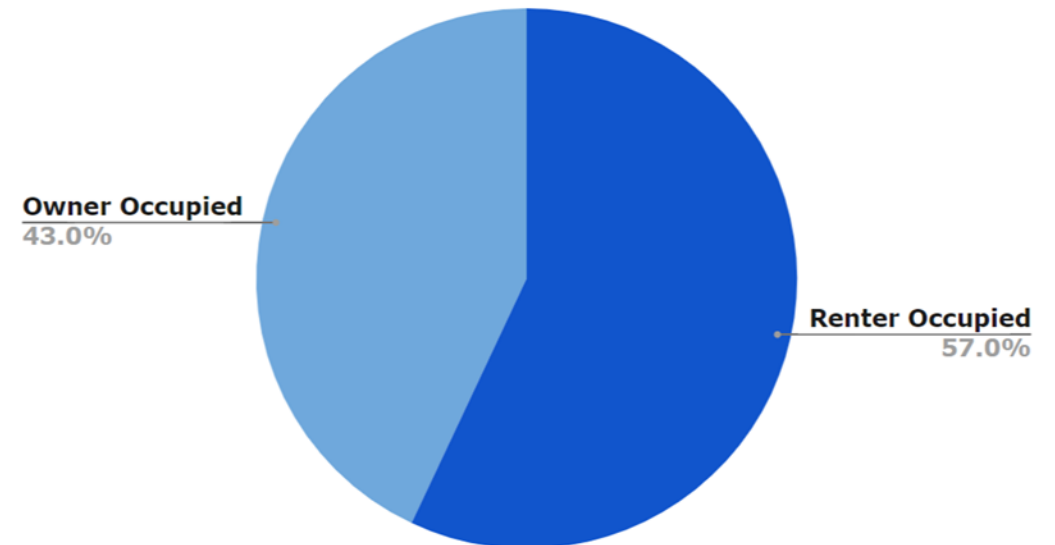
Homes Built by Year



Monthly House Hold Income

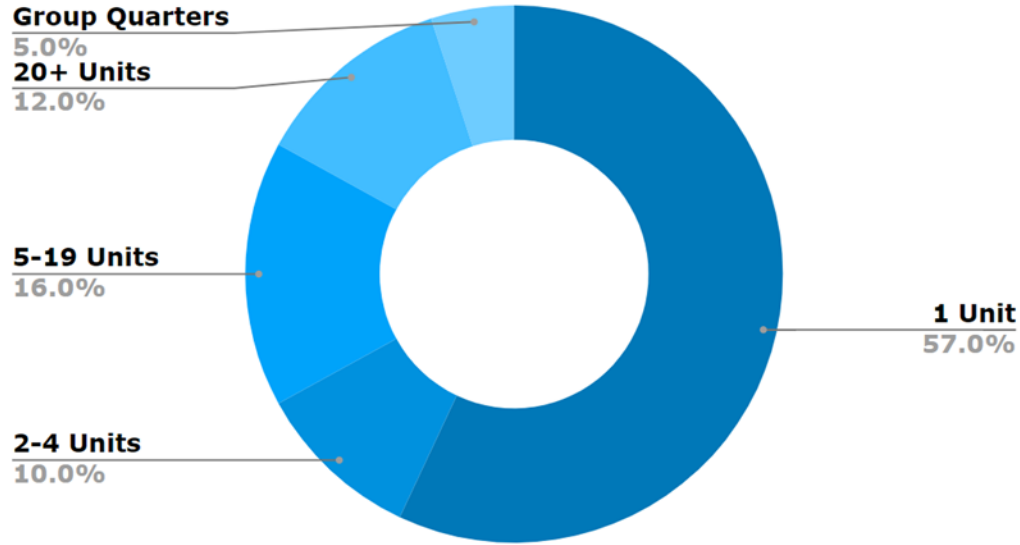


Housing Occupancy



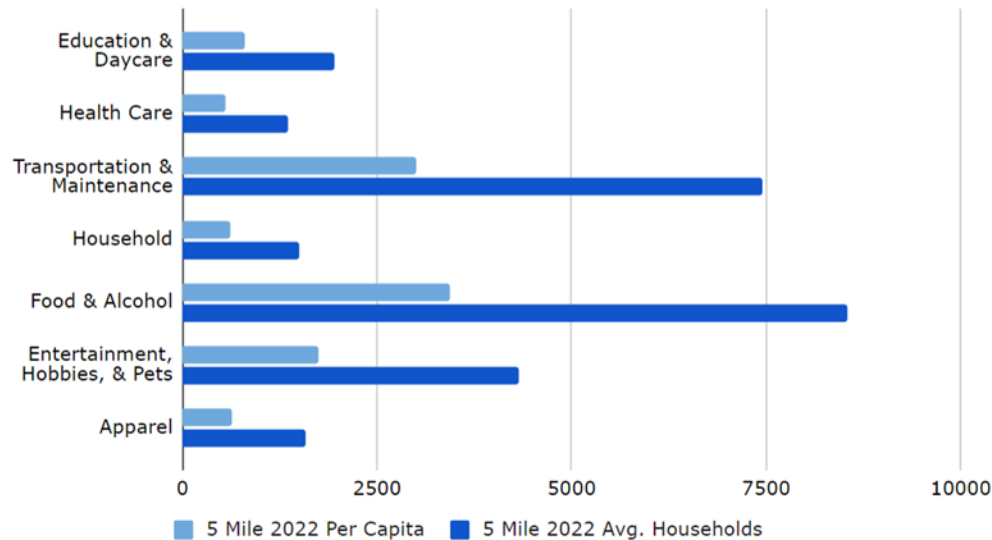
DEMOGRAPHICS

Housing Type

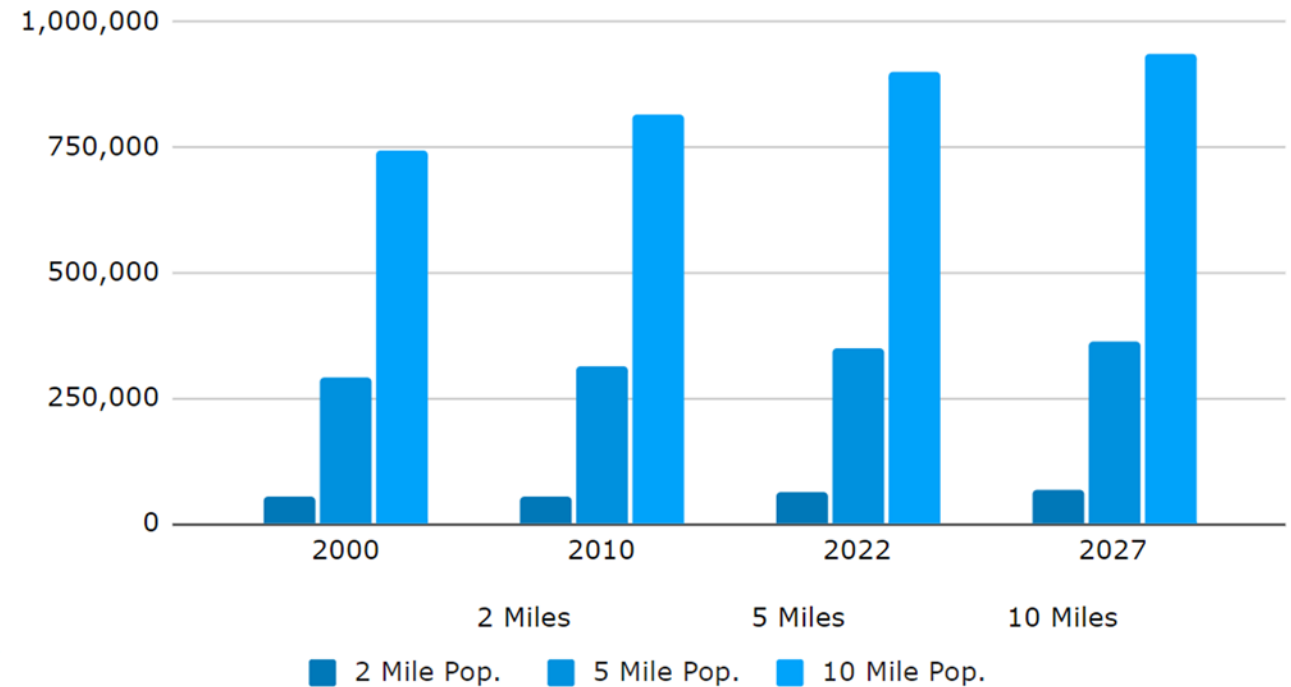


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

Per Capita & Avg. Household Spending



Population





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CENTURY 21

Select Real Estate, Inc



LEASE

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