

AVAILABLE FOR LEASE

1106 11TH STREET

SACRAMENTO, CA

Restaurant Space

1,830 SF - 2,830 SF

Office Space

Flexible Square Footage

SUBJECT

DANIEL MUELLER

Executive Director

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CENTURY 21

Select Real Estate, Inc.



K STREET

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

THE PROPERTY

1106 11TH STREET, SACRAMENTO CA

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**



RESTAURANT
1,830 SF - 2,830 SF
OFFICE
Flexible Square Footage



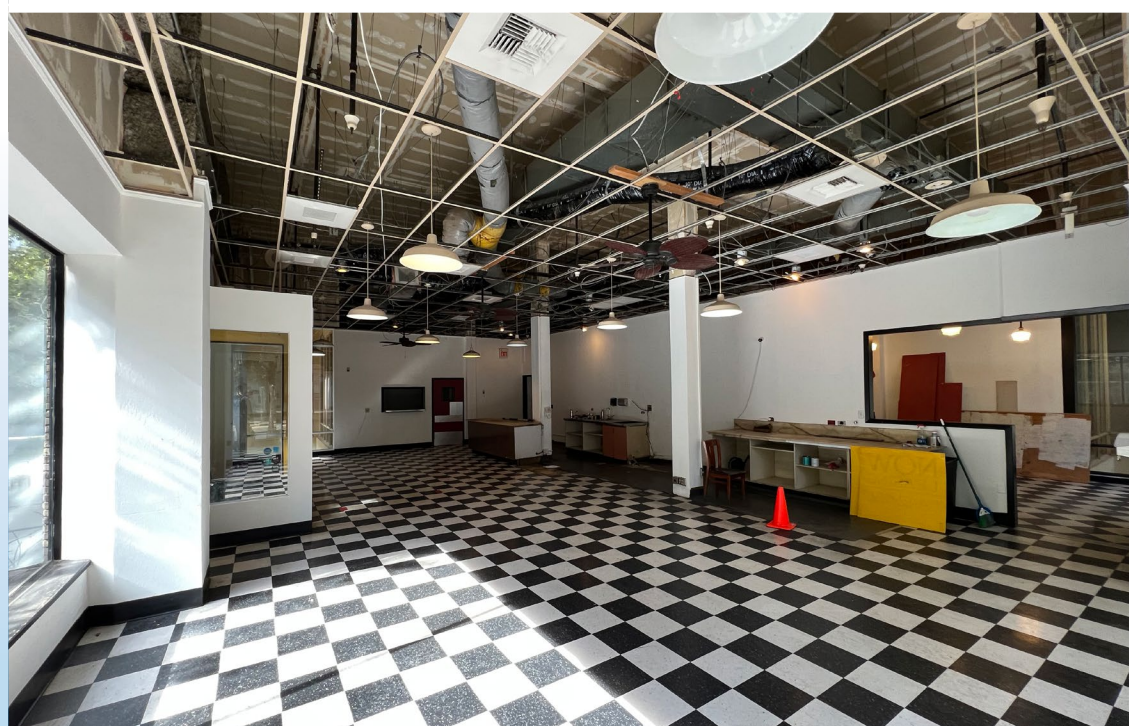
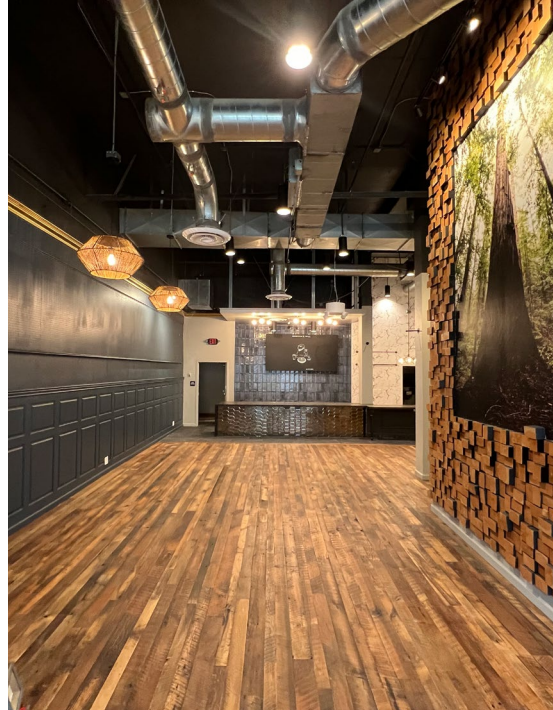
**C-3-SPD - CENTRAL
BUSINESS DISTRICT/
SPECIAL PLANNING
DISTRICT**



**RESTAURANT
OFFICE**



Restaurant
\$3.50 PSF NNN /
Office Negotiable



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FOR LEASE





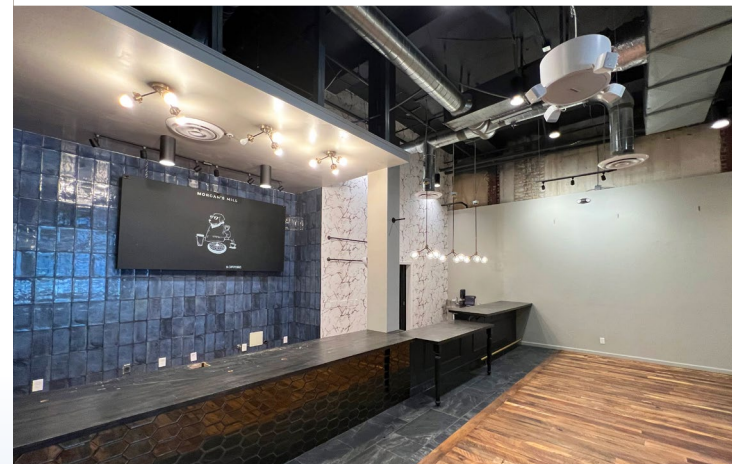
1106
11TH STREET



THE RESTAURANT

Recently designed and built-out coffee shop and restaurant space on K Street in Downtown Sacramento. The building is well-located on the corner of 11th & K Street one block from the Capitol! This is one of the busiest walk corners in all Downtown Sacramento. Huge opportunity

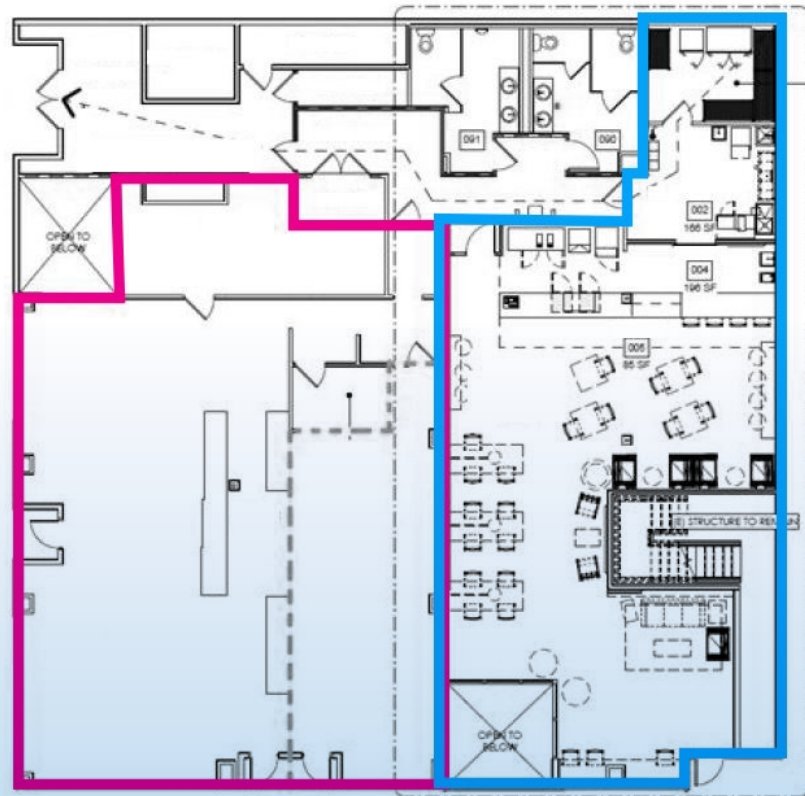
to cater to the Capitol from this location. Core restrooms just renovated and upgraded. Immediate occupancy available. Heavy walking district just two blocks to Sacramento Convention Center, one block to the California State Capitol and Seven blocks from Golden 1 Center.



FLOOR PLAN

SUITE 1:
2,965 RSF
DIVISIBLE 800 SF

SUITE 2:
1,830 RSF



1106 11th Street is located on the bustling K Street corridor, just 4 blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. Additionally, the property is located in the K Street Redevelopment Zone which was implemented to create a mixed use live/work entertainment zone along K Street. Sacramento saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle. The opportunity is half a block from the Capitol and two blocks from the Convention Center. There is a high probability of catering to Capitol events from the space.

1106
11TH STREET



THE OFFICE

This spacious office is located on the lower level of the building, with plenty of natural light coming in from the atriums. The building is well-located on the corner of 11th & K Street one block from the Capitol! This is one of the busiest walk corners in all of Downtown Sacramento.

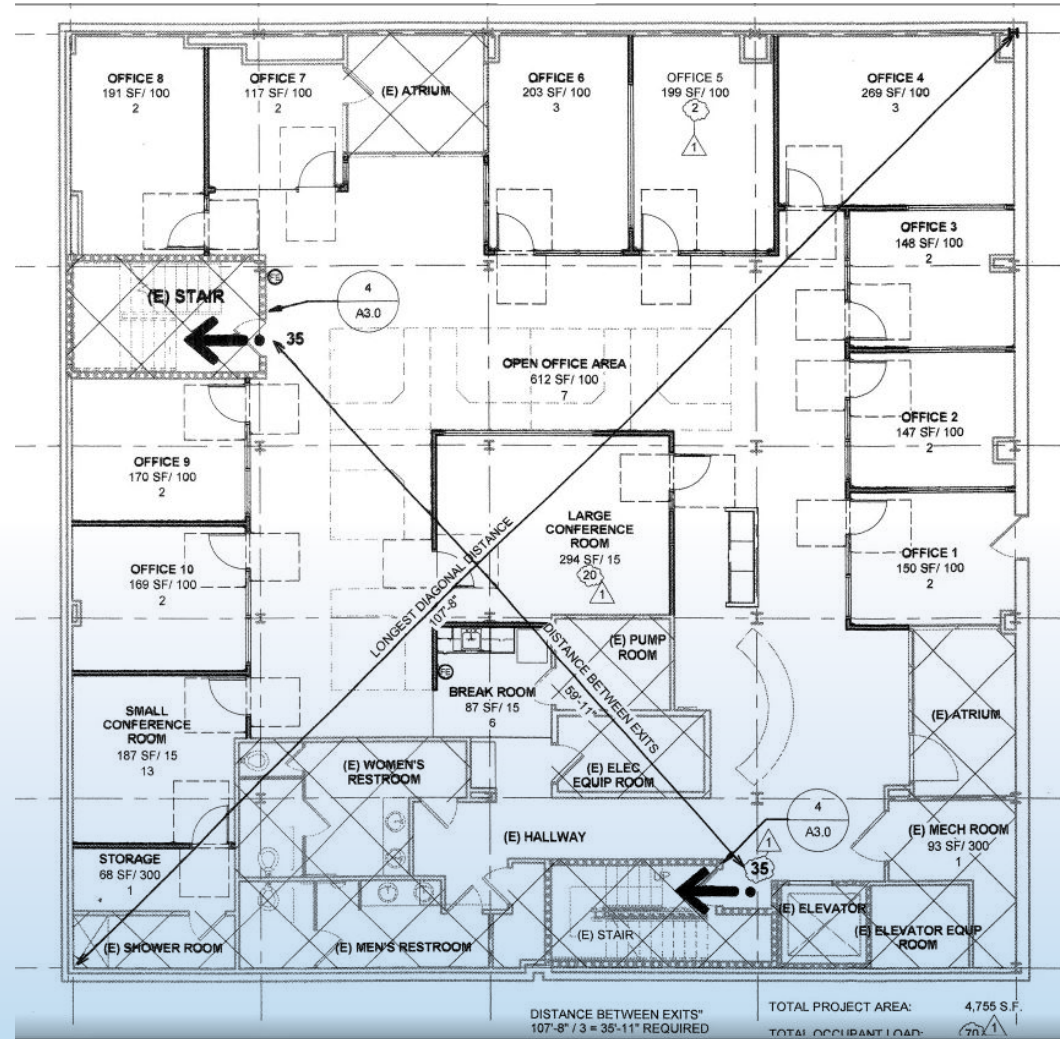
The office space comes equipped with both large and small conference rooms, break room, storage room and 10 private office rooms aside from the open office area. The space has been renovated in 2018 and is in excellent condition.

Rate includes

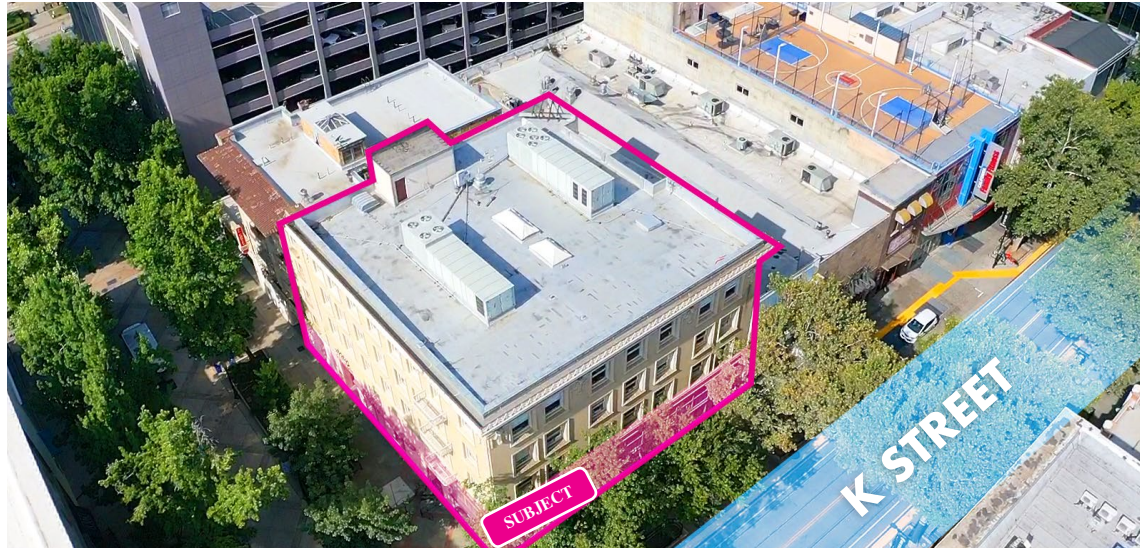
- utilities,
- building services and property expenses
- 10 Private Offices
- 6 Workstations
- Space is in Excellent Condition
- Reception Area
- Wi-Fi Connectivity
- Exposed Ceiling
- Natural Light
- Fits 50 People
- 2 Conference Rooms
- 10' Finished Ceilings
- General Air and Heating
- Kitchen, Print/Copy Room
- Secure Storage



FLOOR PLAN



1106
11TH STREET



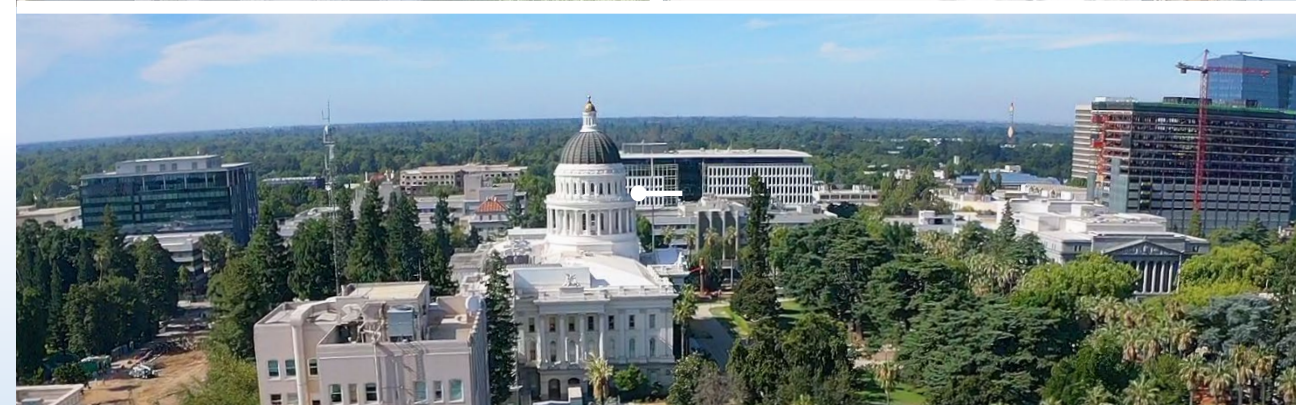
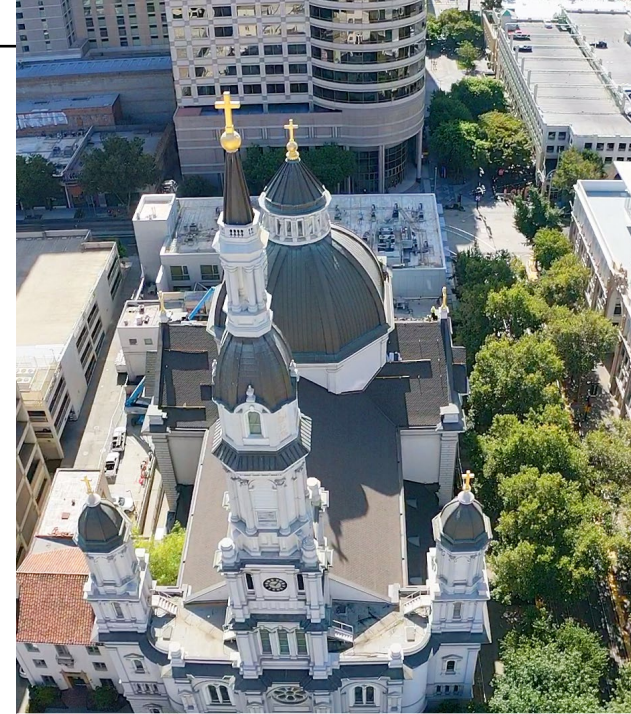
THE BUILDING

1106 K Street offers two (2) incredibly rare turnkey, second-generation restaurant café spaces with large outdoor patio dining areas facing the California State Capitol. Your patrons will be amazed by the view. Located at one of the most iconic intersections in urban Sacramento, the restaurant space features an adjoining dining room used for banquets, receptions, meetings, fundraisers, or the space can be demised and leased for retail use.

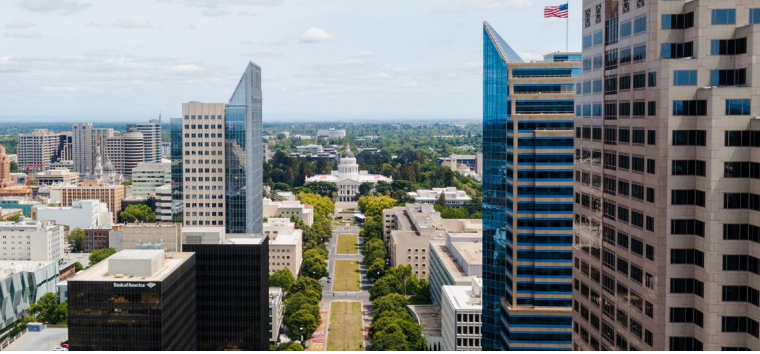
Making 1106 11th Street your new home will benefit from 24/7 traffic, with Sacramento's, best daytime, and nighttime amenities like six large office towers, the Sacramento Convention Center and State of

California office complexes, the Marriot Residence Inn, the Hyatt Regency, and the Sheraton Grand Hotel. In addition, the building offers direct access to light rail, numerous restaurants, and shopping, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden Center.

Located 2 blocks from the Convention Center, 3 blocks from the Community Theatre, 2 blocks from the State Capitol, 3 blocks from City Hall, 3 blocks to 3 large hotels, 1106 11th Street is located at ground zero of Sacramento's exciting revitalized urban experience.



Downtown Sacramento is the perfect mix of carefully curated local and national retail embedded in a landscape of unique historic buildings, mature trees and landscaping, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the United States of America with more than half of homes searchers coming from buyers outside of the area says Redfin. Attracted by the affordability of real estate, lower cost of living and booming Downtown & Midtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer, restaurateur, and office user looking to tap into and leave a mark.



THE AREA

Welcome to the vibrant heart of Sacramento, the K Street Corridor, where urban energy comes alive against a backdrop of historical charm. This bustling thoroughfare is a dynamic fusion of culture, commerce, and community, offering a diverse range of experiences that make it a captivating destination for residents and visitors alike.

Bustling Nightlife: As the sun sets over the Sacramento skyline, the K Street Corridor comes to life with a captivating nightlife. Neon lights illuminate the streets, and the atmosphere buzzes with excitement. Pulsating music emanates from trendy bars, inviting patrons to unwind and socialize. Whether you're in the mood for craft cocktails, live music, or dancing, the K Street Corridor has a venue for every nocturnal adventurer.

Retail Sector: Retail therapy finds a new home in the K Street Corridor's eclectic mix of boutiques, flagship stores, and local shops. From fashion-forward finds to artisanal crafts, the retail sector caters to a variety of tastes and preferences. Strolling down the pedestrian-friendly streets, shoppers can discover hidden gems and fashion-forward trends, creating an unparalleled shopping experience.

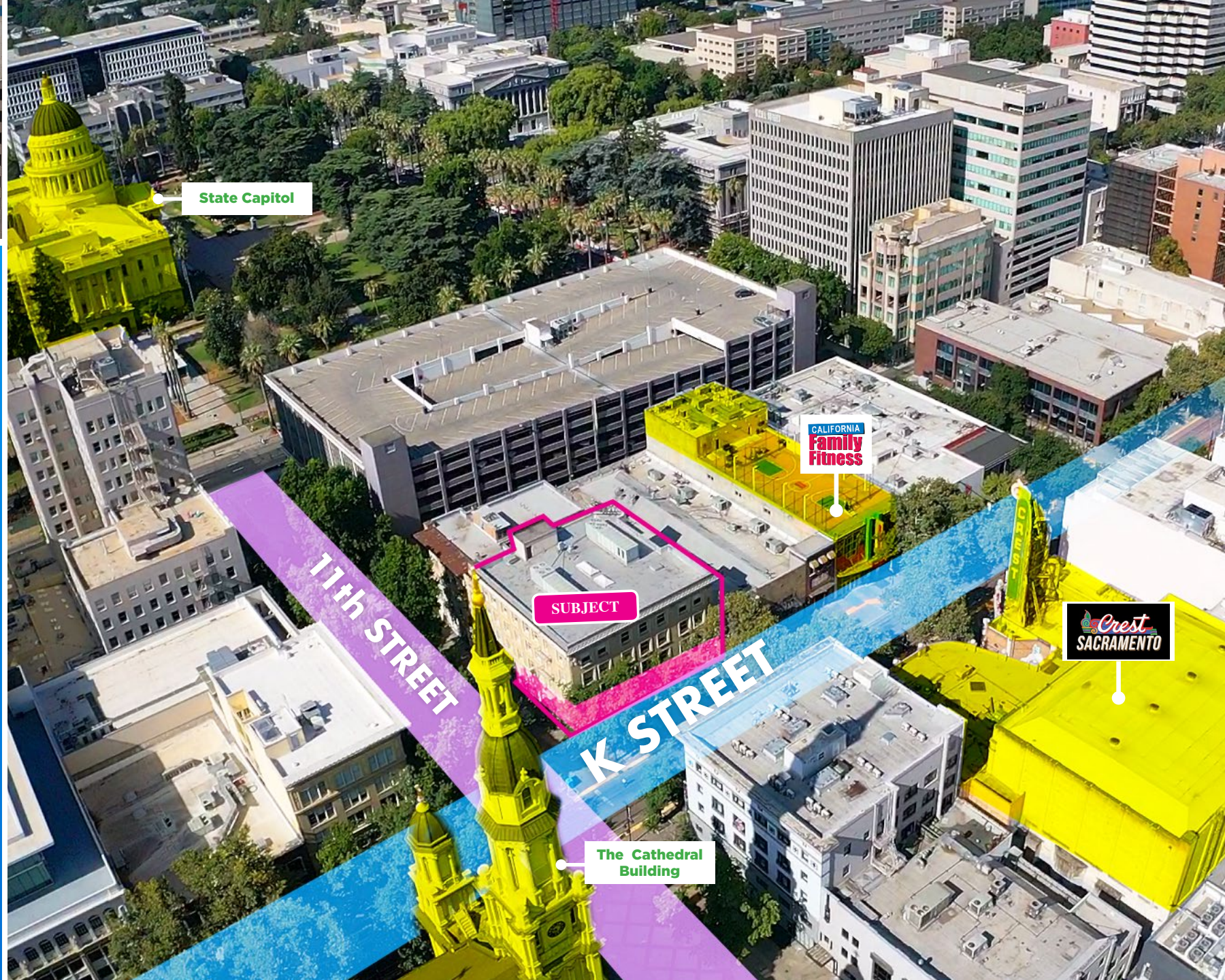
Thriving Restaurants: Culinary enthusiasts embark on a gastronomic journey through an array of world-class restaurants that line the K Street Corridor. From farm-to-table eateries showcasing locally sourced ingredients to global cuisines that tantalize the taste buds, the thriving restaurant scene promises an unforgettable dining adventure. Foodies and connoisseurs alike gather to savor innovative dishes crafted by visionary chefs, making every meal a celebration of flavors.

Urban Living: Embracing the spirit of modern urban living, the K Street Corridor offers an attractive mix of residential options. Chic loft-style apartments and luxury condominiums provide an urban oasis for those seeking proximity to the city's pulse. Residents enjoy the convenience of living amidst the energetic ambience while having cultural events, entertainment venues, and essential services within reach.

Benefits of the Golden One Arena: A crowning jewel in the K Street Corridor is the Golden 1 Center, a state-of-the-art sports and entertainment arena. Home to the Sacramento Kings and a myriad of world-class events, this venue draws crowds from near and far. Its presence injects a surge of energy into the area, driving foot traffic and fostering economic growth. The arena's role as a hub for entertainment and sports cements the K Street Corridor's reputation as a premier destination.

Leasing Downtown: A Smart Business Move: For entrepreneurs and businesses, leasing in downtown Sacramento's K Street Corridor is a strategic decision with myriad advantages. The high foot traffic from both residents and visitors ensures a steady stream of potential customers. Proximity to the Golden 1 Center and other attractions guarantees exposure to diverse demographics, creating a prime environment for business growth. The area's vibrant atmosphere and lively events calendar contribute to a dynamic ambience that can enhance brand visibility and customer engagement. Moreover, the corridor's central location provides easy access to transportation networks, facilitating convenience for employees and clients alike.

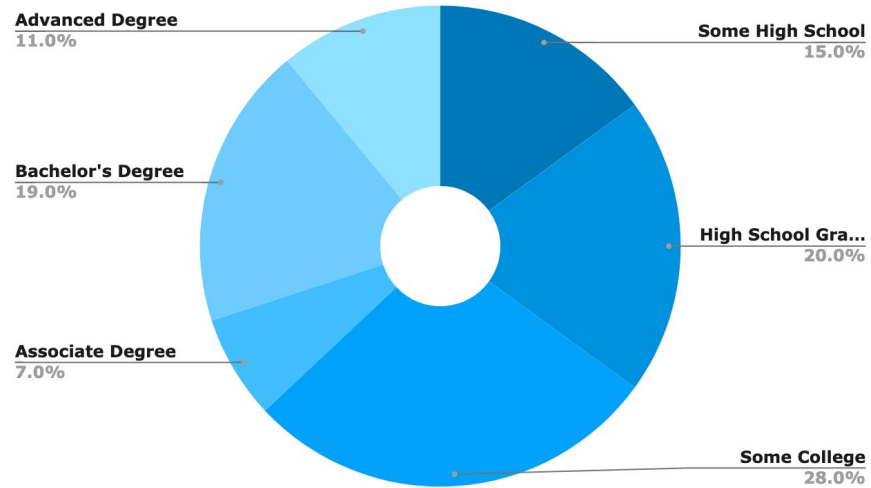
In conclusion, the K Street Corridor in downtown Sacramento offers a captivating blend of nightlife, retail therapy, culinary excellence, and urban living. With the magnetic draw of the Golden 1 Center and the strategic advantages of leasing in this thriving area, businesses can thrive in a dynamic and diverse environment, making it a smart and rewarding move for entrepreneurial endeavors.



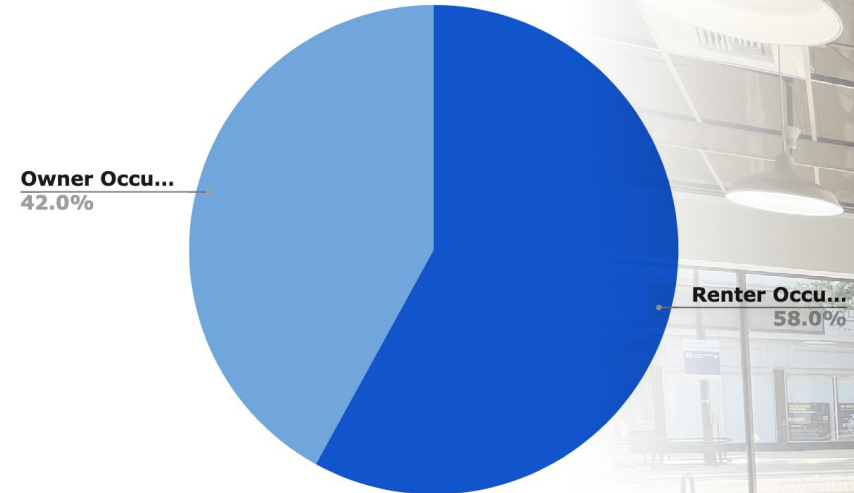
DEMOGRAPHICS

EDUCATION
HOUSING

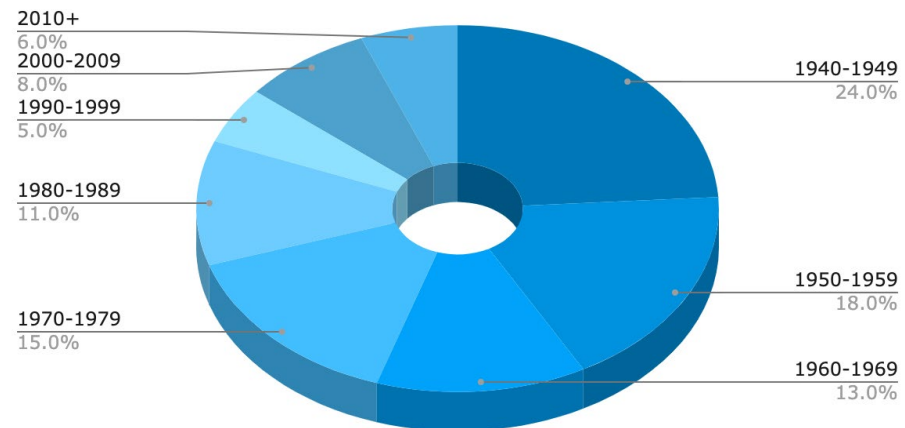
EDUCATIONAL ATTAINMENT



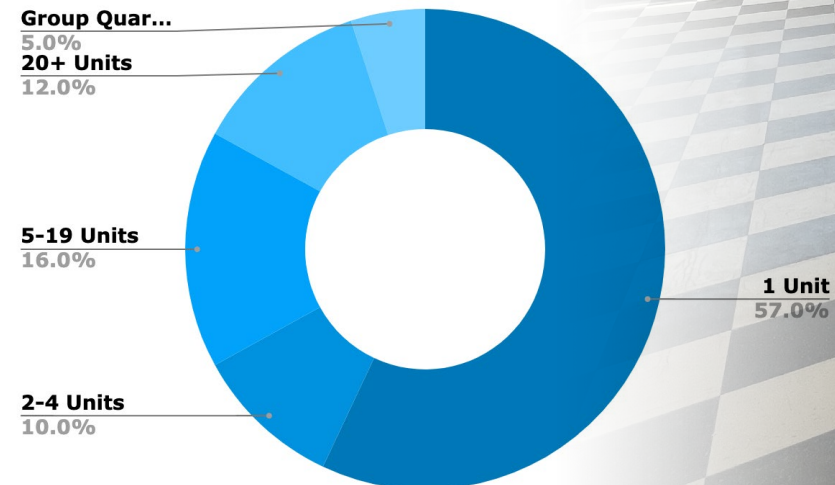
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



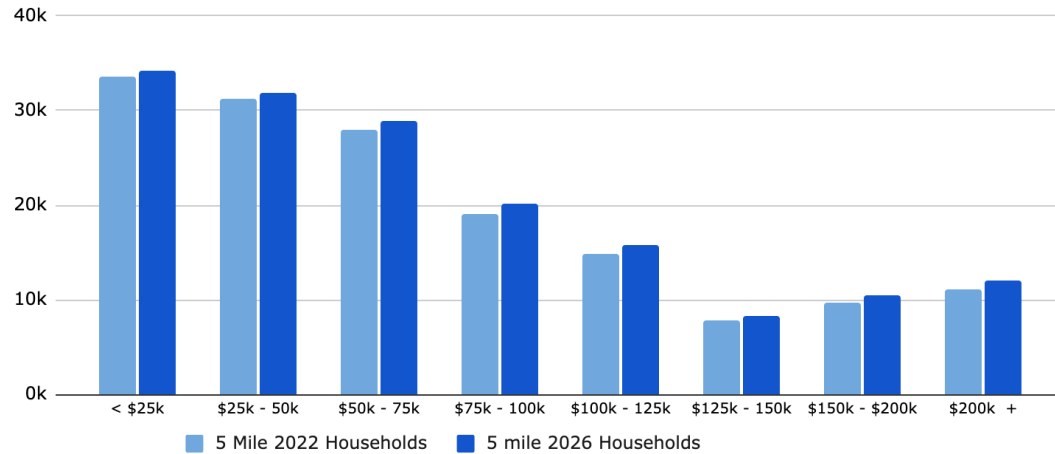
HOUSING TYPE



DEMOGRAPHICS

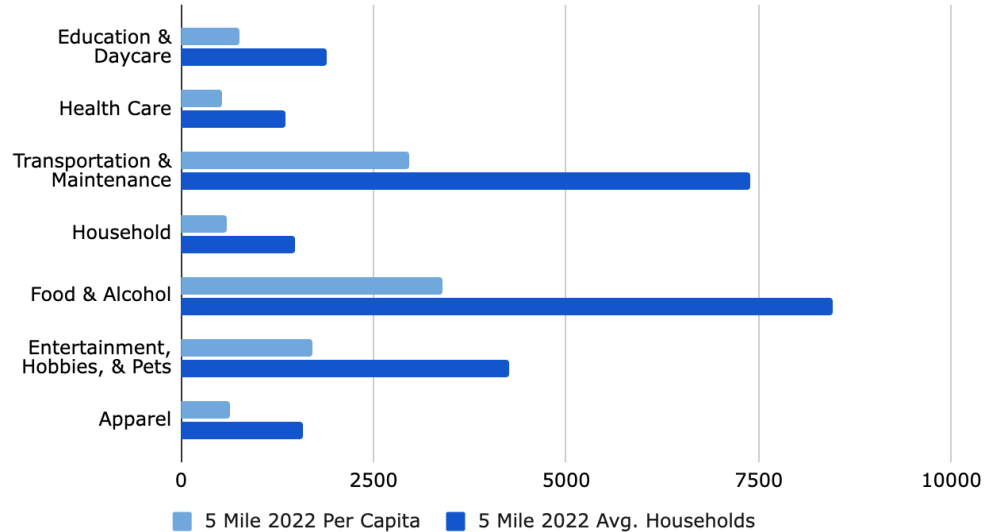
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

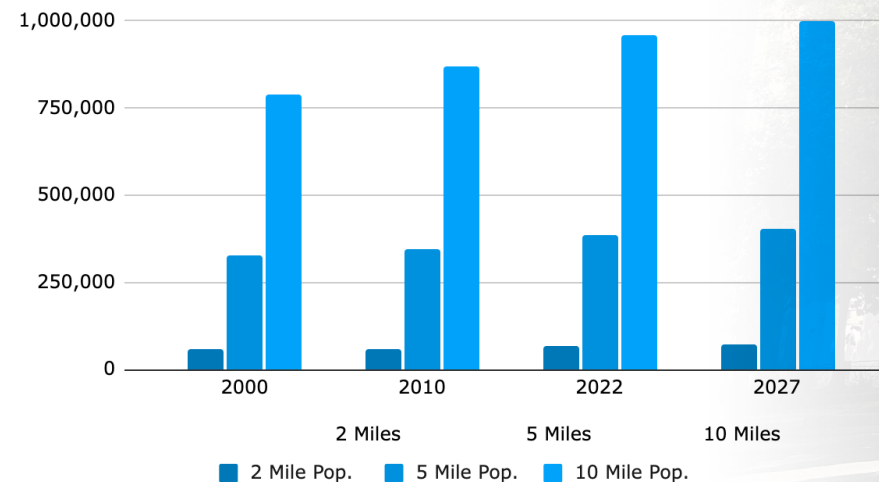


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	59,563	328,906	789,014
2010	58,182	346,371	867,571
2022	67,444	386,989	958,477
2027	70,729	402,927	997,978

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





← Convention Center
← Esquire IMAX
→ Crest Theater
→ DOCO
→ Golden 1 Center
State Capitol
11TH & K

SUBJECT

K STREET

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