

Customizable retail suites on the pathway to the Golden One Center

AVAILABLE
FOR LEASE

727 K STREET
Sacramento, CA 95814
-/+ 2,000 SF Retail



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CENTURY 21
Select Real Estate, Inc.



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THE PROPERTY



727 K St, Sacramento, CA 95814

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Downtown Sacramento



+/-2,000 SF Retail



C-3-SPD



Retail



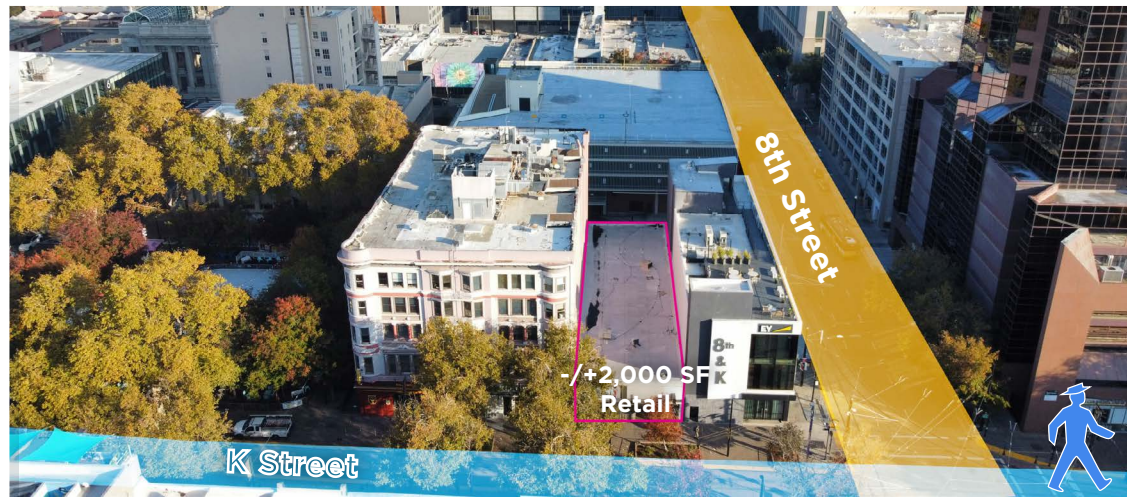
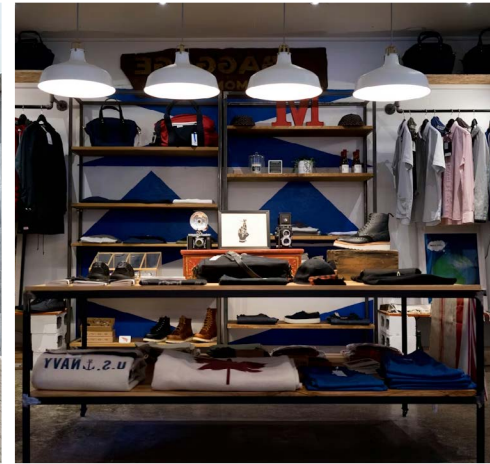
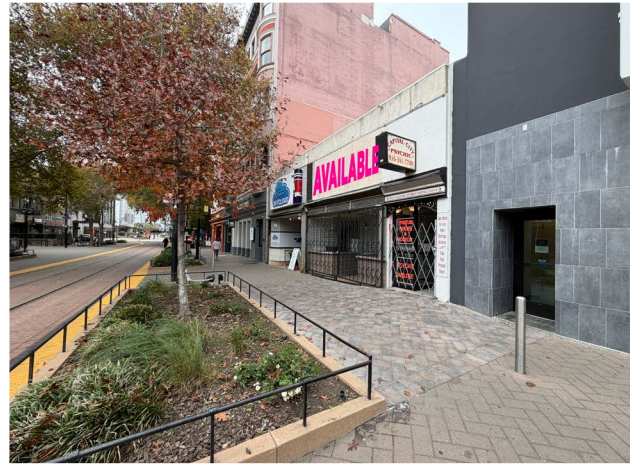
\$1.50 PSF + NNN

- Prime downtown Sacramento location steps from DOCO, offering premier dining, entertainment, and shopping.
- High foot traffic corridor with steady daytime and evening activity driven by office workers, tourists, and event attendees.
- Excellent visibility & accessibility surrounded by major transit lines, pedestrians pathways. and public parking options.
- Thriving retail & hospitality hub with strong co-tenancy and continuous development momentum in the downtown core.



CENTURY 21

FOR LEASE





★ macy's

Golden 1 Credit Union
CENTER

DO
CO
DOWNTOWN
COMMONS

T-Mobile
CON AZUCAR
CAFE

J Street

K Street

727
K Street
SACRAMENTO
CA 95814

5

I-5

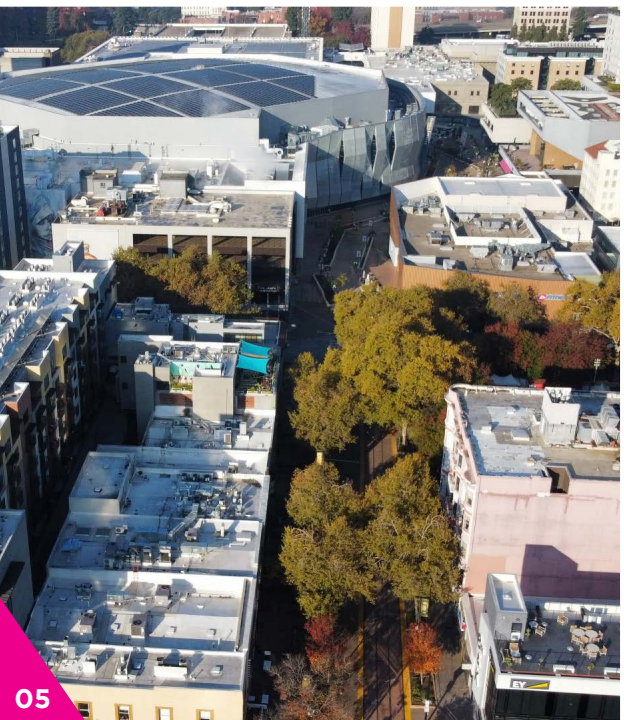
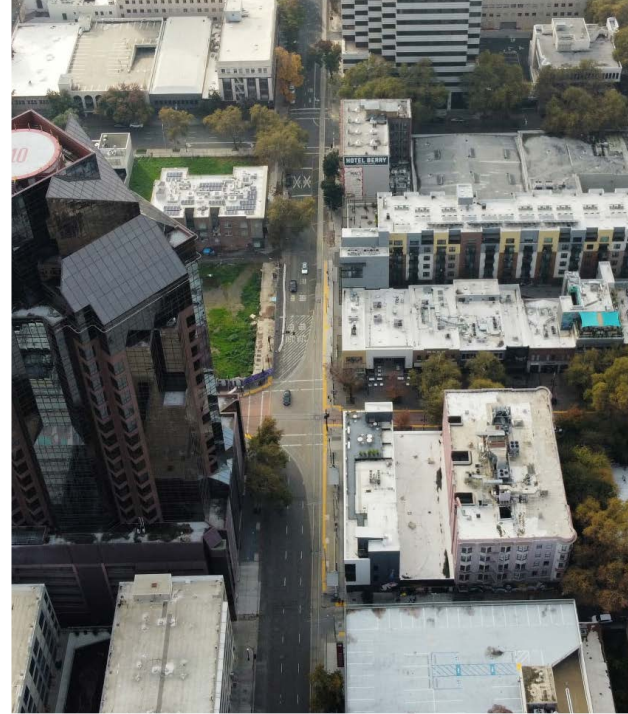




THE BUILDING

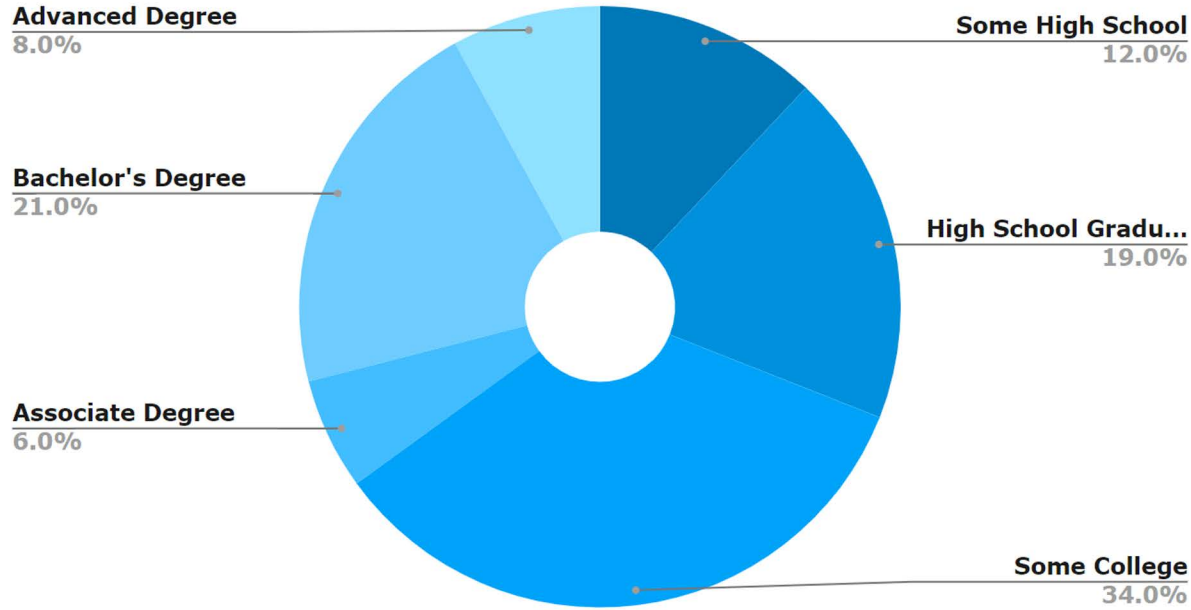
Many people consider Midtown to be the most advantageous area in the city of Sacramento, with convenient access to freeways adjacent to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property is in the heart of the Lavender Heights neighborhood that has materialized as one of the submarket's hottest micro-markets. The centerpiece of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural insertion and accelerating thinking of the neighborhood. The area features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local fun spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments.



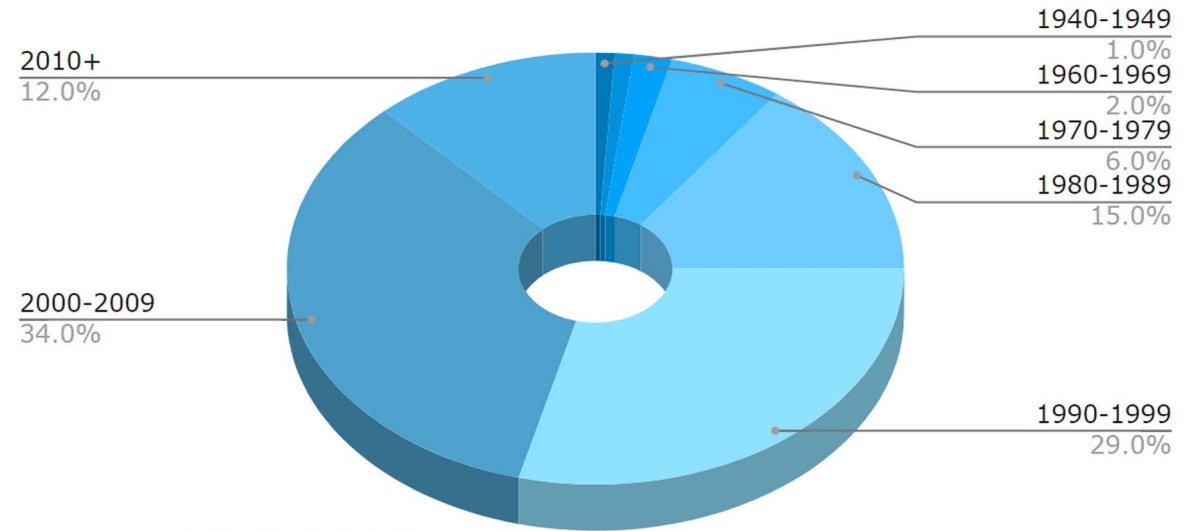


DEMOGRAPHICS

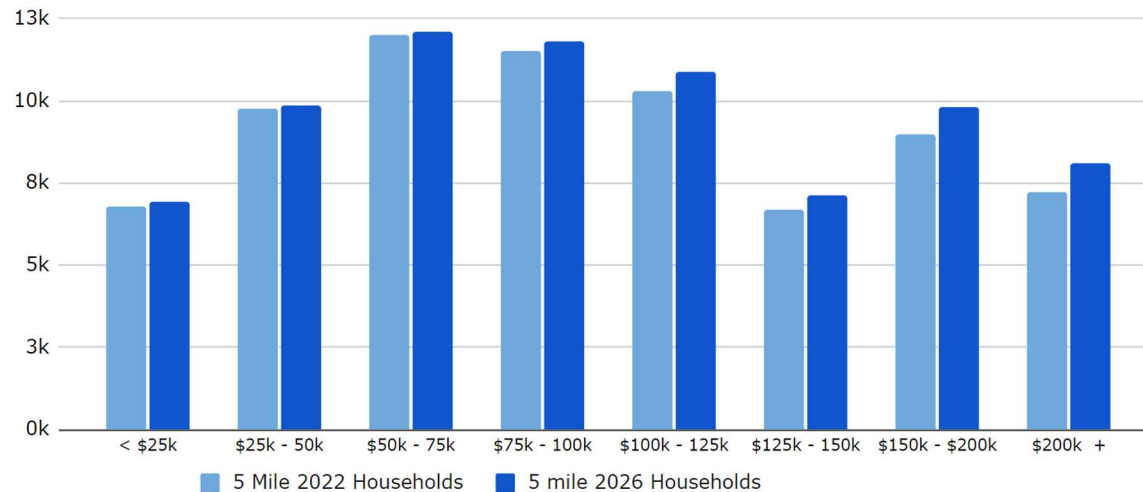
Educational Attainment



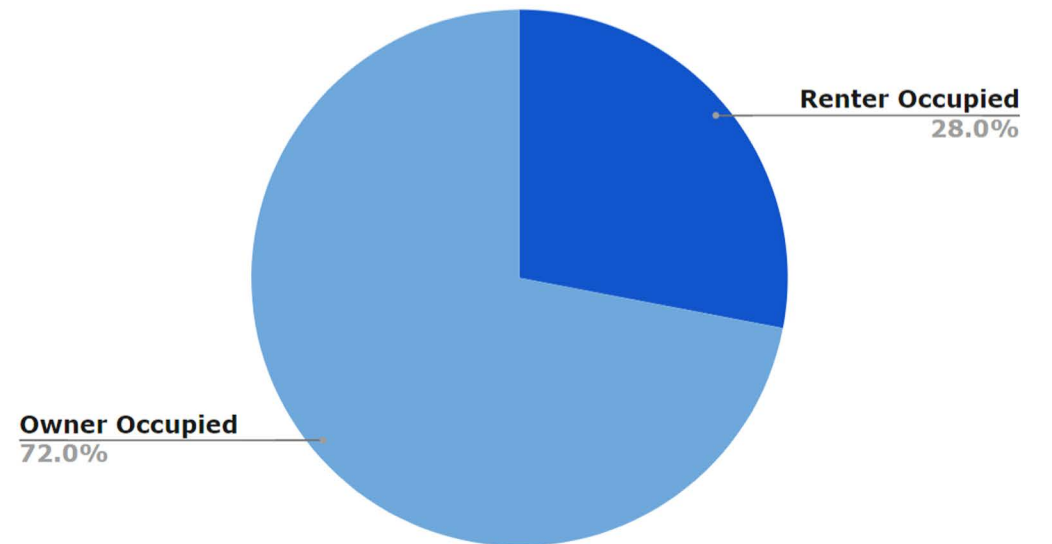
Homes Built by Year



Monthly House Hold Income



Housing Occupancy

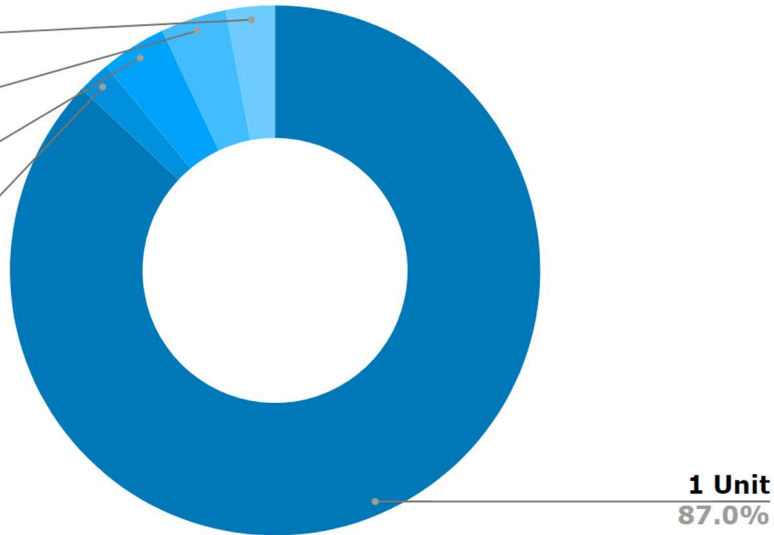


DEMOGRAPHICS

Housing Type

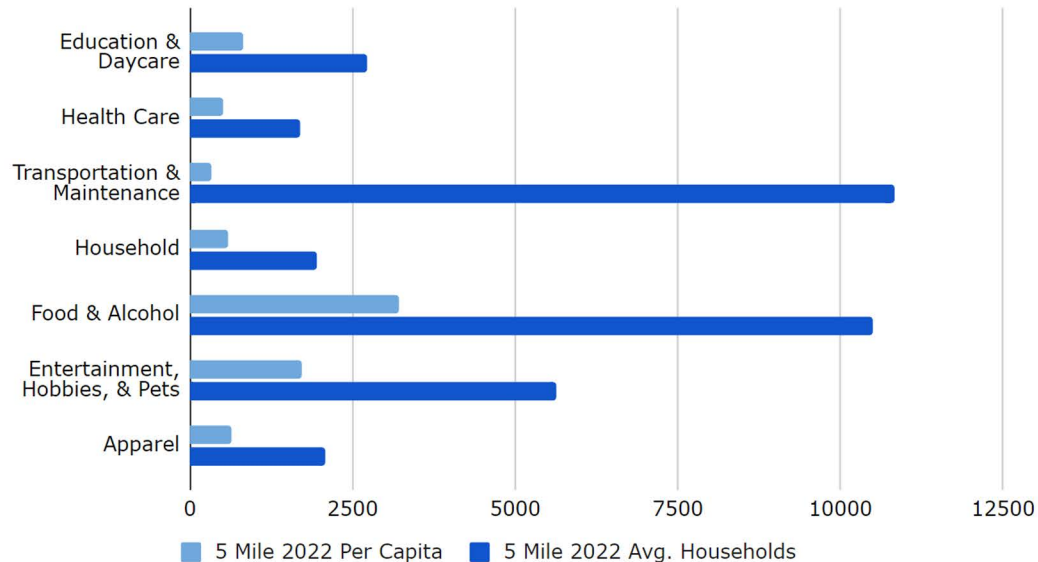
Group Quarters

- 3.0% 20+ Units
- 4.0% 5-19 Units
- 4.0% 2-4 Units
- 2.0%

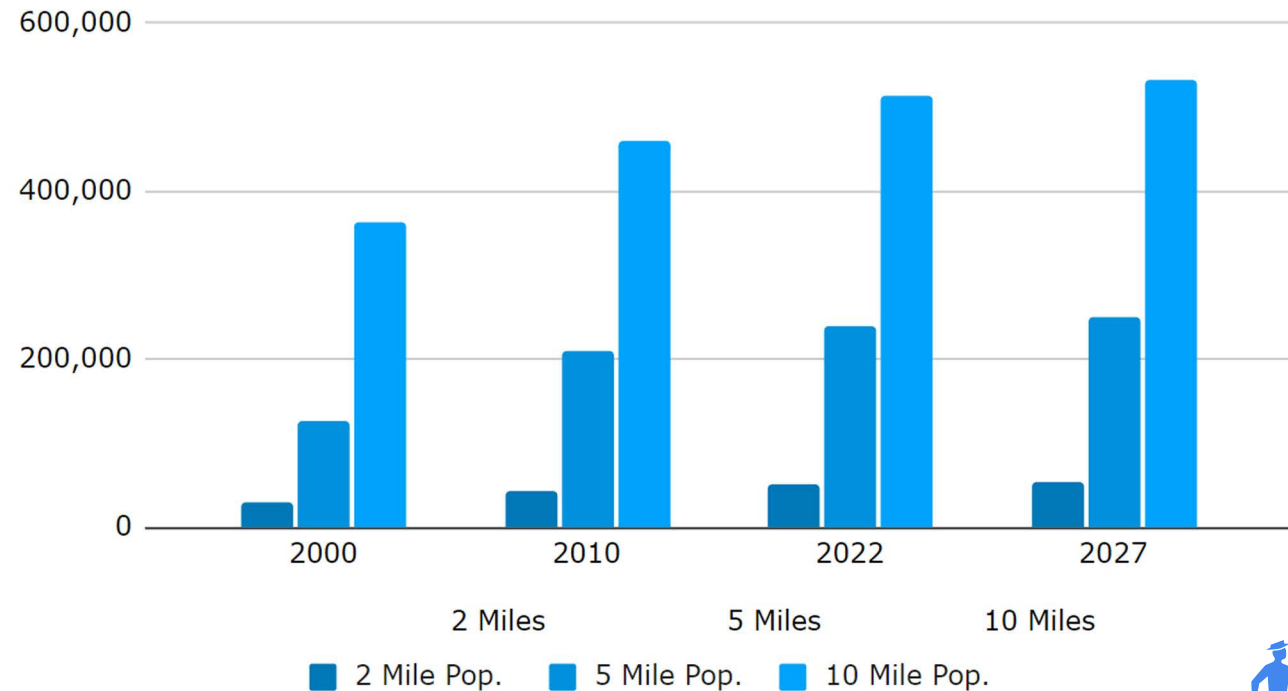


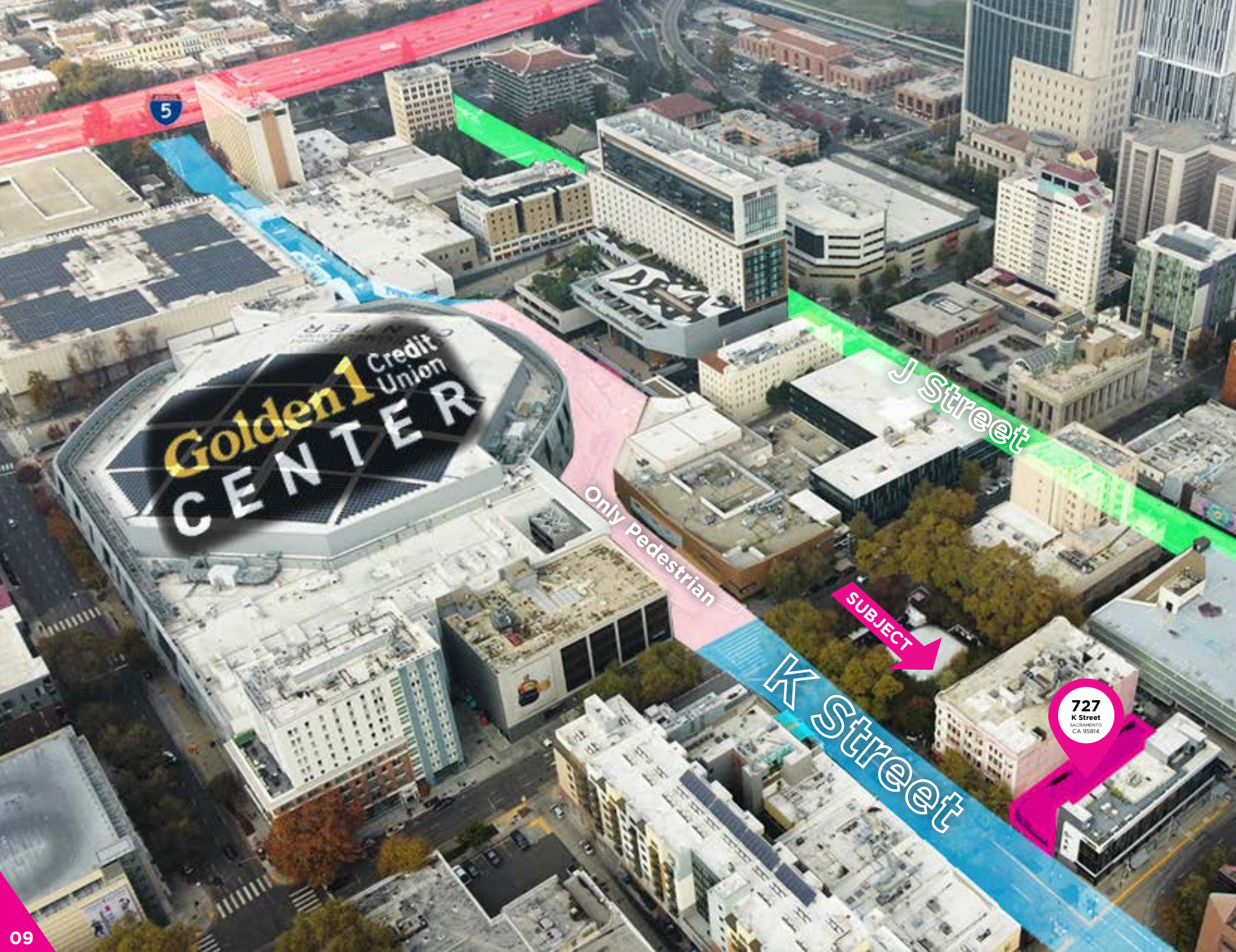
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

Per Capita & Avg. Household Spending



Population





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