

AVAILABLE
FOR LEASE

RARE CAFE OPPORTUNITY
901 K ST.
SACRAMENTO, CA 95814
+/-2,400 SF

AVAILABLE

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CENTURY 21
Select Real Estate, Inc.



PROMINENT CORNER - 2ND GENERATION CAFE WALKING DISTANCE FROM DOCO

THE PROPERTY

901 K STREET SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**



+/-2,400 SF



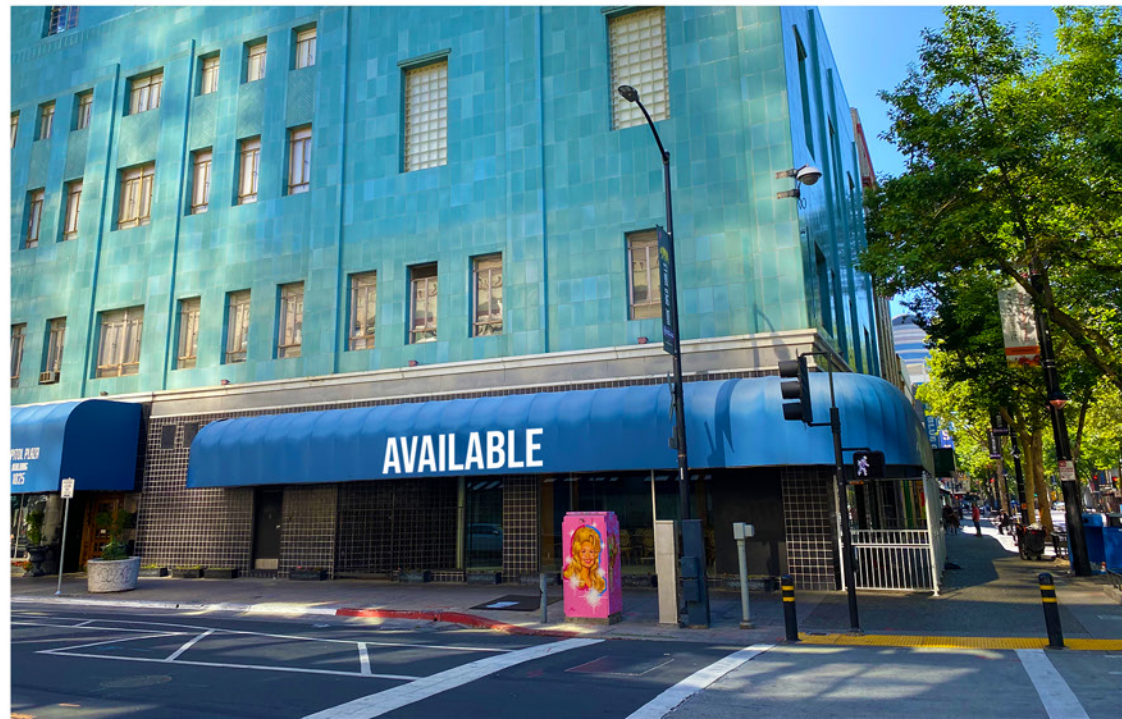
C-3-SPD



**CAFE
OUTDOOR
PATIO**



**\$2.00 PSF
+ NNN**



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



901
K ST.

THE PIZZA PRESS | 24 HOURS | Echo Rig | TEAMSTORE | JIMBOY'S TACOS | ROOTS COFFEE

THE SAWYER | Polanco | BANK | macy's | SAUCED | Yard House | CENTURY THEATRES

ESTELLE - bakery & pâtisserie | PUNCH BOWL SOCIAL | REVIVAL pressed juicery | Fizz | Häagen-Dazs | URBAN OUTFITTERS

CITIZEN | HYATT REGENCY | RITE AID | TACO BELL | CREST | TEMPLE | SHERRATON GRAND SACRAMENTO HOTEL | MadiCi | RUHSTALLER | AVIARY | MAYAHUEL | 7 ELEVEN | TIGER | KODAIKO

BUCKHORN | BRODERICK | AZUL | The Melting Pot | nékter | LOWBRAU | TANK HOUSE | sibling | Mill! | 58 & HOLDING CO. | B&L | Goodside COFFEES | Aioli | MIKUNI | paesanos | ZÓCALO | FIELDWORK BREWING | GOLDEN ROAD | PUBLIC HOUSE | The Rind | Cheese. Wine. Beer. | SCHMACK | STATION 16 | Ginger Elizabeth

RED RABBIT KITCHEN & BAR | BARWEST | CANTINA ALLEY | See's CANDIES | CHICAGO FIRE | DESSERT DINER | THAI basil | burgerpatch | Temple | JUNGLE BIRD

RAILROAD MUSEUM | BLUEPRINT COFFEE PROJECT | Costume Mansion | SUBWAY | Steamers | RO CITY | DELTA KING | RAILYARDS | JOE'S CRAB SHACK | Round Table | THE FIREHOUSE

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

CHASE | Zeldie | Teriyaki | KUPROS | ALARO | Bombay | JACK'S

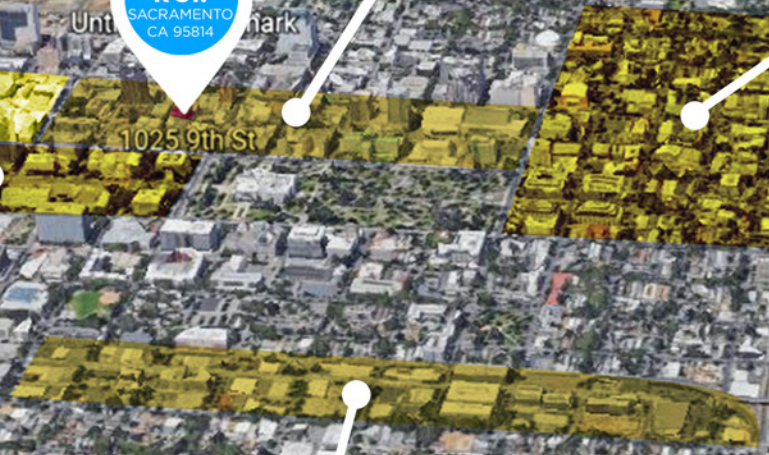
PARAGARY'S | IDENTITY COFFEES | STARBUCKS COFFEE | PUSHKIN'S | REVOLUTION WINERY - KITCHEN | CAFE BERNARDO | Soze BURGER | TEMPLE | SACRAMENTO NATURAL FOODS CO-OP | INK eats and drinks

BAWK | H&L | MILK MONEY | Slice of NY | FISHFACE FISH BAR | MAS TACO BAR | CAFE BERNARDO | STARBUCKS COFFEE | Device BREWING COMPANY | SNUG | BOTTLE AND BOWL | PANDA EXPRESS CHINESE KITCHEN | CAMELLIA COFFEE ROASTERS | DAD'S | SHAKE SHACK | BEAST BOUNTY | FOX-GOOSE PUBLIC HOUSE | SPITZ COFFEE | IRON HORSE TAVERN | ERNESTO'S MEXICAN FOOD | Ryujin Ramen House | SAFEWAY | west elm | MENDOCINO FARMS sandwich market | MARKET 5 ON-E 5

HWY 50

HWY 80

INTERSTATE 5

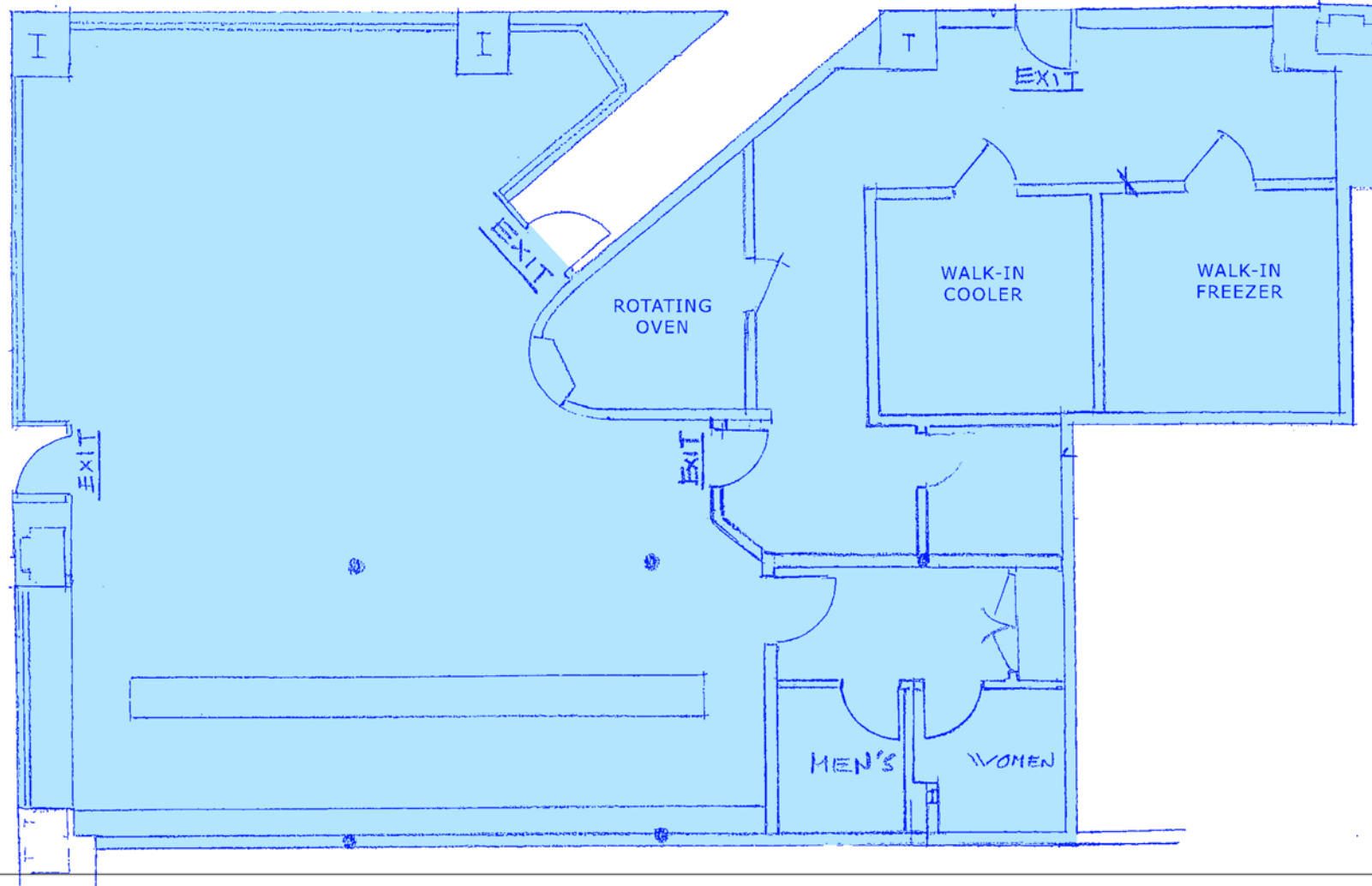




FLOOR PLAN

+/-2,400 SF - **FOR LEASE**

901
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THE BUILDING

Second generation restaurant space available at Capital Plaza Building practically a stone's throw from the State Capitol. Capitol Plaza is a premier iconic mixed-use building in Downtown Sacramento. The multi-story building which totals approximately 50,833 sq ft was originally constructed in 1910 and has been incredibly well maintained and cared for. The ground floor restaurant space offers a tremendous opportunity to lease an extremely rare turnkey second generation space that is strategically located on one of the most iconic streets in Sacramento allowing visibility onto J Street. J Street is the entryway into the heart of urban Sacramento, which happens to be the 5th largest economy in the world. A new concept at Capital Plaza will benefit from nonstop traffic from morning to night, with Sacramento's daytime and nighttime amenities like Doco, Golden 1 Center, six large office towers,

the Sacramento Convention Center, State of California Office complexes, the Marriot Residence Inn, the Hyatt Regency, and the Sheraton Grand Hotel. In addition, Capital Plaza offers direct access to light rail, several amenities and shopping, and is a short walk to Sacramento's eclectic and vibrant K Street entertainment district. The building is located a few short blocks from Convention Center and SAFE Credit Union Performing Arts Center, which was just completed in late 2021, moments from both the State Capitol and City Hall and walking distance to Golden One Center and The Doco. Capital Plaza is the premier location for Sacramento's exciting revamped urban experience.

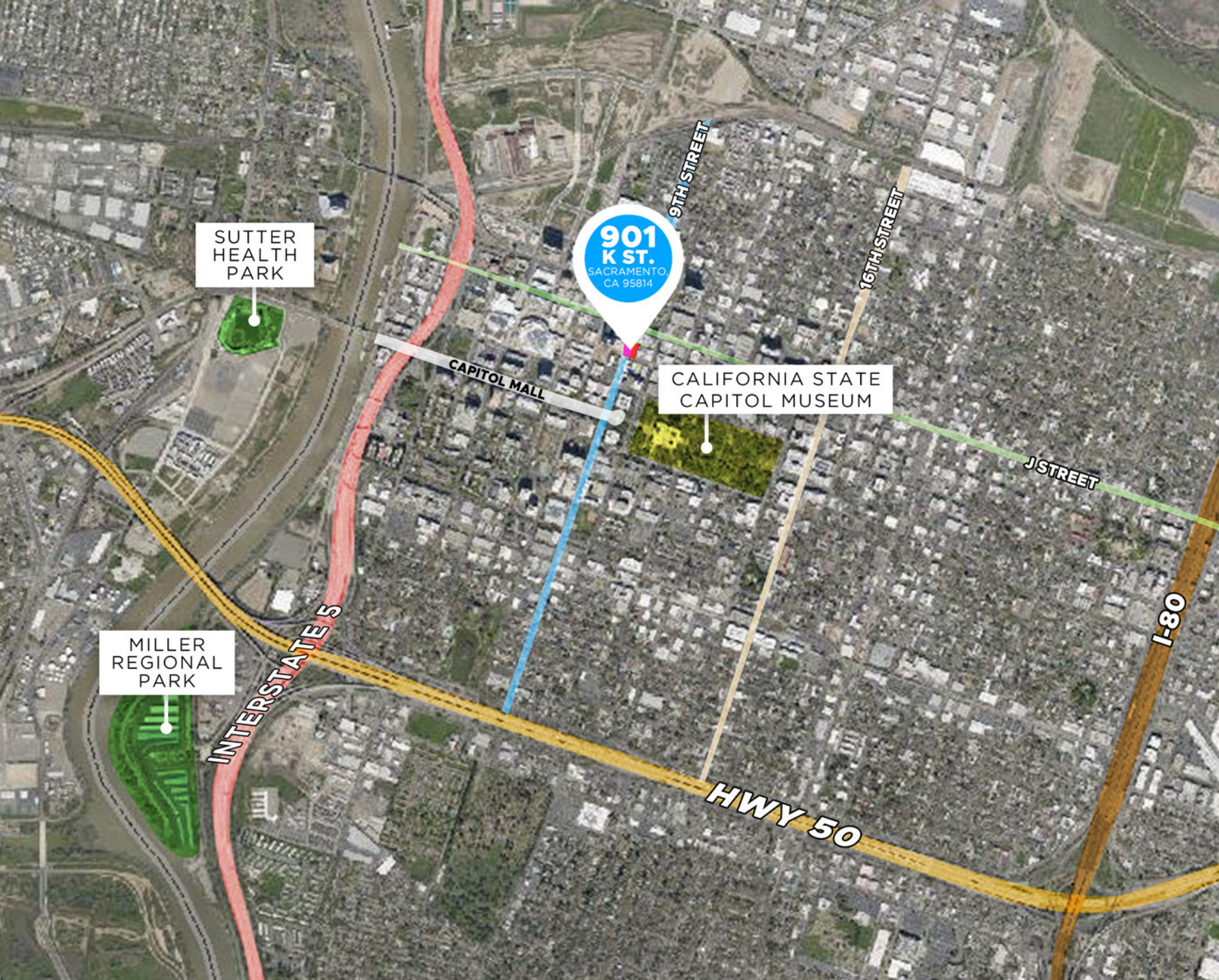




THE REGION

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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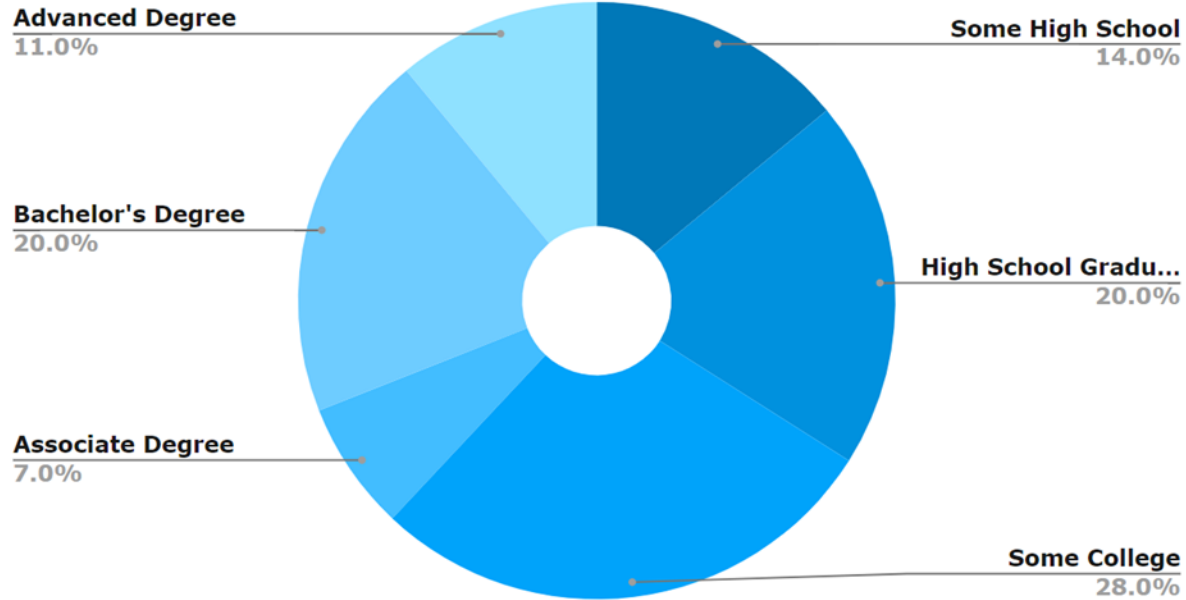


SACRAMENTO VALLEY STATION

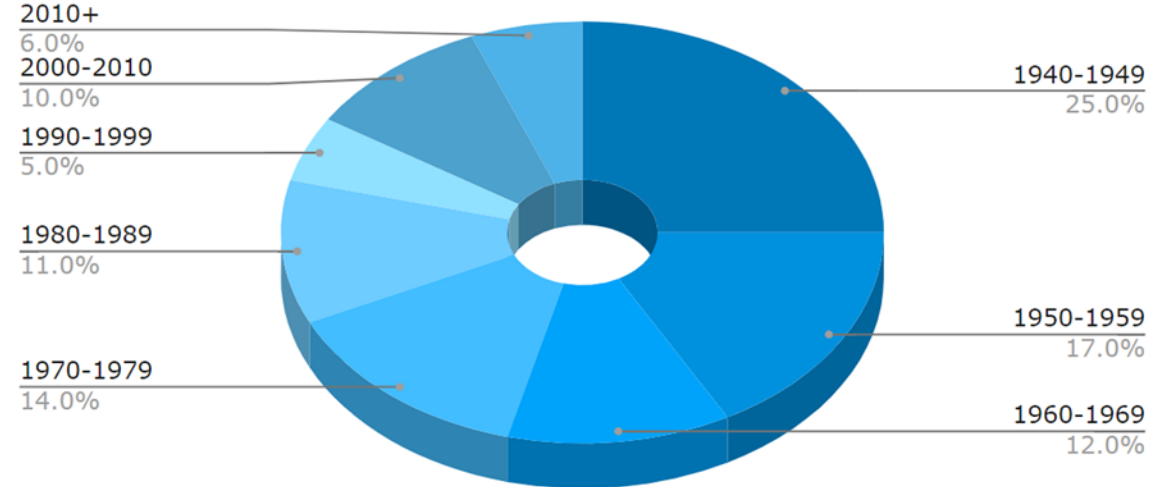
CENTURY 21
MILLER COMMERCIAL

DEMOGRAPHICS

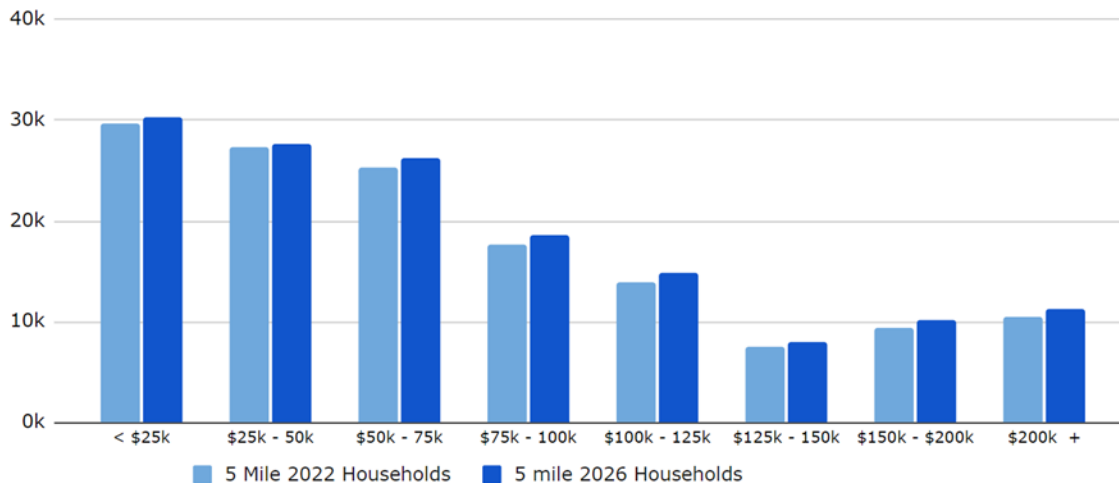
Educational Attainment



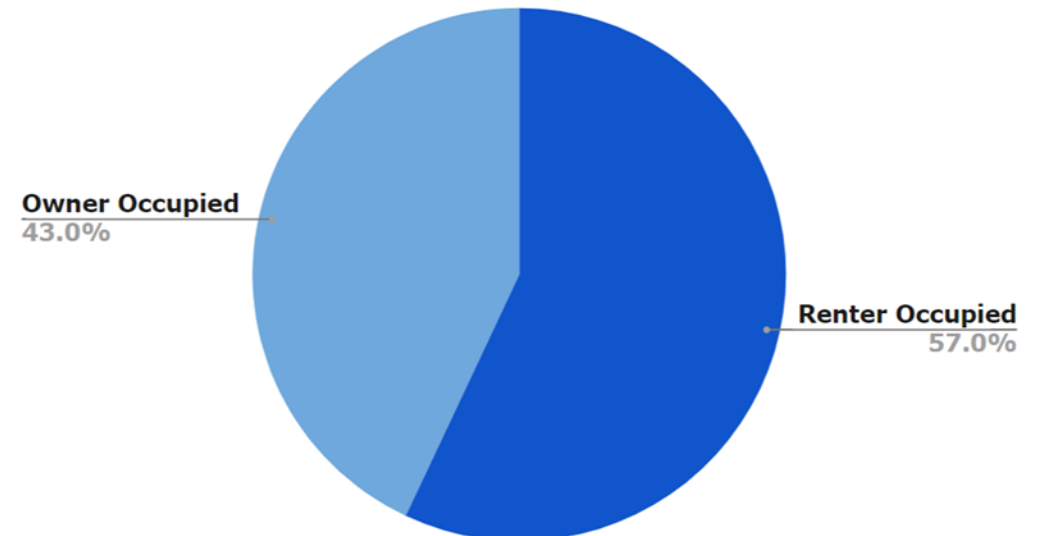
Homes Built by Year



Monthly House Hold Income

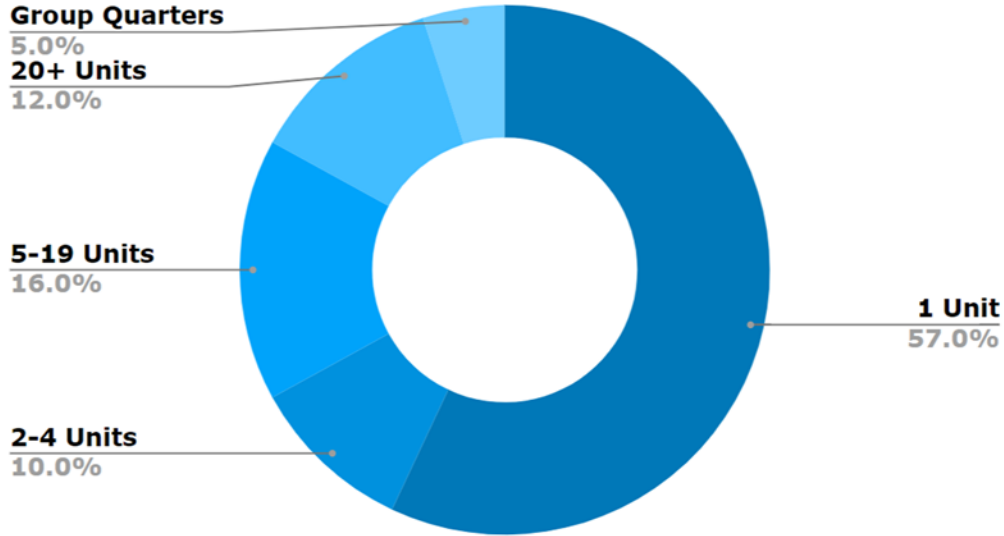


Housing Occupancy



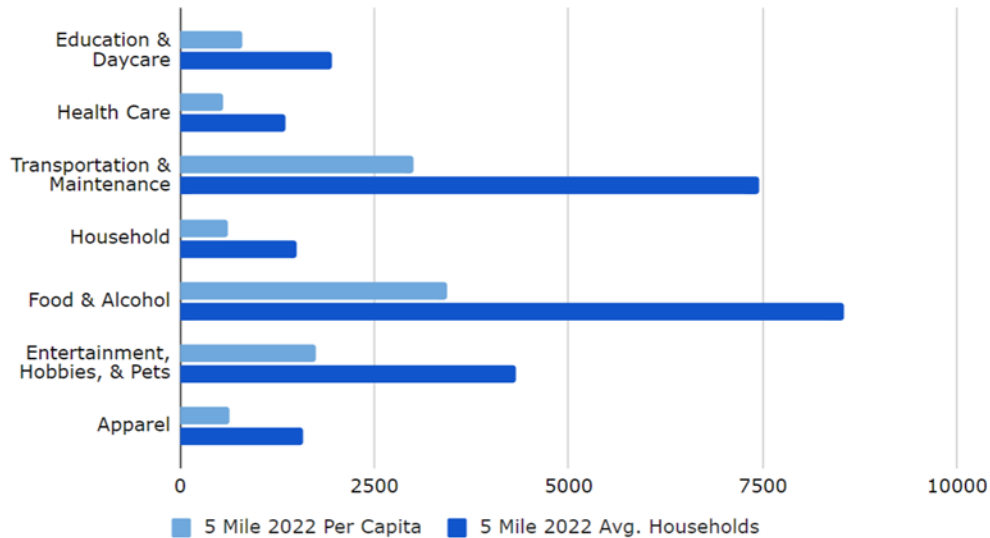
DEMOGRAPHICS

Housing Type

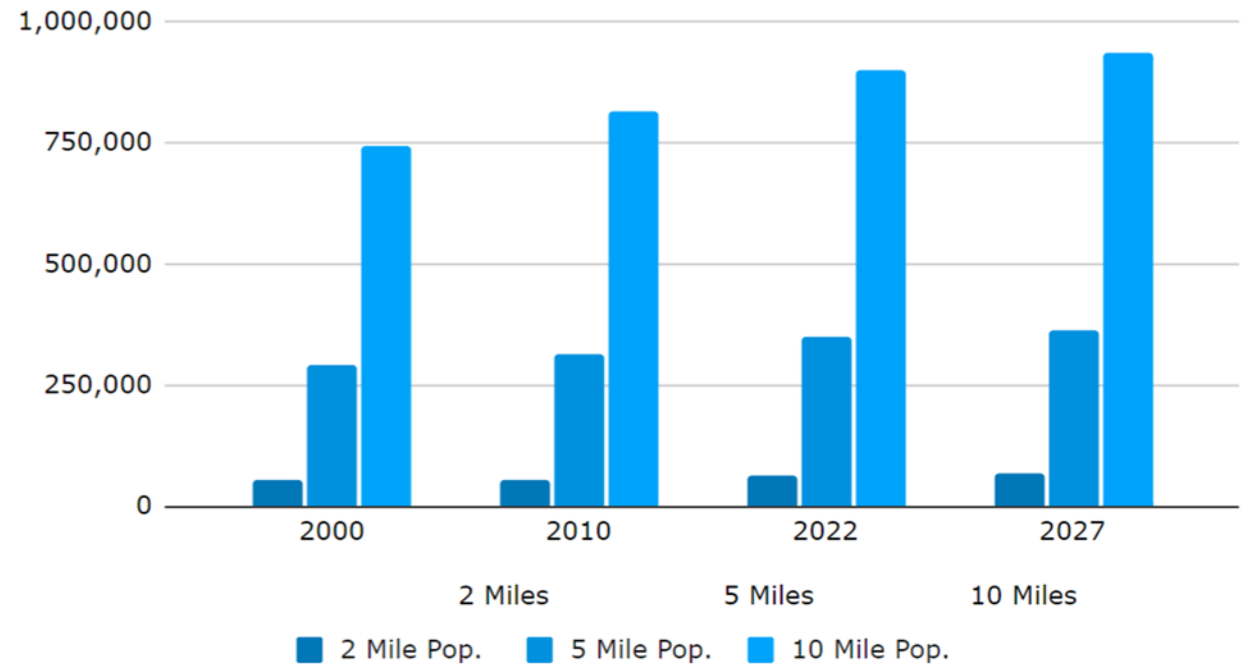


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

Per Capita & Avg. Household Spending



Population



YOUR NAME HERE

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