

DANIEL MUELLER

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CENTURY 21

Select Real Estate, Inc



AVAILABLE

A V A I L A B L E
FOR LEASE

907 K ST.

SACRAMENTO, CA 95814

+/-2,200 SF TO +/-7,700 SF

TURN-KEY CAFE + BASEMENT & KITCHEN FOR LARGER EVENTS

THE PROPERTY

905 - 907 K ST. SACRAMENTO, CA 95814

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



DOWNTOWN
SACRAMENTO



~~1,600 SF~~
2,200 SF
5,000 SF



C-3 SPD



RESTAURANT
/ CAFE
LARGE EVENTS
BARCADE



\$2.00 PSF
+ NNN

~~1,600 SF -~~
~~2ND GENERATION CAFE~~



2,200 SF -
RETAIL



5,000 SF -
LARGE EVENT HALL W/ KITCHEN



905-907
K ST.

LEASED



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

905-907
K ST.

THE PIZZA PRESS 24 HOURS 1 DAY 24 ECHO RIG TEAMSTORE JIMBOY'S TACOS

THE SAWYER KIMPTON POLANCO THE BANK ROOTS COFFEE

★ macy's SAUCED Yard House CENTURY THEATRES

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

CITIZEN HYATT REGENCY RITE AID

TACO BELL CREST TEMPLE

Sherraton Grand SACRAMENTO HOTEL MadiCi RUSHALLER

mayahuel 7 ELEVEN TIGER KODAIKO

BUCKHORN BROADRICK AZUL The Melting Pot

nékter LOWBRAU TANK HOUSE sibling

Mill! 58 & HOLDING CO. GOODIE

OLD SOUL CO. B&L Goodside Aiali MIKUNI

paesanos ZÓCALO PUBLIC HOUSE

FIELDWORK GOLDEN ROAD The Rind Cheese. Wine. Beer. SCHMACK STATION 16 Ginger Elizabeth

RED RABBIT KITCHEN & BAR BARWEST BURGERS & WINO CANTINA ALLEY

DESSERT DINER See's CANDIES CHICAGO FIRE

TEMPLE Thai basil

urgerpatch JUNGLE BIRD

OLD SOUL CO. WHIRED wine CAMDEN

Il Fornaio CUCINA ITALIANA MORTON'S THE STEAKHOUSE

house kitchen & bar FRANK FAT'S

CHASE Zeldie

TERIYAKI Teriyaki

KUPROS ALARO

Bombay JACK'S

PARAGARY'S STARBUCKS COFFEE

PUSHKIN'S REVOLUTION WINERY - KITCHEN CAFE BERNARDO

Suzie BURGER TEMPLE

SACRAMENTO NATURAL FOODS CO-OP INK eats and drinks

BAWK milk MONEY The Slice of NY FISHFACE PORK BAR MAS TACO BAR CAFE BERNARDO STARBUCKS COFFEE

Device BREWING COMPANY SNUG BOTTLE AND BOWL PANDA EXPRESS CHINESE KITCHEN CAMELLIA DAD'S

SHAKE SHACK BEAST BOUNTY FOX-GOOSE PUBLIC HOUSE SPITZ CAFE IRON HORSE TAVERN

ERNESTO'S MEXICAN FOOD ryujin west elm MENDOCINO FARMS sandwich market MARKET 5 ON-E 5

CALIFORNIA STATE RAILROAD MUSEUM BLUEPRINT COFFEE PROJECT

Evangelina's Costume Mansion SUBWAY

Steamers RO CITY

DELTA KING RAILYARDS

Round Table JOE'S CRAB SHACK THE FIREHOUSE

905 - 907 K ST. SACRAMENTO CA 95814

1025 9th St

INTERSTATE 5

HWY 80

HWY 50

CENTURY 21

905-907

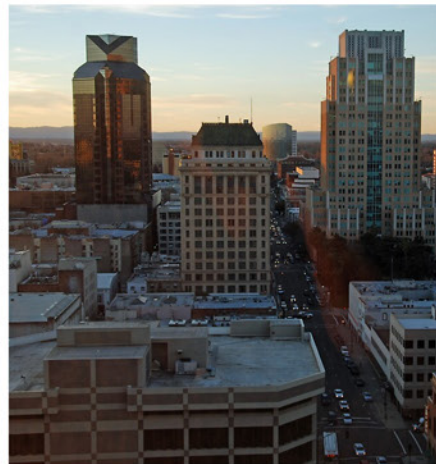
K ST.



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,

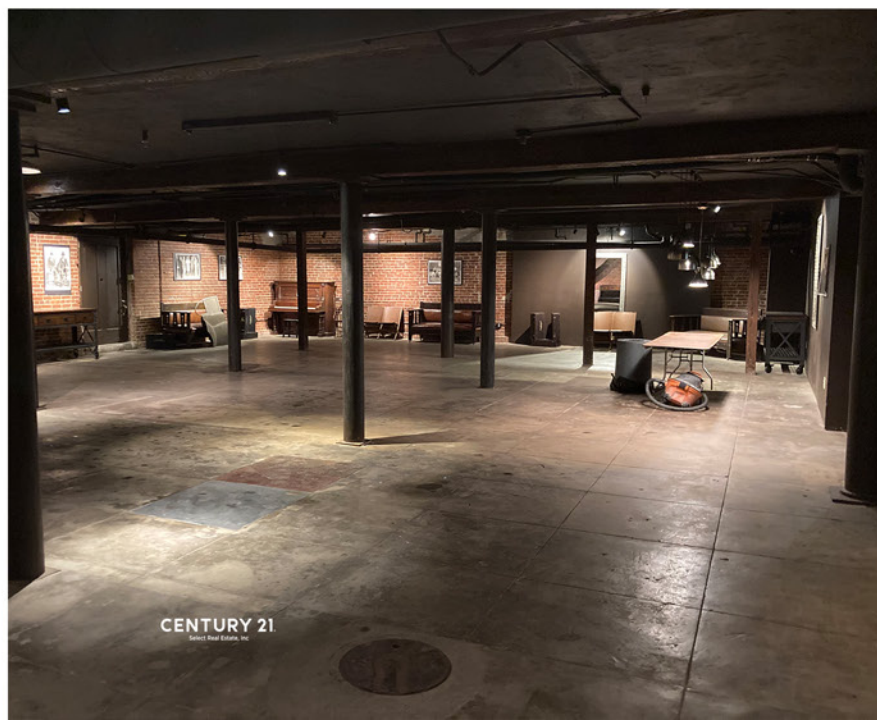
the Sacramento Convention Center, State of California Office complexes, the Marriot Residence Inn, the Hyatt Regency, and the Sheraton Grand Hotel. In addition, Capital Plaza offers direct access to light rail, several amenities and shopping, and is a short walk to Sacramento's eclectic and vibrant K 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.

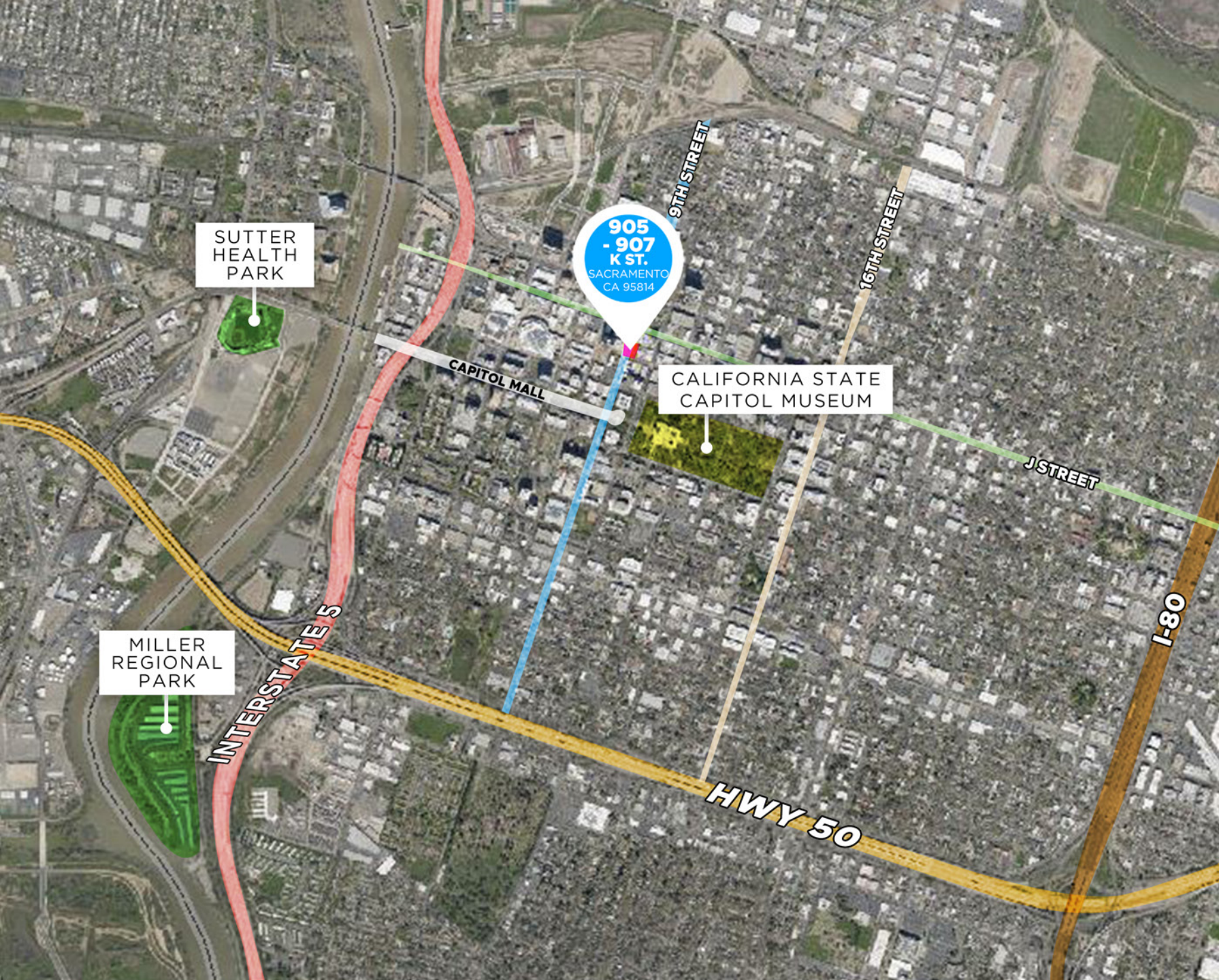




THE AREA

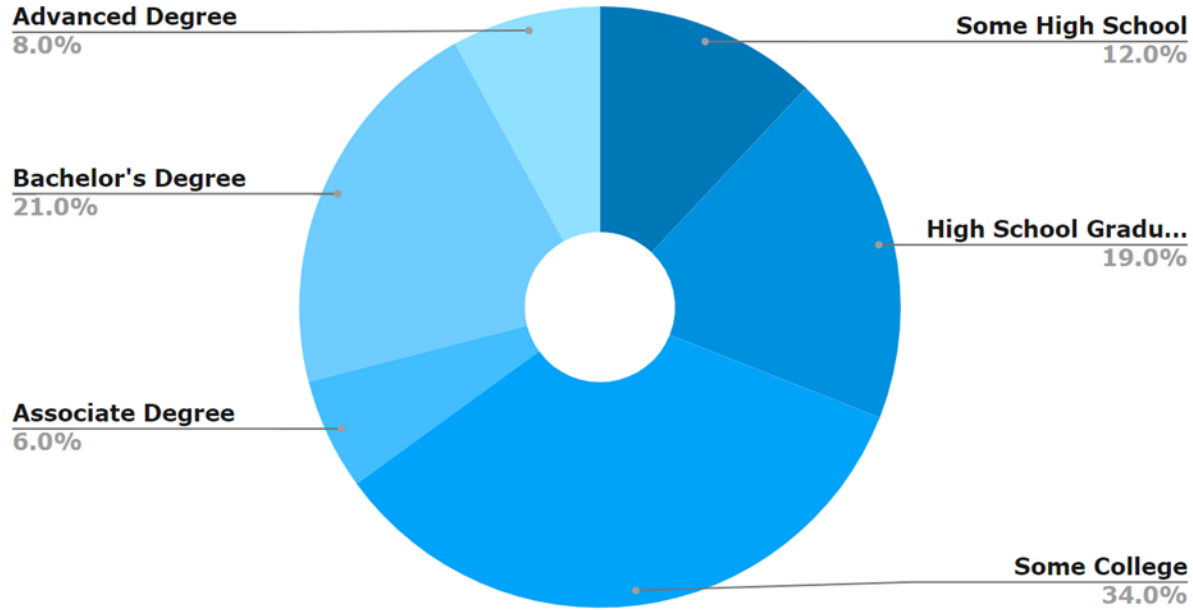
Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of 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.



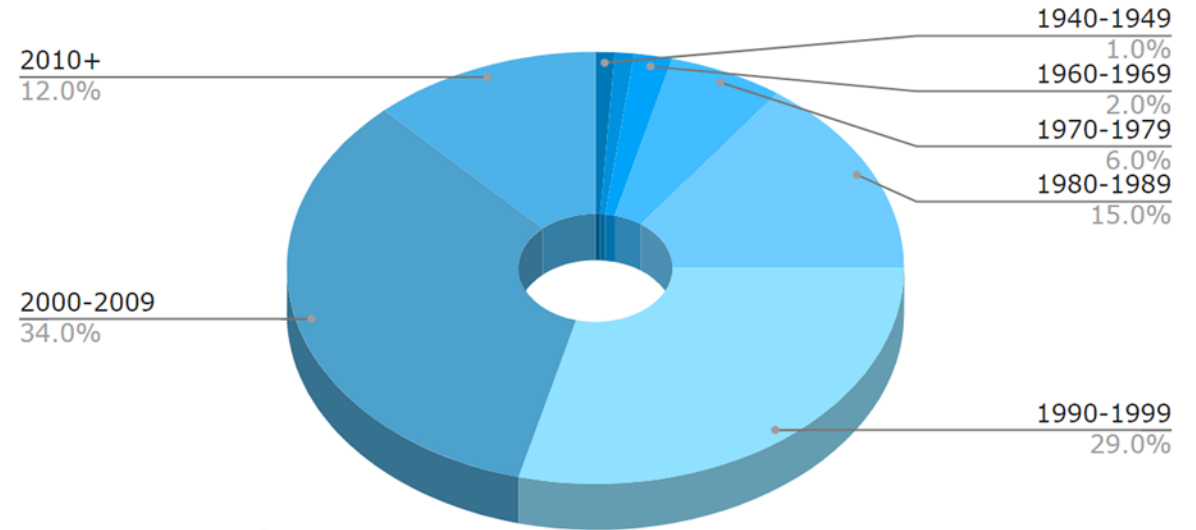


DEMOGRAPHICS

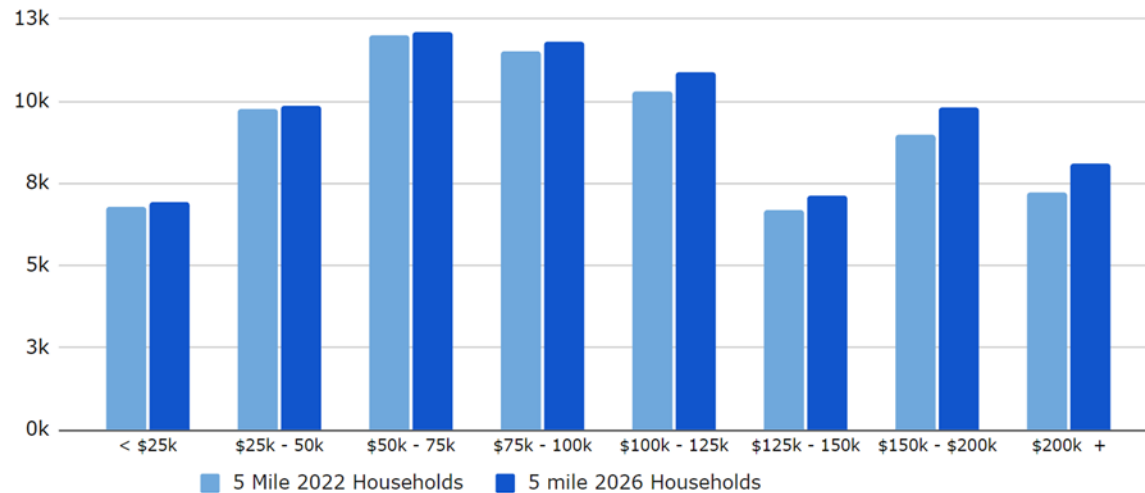
Educational Attainment



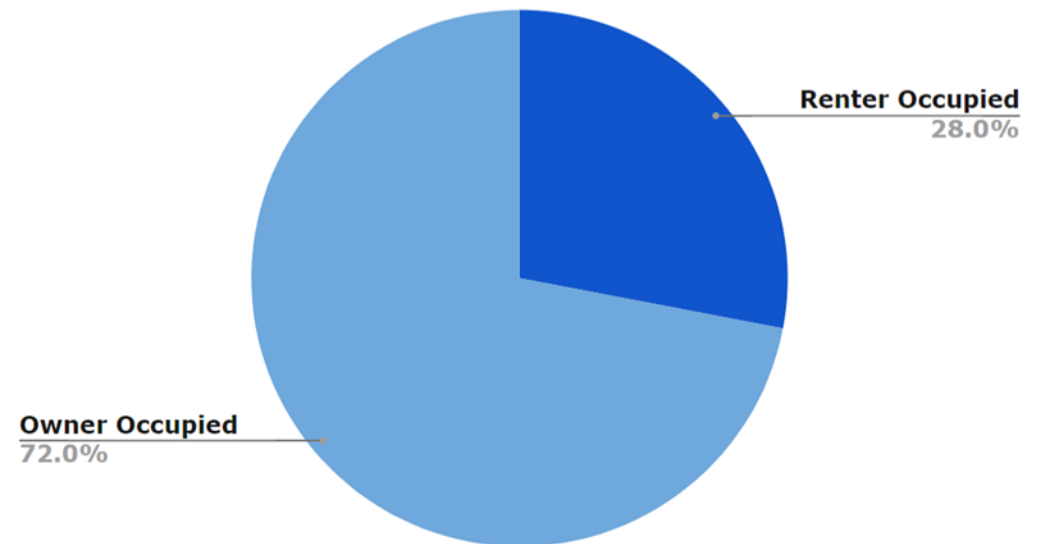
Homes Built by Year



Monthly House Hold Income

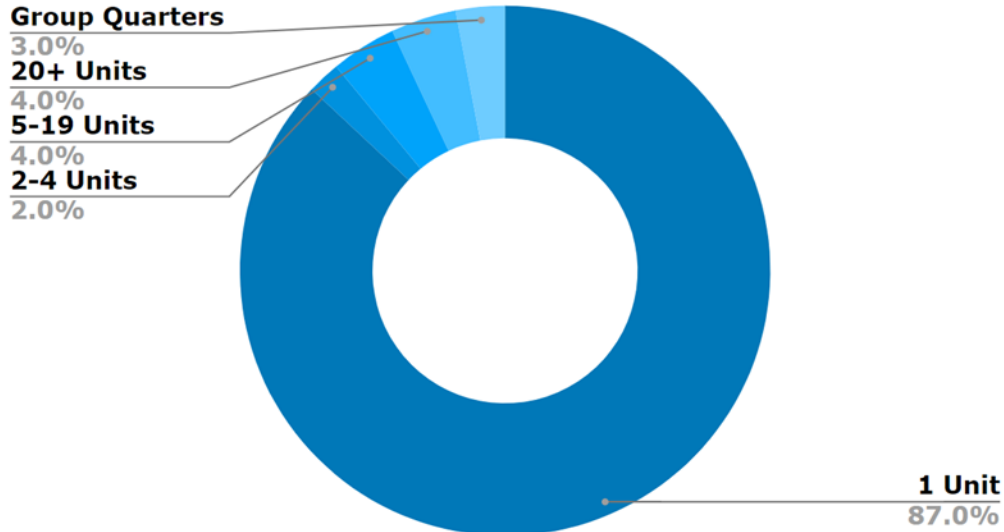


Housing Occupancy



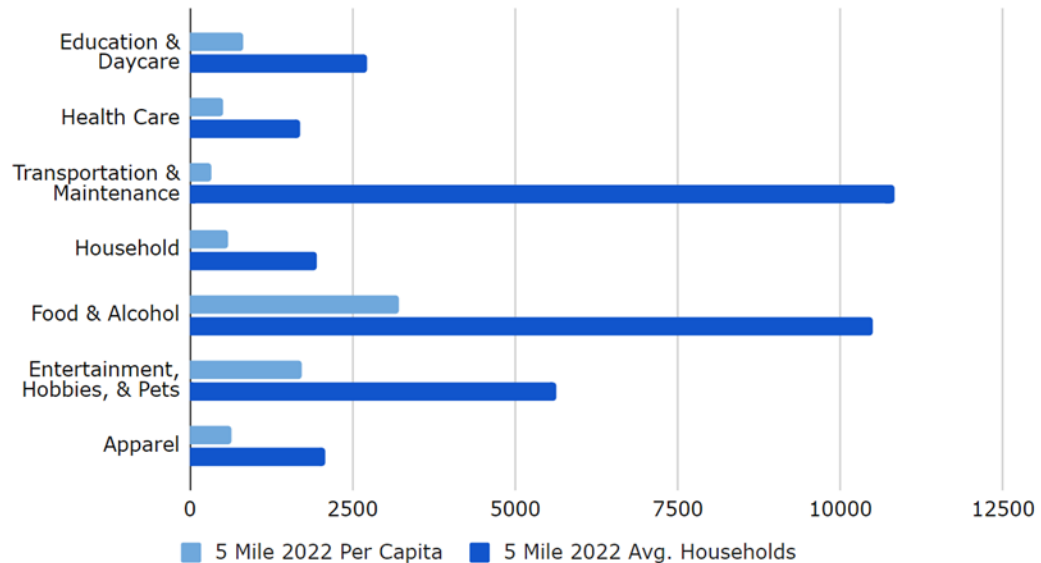
DEMOGRAPHICS

Housing Type

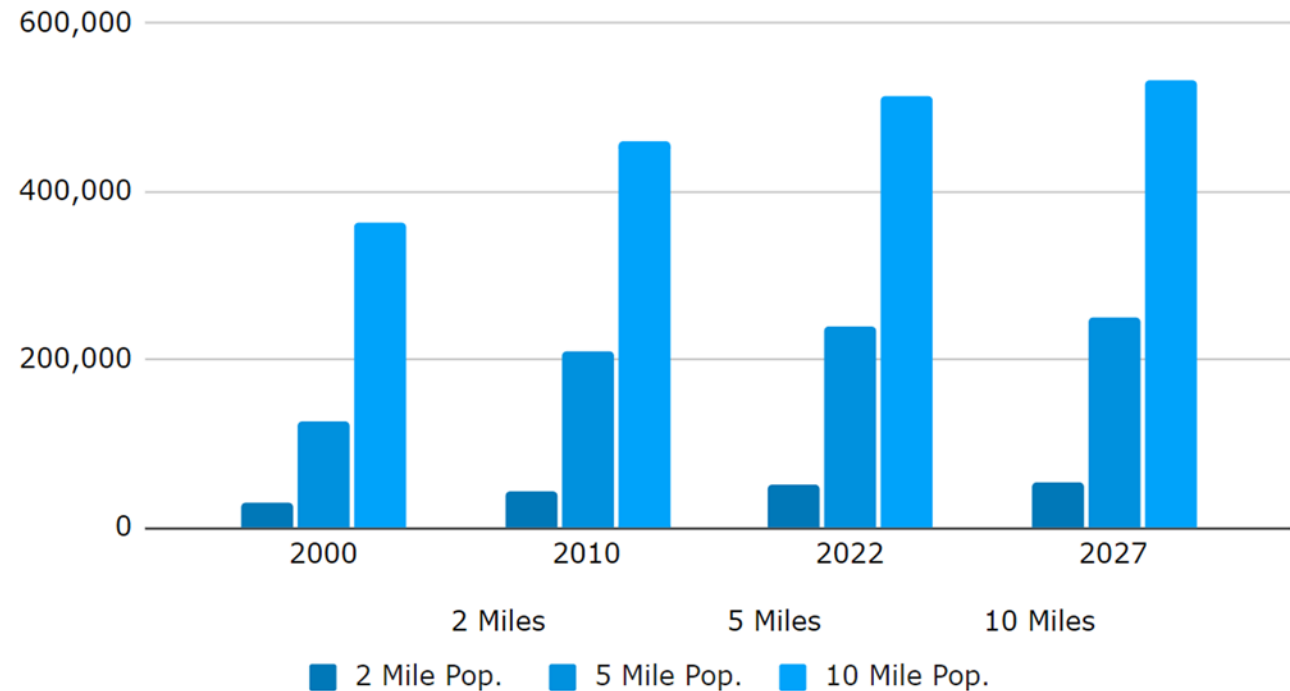


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

Per Capita & Avg. Household Spending



Population



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