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**CENTURY 21**  
Select Real Estate, Inc



# AVAILABLE FOR LEASE

909 12TH STREET , Suite 100  
SACRAMENTO, CA 95814  
3,200 SF \$1.50 MG

AVAILABLE

12TH STREET +/- 22,000 VPD

**Economical Office Space in Downtown Sacramento**



# THE PROPERTY

 909 12th Suite 100, Street Sacramento, CA 95814

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**SACRAMENTO**  
CITY OF SACRAMENTO



**-/+ 3,200 SF**



**C-3-SPD- Central Business District/ Special Planning District**



**OFFICE**



**\$1.50 MG**



The property is located in the **heart of the Sacramento** urban core. The property sits on **12th Street** and I Street with the main entrance facing the **light rail** allowing for convenient access.



The building offers **updated restrooms, newer paint, flooring** and updates to the two kitchens and is home to a handful of **wonderful organizations**. This space offers a wonderful opportunity for collaboration with the existing tenants offering great synergy.



**Suite 100** located on the first floor offers **tremendous natural light**, access to the building's **main conference room** which seats approximately 50 people which also includes a large 85" screen television, projector and an **adjoining kitchen**.



The property is located near many **shops and dining places**. It is also a mere three blocks from the **State Capitol**.



The building is also walking distance to the **Convention Center** as well as the **Golden 1 Center**.

CENTURY 21  
Real Estate Group, Inc.

**FOR LEASE**



# THE BREATHE BUILDING





SACRAMENTO RIVER

SACRAMENTO RIVER



12TH STREET

I STREET

12TH STREET

N 12TH STREET

909  
12TH ST. SUITE 100  
SACRAMENTO  
CA 95814

Sutter Health Park

CALSTRS

Burgers  
DEB  
Brewhouse

CDSS  
CALIFORNIA  
DEPARTMENT OF  
SOCIAL SERVICES

CALIFORNIA  
NATURAL  
RESOURCES  
AGENCY

CDTFA  
CALIFORNIA DEPARTMENT OF  
TAX AND FEE ADMINISTRATION

WELLS  
FARGO

Golden1  
Credit Union

DOR DEPARTMENT OF  
REHABILITATION  
Employment, Independence & Equality

KAISER  
PERMANENTE

CALIFORNIA  
MUSEUM

California State  
Capitol Museum

CHIPOTE  
MEXICAN  
RESTAURANT

Jamba Juice

sac  
IDb

Cathedral of the  
Blessed Sacrament

CalEPA  
California Environmental  
Protection Agency

Sacramento  
City Hall

California State  
Capitol Park

ESQUIRE  
IMAX  
THEATRE

SHERATON  
GRAND

CA.GOV  
Commission on  
Teacher Credentialing

HCS

cafeteria

SAFE  
CREDIT UNION

ESQUIRE  
IMAX  
THEATRE

HISO

Specialty  
MOTORSPORTS

MIKUNI

BROADWAY  
SACRAMENTO

Cookies

BevMo!

CVS

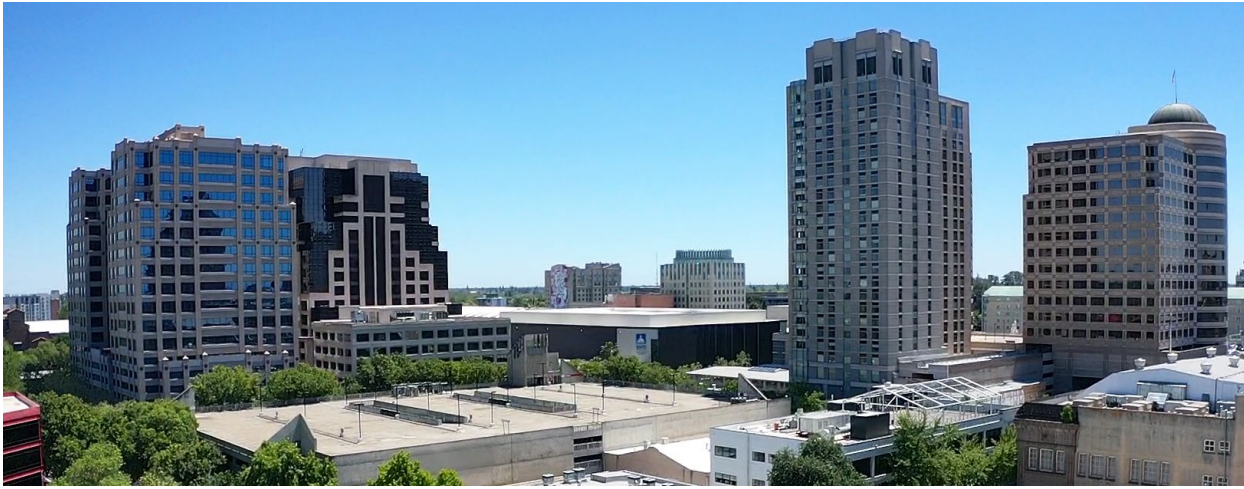
Taste Buds  
BREAD & COCAINE

TWO RIVERS

Mill ACE  
The helpful place.

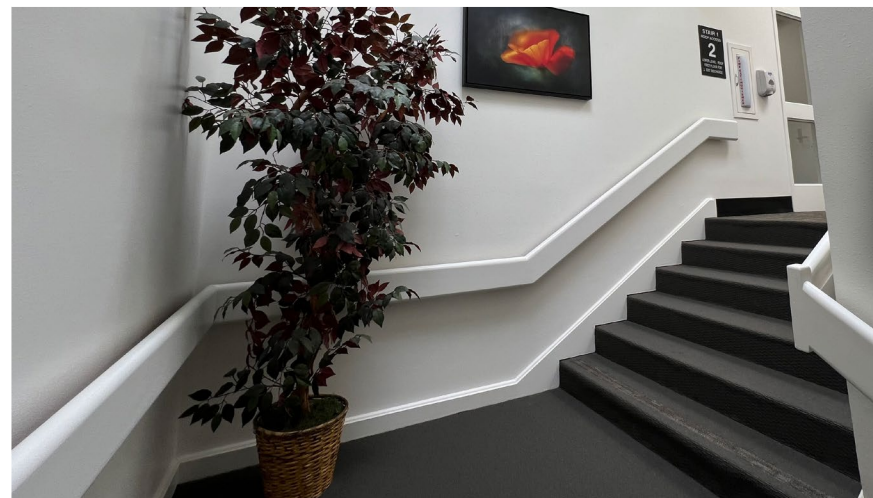
Sampino's





# THE BUILDING

- **909 12th Street** is just one block from the highly visible **J Street Thoroughfare** and is walking distance to the **Convention Center**.
- The building also sits **5 blocks from Downtown Commons and Golden 1 Center**, with amenities immediately accessible in the area.
- The property is located in close proximity to **major freeways** offering convenient on and off access for both **daytime and nighttime employees**.
- Additionally, the property is located near the **K Street Redevelopment Zone** which was implemented to create **a mixed-use live/work entertainment zone along K Street**.
- The building is surrounded by lots of **shops and eateries** as well as **parks and other recreational amenities** nearby.



[Link to Map](#)





# THE REGION

- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



# DEMOGRAPHICS

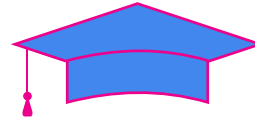
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



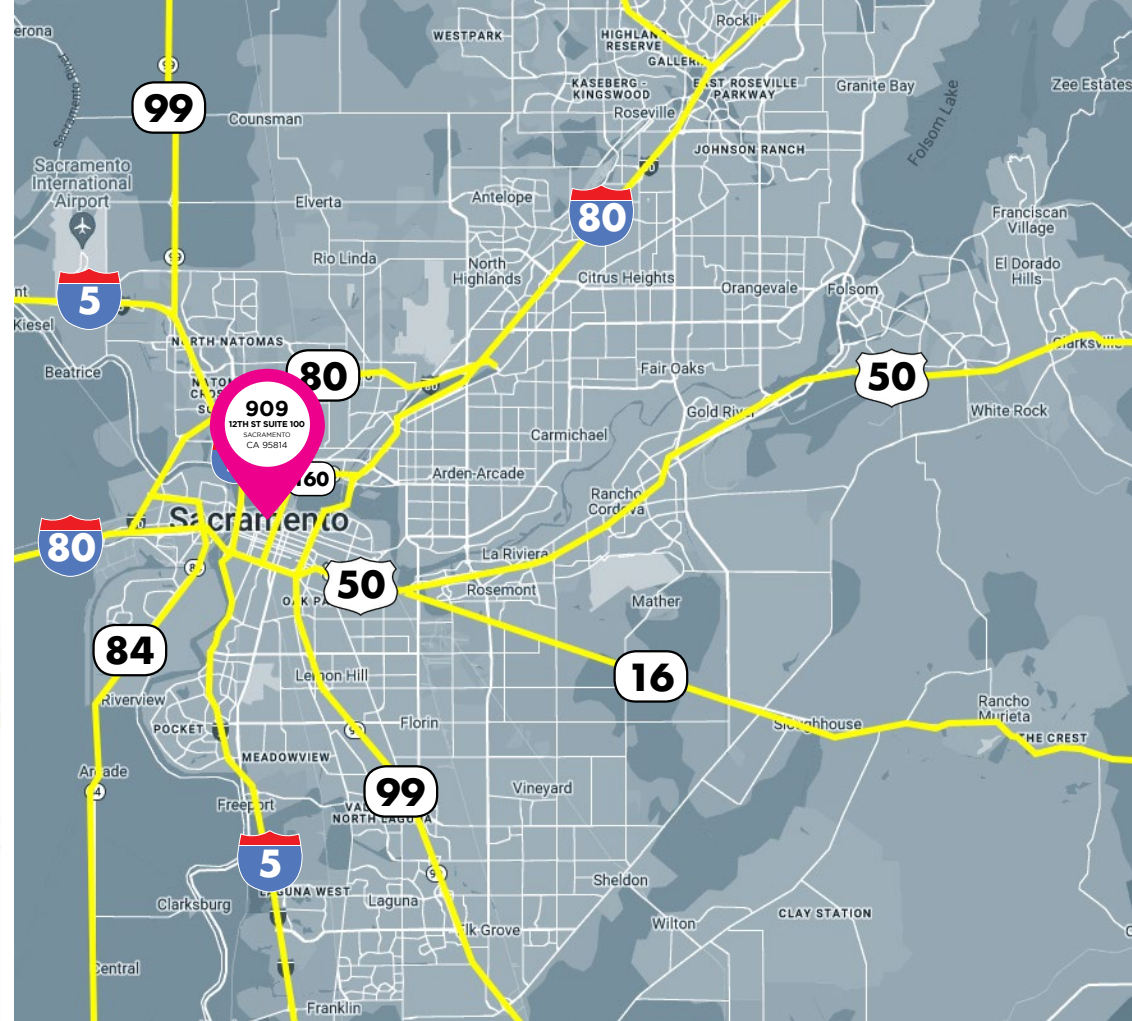
- 28% Some College, No Degree
- 20% High School Graduate
- 20% Bachelor's Degree
- 14% Some High School, No Diploma
- 11% Advanced Degree
- 7% Associate Degree

## HOUSE HOLD INCOME

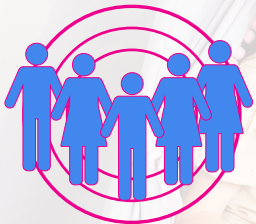


5 mile 2023 Households

< \$25K	31,490
\$25K - 50K	28,429
\$50K - 75K	27,596
\$75K - 100K	17,881
\$100K - 125K	15,095
\$125K - 150K	8,620
\$150K - 200K	10,048
\$200K+	11,658



## RESIDENT POPULATION



5 mile Population 2023

2010	326,947
2023	374,221
2028	384,117

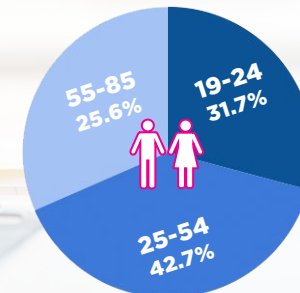
Data from Costar

## TRAFFIC COUNT



-/+ 22,000

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	33,744
5 mile	150,816
10 mile	349,993



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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