

# AVAILABLE FOR LEASE

913 K St.  
Sacramento CA 95814

~1,900 SF

\$2.00 +NNN

AVAILABLE

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**CENTURY 21**

Select Real Estate, Inc.



*Former Subway with Remaining Infrastructure*





# THE PROPERTY

 **913 K ST. SACRAMENTO CA 95814**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Downtown  
Sacramento**

APN: 006-0101-019



**-/+1,900 SF  
Former Subway  
Existing Infra-  
structure**



**C-3-SPD  
Central  
business district  
/ special plan-  
ing district**



**RESTAURANT  
CAFE  
QSR**



**\$2.00 + NNN**



This second-generation cafe is located on the bottom floor of a larger mixed-use building.



The current availability is +/-1,900 SF which is a former subway with existing infrastructure.



Multiple possibilities for retail / restaurant uses are feasible with this property. Most notably, the remaining infrastructure from the previous Subway user.

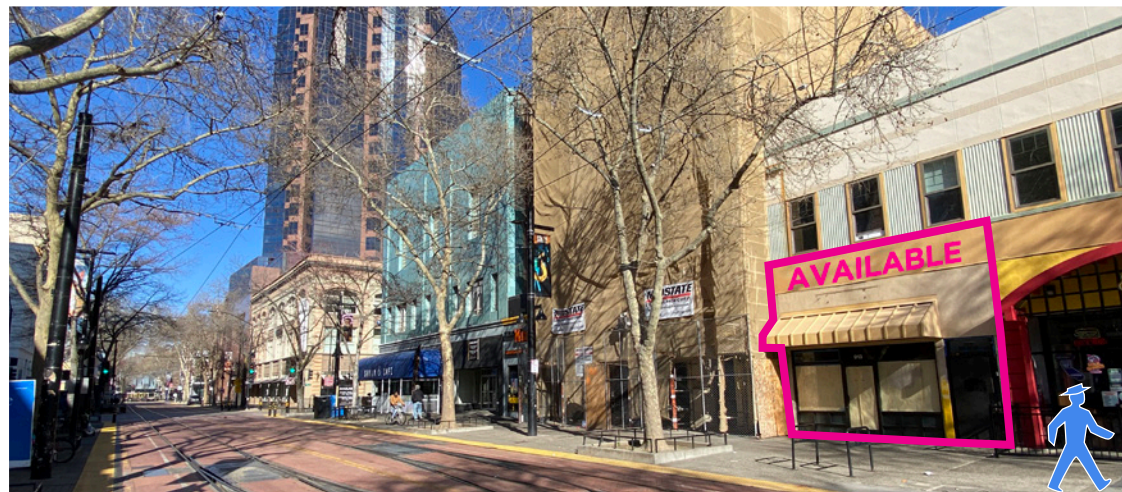


Several national and local based retail and food users have created a footprint and expanded their presence by establishing a strong foothold within Downtown Sacramento.



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**FOR LEASE**







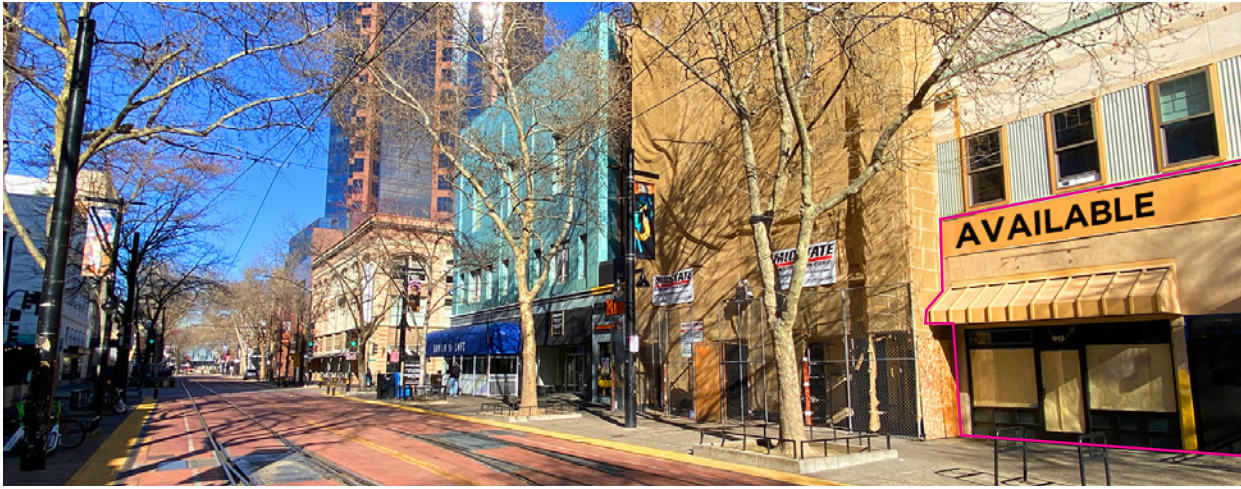
INTERSTATE 5

HWY 80

HWY 50







# THE BUILDING

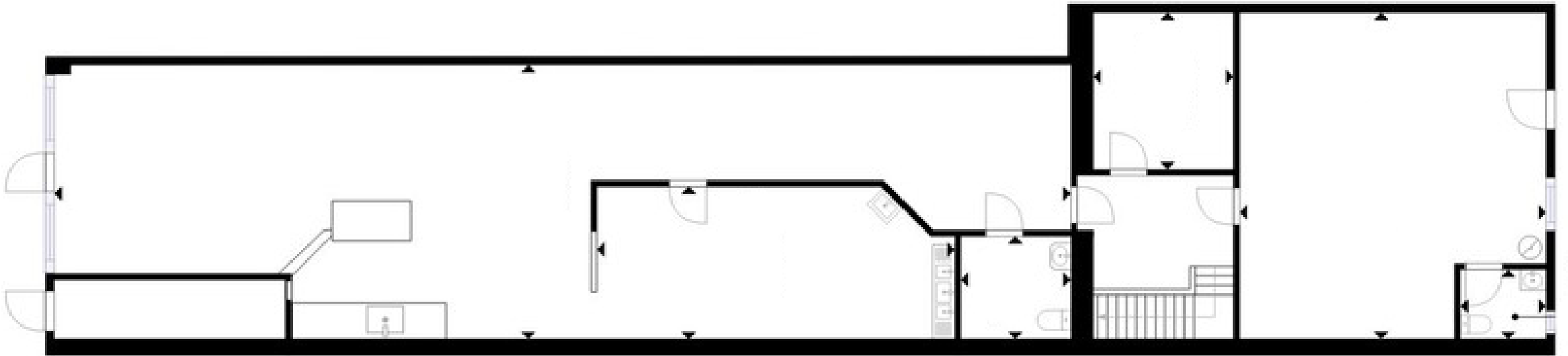
The revitalization of the K Street Corridor in downtown Sacramento, California, has been a transformative project aimed at re-establishing the area as a vibrant and dynamic part of the city. Known for its historic significance and commercial activity, the K Street Corridor has seen a significant push to rejuvenate the area, particularly in terms of commercial real estate and the expansion of restaurants.

One of the most notable aspects of the revitalization of K Street has been the growth of its restaurant and food scene. As the area has become more desirable for both locals and visitors, an increasing number of dining establishments have opened along the corridor. The types of restaurants vary widely, from casual eateries and food trucks to upscale dining spots, reflecting the diverse tastes of the city's population.





# FLOOR PLAN



All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.





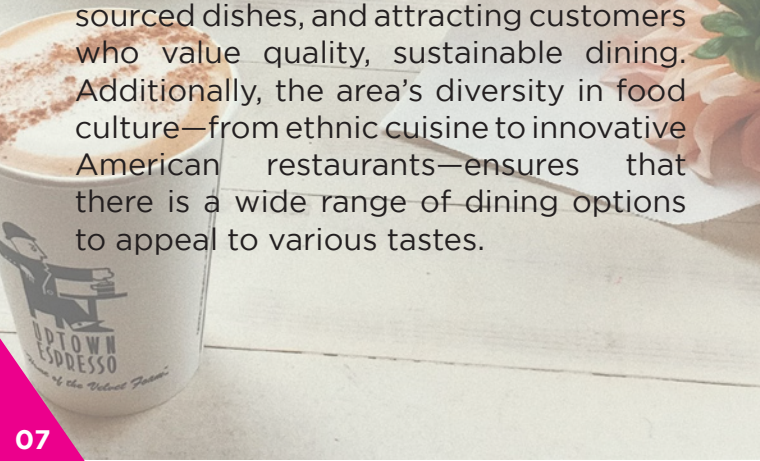




# THE REGION

As the state capital, downtown Sacramento is home to numerous government buildings, business offices, and organizations. Restaurants located here can attract professionals, government workers, and business travelers who frequently dine out for meetings, lunches, or after-work socials. Being near such establishments can boost weekday lunch and dinner traffic, as well as provide opportunities for catering events or private functions.

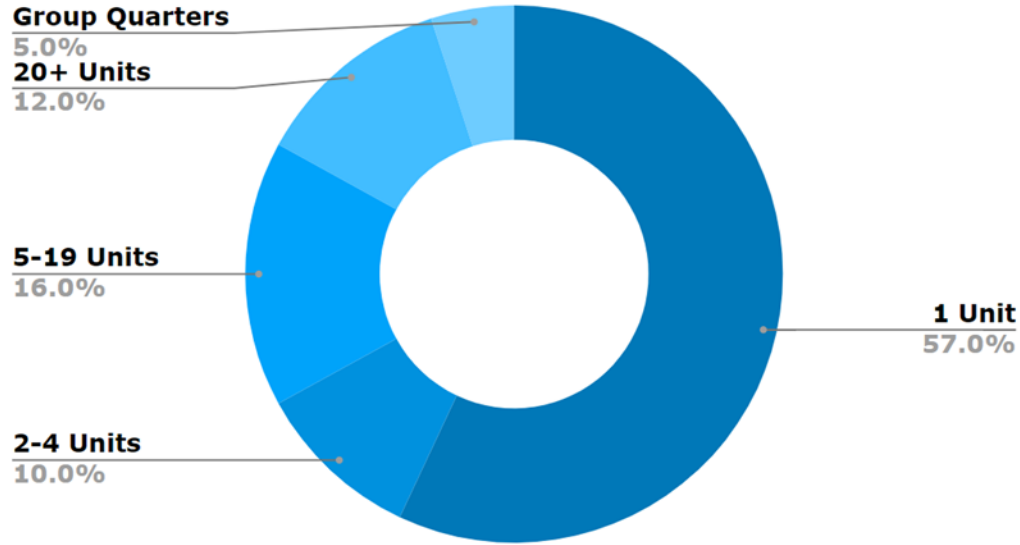
Downtown Sacramento is becoming a vibrant cultural and culinary destination, with a growing emphasis on local and sustainable food. This trend has been accelerated by the city's push to foster a thriving farm-to-fork movement. Restaurants in the area can tap into this movement, offering farm-fresh, locally sourced dishes, and attracting customers who value quality, sustainable dining. Additionally, the area's diversity in food culture—from ethnic cuisine to innovative American restaurants—ensures that there is a wide range of dining options to appeal to various tastes.





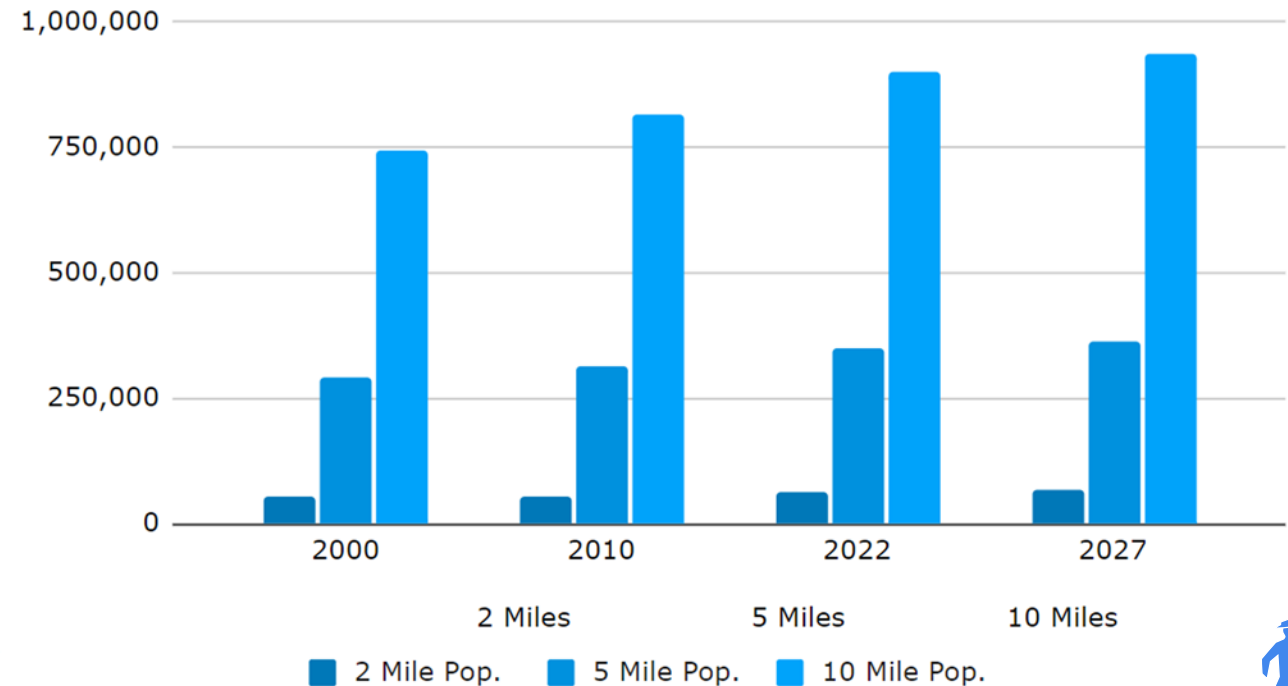
# DEMOGRAPHICS

## Housing Type

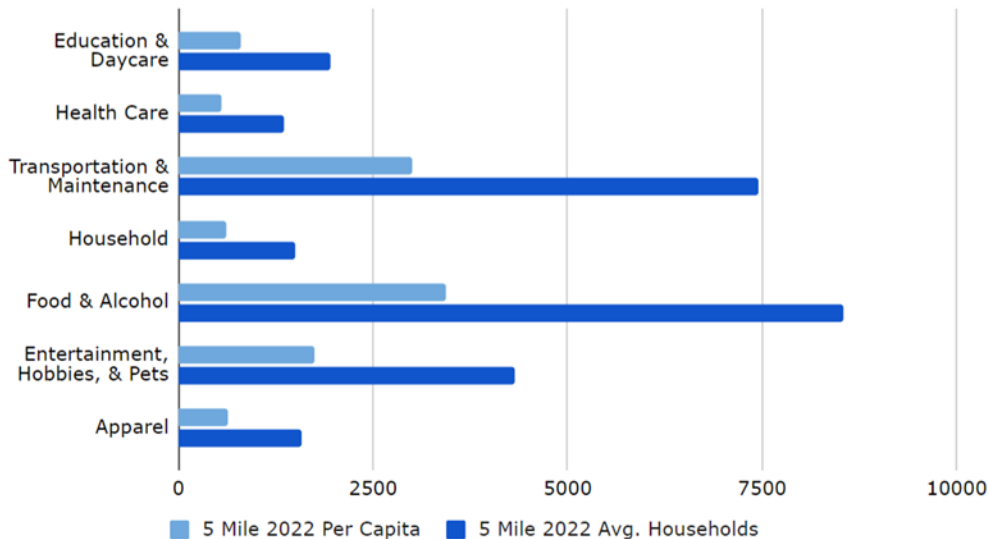


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

## Population



## Per Capita & Avg. Household Spending







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# K STREET





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