

731

K STREET

URBAN RETAIL FOR LEASE
HIGH VISIBILITY CORNER



TURTON
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THE PROPERTY

3,615
SF OF RETAIL

3
BLOCKS FROM THE CAPITOL

1
BLOCK FROM THE GOLDEN 1 CENTER

Rare corner retail opportunity in Downtown Sacramento!

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions. The property features a modern design that reflects the increasingly contemporary character of mixed-use buildings in Downtown and Midtown Sacramento

with a neutral material palette, complimentary colors and large glass windows. A stunningly modern space and with a high visibility urban corner, 731 K's significance is amplified by the proximity to the entrance of Golden 1 Center and Downtown Commons across just one block away. The space's proximity to DoCo, G1C, The Hardin, the future development at the 800 Block of K Street and

the pending remodel of 830 K Street will bring an increasing amount of employees, residents, pedestrians and passersby to the property. Coupled with the public square across the street, and immediate access to light rail, the retail space at 731 K Street will become an iconic urban destination. Don't miss this opportunity to be part of K Street's newest retail opportunity!

731 K STREET SITS AT THE CONFLUENCE OF ENERGETIC PEDESTRIAN TRAFFIC FROM THE GOLDEN 1 CENTER, AN ADJACENT LIGHT RAIL STOP, AND K STREET ITSELF.



731





BUILDING LOCATION

Downtown Sacramento's entertainment and retail corridor!

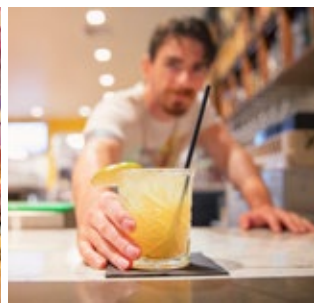
The property is situated on the thriving K Street corridor, just one block from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located in the K Street Redevelopment Zone which was

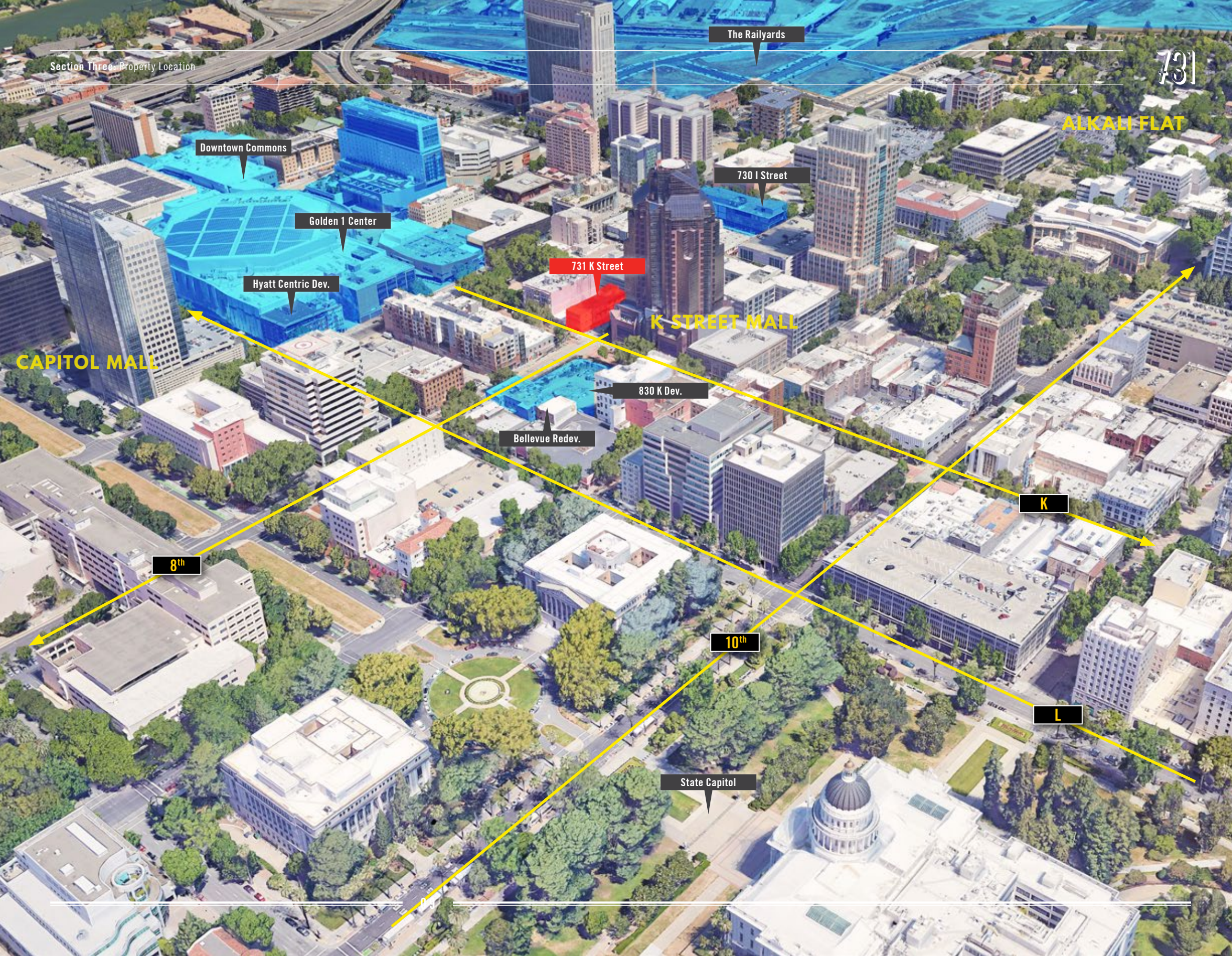
implemented to create a mixed-use live/work entertainment zone along K Street. Patterned in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that

would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.



EASY ACCESS TO THE AMERICAN RIVER BIKE PATH: 32 MILES OF PAVED TRAIL FOLLOWING THE LENGTH OF THE AMERICAN RIVER.







K STREET

270,000
SF OF NEW DEVELOPMENT

8
AWESOME BARS

7,000
DAILY VISITORS

14
RESTAURANTS

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NEARBY AMENITIES

The subject property boasts a prime location on the bustling K Street Corridor and easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 731 K STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Cornerstone	Kru Japanese	Paragary's	Tapa the World
Ace of Spades	Crepeville	Bombay Bar & Grill	Pizzeria Urbano	Tea Cup Cafe
Aioli Bodega Espanola	Der Biergarten	Kupros Craft House	Portofino's	Temple Coffee
Amaro Italian Bistro & Bar	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Basil
Art of Toys	Elixir Bar & Grill	Lucca	Pronto Pizza	Thai Canteen
Azul Mexican	Faces	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Bread Store
Badlands	Federalist Public House	Mango's/Burgertown	Q Street Bar & Grill	The Golden Bear
Bar West	Fieldwork Brewing Co.	Make Fish	R15	The Mill Coffee House
Bento Box	FishFace Poke Bar	Massulo Pizza	Red Rabbit	The Porch
BevMo	Fit Eats	Mercantile Saloon	Rick's Dessert Diner	The Press
Bike Dog	Fox & Goose Public House	Metro Kitchen & Drinkery	Riverside Clubhouse	The Rind
Block Butcher Bar	Ginger Elizabeth Chocolates	Mikuni Sushi	Roxie Deli and Barbecue	The Waterboy
Bottle & Barlow	Grange	Monkey Bar	Saddle Rock	Tower Theatre Cafe
Broderick Midtown	Highwater	Mulvaney's B&L	Sakamoto	Tres Hermanas
Buckhorn Grill	Hot Italian	N Street Cafe	See's Candies	Uncle Vito's Pizza
Burger Patch	I Love Teriyaki	Nekter	Selland's	University of Beer
Burgers and Brew	Identity Coffee	Nido	Shady Lady	Vic's Ice Cream
Cafe Bernardo	Iron Horse Tavern	Nishiki Sushi	Shoki Ramen House	Waffle Square Country Kitchen
Cantina Alley	Jack's Urban Eats	Old Soul Coffee	Squeeze Inn	Yogurt a GoGo
Centro Cocina Mexicana	Jamie's Broadway Grill	Pachamama Coffee Coop	Sun & Soil Juice	Zelda's Pizza
Chipotle	Karma Brew	Paesano's	Tank House BBQ	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

California’s fastest-growing metropolitan area!

The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that’s not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively

opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an

exciting time for the city. In California, nowhere is the word “renaissance” more applicable and demonstrable than in Downtown Sacramento, and 1020 16th Street is situated in the middle of everything.





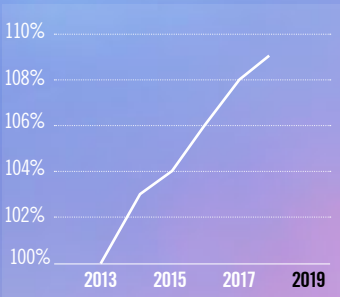
THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.

SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

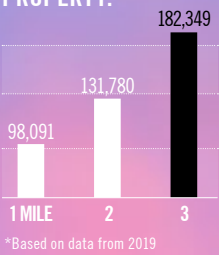
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



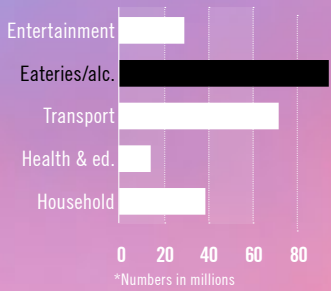
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

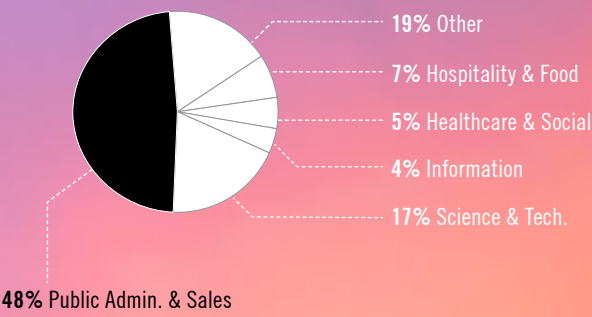
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



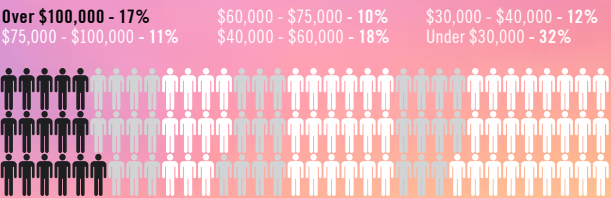
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE: 90

BIKE SCORE: 98

TRANSIT SCORE: 69

FLOOR PLANS

1

3,615

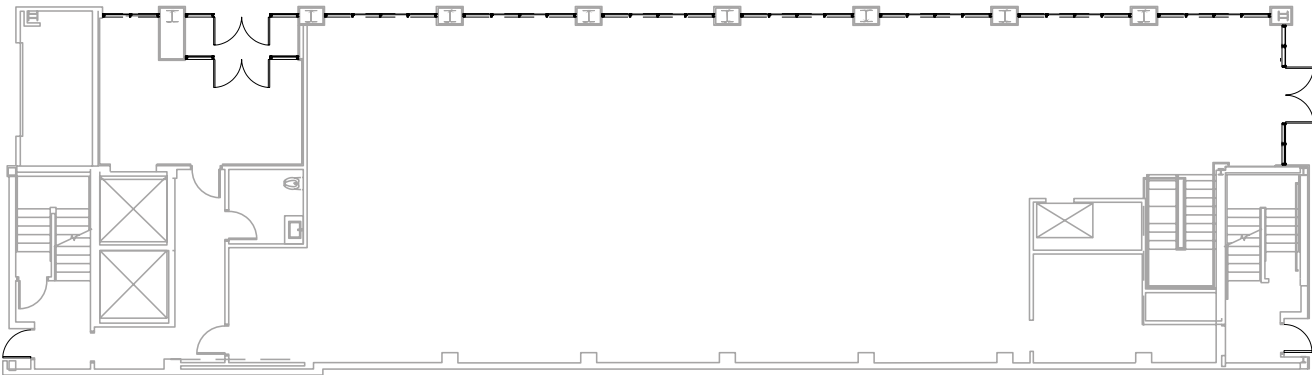
AVAILABLE

RETAIL/RESTAURANT UNIT

SF OF SPACE

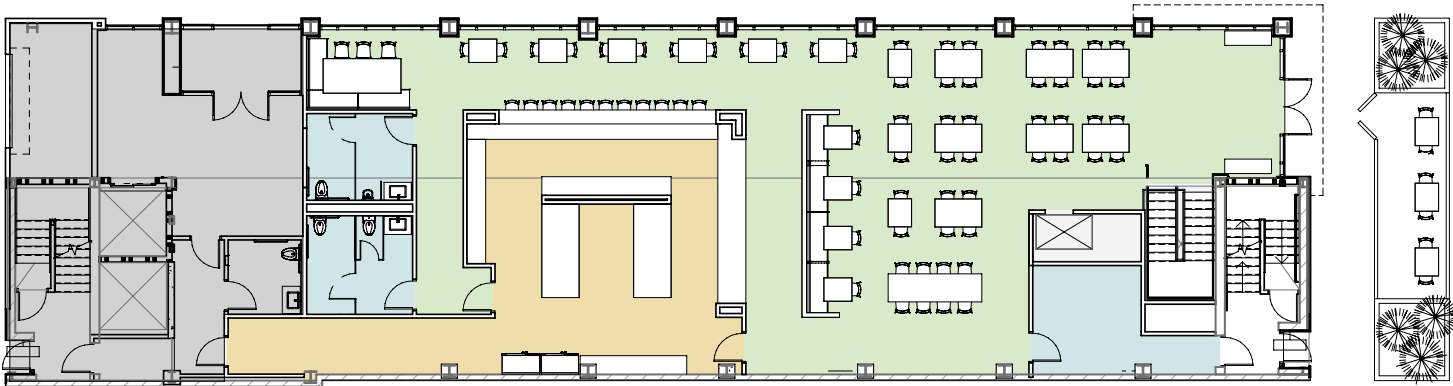
HOODSHAFTS & GREASE TRAPS

GROUND FLOOR RETAIL / RESTAURANT SPACE:



K STREET

EXAMPLE OF RESTAURANT / BAR BUILD-OUT:



K STREET





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