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# 830

# K STREET

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ICONIC K STREET CREATIVE RETAIL/OFFICE  
SPACE FOR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE



830  
K STREET



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# THE PROPERTY

65,312

S.F. BUILDING

6

FLOORS

100+

NEARBY AMENITIES

## ICONIC K STREET CREATIVE LEASE OPPORTUNITY

830 K Street represents one of the rarest and most exciting urban leasing opportunities in Sacramento. Renowned historically as the Montgomery Ward Building, the four-story, ± 65,312 SF building is located squarely in the middle of everything.

Comprised of the original chain driven windows, brick and historical façade, the building encompasses everything urban tenants hunger for: authentic, historic, raw, open, re-purposed, re-imagined space in the heart of Sacramento's Entertainment District.

Located 2 blocks from the State Capitol, 2 ½ blocks from City Hall, 3 blocks from the Golden One Center, 2

blocks from the Downtown Commons, 4 blocks from the Sacramento Convention Center, 1 block from the City's largest public parking garage and within easy walking distance of every major hotel, 830 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.

In addition to abundant public parking, the Property also features a lite rail and bus drop off adjacent to the building. Employees from all over the region don't even need to drive a car to the Property and walk mere steps to the front entrance if they use public transportation.

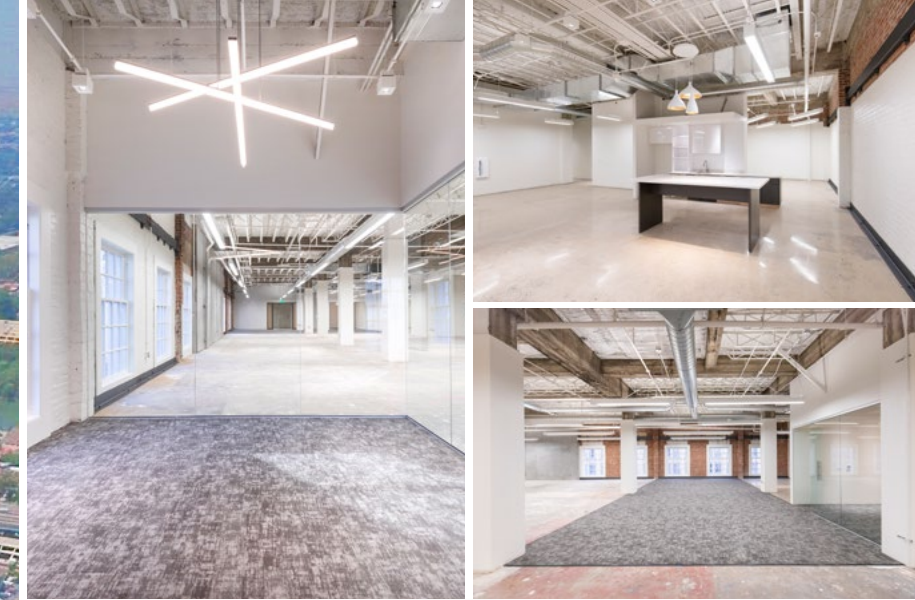
**830 K STREET IS A BEAUTIFUL, FOUR-STORY BUILDING ON ONE OF SACRAMENTO'S MOST UP-AND-COMING CORNERS**





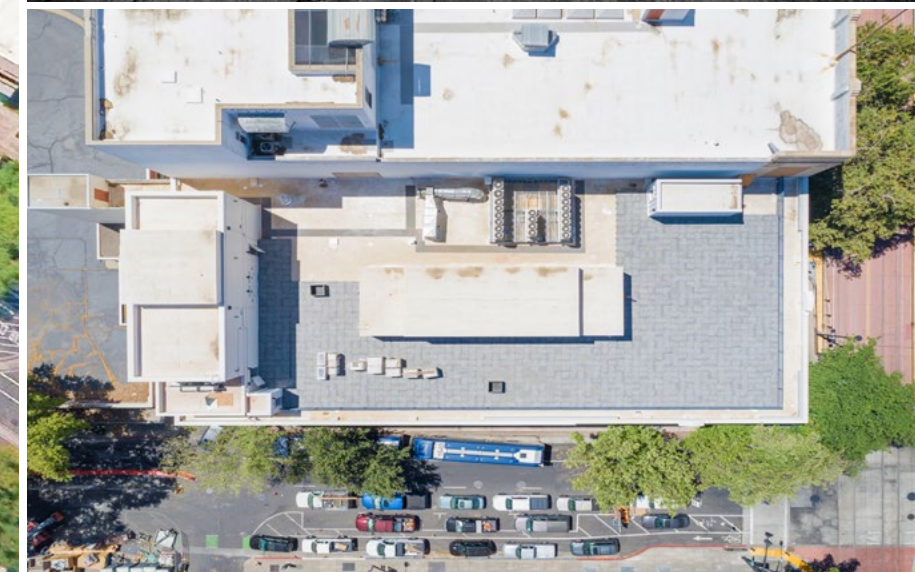
830 K Street

830 K STREET. BUILT IN 1913, IS A RARE OPPORTUNITY TO LEASE AN ICONIC BUILDING IN DOWNTOWN SACRAMENTO'S HOTTEST DEVELOPMENT CORRIDOR.



## PROPERTY FEATURES

- Approximately 65,312 SF total
- $\pm 12,766$  SF typical floor size
- Up to  $\pm 1,596$  SF of ground floor retail
- Contiguous space up to  $\pm 32,237$  SF
- Historical design aesthetic
- Elevator served
- Concrete and steel construction







## BUILDING INFO

- Full building renovation
- Full seismic upgrade
- Title 24 lighting
- Exposed ceiling concept
- Historical design aesthetic
- LEED certified
- Transit oriented







REMARKABLE FEATURES AND BEST  
IN CLASS DESIGN THAT ATTRACTS  
SUPERIOR TALENT AND CULTIVATES A  
DISTINCT COMPANY CULTURE



SACRAMENTO'S URBAN CORE IS ON A  
RAPID UPWARD TRAJECTORY

# SAC RENAISSANCE

2,000+  
NEW HOUSING UNITS PLANNED

600,000+  
SF OF NEW INFILL DEVELOPMENT

COUNTLESS  
NEW DEVELOPMENT PROJECTS

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The word “renaissance” is often used inappropriately to describe economic development in cities. However, that is not the case in Sacramento’s urban districts. And nowhere is the word “renaissance” more applicable than Downtown Sacramento near 830 K Street. Since the formal approval to construct Golden One Center, the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. One of the key beneficiaries is K Street. Situated squarely between the immediate surrounding K

Street redevelopment, DOCO, the Railyards, and Golden One Center, the area is poised for a rapid urban revitalization. K Street is rapidly becoming the social epicenter of the city; however, over the next five to ten years, the area will continue to rapidly grow with the addition of the following nearby development projects:

- The 700 Block
- Downtown Commons “DOCO”
- The Railyards





# K STREET

The property is situated on the thriving K Street corridor, just two blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core.

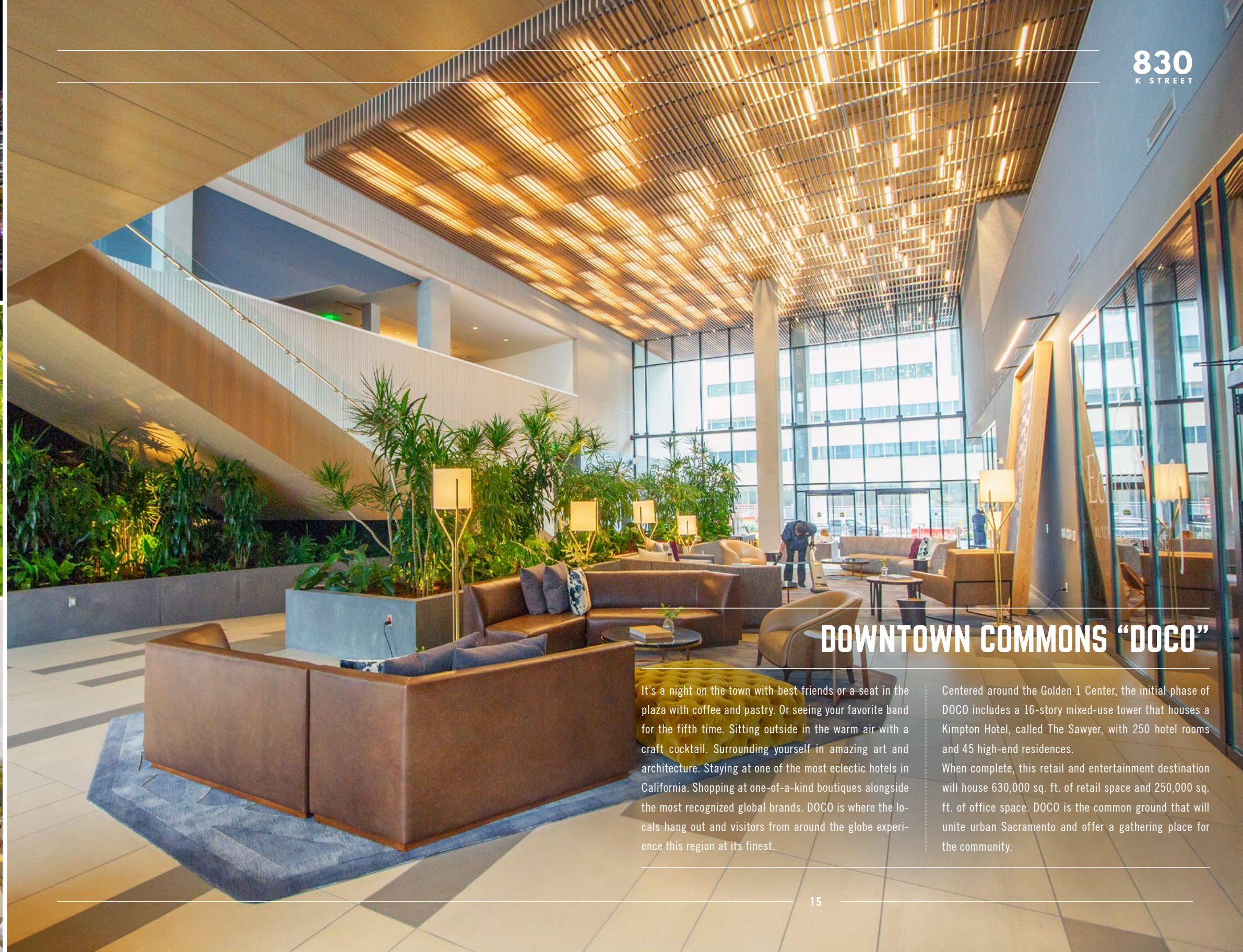
In addition, the property is located in the K Street Re-development Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings 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.

One block from 830 K Street is The Hardin. Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property features 137 newly constructed mixed-income apartments and 72,000 square feet of retail space.

The original buildings have been revamped to accommodate new retail venues and restaurants. In the other half of the project, developers have demolished the rear portion and constructed a new five-story apartment tower over a two-level concrete parking garage podium, giving residents of the top floor a sweeping view of the downtown core.







## DOWNTOWN COMMONS “DOCO”

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind boutiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest.

Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250 hotel rooms and 45 high-end residences.

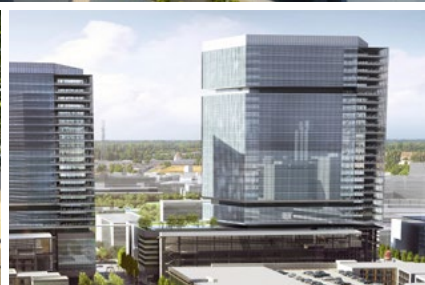
When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.



## THE RAILYARDS

“The Railyards” development project is located just north of I Street that will double the footprint of Downtown Sacramento. Originally built to serve as the western terminal for the Transcontinental Railroad, the 244-acre site is now considered the single largest and transformative development site in Northern California. The development will be a dynamic, dense, and modern urban environment featuring a state-of-the-art mass transit hub with access to the entire city.

Within the next decade, the Railyards will feature up to 10,000 residential units, over 500,000 square feet of retail space, nearly 4,000,000 square feet of office space, a 1,300,000 square foot medical campus, 1,100 hotel rooms, and 33 acres of open park-like space. Furthermore, if the FC Republic soccer team were to secure a Major League Soccer expansion franchise, a 25,000-seat soccer stadium would be built in the Railyards. In a very true sense, The Railyards are poised to be the new downtown.





K STREET IS AN ICONIC CALLING CARD  
FOR SACRAMENTO

# SACRAMENTO



15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

17,736  
TOTAL DOWNTOWN RESIDENTS

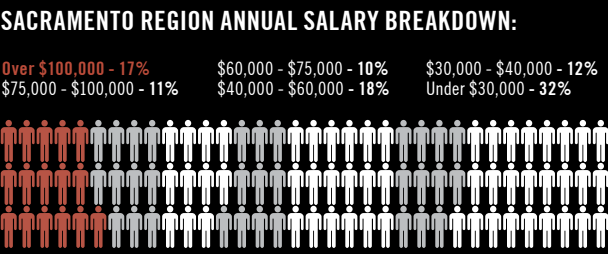
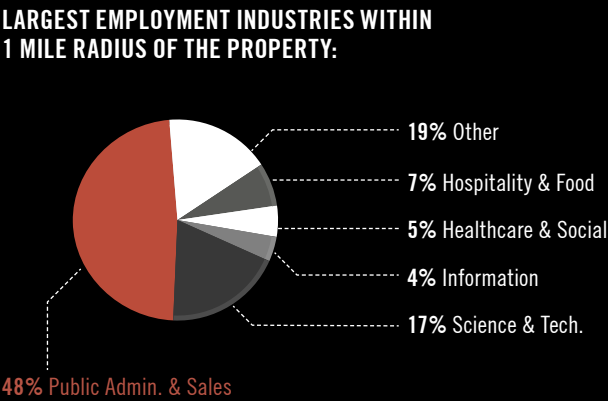
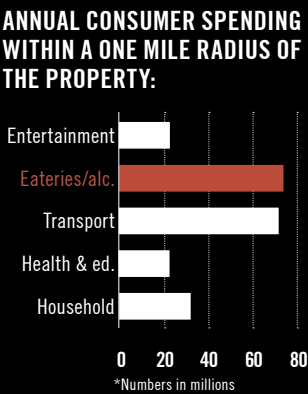
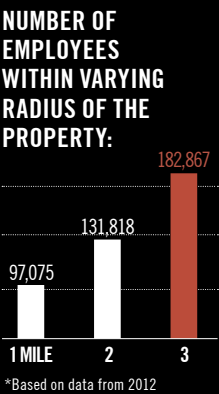
215+  
BARS / RESTAURANTS

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capital of California, the sixth largest economy in the world. While perhaps not considered as sexy as many of the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location and bicycle / running trails near the river.

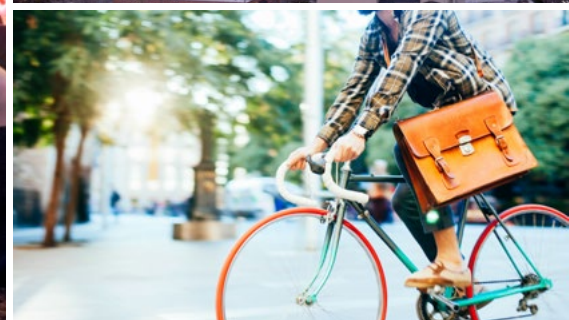
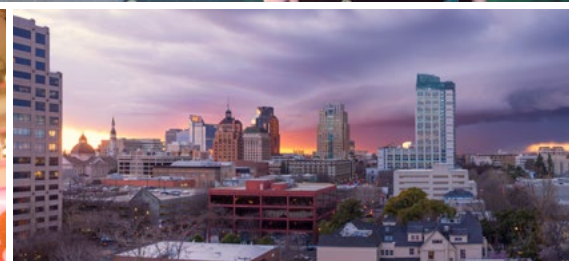
In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest

city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the city's proximity to the American River. Hiking trails and white water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32 mile American River Bike Trail - which runs entirely along the river from Beals Point State Park to Discovery Park where it conjoins with the Sacramento River and Old Sacramento on the riverfront.



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

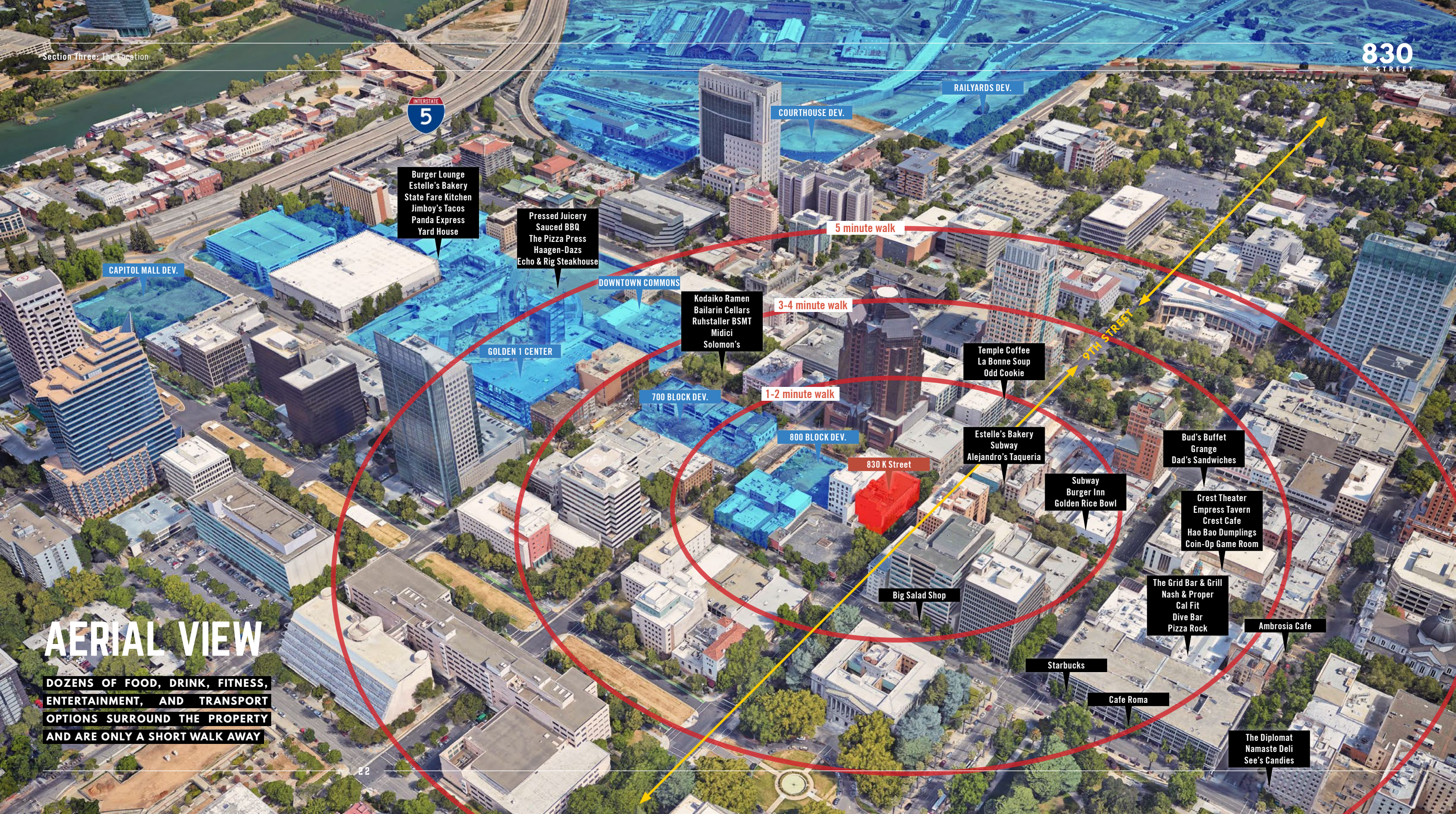




# THIS CITY ROCKS

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.





# AERIAL VIEW

DOZENS OF FOOD, DRINK, FITNESS, ENTERTAINMENT, AND TRANSPORT OPTIONS SURROUND THE PROPERTY AND ARE ONLY A SHORT WALK AWAY



CAPITOL MALL DEV.

Burger Lounge  
Estelle's Bakery  
State Fare Kitchen  
Jimboy's Tacos  
Panda Express  
Yard House

Pressed Juicery  
Sauced BBQ  
The Pizza Press  
Haagen-Dazs  
Echo & Rig Steakhouse

DOWNTOWN COMMONS

GOLDEN 1 CENTER

700 BLOCK DEV.

Kodaiko Ramen  
Bailarin Cellars  
Ruhstaller BSMT  
Midici  
Solomon's

1-2 minute walk

800 BLOCK DEV.

830 K Street

Big Salad Shop

COURTHOUSE DEV.

5 minute walk

RAILYARDS DEV.

Temple Coffee  
La Bonne Soup  
Odd Cookie

Estelle's Bakery  
Subway  
Alejandro's Taqueria

Subway  
Burger Inn  
Golden Rice Bowl

Bud's Buffet  
Grange  
Dad's Sandwiches

Crest Theater  
Empress Tavern  
Crest Cafe  
Hao Bao Dumplings  
Coin-Op Game Room

The Grid Bar & Grill  
Nash & Proper  
Cal Fit  
Dive Bar  
Pizza Rock

Ambrosia Cafe

Starbucks

Cafe Roma

The Diplomat  
Namaste Deli  
See's Candies



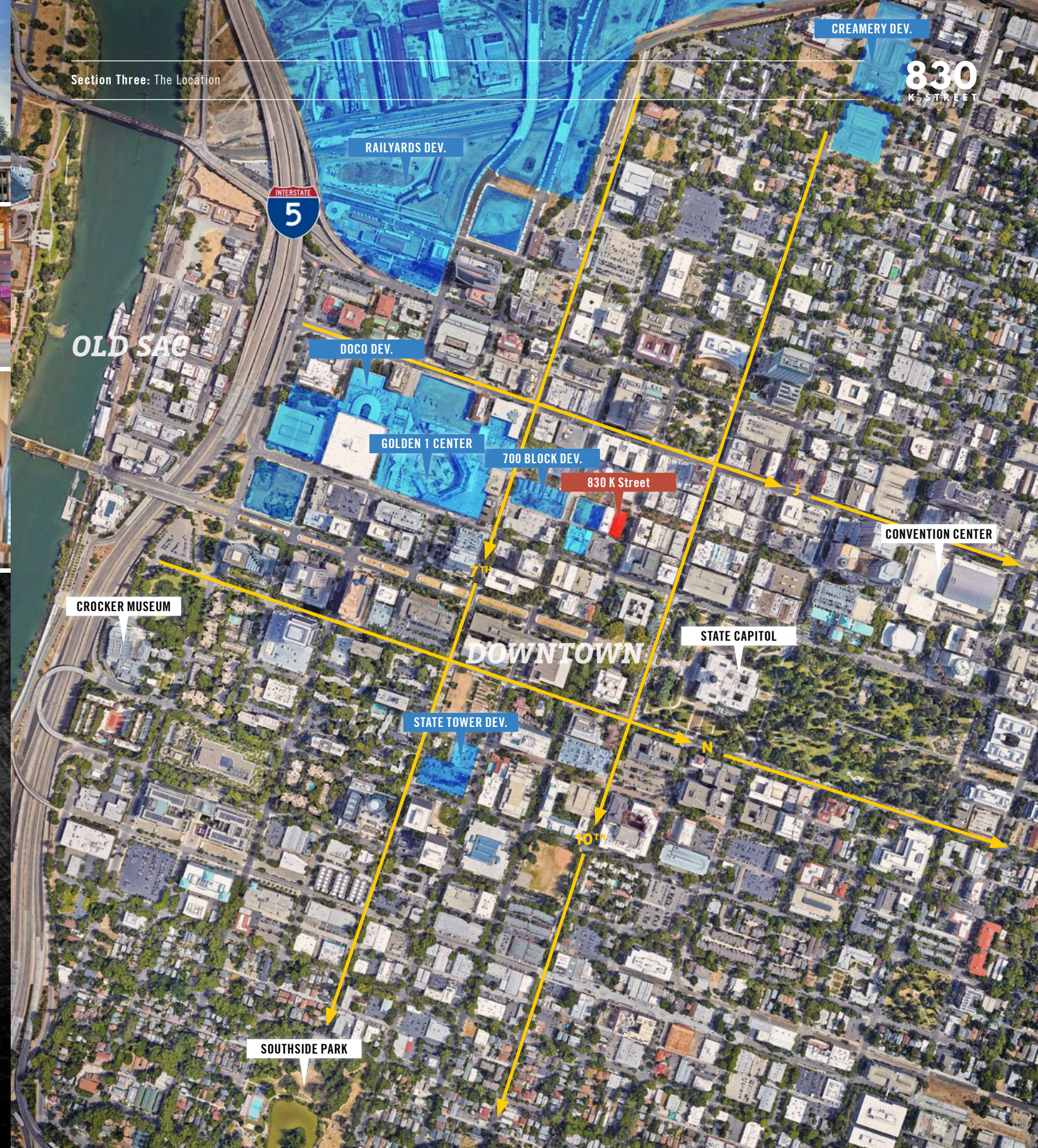


# NEARBY AMENITIES

Situated in Downtown Sacramento on the thriving K Street corridor, just one block from Downtown Commons, 830 K Street has the best amenities immediately accessible in the entire urban core.

## POPULAR AMENITIES WITHIN A FEW BLOCKS OF 830 K STREET (NOT ALL ARE MENTIONED HERE):

24 Hour Fitness	Darling Aviary	Il Fornaio	Old Soul Coffee	Temple Coffee
Bailarin Cellars	Dawson's Steakhouse	Insight Coffee Roasters	Panda Express	Tipsy Putt
Brasserie du Monde	Dive Bar	In-Shape Family Fitness	Prelude Kitchen & Bar	Thai Lotus Cuisine
Burger Lounge	Echo & Rig	Jamba Juice	Pressed Juicery	The Boiling Crab
BPM Pizza & More	Ella	Kaiser Permanente	Punch Bowl Social	The Citizen Hotel
Camden Spit & Larder	Estelle Bakery & Patisserie	Kimpton Hotel	R. Douglas	The Russ Room
Chipotle	Fizz Champagne Bar	Kodaiko Ramen	Sauced BBQ & Spirits	Thee Upper Crust
Cinemark Century XD	Frank Fat's	KoJa Kitchen	Smic's Bar Sacramento	Tiger
Convention Center	Golden 1 Center	Mayahuel	Starbucks	Urban Outfitters
Crest Theatre	Hyatt Centric Hotel	Memorial Auditorium	Taco Bell Cantina	Yard House







# WORKING HERE

SEVERAL

COOL MURALS NEARBY

PLENTY

OF GREAT LUNCH SPOTS IN THE AREA

COUNTLESS

NEW FRIENDS TO BE MADE

*A PLACE YOUR EMPLOYEES WILL ENJOY WORKING*

**COMING HERE MEANS JOINING AN  
EMERGING COMMUNITY OF FORWARD-  
THINKING PROFESSIONALS**

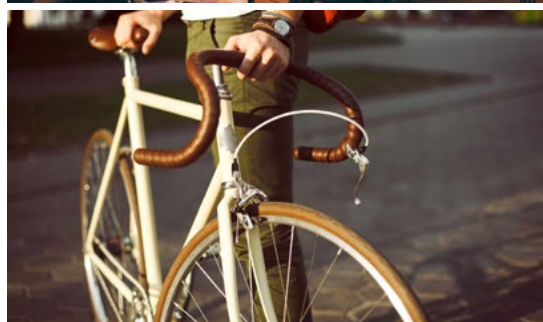
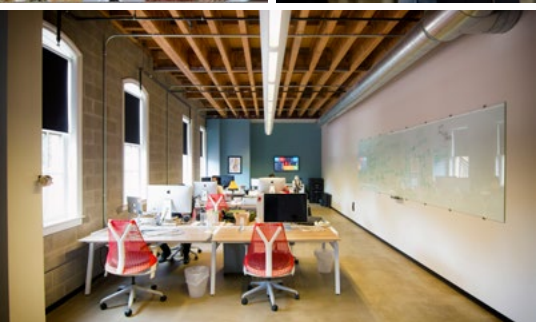
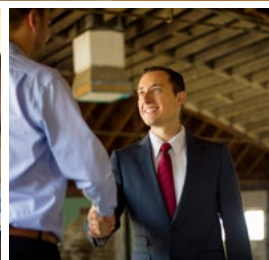
830 K Street is the perfect blend of contemporary and historic. The office and retail space features exposed ceilings and HVAC ductwork, massive windows along three sides of the building, and on-site parking. The

exterior boasts regal turn-of-the-century architecture. This is a building where employees enjoy coming to work and staying after; where you can attract new employees and retain the employees you have.



# LIVE WORK PLAY

Walk out the front door of 830 K Street into the heart of Downtown Sacramento. Grab lunch at DOCO, Happy Hour at Punch Bowl Social or Yard House, or a game at Golden 1 Center. Or, a date night at Echo & Rig, Happy Hour at Grange, and an evening at the new XD theaters at Doco. Afterwards, you can walk home to your new apartment at The Hardin or a loft at the 800 J Lofts. The choice is yours.





# FLOOR PLANS

1-6  
AVAILABLE FLOORS

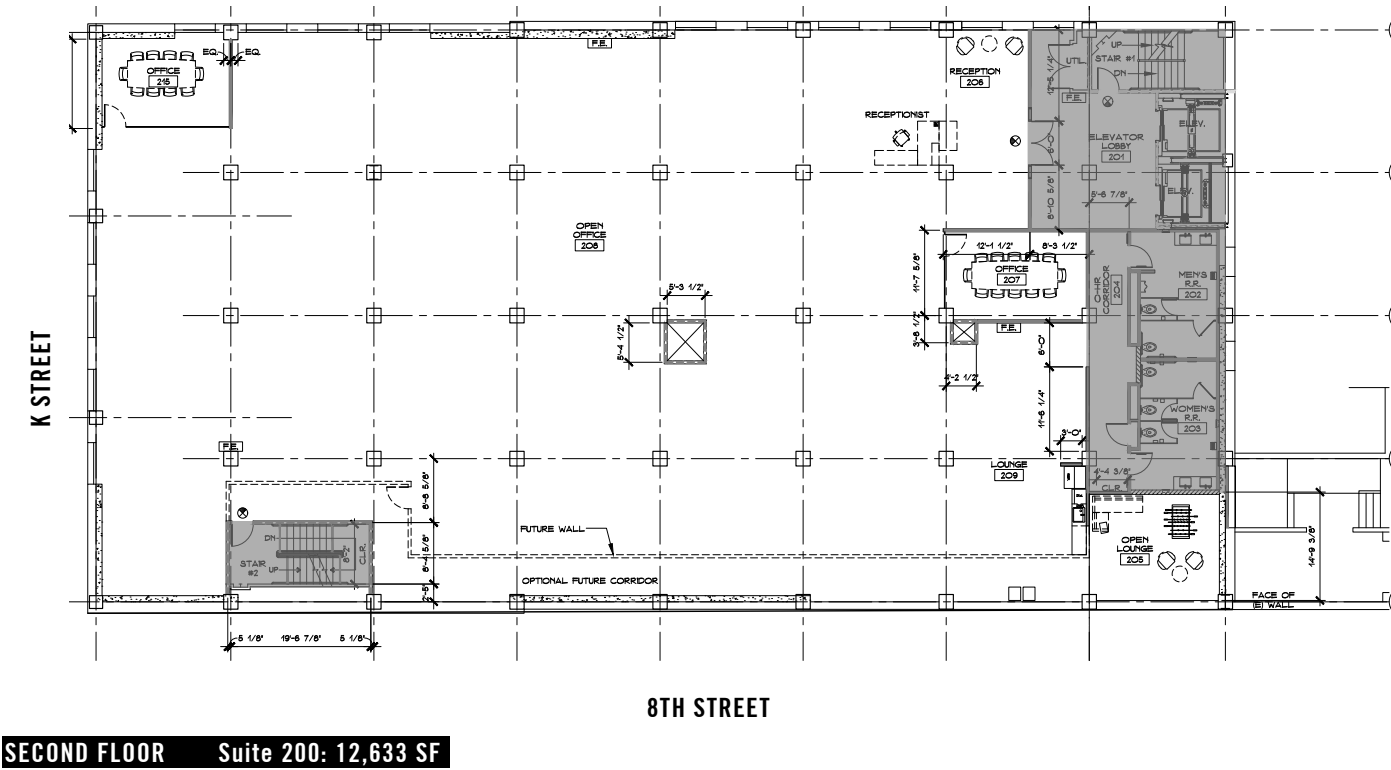
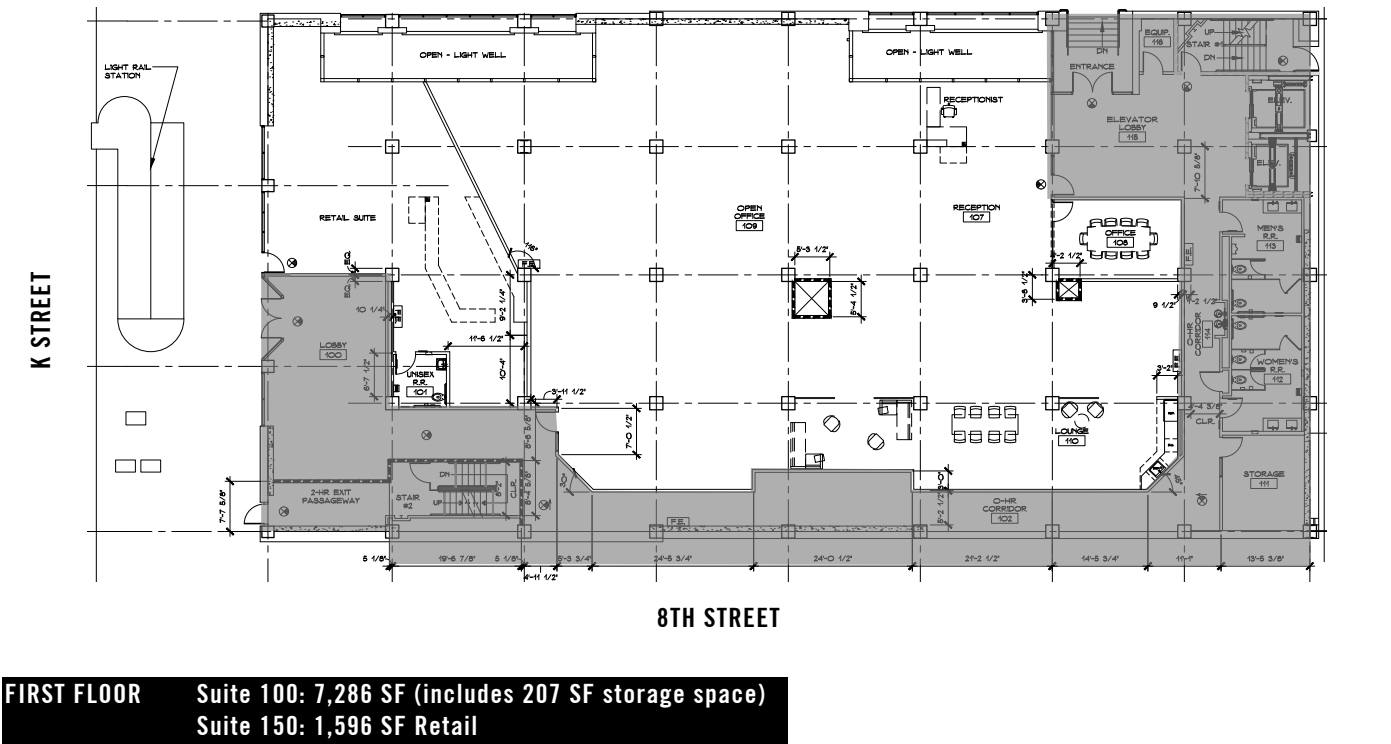
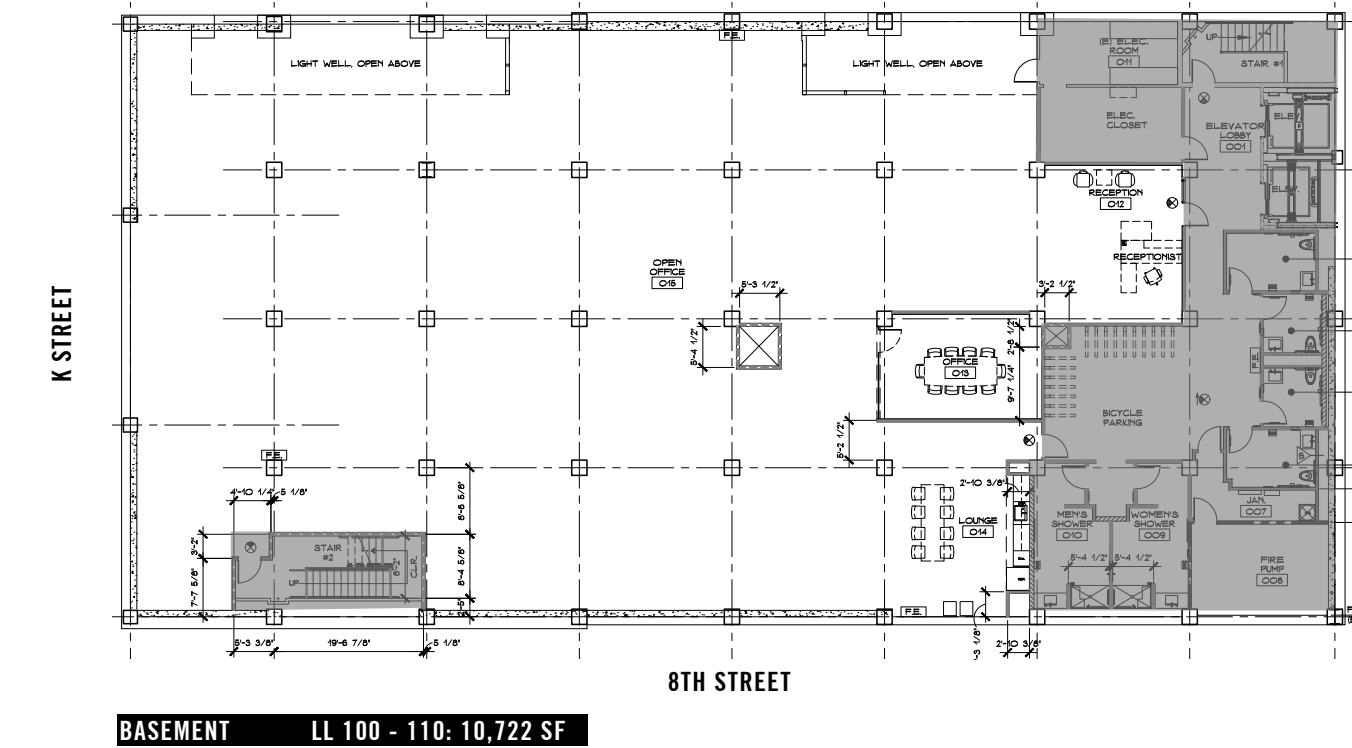
32,237  
S.F. AVAILABLE

UNLIMITED  
POSSIBILITIES

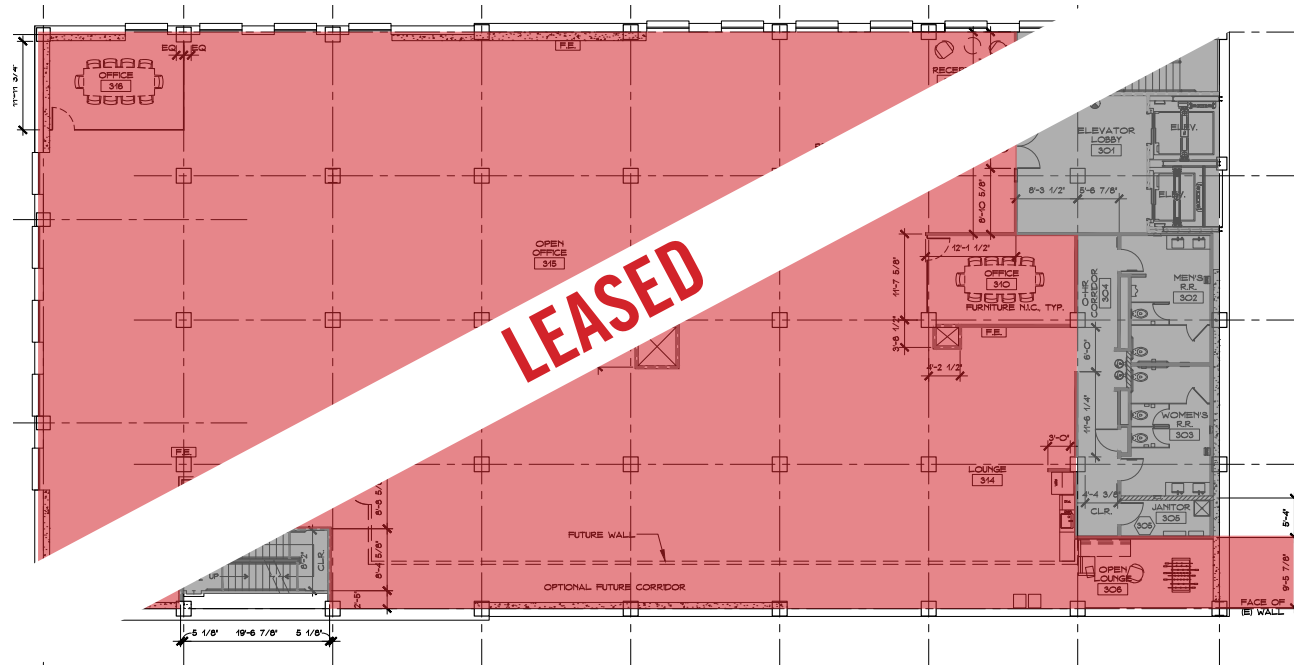
OPEN SPACE PROVIDES TENANTS WITH A BLANK CANVAS

= COMMON AREA

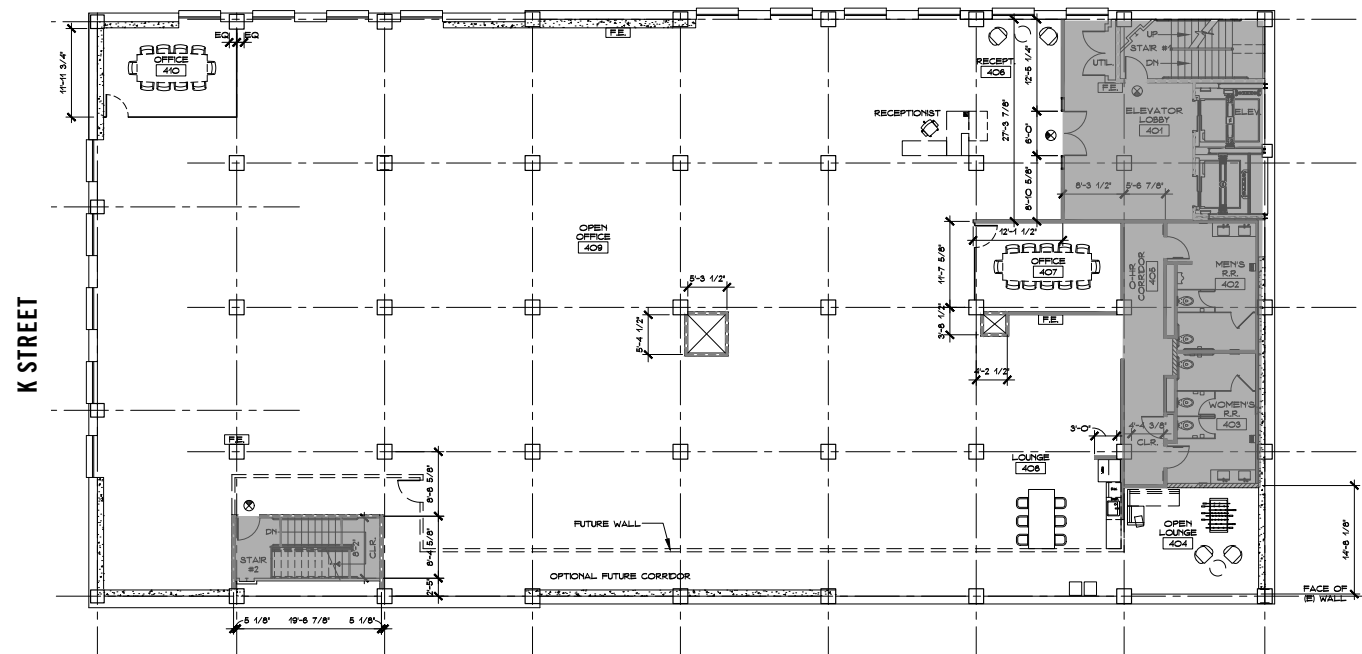
= LEASED





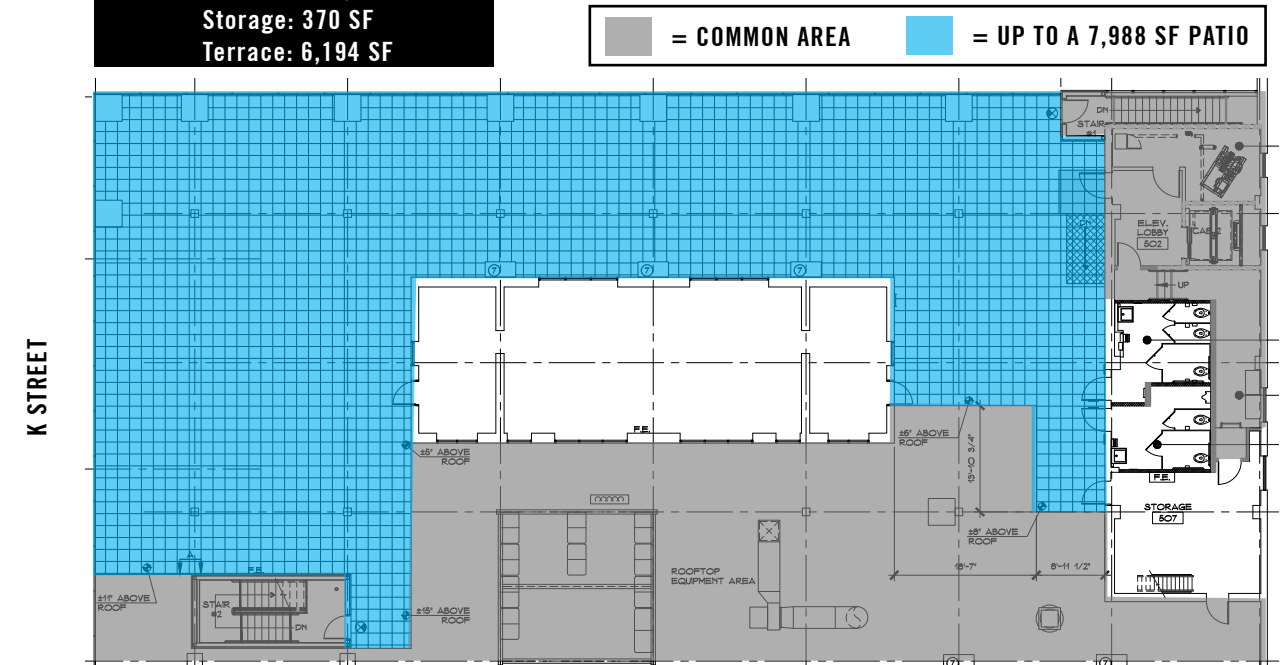


8TH STREET

**FOURTH FLOOR Suite 400: 12,542 SF**

8TH STREET

**ROOF** Suite 500: 7,988 Total SF  
Penthouse: 1,424 SF  
Storage: 370 SF  
Terrace: 6,194 SF



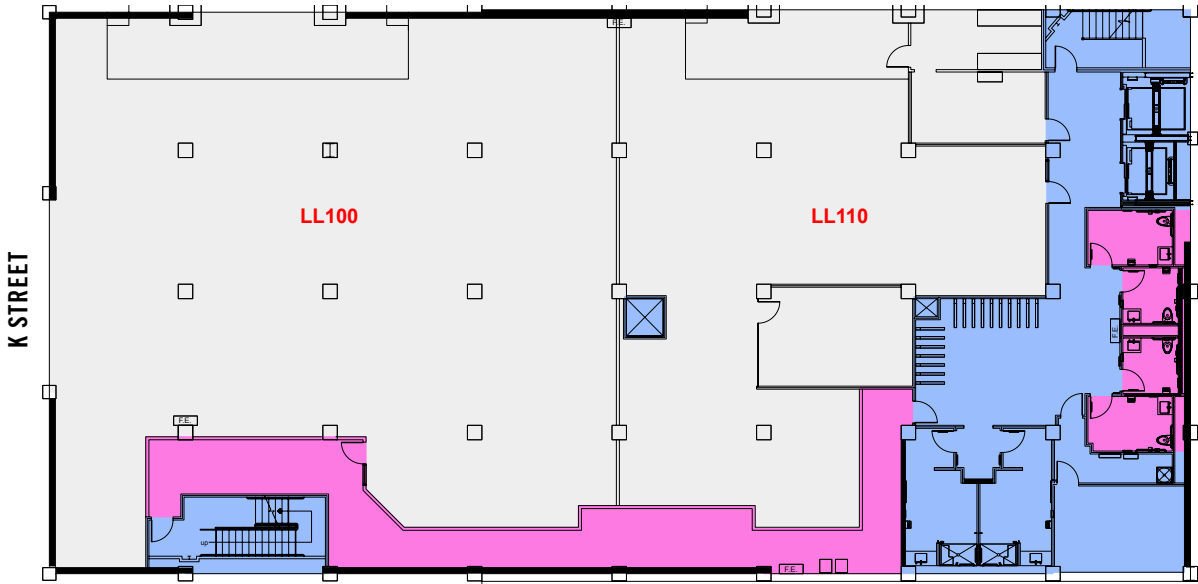
8TH STREET



CONCEPT PLANS

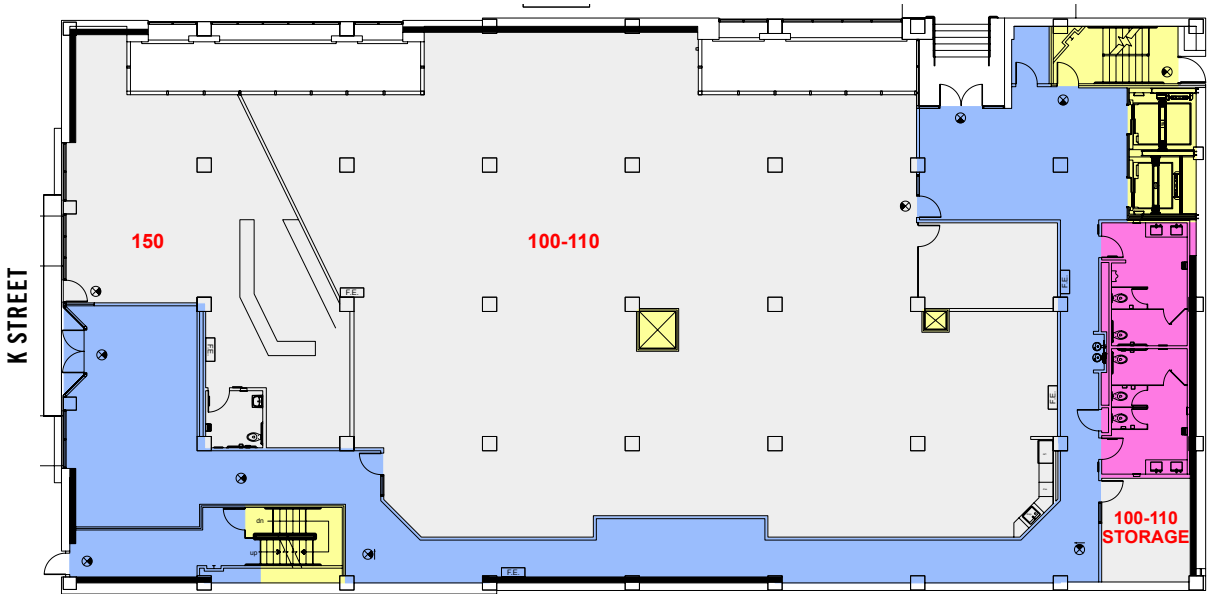
- Tenant Area
- Tenant Ancillary Area
- Rentable Exclusions
- Floor Service Area
- Building Amenity Area
- Building Service Area

TEST FIT A  
LL  
Suite LL 100: 6,484 SF  
Suite LL 110: 4,237 SF



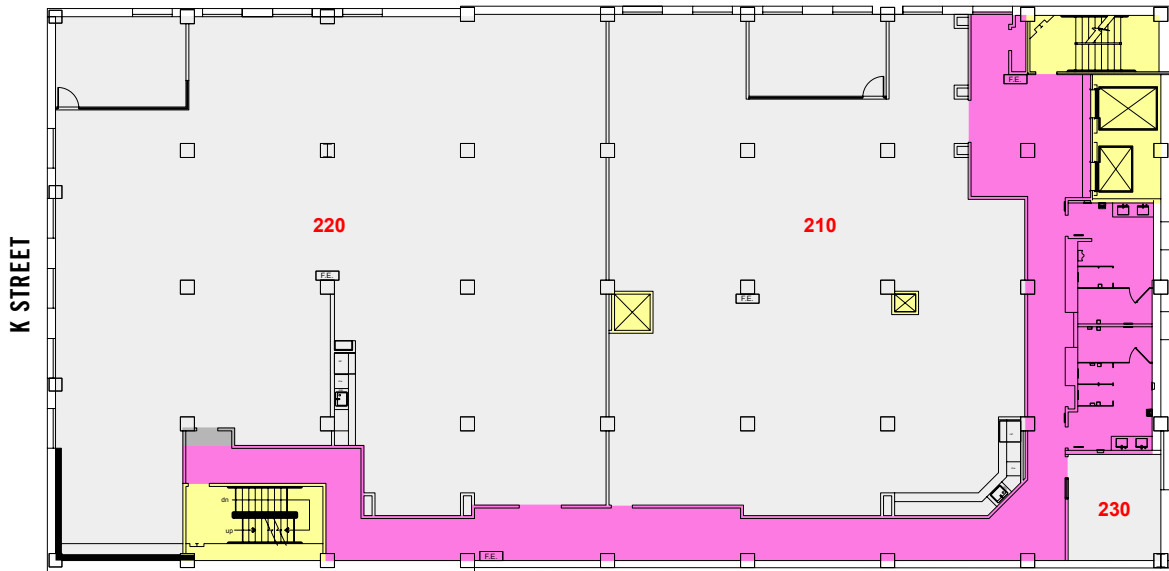
8TH STREET

TEST FIT A  
FIRST FLOOR  
Suite 100: 7,286 SF (includes 207 SF storage space)  
Suite 150: 1,596 SF Retail



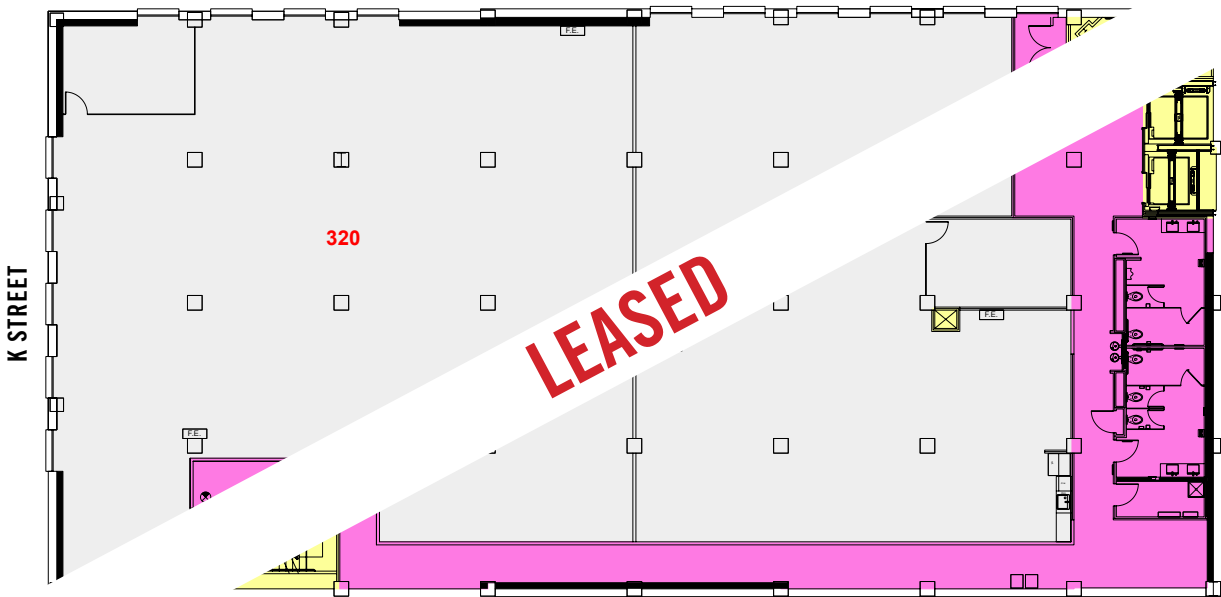
8TH STREET

TEST FIT A  
SECOND FLOOR  
Suite 210: 5,218 SF  
Suite 220: 7,151 SF  
Suite 230 (Storage): 264 SF



8TH STREET

TEST FIT A  
THIRD FLOOR  
**LEASED**  
Suite 310: 5,350 SF  
Suite 320: 7,195 SF



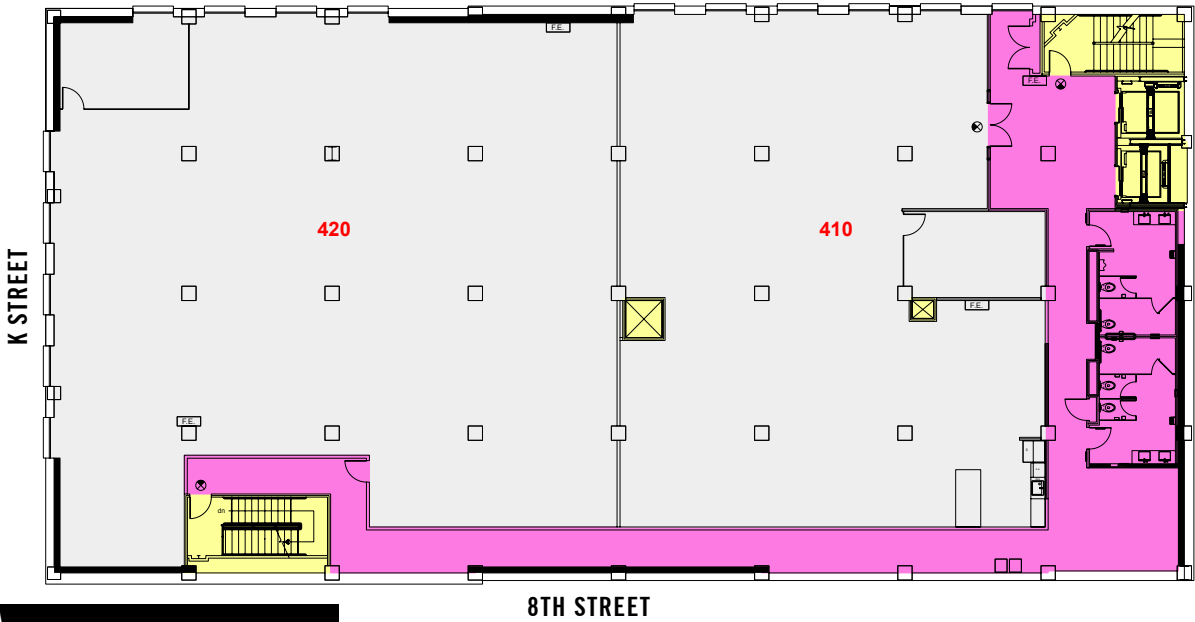
8TH STREET



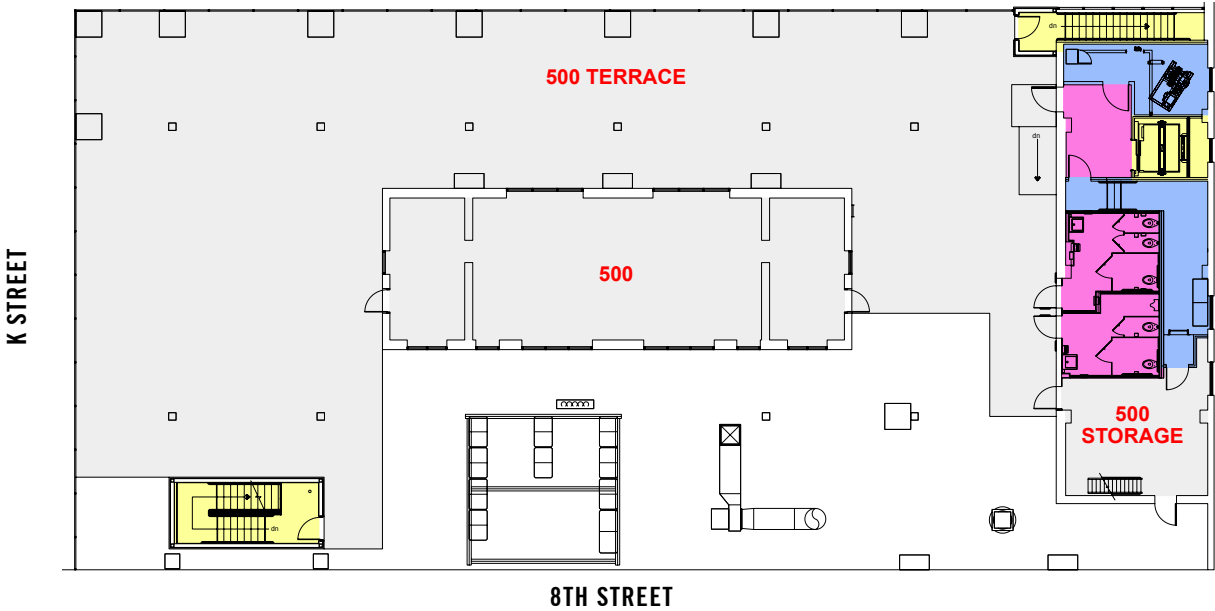
CONCEPT PLANS CONTINUED

- Tenant Area
- Tenant Ancillary Area
- Rentable Exclusions
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- Building Service Area

TEST FIT A  
FOURTH FLOOR  
Suite 410: 5,328 SF  
Suite 420: 7,214 SF



TEST FIT A  
ROOF  
Suite 500: 7,988 Total SF  
Penthouse: 1,424 SF  
Storage: 370 SF  
Terrace: 6,194 SF







# GETTING HERE

4  
MAJOR FREEWAYS

4  
ADJACENT LIGHT RAIL STATIONS

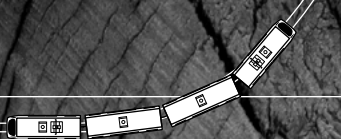
1,000+  
PARKING STALLS

## FRET OVER PARKING IN THE URBAN CORE NO MORE

830 K Street can take advantage of over 1,000 monthly parking stalls allocated between private and public parking garages within a five-block radius of the Property. Most notably, The Renaissance Tower located at 801 K Street, provides month-to-month parking directly across the street. Just next door, at 1010 8th Street, a private garage provides convenient monthly parking to nearby tenants for market rate. The Capitol Garage (10th and L Street) is located three blocks from the Property and the City Hall Garage (10th and I Street) is located just 4 blocks

away. In addition to the monthly parking stated above, the new City of Sacramento Parking Management System is committed to finding and reserving additional parking stalls in a variety of garages and lots upon request. The building is also conveniently located at the 8th and K Street Sacramento Light rail station that services all three RT lines. From this location, one can reach outlying stations at the Sacramento Train Station, Township 9, Citrus Heights, Folsom, or Elk Grove without switching trains.





830  
K STREET

# WALK BIKE OR RIDE







**TURTON**  
COMMERCIAL REAL ESTATE