

DOWNTOWN  
SACRAMENTO  
**713 9TH ST**  
OFFICE SPACE  
FOR LEASE







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# THE OPPORTUNITY

ENTIRE	3,200	\$1.75	50+	TURN-KEY
3RD FLOOR AVAILABLE	RSF AVAILABLE	MODIFIED GROSS	NEARBY AMENITIES	OFFICE

OFFICE SPACE ACROSS FROM THE SACRAMENTO COUNTY COURTHOUSE

713 9th Street is a professional office building in the heart of Downtown, Sacramento. The office suite was recently renovated in 2018 and offers modern office space with high ceilings and large glass windows, perfect for a variety of office tenants such as attorneys, legal services, lobbyists and consulting firms. The office space provides the perfect slate to build an environment that shapes positive client experiences and

a strong company brand image. The building offers an opportunity for prominent exterior signage, giving your company high visibility and landmark identity. Your office space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your brand, bottom line! The building is a mid-century modern gem that was beautifully renovated and updated

to showcase its original character with modern finishes. The building is located in the Central Business District, directly across from the Sacramento County Courthouse, and in proximity to many professional and legal service providers. It is within a short walk of the Golden 1 Center, DOCO, Amtrak, light-rail station, many restaurants, coffee shops and amenities.







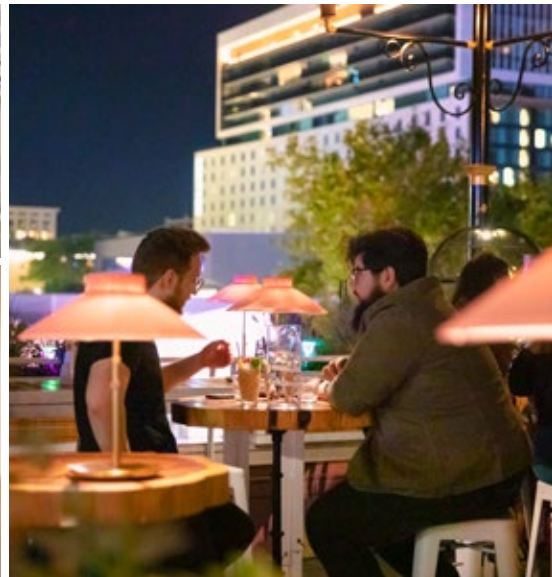
# BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

713 9th Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Governmental Affairs District and the thriving K Street Entertainment District (the Kay).

The property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts

in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.





Section Two: The Location





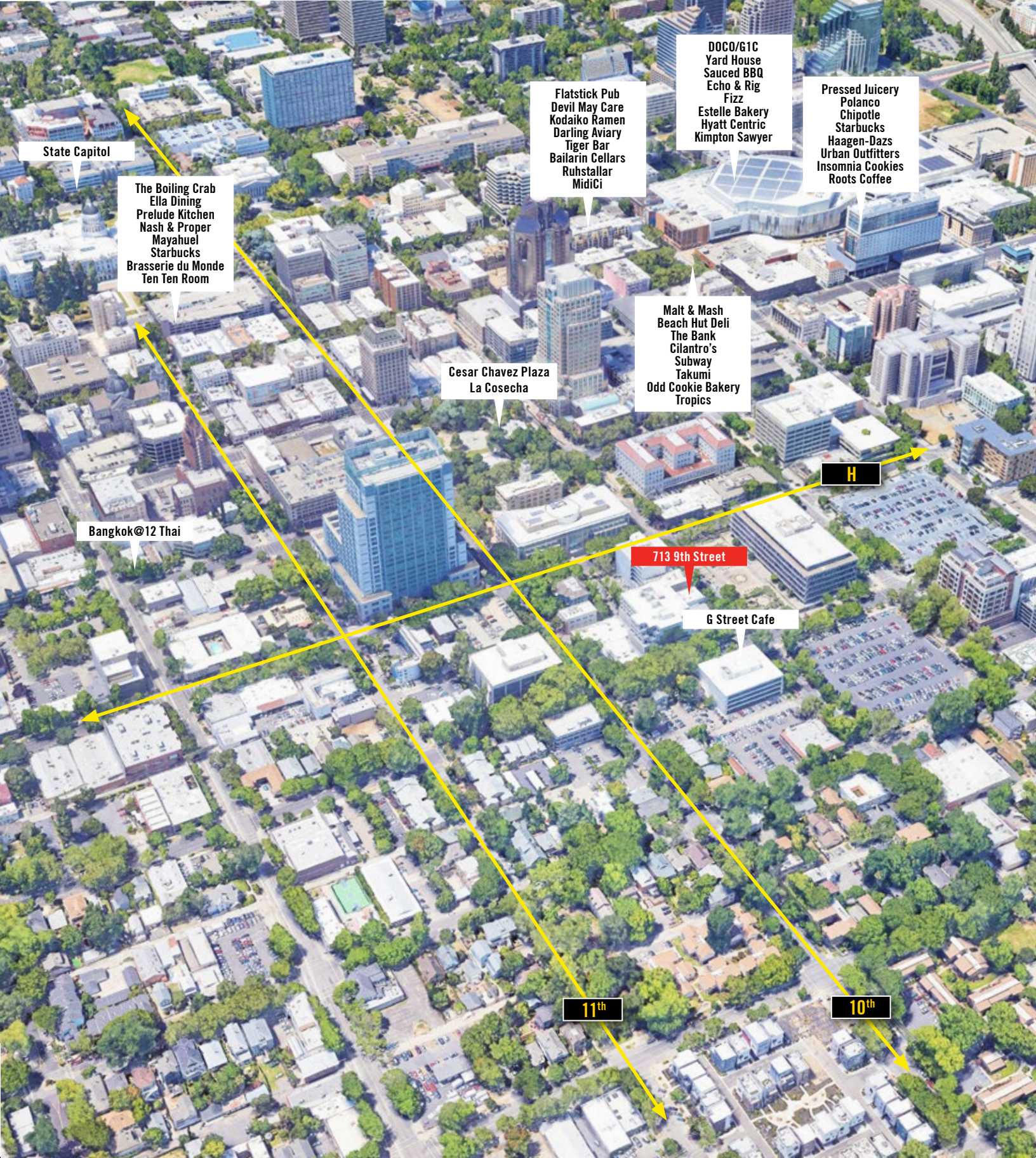


# NEARBY AMENITIES

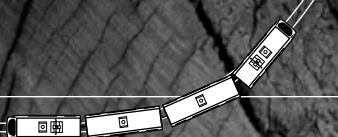
The property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

**POPULAR RESTAURANTS NEAR 713 9TH STREET** (not all are mentioned here):

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

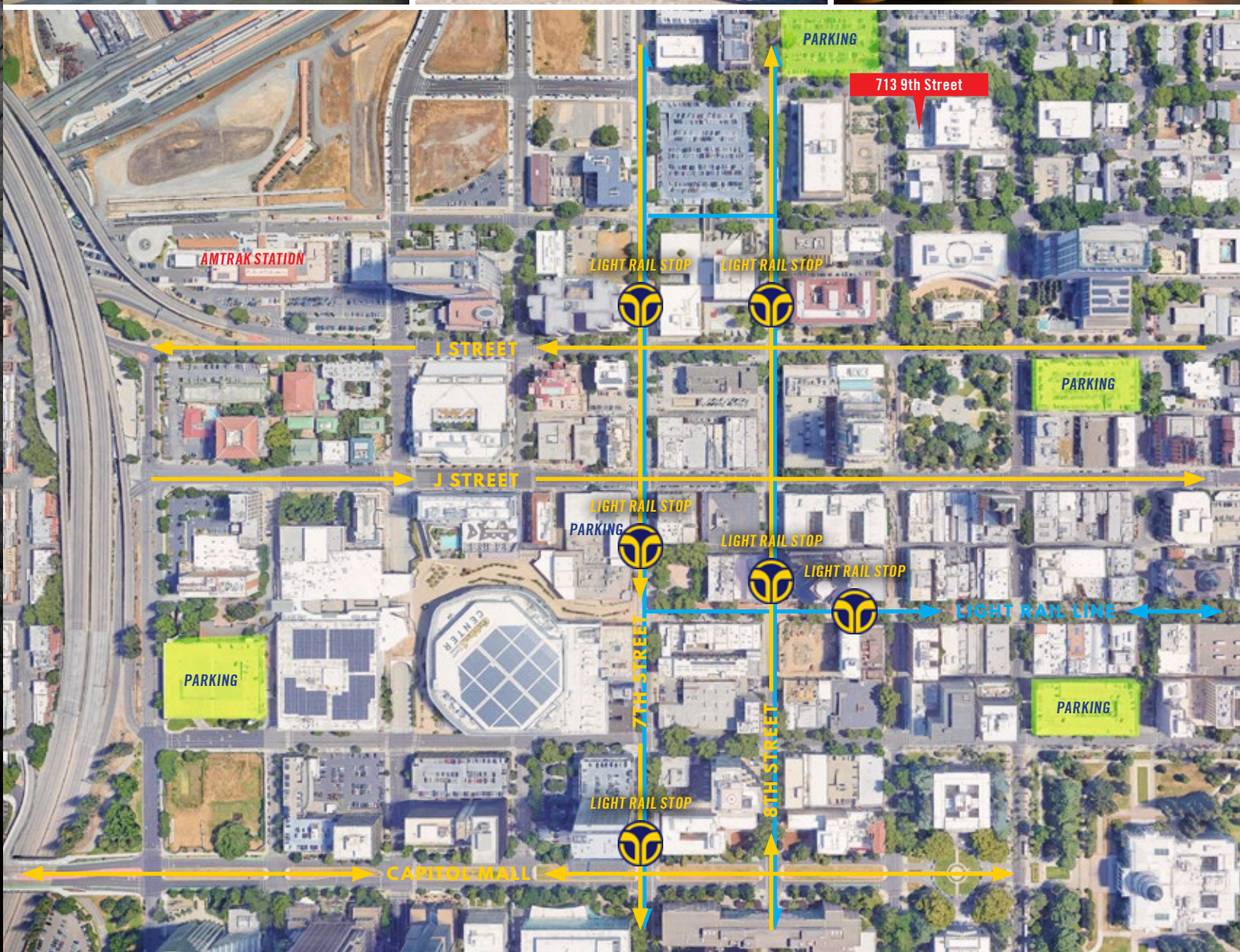






713 9TH

# WALK RIDE BIKE DRIVE







# GOVERNMENTAL AFFAIRS DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

Beginning at 9th Street and ending at 15th Street, the Governmental Affairs District is largely comprised of mid and high-rise office buildings, ground floor restaurants, entertainment venues and retail densely populating a

very walkable corridor featuring Sacramento Regional Transit's light rail system on K Street. The region's preeminent lobbying, association, and government-related firms are located across 2 million square feet of Class A office

towers in this district,, with a current average occupancy rate of 96%. All of the Class A office towers in this district command premium rents of \$3.30 to \$3.75 per rentable square foot, per month, full-service gross.







# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word “renaissance” more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead

center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete. All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the

downtown grid. The impact to Sacramento's urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento's urban renaissance. Since the formal approval by City Council of the Cities' contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.





# SACRAMENTO

Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost.

Blessed with a consistent climate featuring over 300 days of sun on average throughout the year, the region is located at the Northern portion the Central Valley which produces more agriculture than any other valley in the United States. If you are eating a tomato in the United States there is a 9 in 10 chance it came from the Central Valley. Lettuce, almonds,

rice and mandarin oranges are close behind. This unique combination of soil, water and temperature in coordination with Sacramento's solid, highly reliable economic base to create the perfect combination of variables to truly make Sacramento the "farm-to-fork" capital of the world. No one on Earth, as a whole, eats more fresh food than Sacramentans. And if you want to select the perfect wine to compliment your meal you are a mere 60 minutes from arguably the finest wine region in the world. On any given day it is faster (not closer) to get to downtown Napa from downtown Sacramento than downtown

San Francisco.

Ten minutes from downtown Sacramento is UC Davis - acknowledged as one of the finest agricultural institutions in America. UCD is home to the Mondavi Center, a \$10M performance art center donated by the Mondavi Family who maintains a close relationship with their renowned viticulture department.

In addition to the State Government, Sacramento features a number of larger locally based employers including Vision Service Plan, Blue Diamond Almond Growers (located on 16th Street), Raley's, Sutter Health, Dignity Health, Kaiser Permanente, UC Da-

vis Medical Center, McClatchy as well as California Public Employees Retirement System and California State Teachers Employee Retirement System... two of the largest pension funds in the world. Regional employers with large presence in Sacramento include AT&T, Wells Fargo, Intel, Apple, AAA and Tesla.

Employment growth in Sacramento has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but education and health services, sector has been the largest contributor to job

growth since the bottom of the economic downturn. Total employment in this sector is nearly 25% above its prerecession peak. Local hospitals have noted that, as of May 2017, thousands of medical positions remain unfilled due to the lack of skilled talent in the metro. Within the professional and business services sector, administrative and support jobs have benefitted, because the metro's low business costs attract firms with back-office operations. Continued growth is expected in the state and local government sectors. Sacramento has the highest share of public sector employment in the country (approximately

25%) ahead of even that of Washington D.C.

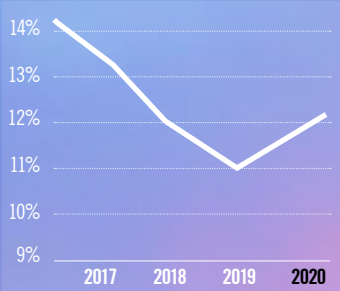
Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family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



# SACRAMENTO DATA BITES

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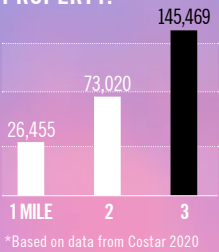
## SACRAMENTO OFFICE VACANCY:



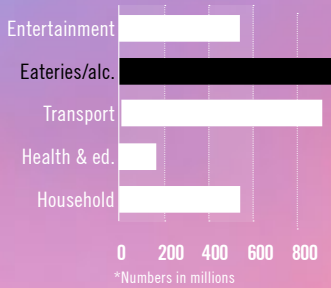
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #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 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

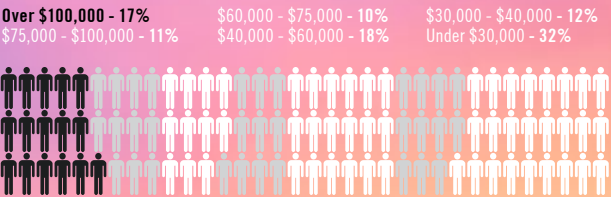
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



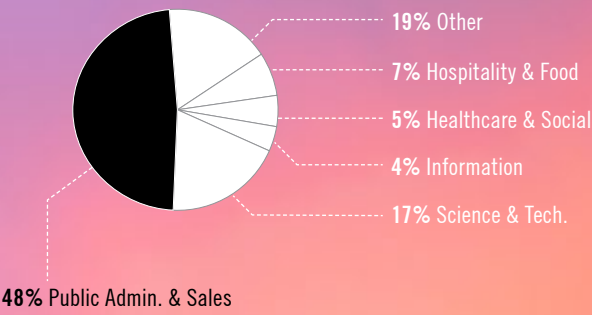
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



**34.3%** Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

WALK SCORE: **97**  
BIKE SCORE: **98**  
TRANSIT SCORE: **55**



# FLOOR PLAN

5

PRIVATE OFFICES

1

KITCHEN

PRIVATE

RESTROOMS

