

1130

K STREET

COMPLETELY REMODELED URBAN OFFICE SPACE FOR LEASE
CENTRAL URBAN LOCATION 1 BLOCK FROM THE STATE CAPITOL



NEW LEASE
RATES STARTING
AT \$2.65/SF/MO
FULL SERVICE!



1130 K



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THE PROPERTY

184,471	513-129,242	102,200	6	11,347
SF BUILDING	SF AVAILABLE	MAX CONTIGUOUS SF	FLOORS	SF TERRACE

NEW LEASE RATES STARTING AT: \$2.65 PER SF PER MONTH FULL SERVICE!!!

1130 K Street is a 184,471 square foot office building strategically located less than one block from the California State Capitol building in Sacramento. 1130 K Street offers direct access to light rail, numerous restaurants and shopping along K and L Streets, and is just a short walk east to Sacramento’s vibrant Midtown submarket and west to the booming Downtown Commons (DOC) entertainment district surrounding Golden 1 Center.

Constructed in 1924 as the original Weinstock’s de-

partment store, this stunning landmark building features a Romanesque four-story-high arched entranceway and a half-dome colonnade window line spanning the fourth floor. The building was converted to an office building in 1979 when Weinstock’s relocated and has since been occupied by a variety of public and private tenants over the years. The building has had a recent top to bottom renovation with two new steel frame floors added featuring floor to ceiling glass and a generous terrace. The property has also been fully

upgraded to LEED Gold, along with seismic, title 24 and ADA building standards. 1130 K offers on-site showers, a bike room and a fitness center. Located 1 block from the State Capitol and Convention Center, 2 blocks from the City’s largest public parking garage, 3 blocks from City Hall, 4 blocks from Golden 1 Center and DOCO, and within easy walking distance of every major hotel, 1130 K Street is located at ground zero of Sacramento’s exciting revitalized urban experience.



PROPERTY DETAILS

- Approximately 184,471 SF total
- Up to 12,144 SF of ground floor retail
- Contiguous office space up to ± 102,200 RSF (3rd - 6th Floor)
- Timeless and modern design
- Elevator served
- Concrete and steel construction, brand new building infrastructure

LOWER LEVEL

Suite 15	750 SF
Suite 50	4,396 SF
Available SF	5,146 SF

FLOOR 1

Suite 100	12,144 SF
Available SF	12,144 SF

FLOOR 2

Suite 215	774 SF
Suite 220 - 230	2,910 SF
Suite 240	2,002 SF
Suite 260 - 270	4,065 SF
Available SF	9,751 SF

FLOOR 3

Suite 300	9,696 SF
Suite 305	7,364 SF
Suite 310	513 SF
Suite 315	803 SF
Suite 320	LEASED
Suite 340	5,380 SF
Suite 380	5,361 SF
Available SF	29,117 SF

FLOOR 4

Suite 400	16,360 SF
Suite 415*	795 SF
Suite 450	14,888 SF
Available SF	32,043 SF

FLOOR 5

Suite 500	10,465 SF
Suite 500 Terrace	11,347 SF
Suite 515*	403 SF
Suite 550	9,186 SF
Available SF	20,054 SF

FLOOR 6

Suite 600	10,762 SF
Suite 615*	407 SF
Suite 650	9,816 SF
Available SF	20,986 SF

* Suite not individually available for lease.

NEW LEASE RATES!!!

FL #1-4: \$2.65/SF/MONTH

FL #5-6: \$3.25/SF/MONTH

FULL SERVICE GROSS







tion One: The Property

1130 K



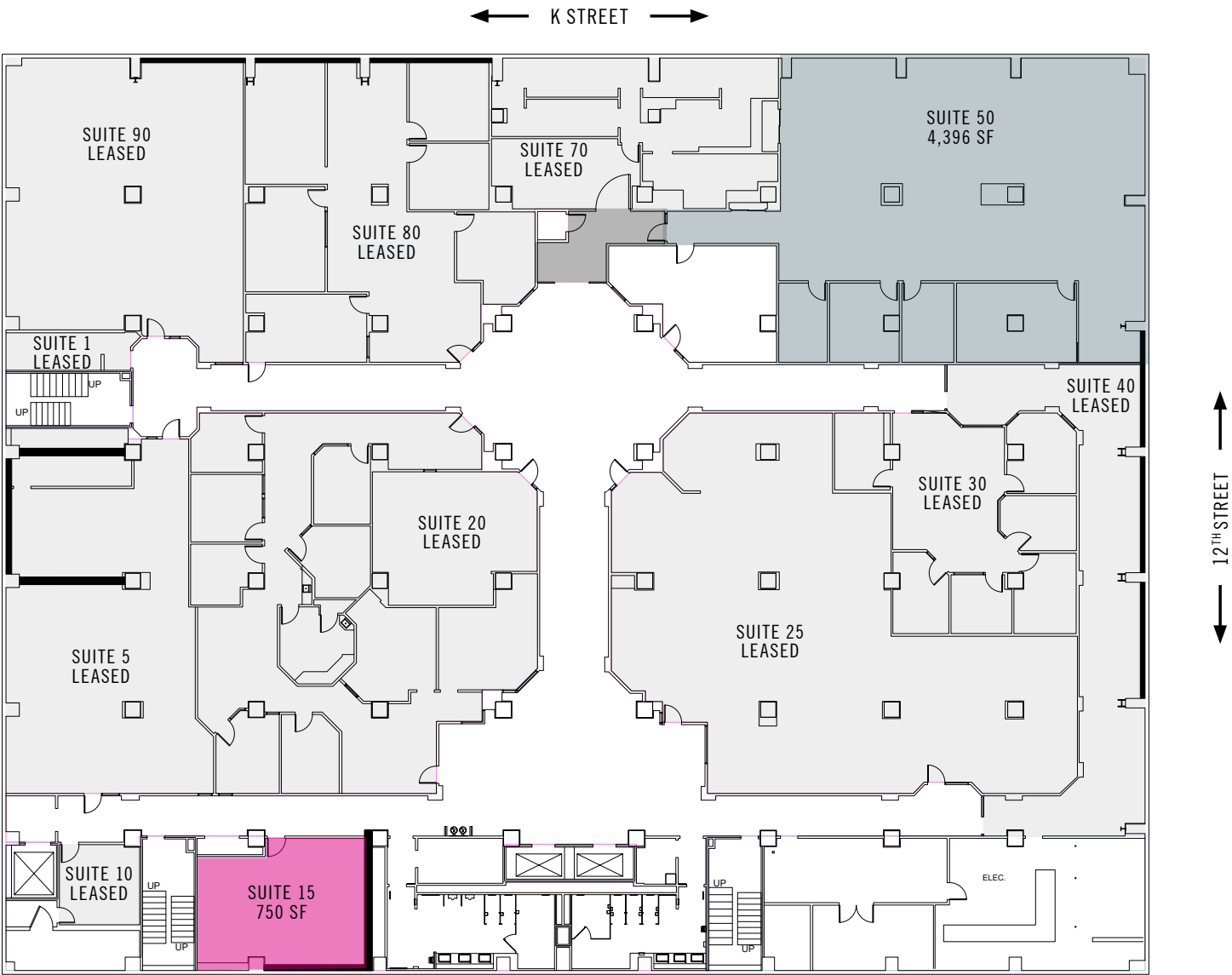
FLOOR PLANS

19	513 - 102,200	11,347	UNLIMITED
AVAILABLE SPACES	SF AVAILABLE	SF TERRACE	POSSIBILITIES



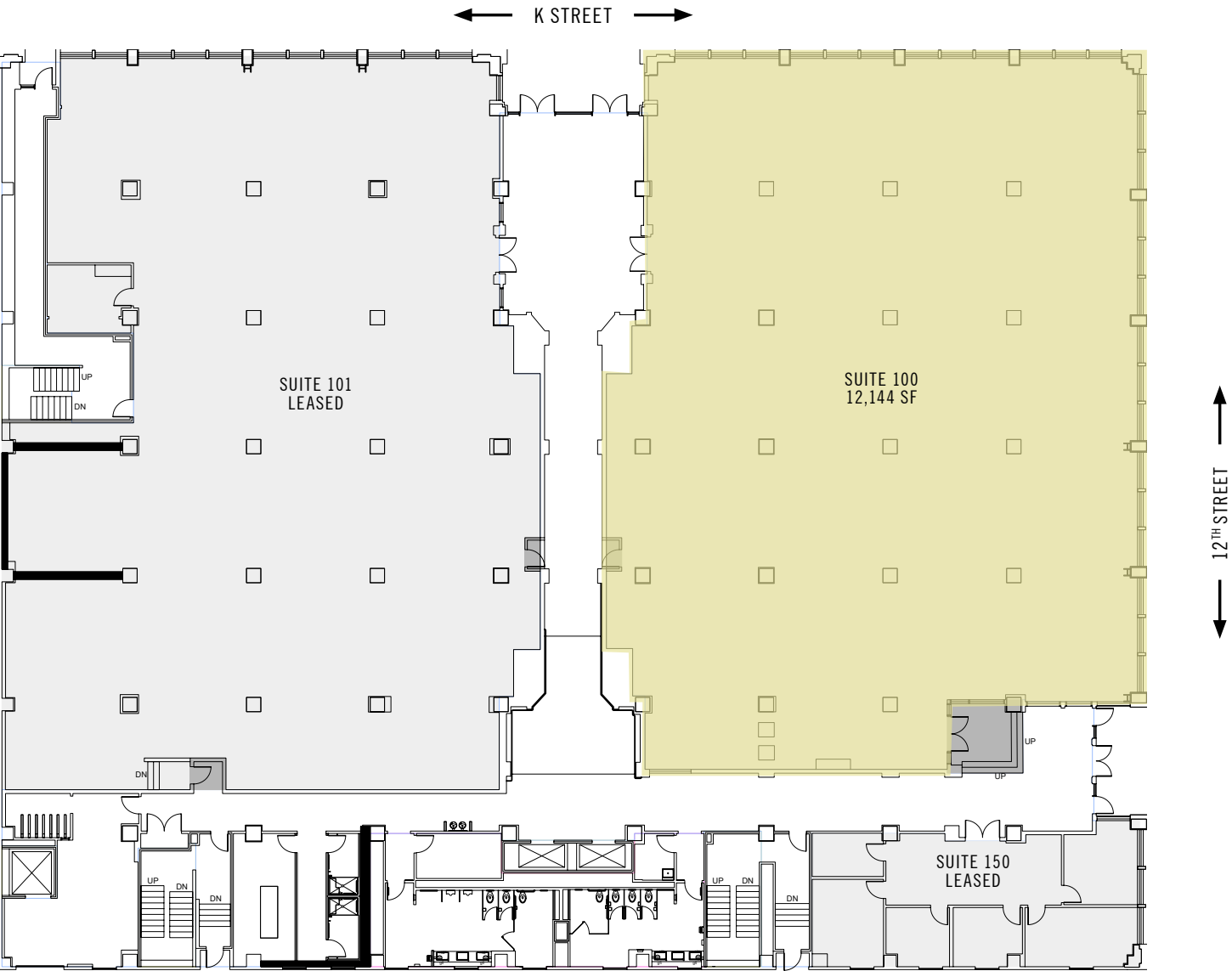
LOWER LEVEL

± 750 - 4,396 SF | TOTAL AVAILABLE: 5,146 SF



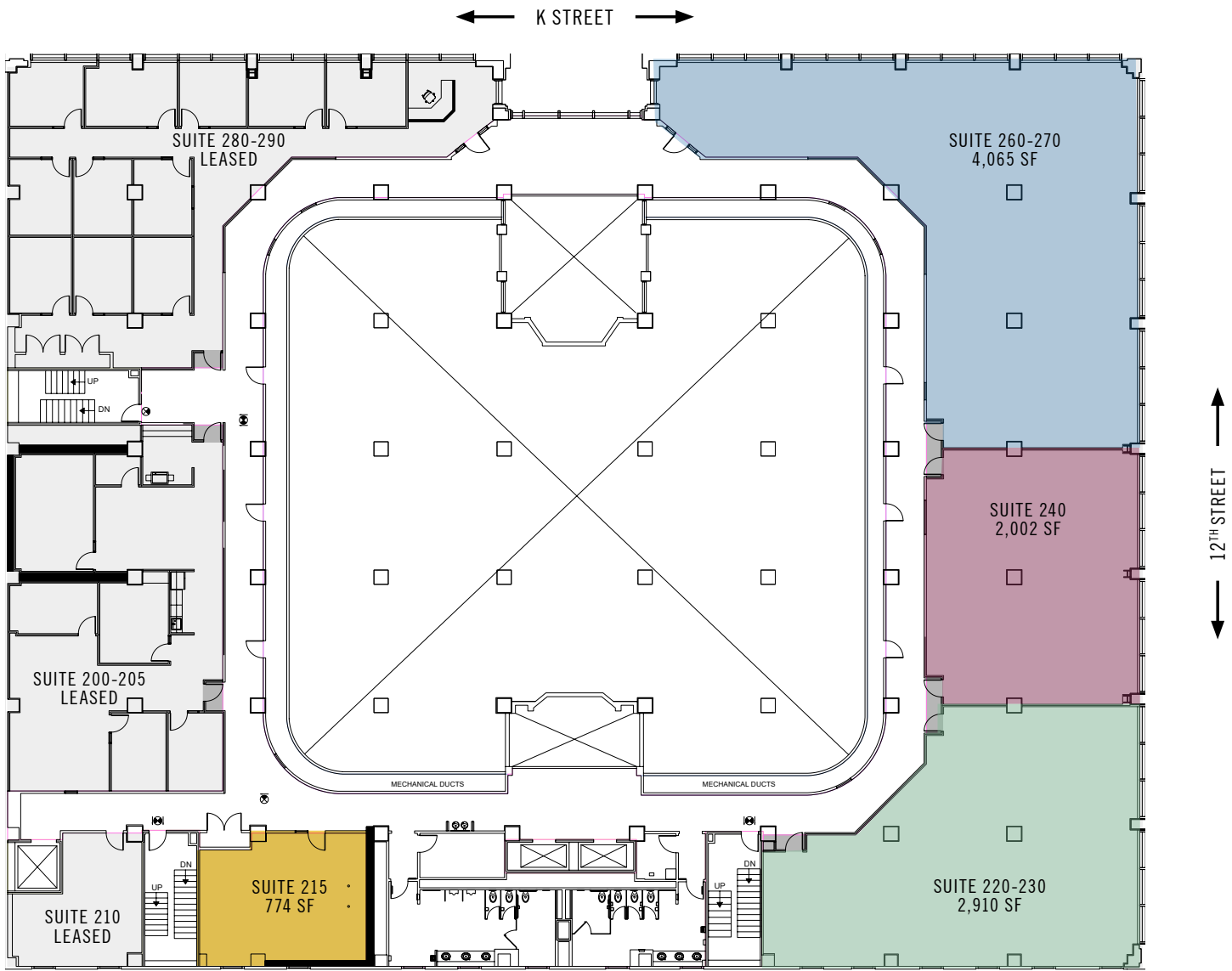
FLOOR 1

± 12,144 SF | TOTAL AVAILABLE: 12,144 SF



FLOOR 2

± 774 - 8,977 SF | TOTAL AVAILABLE: 9,751 SF



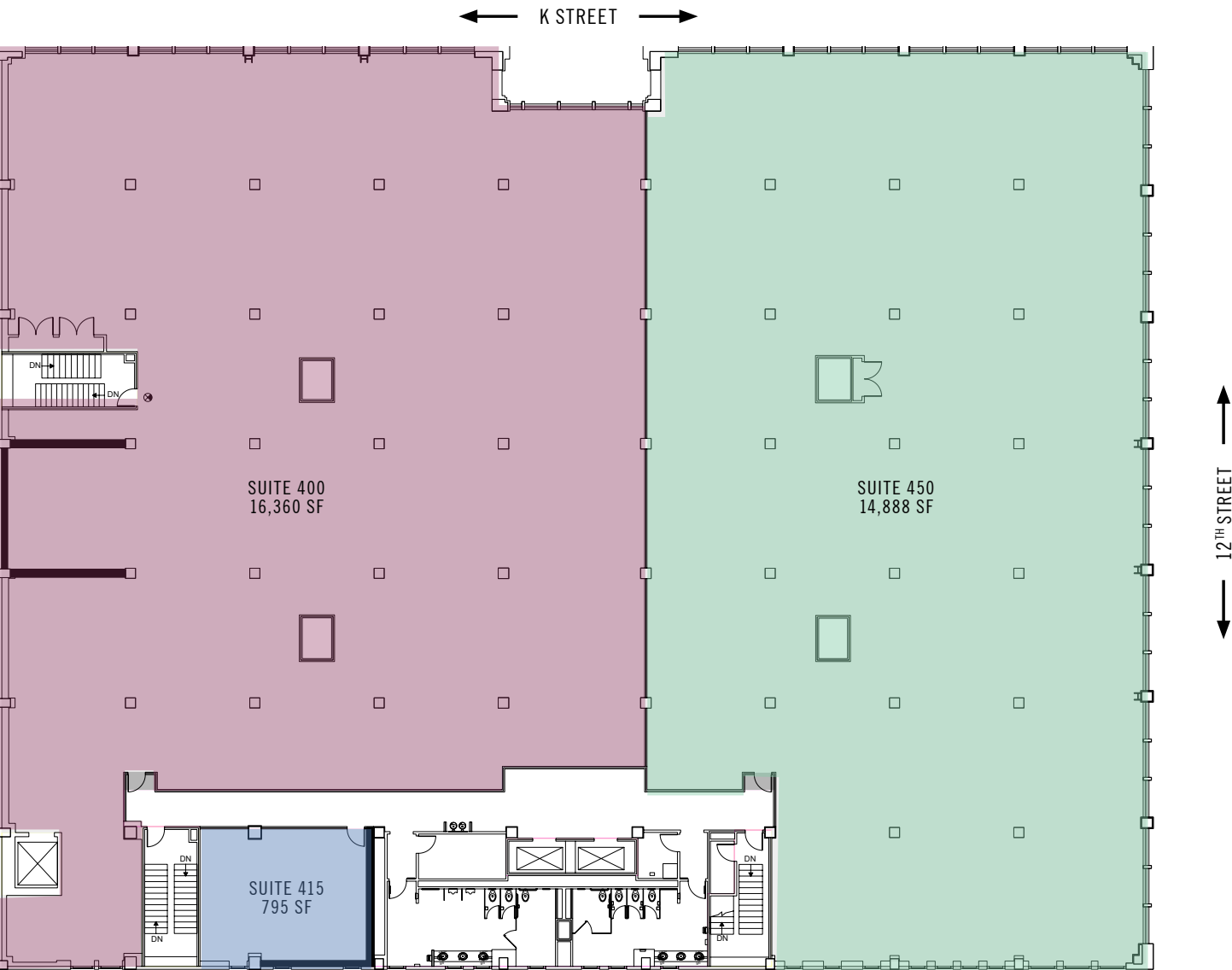
FLOOR 3

± 513 - 29,117 SF | TOTAL AVAILABLE: 29,117 SF



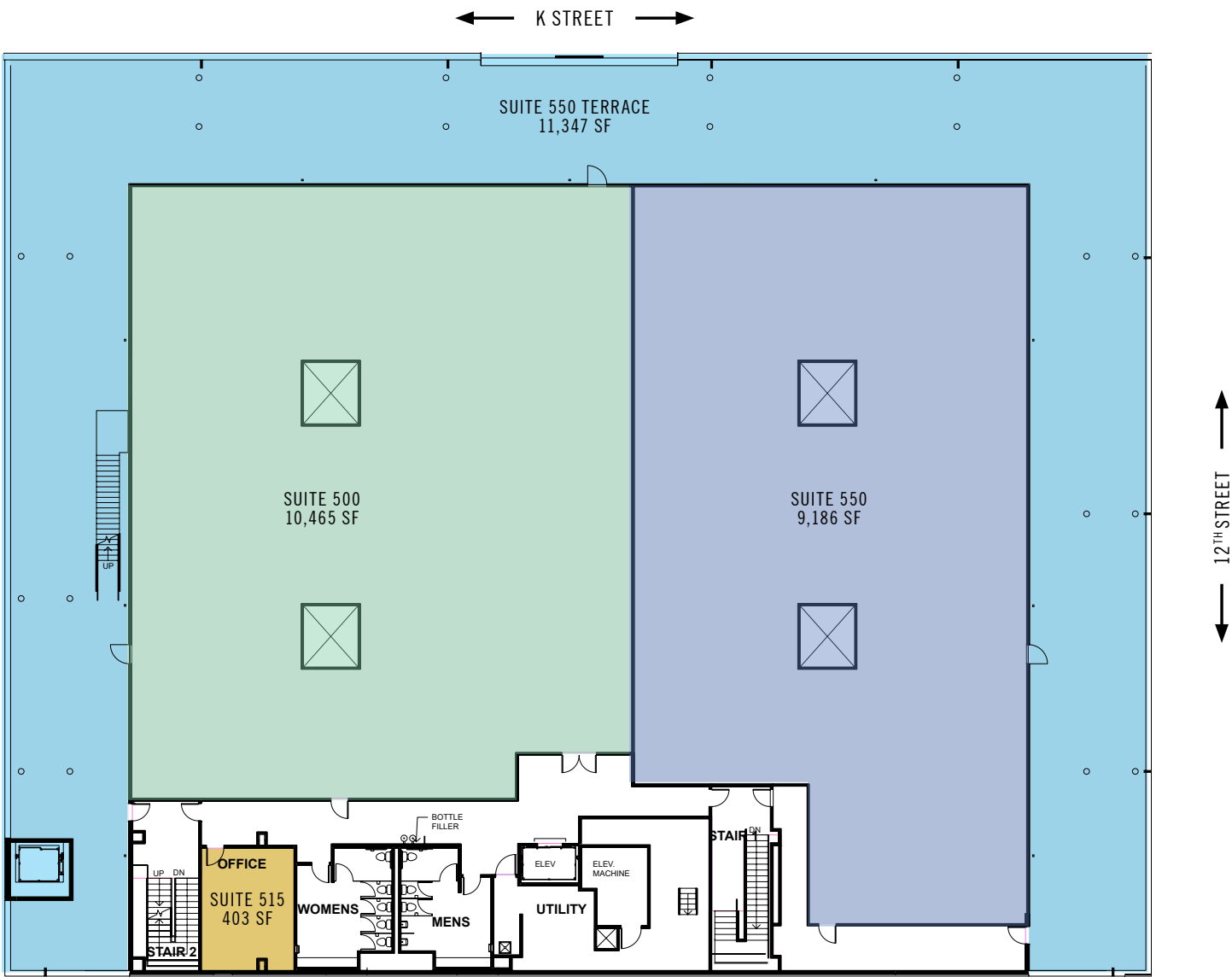
FLOOR 4

± 14,888 - 32,043 SF | TOTAL AVAILABLE: 32,043 SF



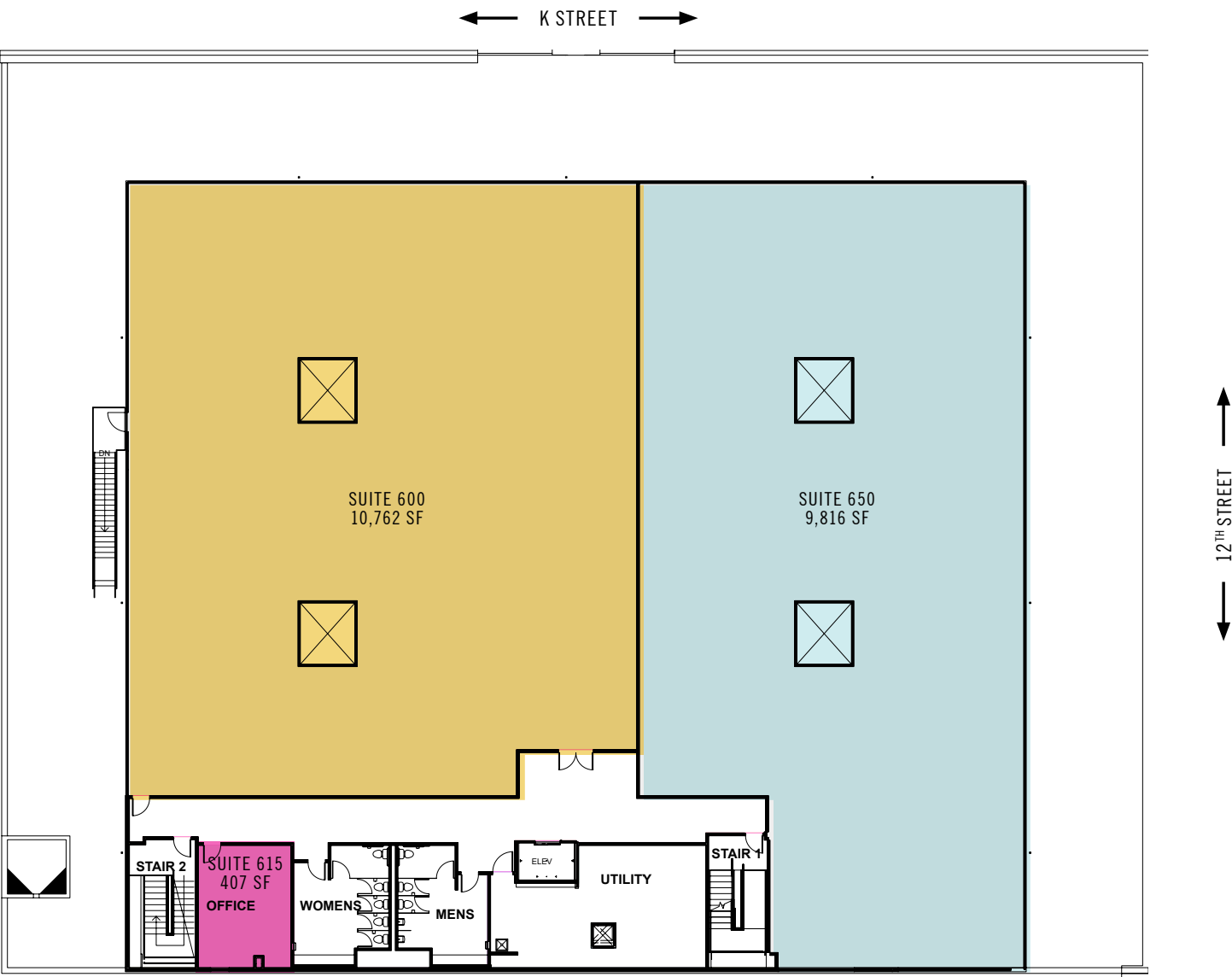
FLOOR 5

± 9,186 - 20,054 SF | TOTAL AVAILABLE: 20,054 SF + 11,347 SF TERRACE



FLOOR 6

± 9,816 - 20,986 SF | TOTAL AVAILABLE: 20,986 SF





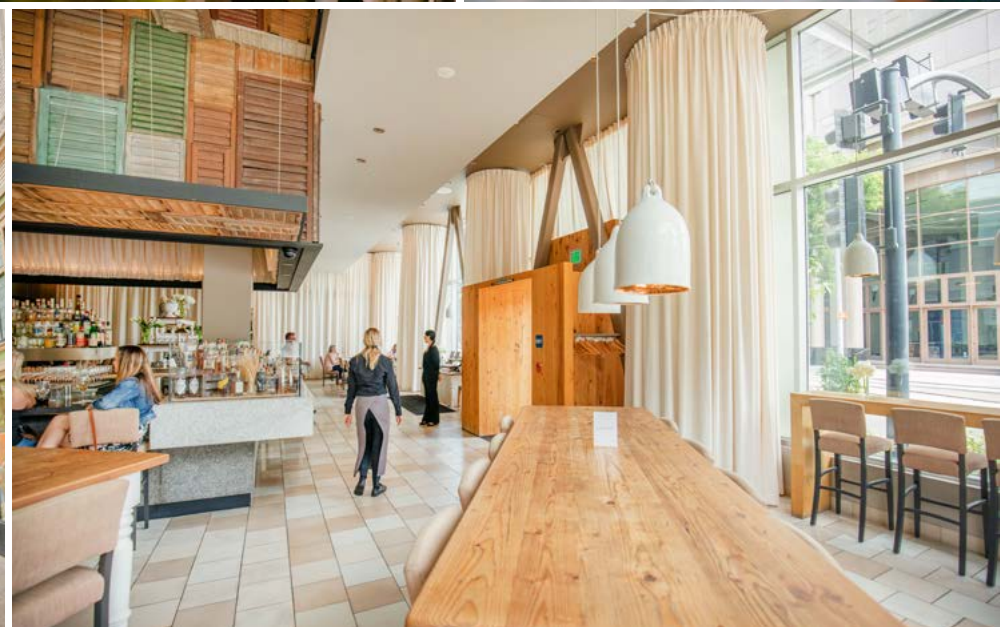
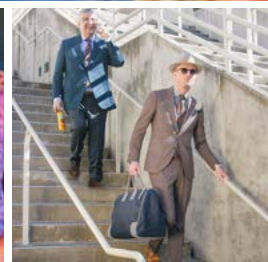
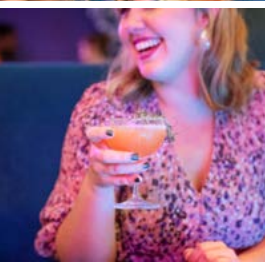
BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

1130 K Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Civic Center District and the thriving K Street Entertainment District (the Kay).

The property sits just one block from the State Capitol and Sacramento Convention Center/Theater, four blocks from the Entertainment District which includes Downtown Commons and Golden 1 Center,

less than two blocks from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core. A short walk is the Capitol Mall District.





NEARBY FOOT TRAFFIC



2.7M
YEARLY VISITS

GOLDEN 1 CENTER
HOME TO THE
SACRAMENTO KINGS



578 K
YEARLY VISITS

SAFE CREDIT UNION
CONVENTION CENTER
NEWLY RENOVATED



228 K
YEARLY VISITS

SAFE CREDIT UNION
PERFORMING ARTS
CENTER



1.6M
YEARLY VISITS

CAPITOL MALL
STATE CAPITOL TO THE
TOWER BRIDGE



178K
YEARLY VISITS

CESAR CHAVEZ PLAZA
HOME TO CONCERTS
IN THE PARK



3.4M
YEARLY VISITS

OLD SACRAMENTO
WATERFRONT
SUBMARKET

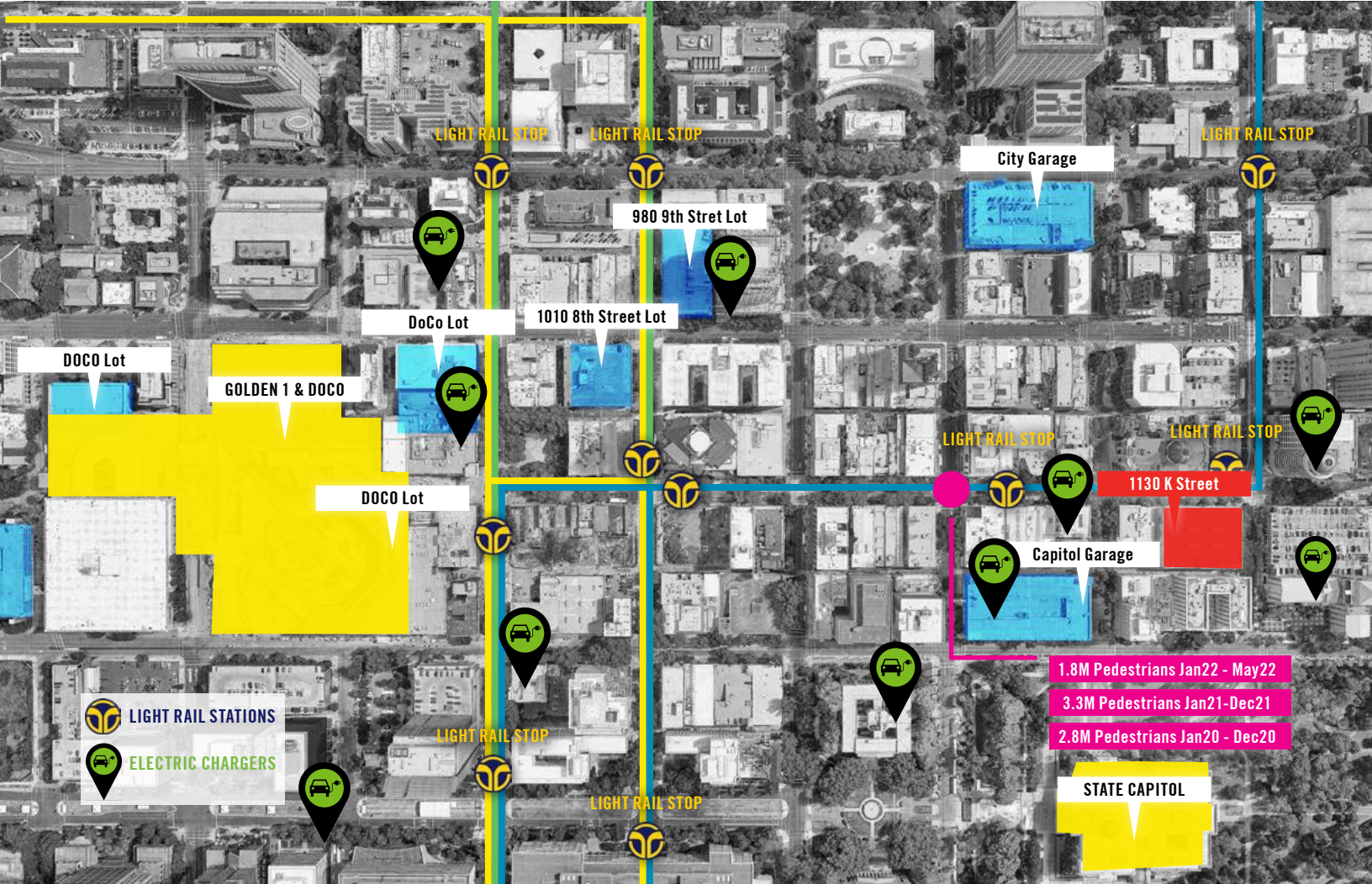
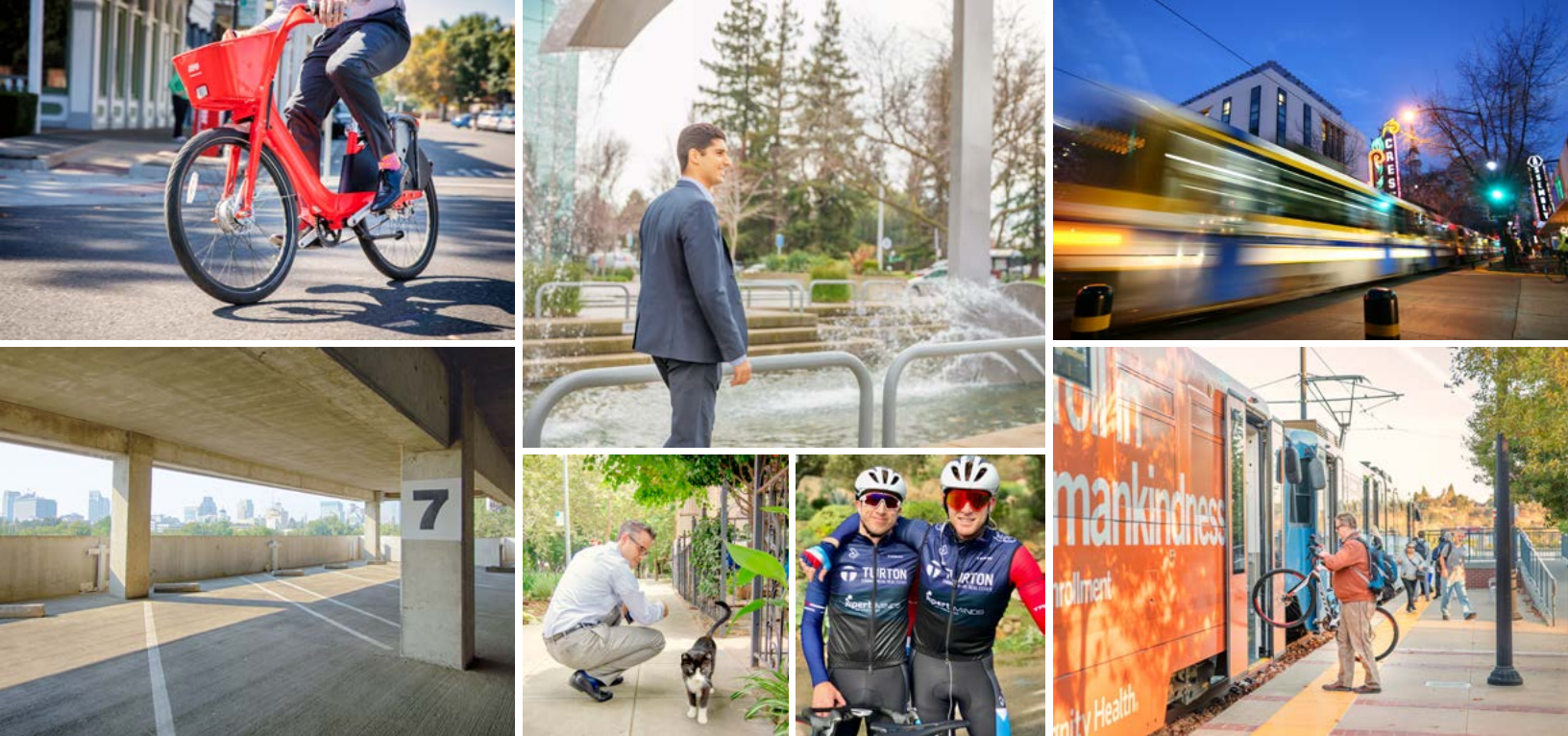


NEARBY AMENITIES

The property benefits from a central location in The Kay District near the Civic Center District and the Entertainment District

POPULAR RESTAURANTS NEAR 1130 K STREET (not all are mentioned here):


58 Degrees & Holding Co.	Darling Aviary	Kodaiko Ramen & Bar	Paesano's	Tank House BBQ
Ace of Spades	Der Biergarten	Koja Kitchen	Paragary's	Tapa the World
Aioli Bodega Espanola	Drunken Noodle	Kru	Philz Coffee	Tasty Dumpling
Alaro	Echo & Rig	Bombay Bar & Grill	Plant Power Fast Food	Temple Coffee
At Ease Brewing	Ella	Kupros Craft House	Polanco	Thai Basil
Azul Mexican	Estelle Bakery & Patisserie	La Costa Cafe	Prelude Kitchen & Bar	Thai Canteen
Babe's Ice Cream	Federalist Public House	Localis	Rare Tea	The Coconut on T
Beach Hut Deli	Fieldwork Brewing Co.	LowBrau	Rick's Dessert Diner	The Golden Bear
Beast + Bounty	Fizz Champagne	Majka Pizza	Ro Sham Beaux	The Mill Coffee House
Bento Box	Fixin's Soul Kitchen	Mango's/Burgertown	Roots Coffee	The Porch
Bottle & Barlow	Flatstick Pub	Maydoon	Roscoe's Bar	The Rind
Buddha Belly Burger	Fox & Goose	Mendocino Farms	Ruhstaller BSMT	The Waterboy
Burger Patch	Ginger Elizabeth	Midici Neapolitan Pizza	Saigon Alley	Tres Hermanas
Burgers and Brew	Grange	Mikuni Sushi	Salt & Straw	Uncle Vito's Pizza
Cafe Bernardo	I Love Teriyaki	Morton's	Sauced	University of Beer
Cafeteria 15L	Il Fornaio	Mulvaney's B&L	Seoul St Midtown	Zelda's Pizza
Camden Spit & Larder	Insomnia Cookies	N Street Cafe	Scorpio Coffee	Zocalo
Camellia Coffee	Iron Horse Tavern	Nash & Proper	Shady Lady	
Cantina Alley	Jack's Urban Eats	Nekter	Sibling by Pushkin's	
Chipotle	Ju Hachi	Old Soul Coffee	Solomon's Delicatessen	
Crepeville	Karma Brew	Otoro	Station 16	
Dad's Kitchen	Kin Thai	Pachamama Coffee Coop	Sun & Soil Juice	




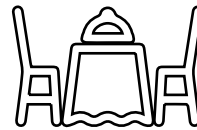



THE KAY DISTRICT

PLACER AI 2023 - 2024
*Experian-Mosaic Psychographic Profiles 2024

**13**
BLOCKS

**4.7M**
YEARLY VISITS

**27**
BARS & RESTAURANTS

**\$100,99**
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS*

By day, The Kay buzzes with activity from the mix of mid-rise and high-rise office buildings. After dark, The Kay draws its energy from a diverse mix of hotels, restaurants, nightlife and entertainment venues. The Kay District is eclectic and a study of contrast. Visitors can dine in a sleek modern restaurant with historic landmarks in the background, spend the night in a hotel which once

was a public market, or catch a live show in one of Sacramento's historic vaudeville houses. The K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the historic and gritty buildings along K Street as an opportunity to create a dynamic entertainment grid with au-

thentic architecture 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. Today we are seeing that vision come to fruition evidenced by developments like the Hardin, numerous retailers along K Street, and redeveloped office buildings like 1130 K and 830 K Street.





CIVIC CENTER DISTRICT

PLACER AI 2023 - 2024
*Experian-Mosaic Psychographic Profiles 2024



19

BLOCKS



2.5M

YEARLY VISITS



17

BARS & RESTAURANTS



\$103,523

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street to Interstate 5.

The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States Courthouse. It is also a


major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.




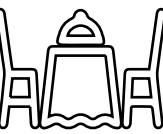



ENTERTAINMENT DISTRICT

PLACER AI 2023 - 2024
*Experian-Mosaic Psychographic Profiles 2024

**8**
BLOCKS

**7M**
YEARLY VISITS

**43**
STORES & RESTAURANTS

**\$107,257**
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES*

Downtown Commons (“DoCo”) and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with

250 luxury hotel rooms and 45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent

artists. In addition, the property is located adjacent to major development sites. One block away on J Street, Anthem Properties is nearing completion on a seven-story mixed-use project of 153 market-rate units, 10,000 square feet of ground-floor retail with a rooftop deck and fitness center and other amenities.



THE HOTEL SCENE

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steak-house, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

EXCHANGE SACRAMENTO NEW

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K PROPOSED

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

CANOPY BY HILTON PROPOSED

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

141 PROPOSED

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.



34

HOTELS



4,396

HOTEL ROOMS



67.9%

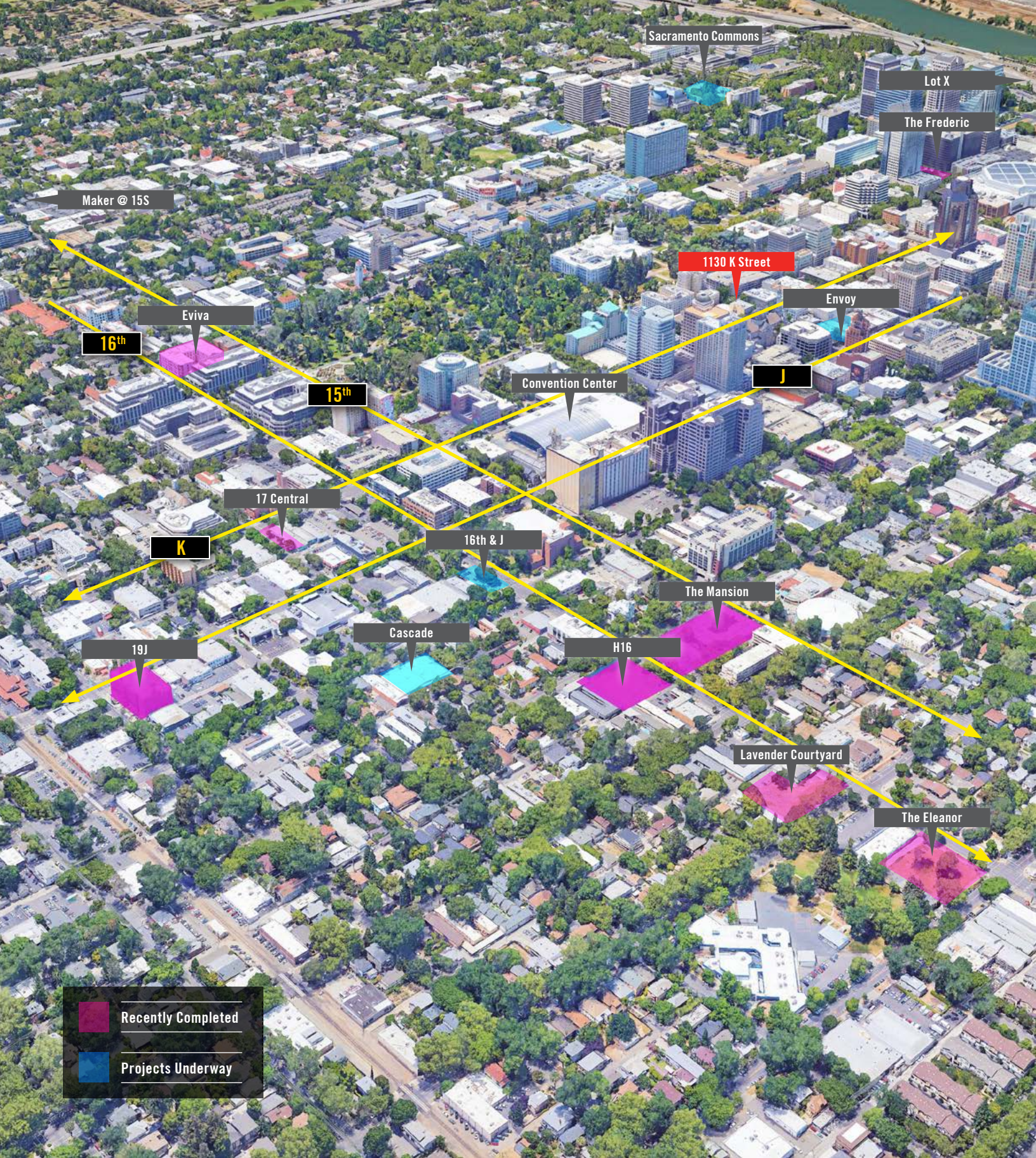
12 MO OCCUPANCY



179

12 MO DELIVERED





NEW RESIDENTS ON THE GRID

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

Envoy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

Maker @ 15S



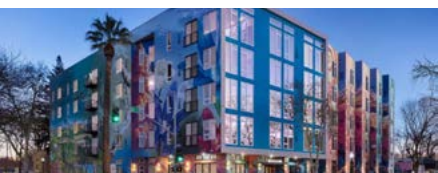
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023

K STREET DEVELOPMENT

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 140 mixed-income apartments with 75,000 square feet of ground floor retail, much of which is already leased up.

UC Regents



After selling their previous Downtown Sacramento office building, the UC Regents recently purchased 1115 11th Street, just steps from the State Capitol in the heart of Downtown. The UC Regents plan to expand their graduate program offerings and are renovating this office building top-to-bottom.

830 K Street

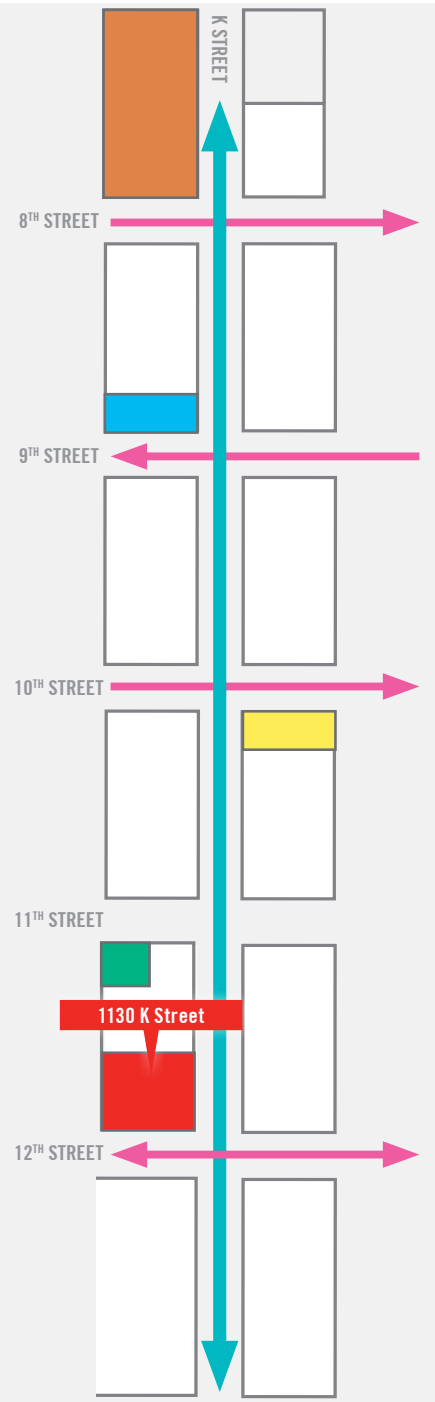


830 K Street is a 63,000 SF four story office building in Downtown on K Street that features a historical brick façade with the original chain driven windows. This iconic K Street property recently underwent a \$13 million top-to-bottom renovation and is currently available for lease both office and retail uses.

CA Labor Federation at 1001 K



One of the State's largest labor unions, the California Labor Federation, which is comprised of more than 1,200 labor unions, representing 2.1 million labor union members recently relocated their California headquarters from Oakland, CA to a \$5.5 million, 16,000 square foot office condominium they purchased at 1001 K Street.





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

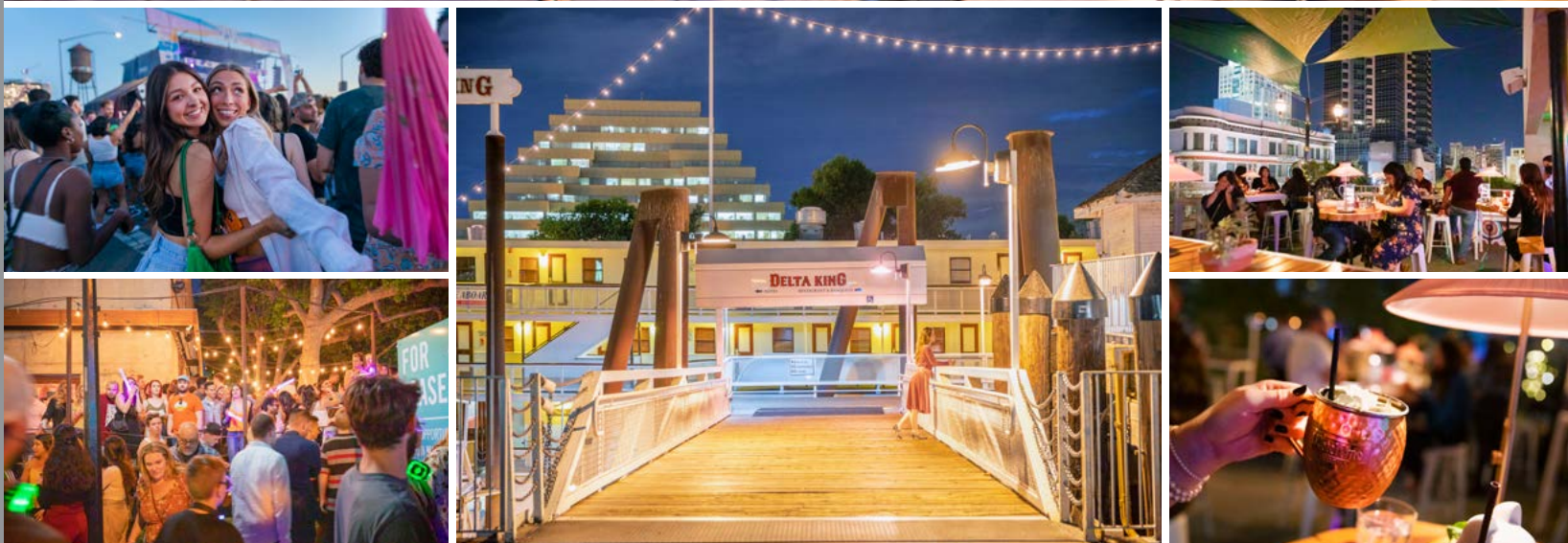
215+
BARS / RESTAURANTS

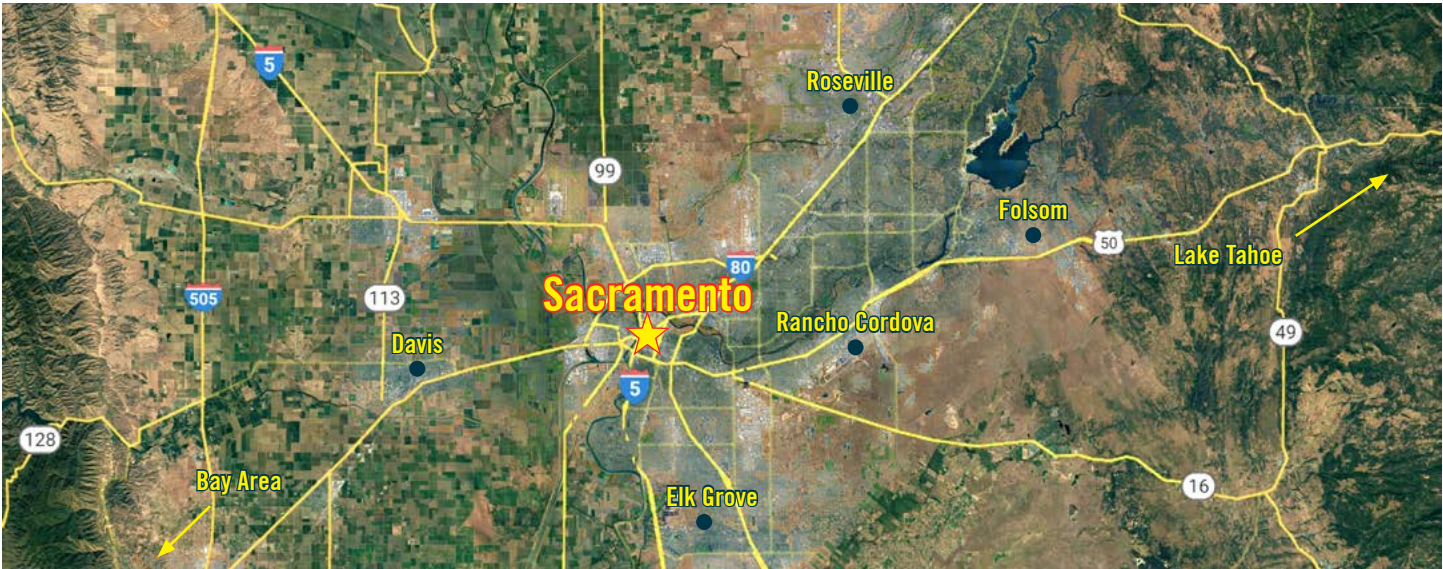
CALIFORNIA’S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento’s urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of

living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest

vacancy rates. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.





SACRAMENTO'S CENTRALIZED LOCATION

2,623,204
GREATER SAC POPULATION

\$85,451
MEDIAN HOUSEHOLD EXPENDITURE

68.7%
SOME COLLEGE OR HIGHER

GSEC 2024
GIS Planning 2024



Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed 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 to Lake Tahoe, the Sierras, Yosemite and the Coast. 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. 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 the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. 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

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

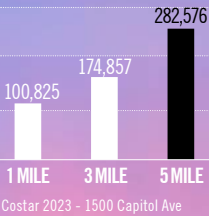
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

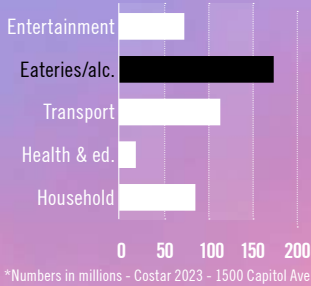
68%

GSEC 2023
Applied Geographic Solutions
& GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD

