

DOWNTOWN SACRAMENTO

# 555

## CAPITOL MALL

SUITE #1255 SUBLEASE



**TURTON**  
COMMERCIAL REAL ESTATE





2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://turtoncom.com)

**MATT AXFORD**  
DIRECTOR - LIC. 02124801  
916.573.3308  
[MATTAXFORD@TURTONCOM.COM](mailto:MATTAXFORD@TURTONCOM.COM)

**DAVID KHEDRY**  
DIRECTOR - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCOM.COM](mailto:DAVIDKHEDRY@TURTONCOM.COM)

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# THE OPPORTUNITY

1,594

SF FOR SUBLEASE

40+

NEARBY RESTAURANTS / RETAILERS

3

BLOCKS FROM STATE CAPITOL

*BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE AMENITIES*

555 Capitol Mall, also known as Plaza Five Fifty Five, is a 389,064 square foot Class A office building located on Downtown Sacramento's prominent Capitol Mall corridor, and just three blocks from the California State Capitol building. Office users at 555 Capitol Mall will benefit from easy walking access to the California State Capitol, Golden 1 Center, Sacramento's best daytime and nighttime amenities, the Marriott residence Inn, the Hyatt Re-

gency, Embassy Suites, Sheraton Grand Hotel and the new Hyatt Centric. Recently renovated with executive finishes in a highly functional layout, with three offices, conference room, reception/open creative area, and beautiful views overlooking downtown Sacramento and Golden One Center, the 1,594 square feet of available space within Suite 1255 stands as one of the best offerings for move-in ready Class A office

space in the downtown office submarket. In addition the building is one block from 7th St. which offers direct access to light rail, and the numerous restaurants and shopping offered by Sacramento's Urban Core. Office users looking for high-quality space in Downtown Sacramento will appreciate this rare offering for functionally laid out space in a highly desirable, and efficient 1,594 square feet.







## PROPERTY DETAILS

Address:	555 Capitol Mall, Sacramento CA 95816
Suite:	#1255
Available Space:	1,594 SF
Sublease Through:	December 31 <sup>st</sup> , 2024
Lease Rate:	\$2.50/SF/Month
Parking:	3 Spaces Available \$235/Stall/Month Assigned \$205/Stall/Month Assigned
On-Site Amenities:	Local Coffee Shop, Gym, 24 Hour Security, Conference Room/Event Center, renovated plaza, new landscaping, public seating area



**555 CAPITOL MALL FEATURES GREAT SPACE IN A PROMINENT BUILDING, WITH EASE OF ACCESS TO NUMEROUS AMENITIES**





# BUILDING LOCATION

*SACRAMENTO'S CENTRAL BUSINESS DISTRICT ON PRESTIGIOUS CAPITOL MALL*

555 Capitol Mall is situated at the intersection of Sacramento's thriving entertainment district, governmental affairs district and Capitol Mall, located just one block from Downtown Commons and Golden 1 Center, with the best amenities immediately accessible in the entire urban core.

In addition, the property is located near the K Street Redevelopment 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.











# NEARBY AMENITIES

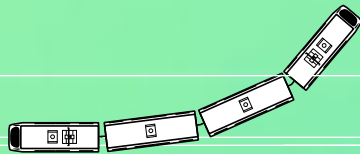
The property benefits from a central location on the J, K, L corridor and provides tenants and employees easy access to every corner of the city.

**POPULAR RESTAURANTS NEAR 700 L 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







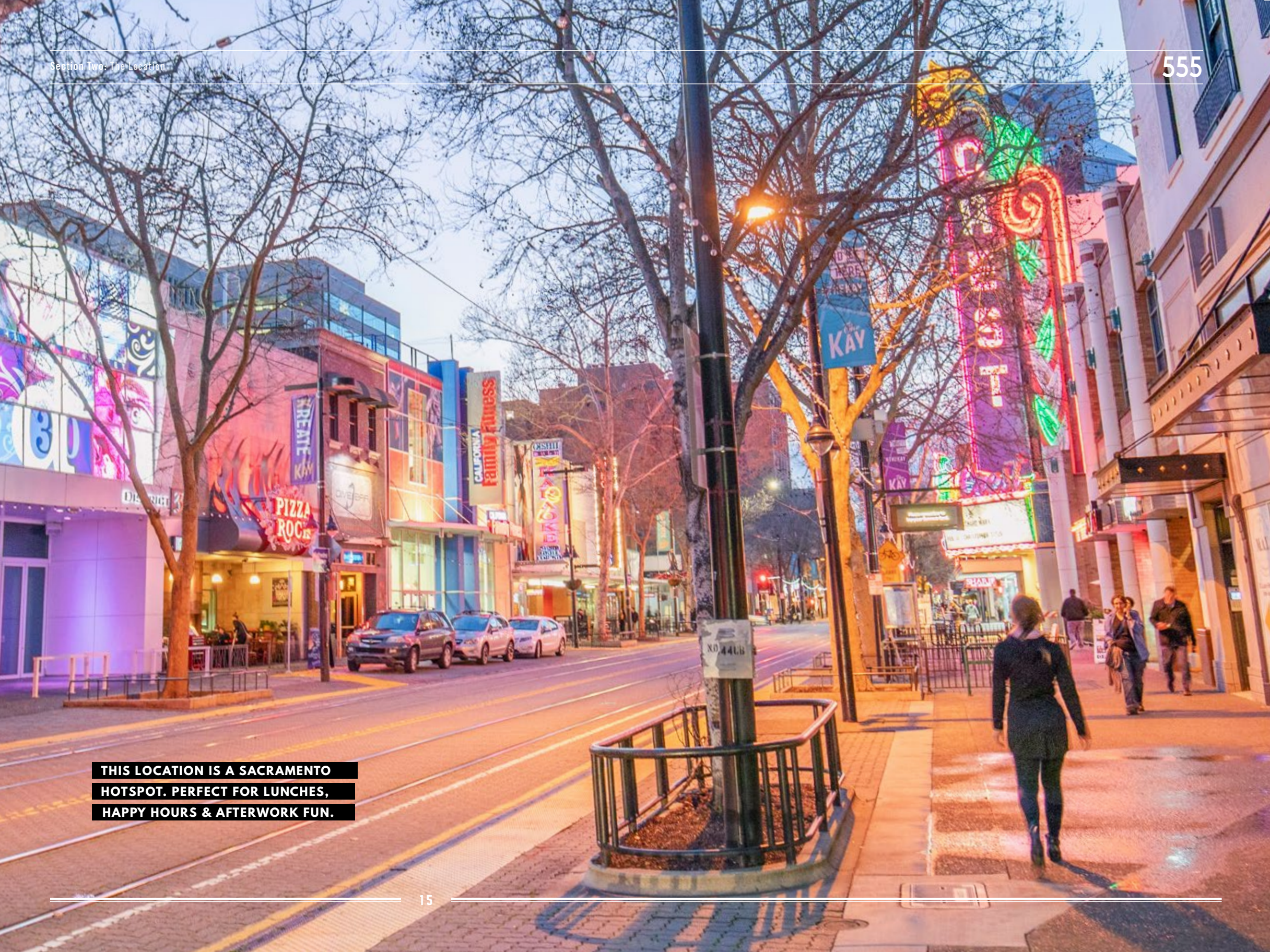
555

# WALK BIKE DRIVE RIDE

555 Capitol Mall is easily accessed by all modes of transportation.







**THIS LOCATION IS A SACRAMENTO  
HOTSPOT. PERFECT FOR LUNCHES,  
HAPPY HOURS & AFTERWORK FUN.**







# NEARBY REDEVELOPMENT PROJECTS

555 Capitol Mall also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

**830 K Street**

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

**Convention Center**

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

**731 K Street**

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 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

**10K**

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units

and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

**800 Block**

CFY Development’s 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

**The Bel Vue**

The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

**DoCo and Golden 1 Center**

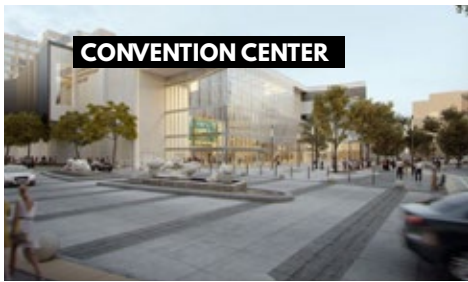
Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

**Cathedral Square (at 11<sup>th</sup> and J)**

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento’s urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento’s busiest thoroughfare.



830 K STREET



CONVENTION CENTER



DOCO & GOLDEN 1



731 K STREET



THE HARDIN



CATHEDRAL SQUARE





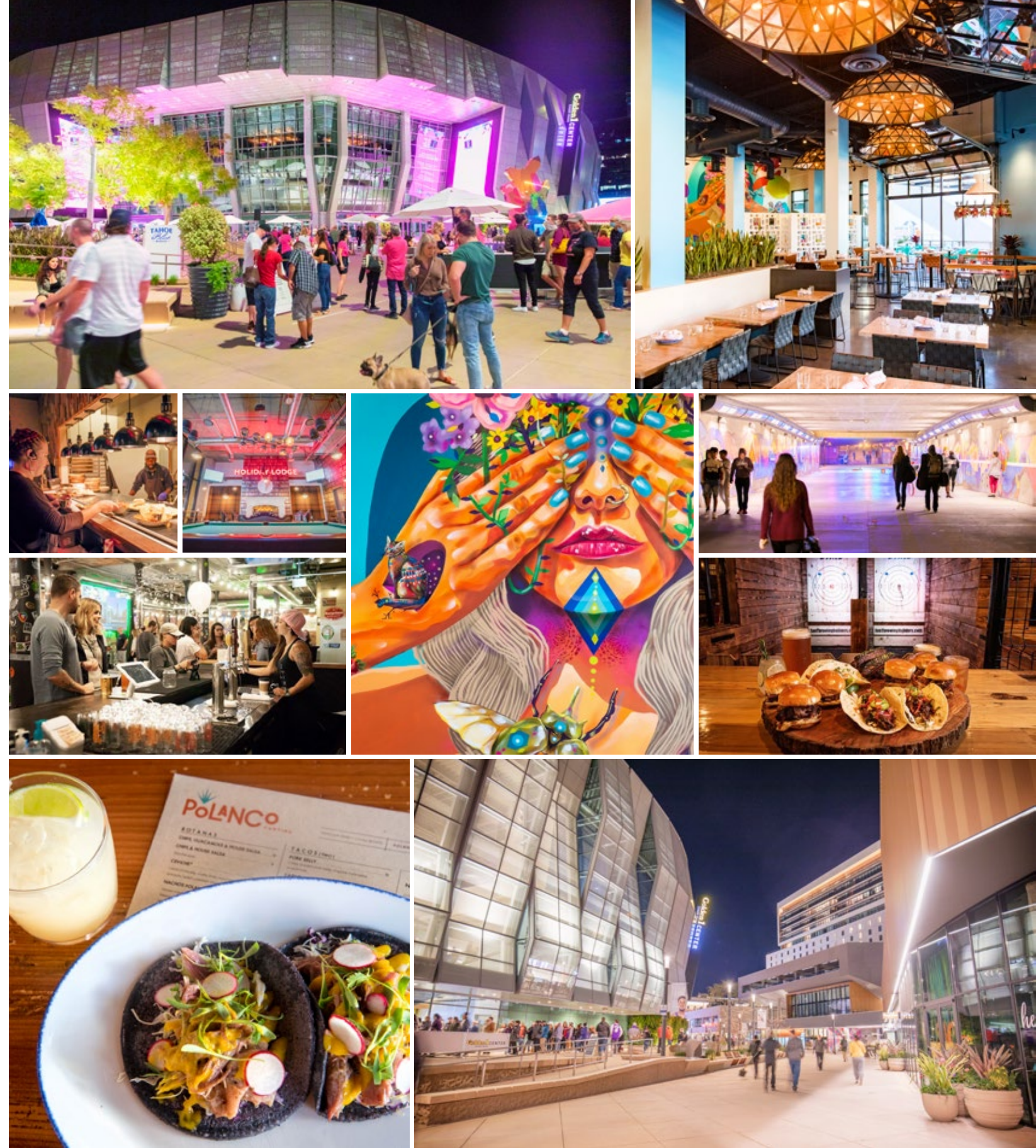
## DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

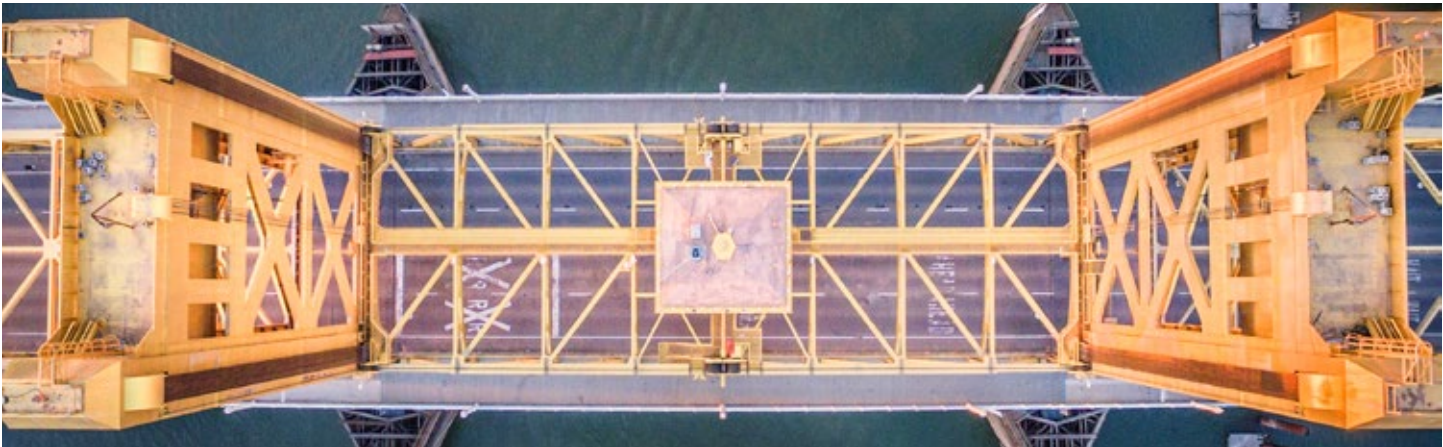
Golden 1 Center has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons (DOCO), the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel 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

including Jeff Koons Coloring Book #4, located at the main entrance Golden 1 Center. Since the opening of Golden 1 Center in 2016, nearby property sales, investment activity and new development has accelerated, and Downtown's residential population has notably increased.







# 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 easily boast the lowest vacancy rates. As of Q3 2020, the Class A Office vacancy rate in Downtown was 6% while Midtown was 1.4%, and when combined with Class

B Office vacancy, 11.7% and 7.5% respectively. These figures are impressive when factoring in many Class B buildings on the market are functionally obsolete. 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.

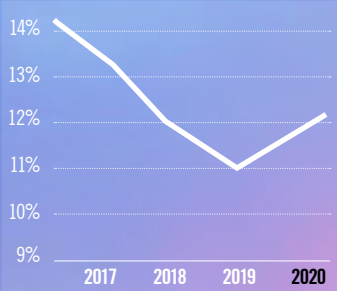




# SACRAMENTO DATA BITES

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 July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

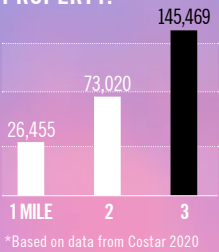
### SACRAMENTO OFFICE VACANCY:



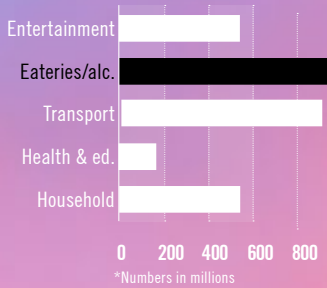
### SACRAMENTO'S CITY RANKINGS

- #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

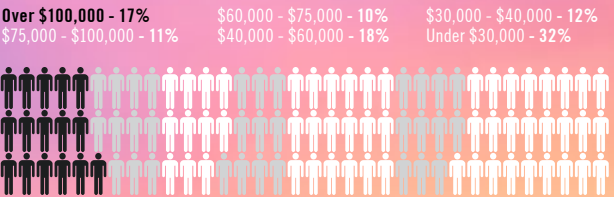
### NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



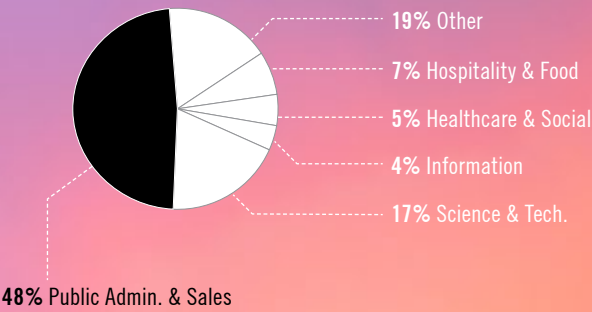
### ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



### SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



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



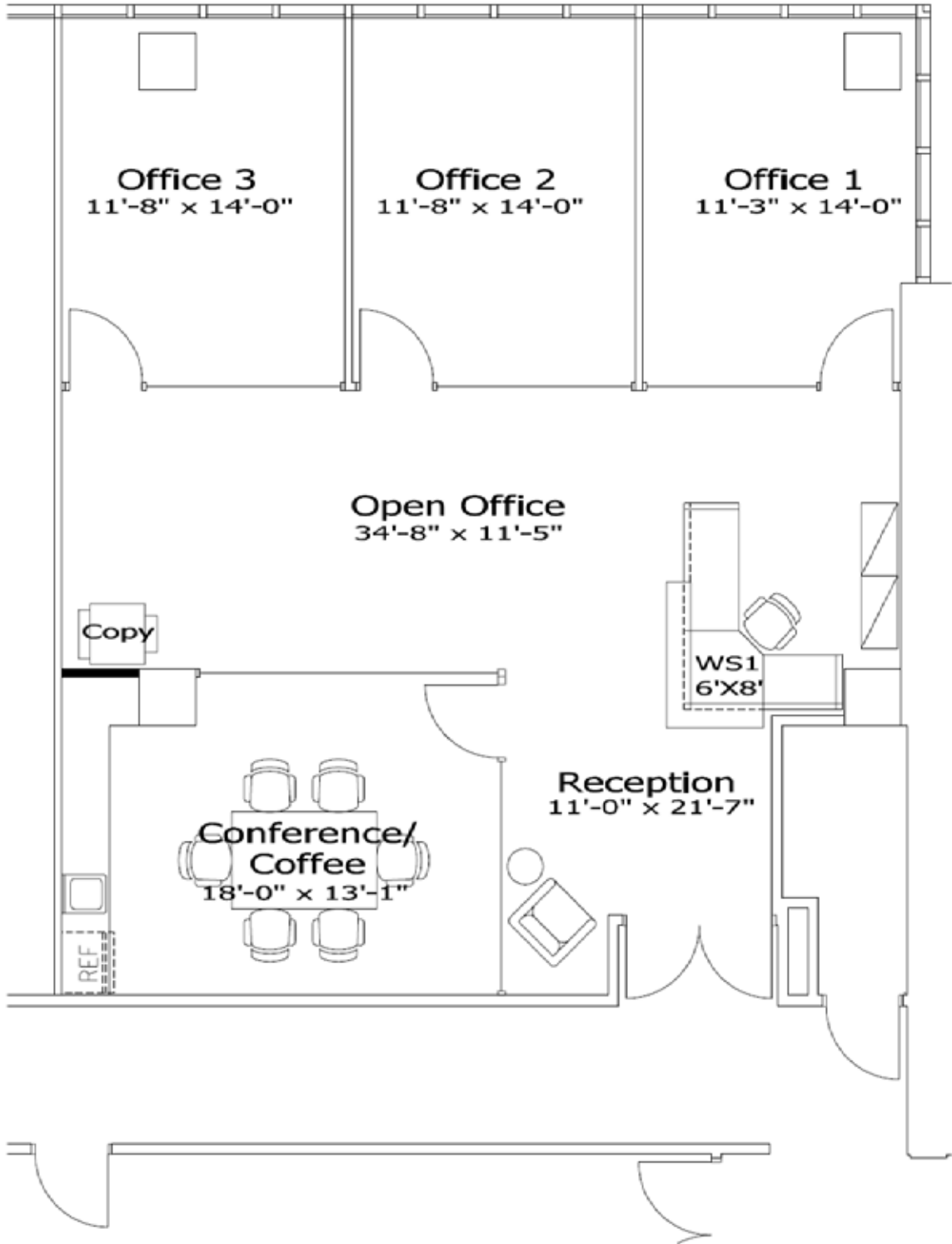
**34.3%** Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

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



# FLOOR PLAN







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**MATT AXFORD**  
DIRECTOR - LIC. 02124801  
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