

22K

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2131 K Street, Sacramento CA 95816

For Lease | Midtown's Most Desirable Retail Corner

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PROPERTY OVERVIEW

2131 K Street, Sacramento CA 95816

High Visibility Retail | Luxury Mixed-Use Development in Midtown

- High-visibility retail space with expansive windowlines across from Temple Coffee
- Pedestrian counts at 22nd & K Streets: **~190,000 per year**
- One block from Northern California's biggest weekly farmers market
- 1,350 SF available space
- 2131 K Street Lease rate: \$3.25 / SF NNN
- Clean, newly-renovated space in warm shell condition

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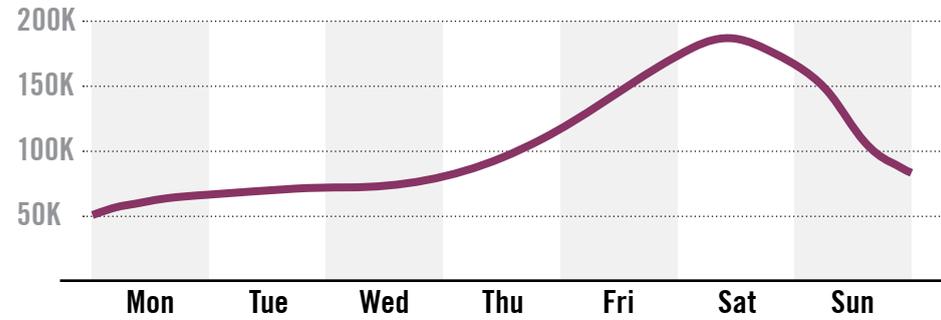


LOCATION

Data from: Placer AI, Costar 2023, and DSP

At the bustling nexus between Downtown and Midtown Sacramento

Total annual visitors by day of week at this location



⇒ **\$90,663** ⇐

Average Household Income
2-mile radius of property

Psychographic Profile



Singles & Starters
Young singles starting out and some starter families living a city lifestyle



Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living comfortable, active lifestyles



Booming with Confidence
Affluent, highly-educated homeowners and savvy investors with a penchant for environmental philanthropy and upscale housing

Nearby Population

1-mile radius of property



2010: 21,692
2023: 26,471
2028: 27,521
Projected

1.7%

2010-2023
Population
Growth Rate
1-mile radius
of property

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Nearby Food & Bev

160
Nearby Restaurants

26
Nearby Bars

\$474.3

Annual Consumer Spending
in millions
1-mile radius of property



Education Levels

8% Associate Degree
28% Bachelor Degree
17% Advanced Degree

5,561
Nearby Businesses
1-mile radius of property

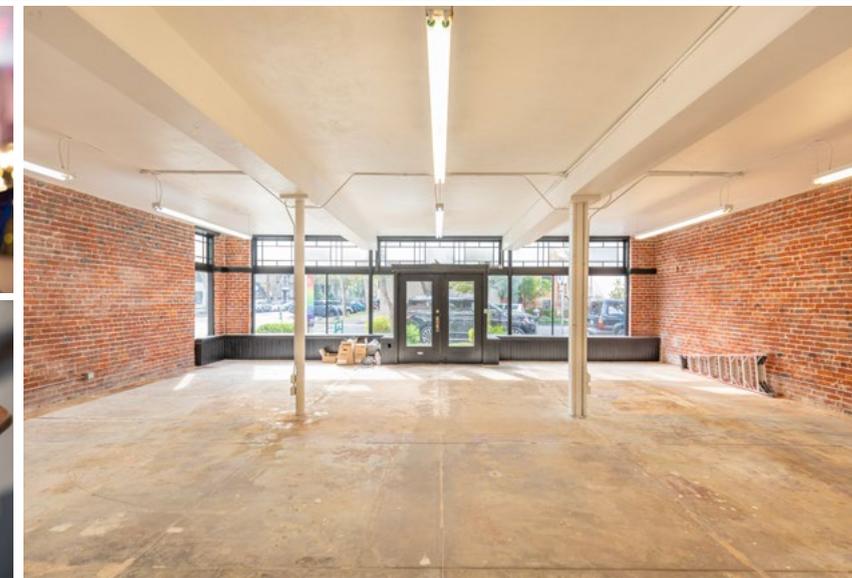
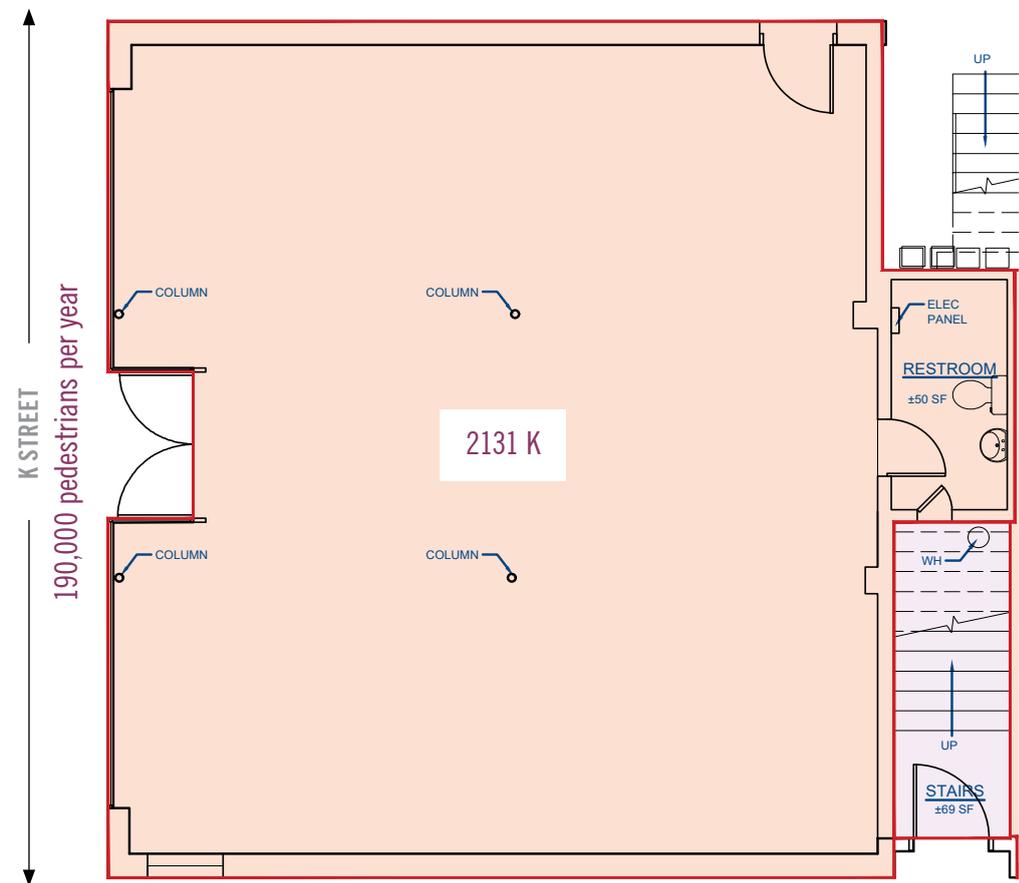


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FLOOR PLANS

Average rent for comparable retail space throughout midtown (in arguably inferior locations) is \$3.32 / SF NNN.

- High-visibility corner retail space
- 1,350 SF for lease
- \$3.25 / SF NNN



PROPERTY DETAILS

- 2131 K: Warm shell ready for tenant improvements
- Hood shaft: Available
- Grease trap: Available
- Gas: Available
- TI allowance: Negotiable
- Parking: Available
- HVAC, Electrical, and Plumbing: New
- 2131 K Lease Rate: \$3.25 / SF NNN
- Availability: 1,350 SF

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