

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





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# THE OPPORTUNITY

± 3,000 - 9,500 SF  
ENTIRE BUILDING AVAILABLE

\$1.75  
MODIFIED GROSS

TURN-KEY  
OFFICES

SIGNAGE  
AVAILABLE

OFFICE SPACES ACROSS FROM THE SACRAMENTO COUNTY COURTHOUSE

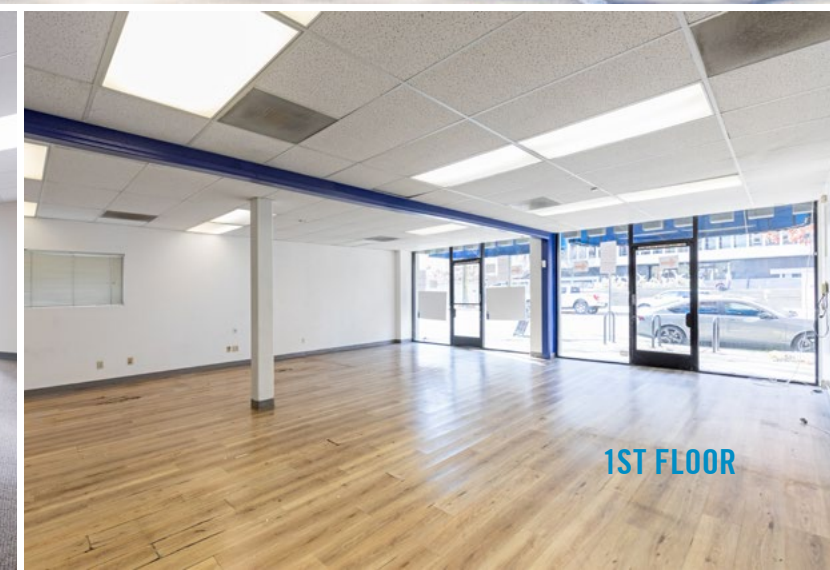
713 9th Street is a professional office building in the heart of Downtown Sacramento, offering the rare opportunity to lease the entire building or an individual floor. Featuring 15 total private offices, 3 conference rooms, 2 kitchens, along with 2 restrooms on each floor, the building provides an efficient workspace for attorneys, legal services, lobbyists, and consulting firms. The third-floor suite,

renovated in 2018, enhances its contemporary appeal while maintaining the building's mid-century modern character. Situated in the Central Business District, directly across from the Sacramento County Courthouse, this prime location places you within walking distance of Golden 1 Center, DOCO, Amtrak, light rail, restaurants, and cafés, ensuring seamless connectivity to key business and

lifestyle amenities. The office spaces provide the perfect slate to build environments that shape positive client experiences and a strong company brand image. 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!

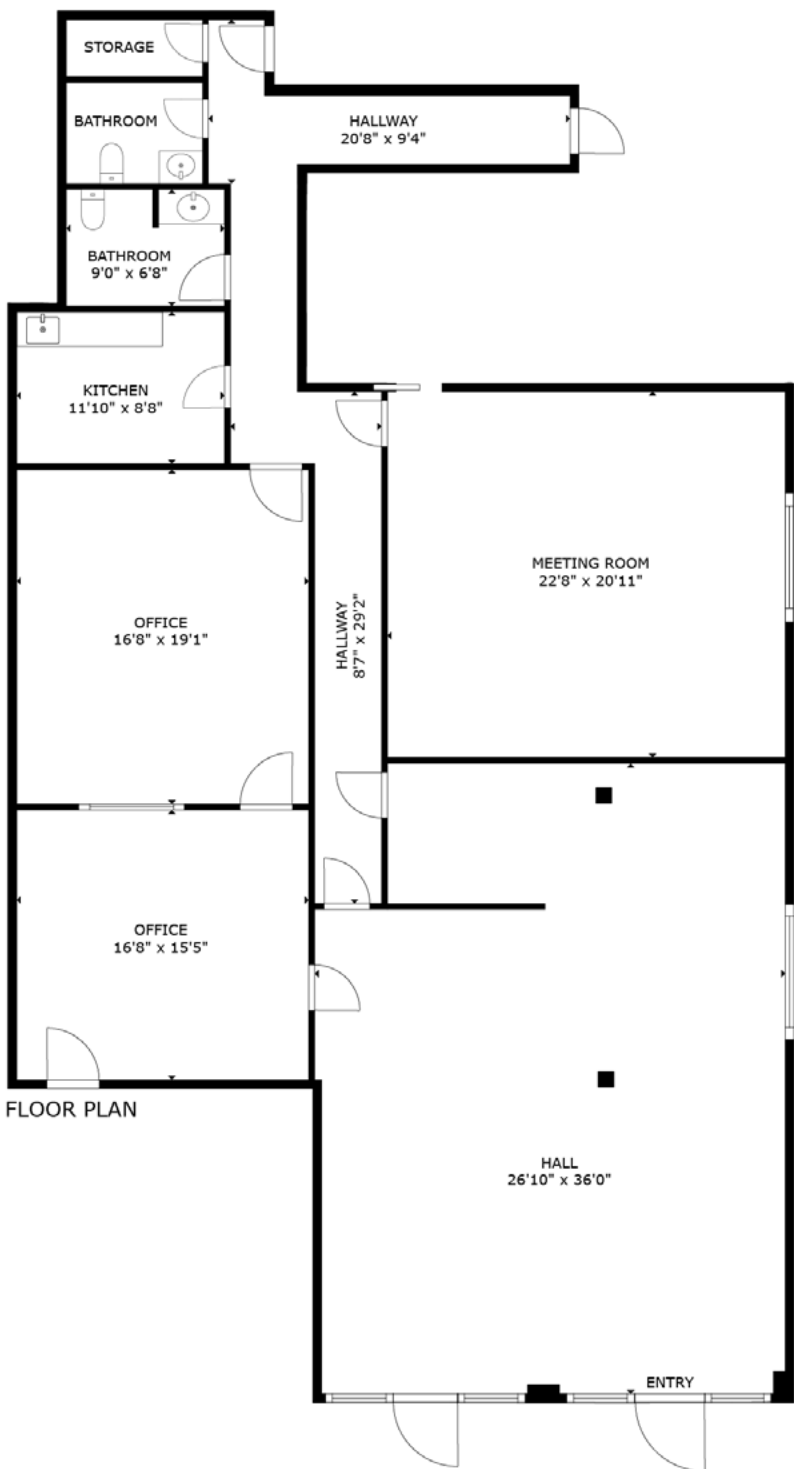


3RD FLOOR

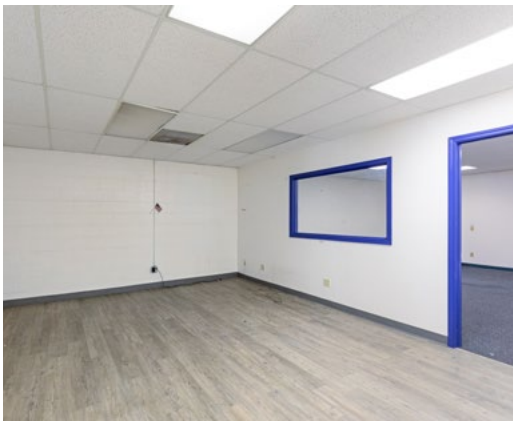


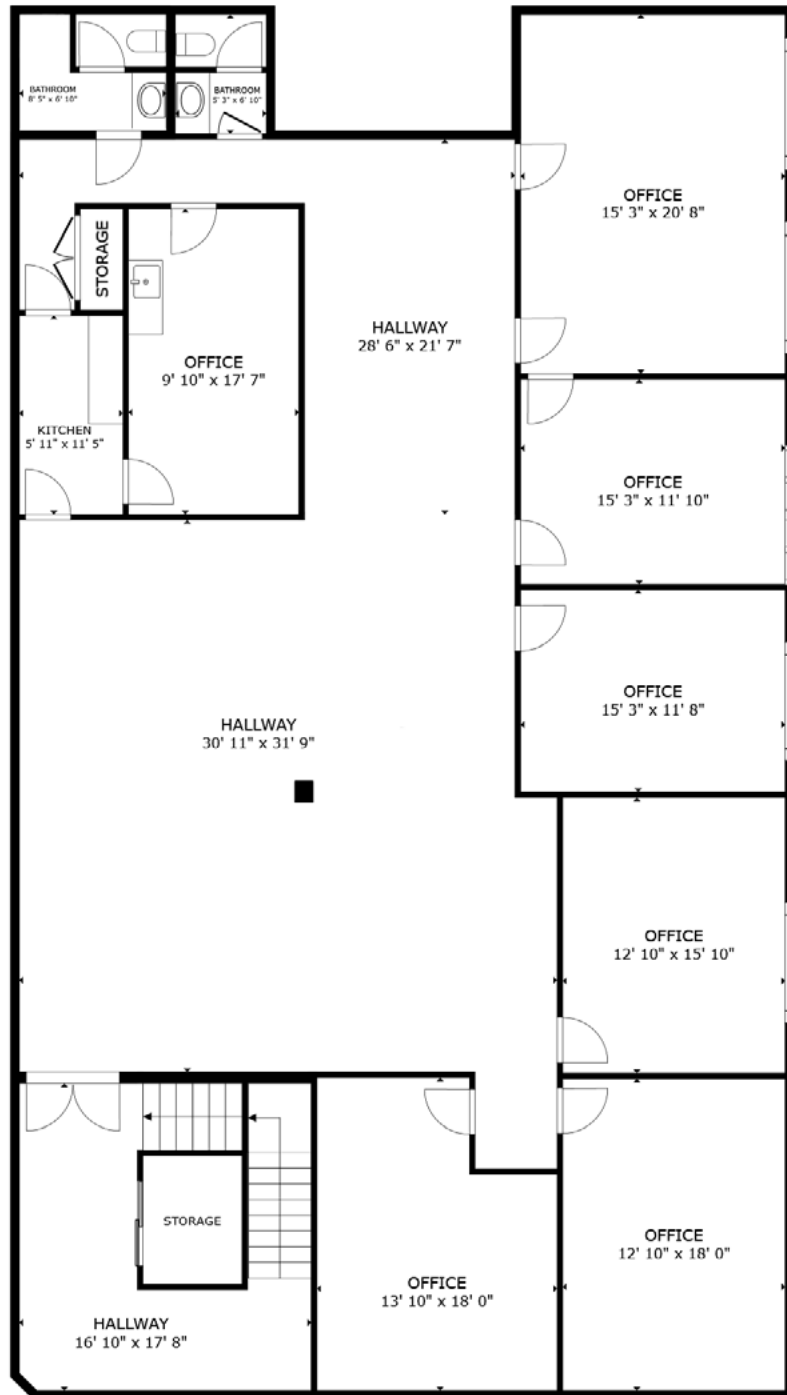
1ST FLOOR

# FLOOR PLANS

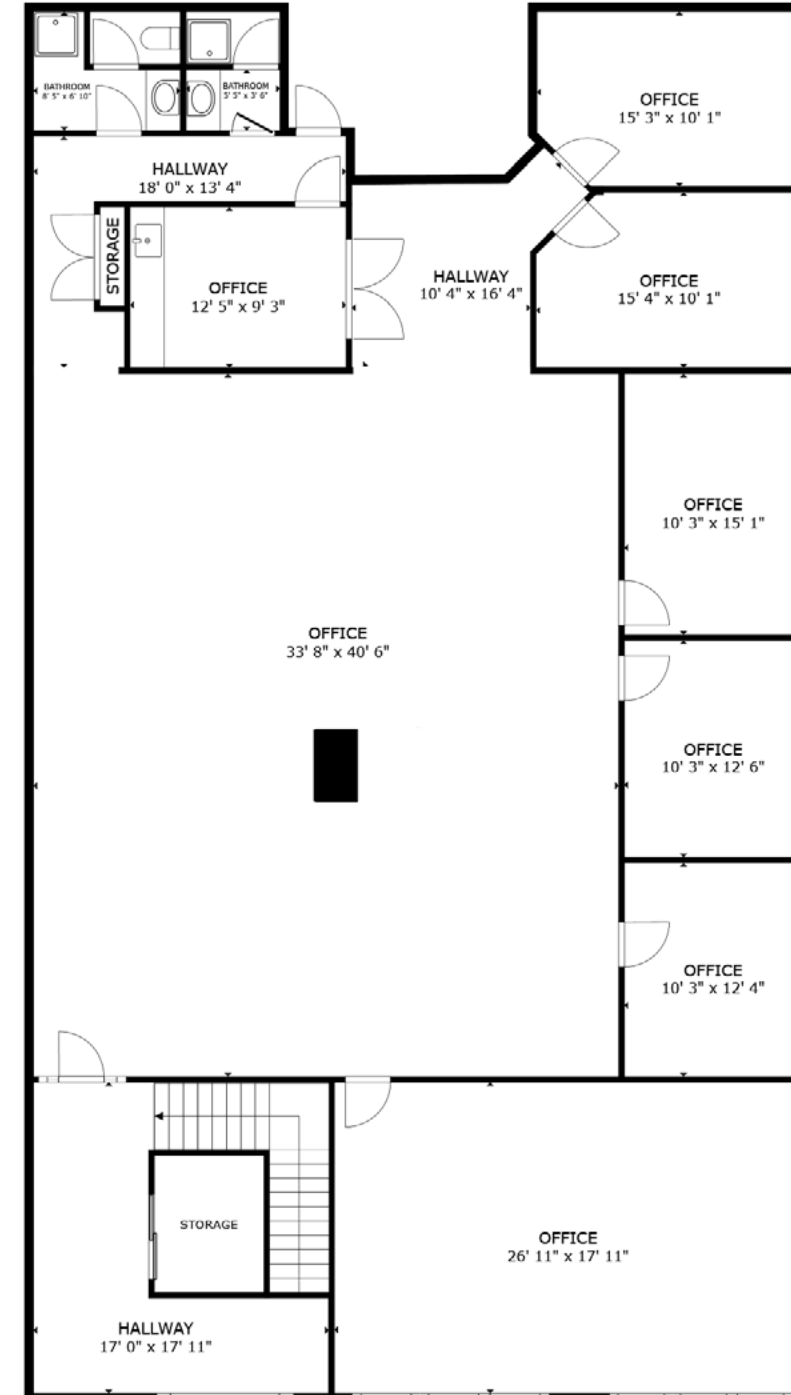


1ST FLOOR: ± 3,000 SF  
2 PRIVATE OFFICES  
1 CONFERENCE ROOM  
2 RESTROOMS  
1 KITCHEN





**2ND FLOOR: ± 3,300 SF**  
**6 PRIVATE OFFICES**  
**1 CONFERENCE ROOM**  
**2 RESTROOMS**  
**1 KITCHEN**



**3RD FLOOR: ± 3,200 SF**  
**7 PRIVATE OFFICES**  
**1 CONFERENCE ROOM**  
**2 RESTROOMS**





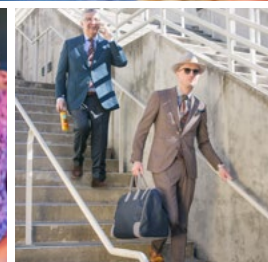
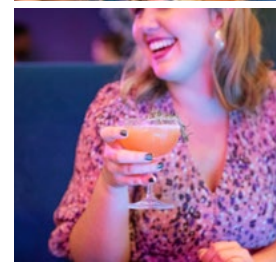
# BUILDING LOCATION

## 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 Civic Center 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.





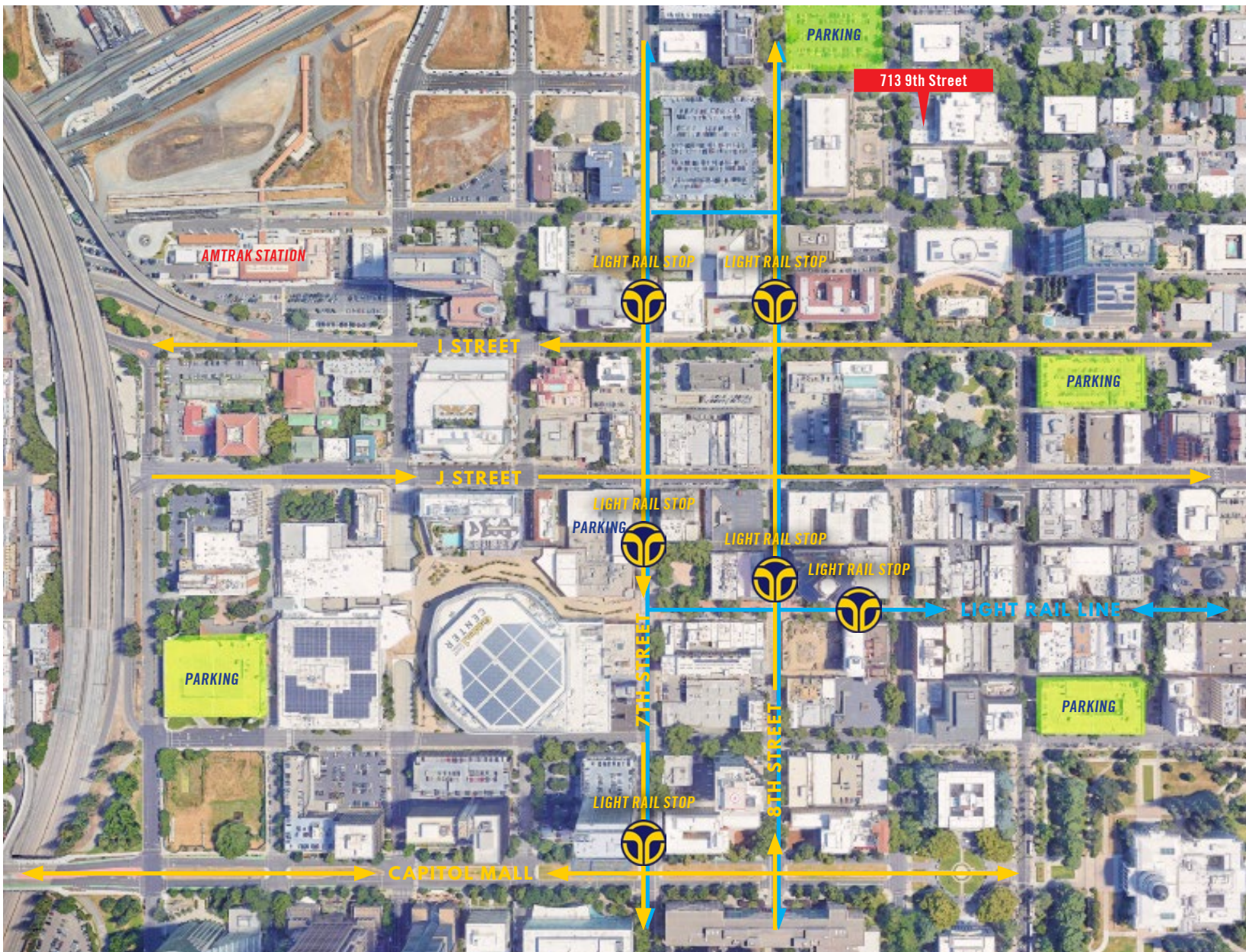


## NEARBY AMENITIES

The Property benefits from a central location on the Kay and near the Civic Center District, the Entertainment District, and the Kay Street District.

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

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





## CIVIC CENTER DISTRICT

PLACER AI SEPT 2023 - SEPT 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.



# THE KAY DISTRICT

PLACER AI MAY 2023 - MAY 2024



13

BLOCKS



4.7M

YEARLY VISITS



27

BARS & RESTAURANTS



\$100,994

HOUSEHOLD INCOME

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

Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

**Notable Events Held in District:**  
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

\*Experian-Mosaic Psychographic Profiles 2024



# 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

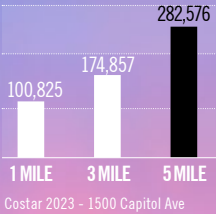
GSEC 2024  
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH  
A DEGREE OR SOME COLLEGE:

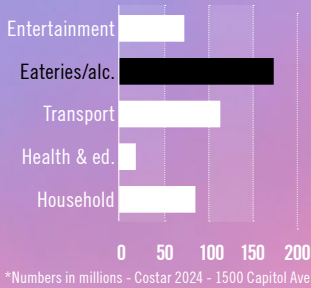
68%

GSEC 2024  
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 2024  
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 2024  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO  
OWNERS VS. RENTERS



GSEC 2024  
Applied Geographic Solutions & GIS Planning 2022

WALK  
SCORE:  
98  
Walker's  
Paradise

BIKE  
SCORE:  
62  
Biker's  
Paradise

TRANSIT  
SCORE:  
96  
Good  
Transit

walkscore.com  
1500 Capitol



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