

DOWNTOWN  
SACRAMENTO

713 9TH ST

OFFICE BUILDING  
FOR SALE/LEASE

OWNER-USER  
OPPORTUNITY!

Aladdin  
BAIL BONDS

BAIL BONDS

Aladdin

715

FOR LEAS

OFFICE SPACE  
3RD FLOOR  
818.573.3308

TURTON

915 G Garage

Public  
Parking



VIRTUAL TOUR

 **TURTON**  
COMMERCIAL REAL ESTATE



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SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

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**OWNER-USER OPPORTUNITY!**

# THE OPPORTUNITY

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

\$1.75  
MODIFIED GROSS

\$1,824,000  
ASKING PRICE

\$190  
PER SF

## ACROSS FROM THE SACRAMENTO COUNTY COURTHOUSE

713 9th Street is a professional office building in the heart of Downtown Sacramento, offering the rare opportunity for a business to not only own but operate out of their own building or the ability 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, non-profits, state asso-

ciations, 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.

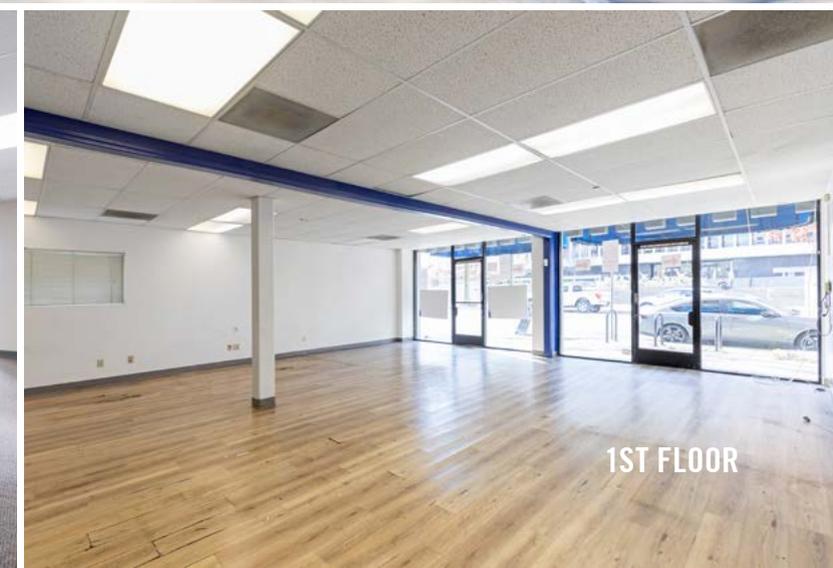
Situated in the Central Business District, directly across from the Sacramento County Courthouse, this prime location places you within walking distance of Golden 1 Center, DOCO, Amtrak, light rail, restaurants, and

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

**1 THE OPPORTUNITY**  
713 9TH STREET

# THE DETAILS

**Address:** 713-715 9th Street  
Sacramento, CA 95814

**Price:** \$1,824,000

**Price Per SF:** \$190 per SF

**Lease Rate:** \$1.75 per SF modified gross

**Zoned:** OB - SPD (Office/Special Planning District)

**Built:** 1968

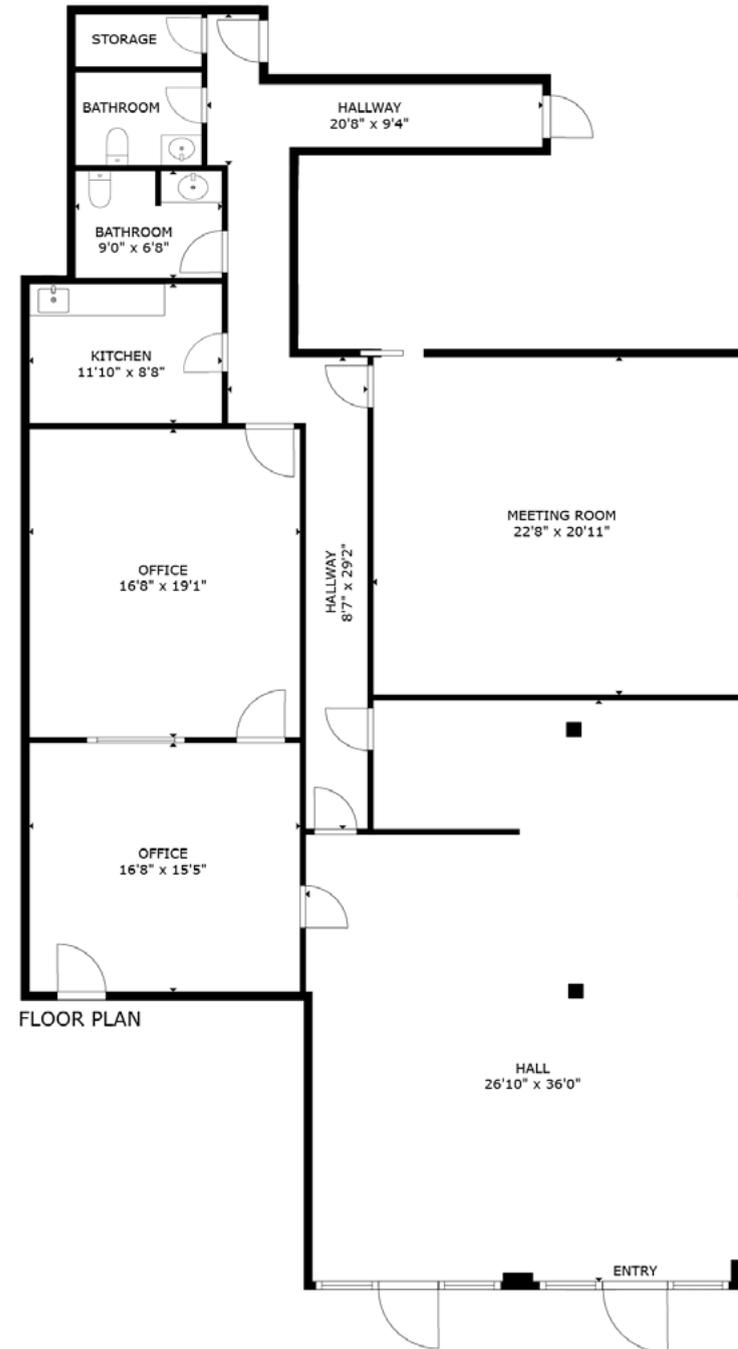
**Renovations:** HVAC units replaced in 2017  
3rd floor remodeled in 2020

**Parking:** Public parking garage at 10th & G\*  
Street parking

\*Tenant or Buyer to verify\*

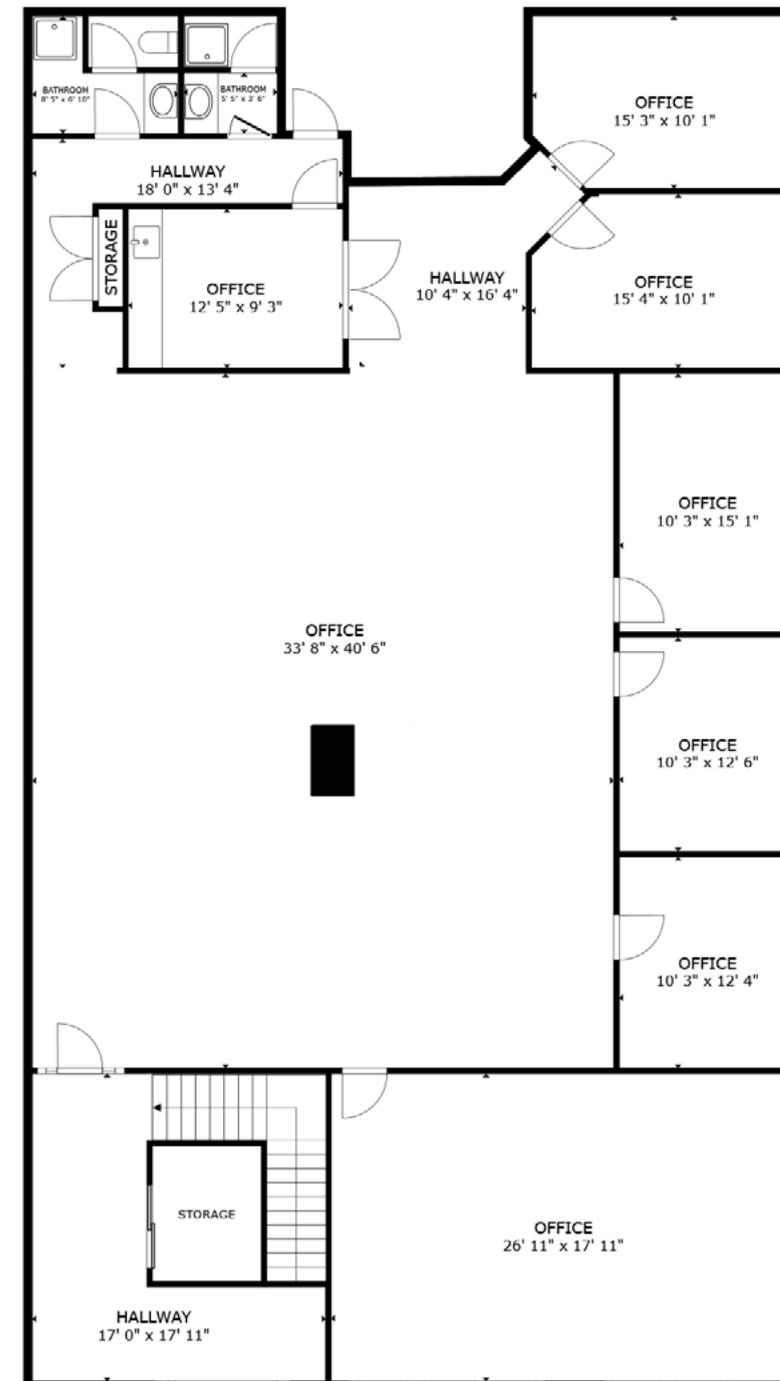
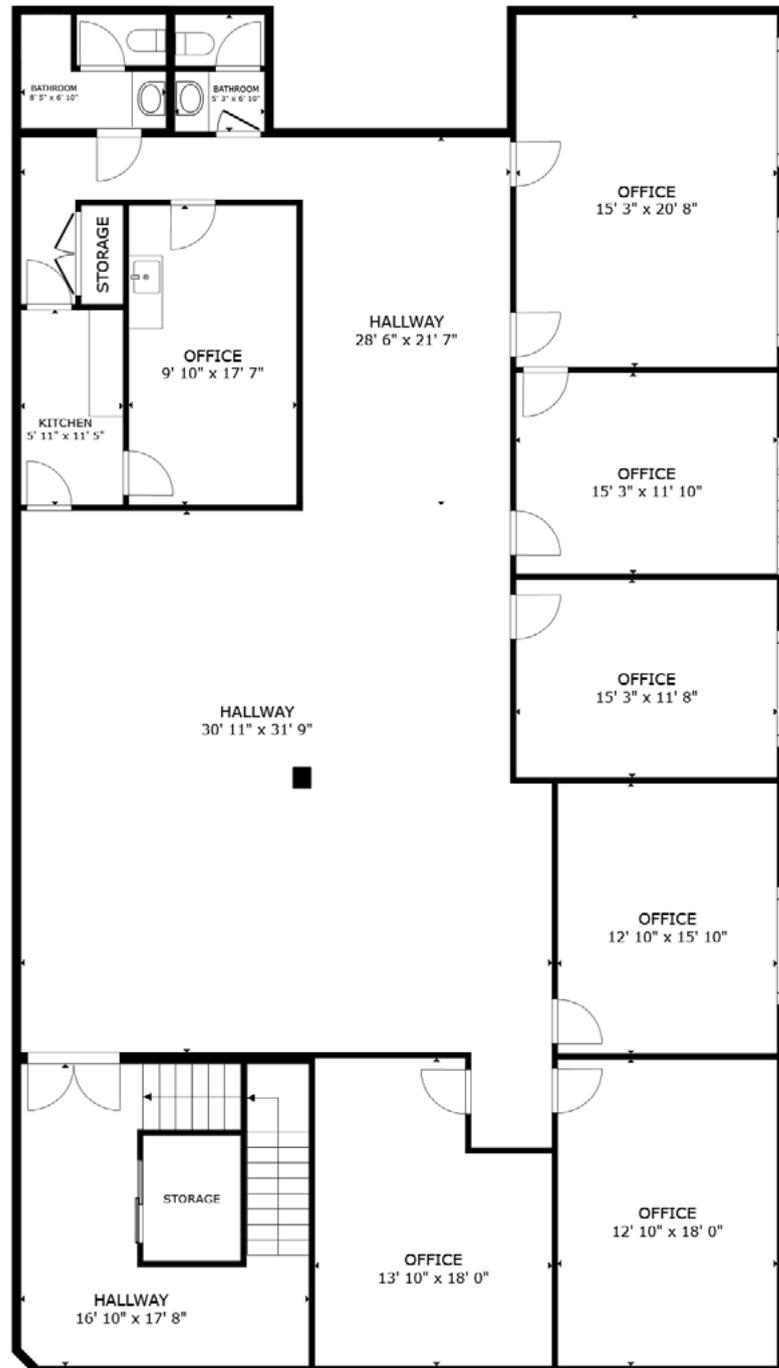


# FLOOR PLANS



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







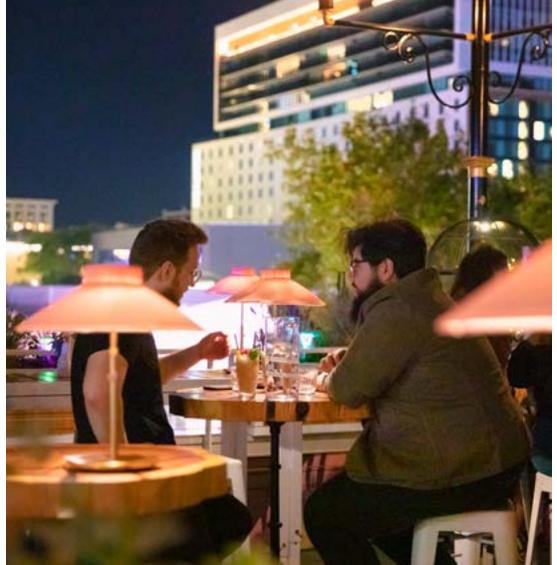
# BUILDING LOCATION

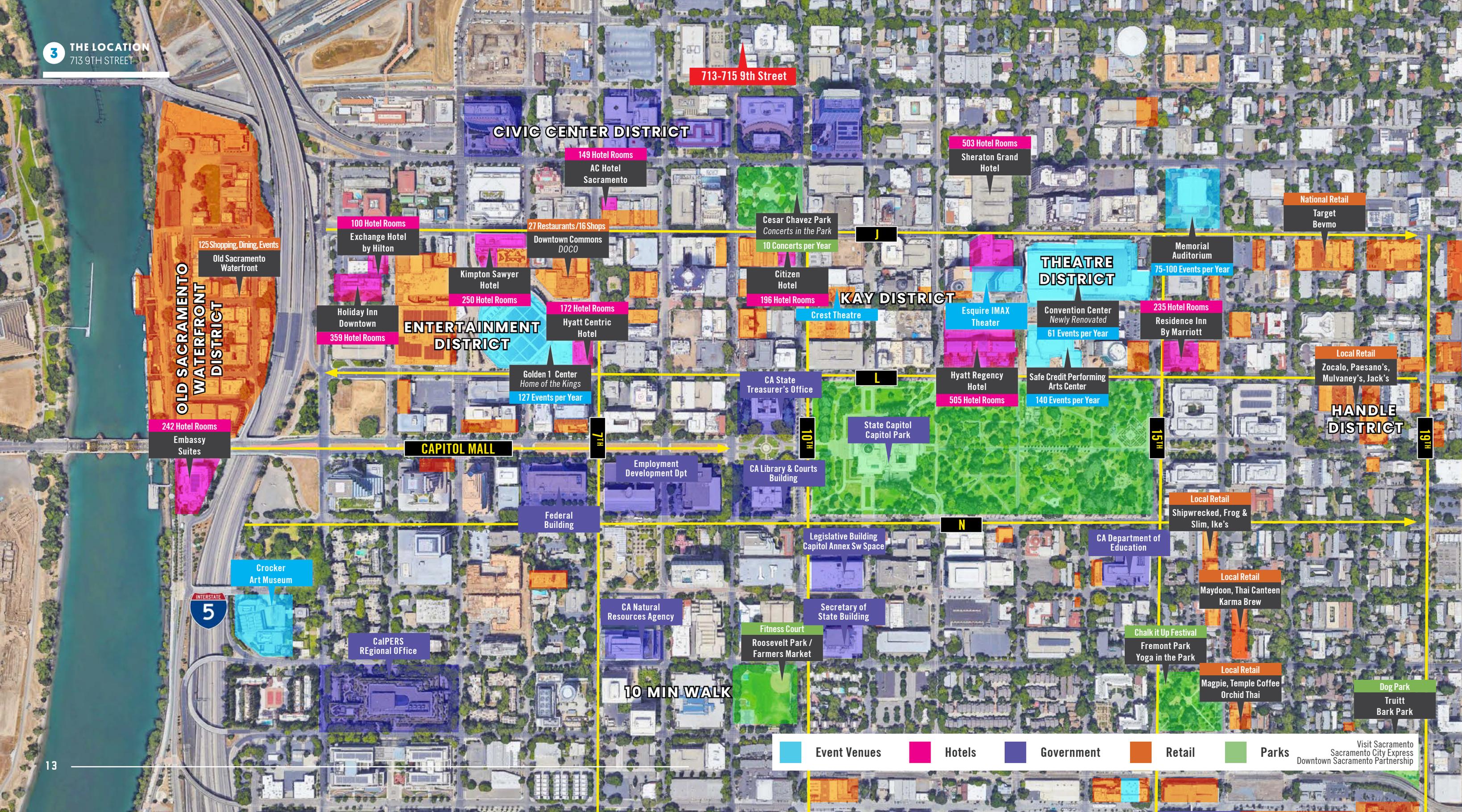
## LOCATED AT THE HEART OF URBAN SACRAMENTO

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.





**OLD SACRAMENTO WATERFRONT DISTRICT**

**CIVIC CENTER DISTRICT**

**ENTERTAINMENT DISTRICT**

**THEATRE DISTRICT**

**KAY DISTRICT**

**HANDLE DISTRICT**

**CAPITOL MALL**

**10 MIN WALK**

- Event Venues
- Hotels
- Government
- Retail
- Parks

Visit Sacramento  
Sacramento City Express  
Downtown Sacramento Partnership

**3 THE LOCATION**  
713 9TH STREET

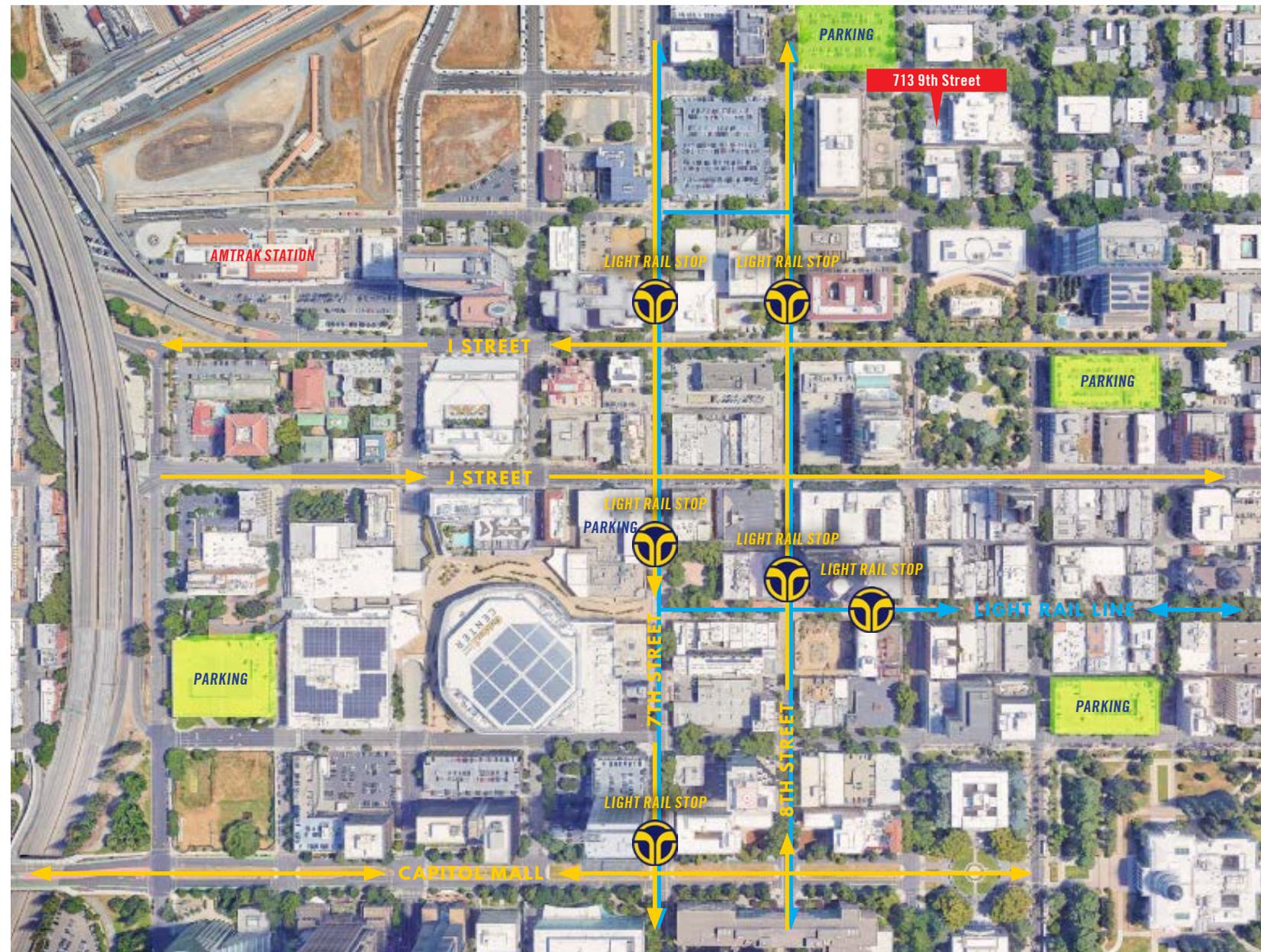


# NEARBY AMENITIES

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 Grange     | Maydoon                 | Ro Sham Beaux         | The Mill Coffee House |
| Camden Spit & Larder     | I Love Teriyaki             | Mendocino Farms         | Roots Coffee          | The Porch             |
| Camellia Coffee          | Il Fornaio                  | Midici Neapolitan Pizza | Roscoe's Bar          | The Rind              |
| Cantina Alley            | Insomnia Cookies            | Mikuni Sushi            | Ruhstaller BSMT       | The Waterboy          |
| Chipotle                 | Iron Horse Tavern           | Morton's                | Saigon Alley          | Tres Hermanas         |
| Crepeville               |                             | Mulvaney's B&L          | Salt & Straw          | Uncle Vito's Pizza    |
| Dad's Kitchen            |                             | N Street Cafe           | Sauced                | Zelda's Pizza         |
|                          |                             |                         | See's Candies         | Zocalo                |





3 THE LOCATION  
715 9TH STREET



# 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.





**3 THE LOCATION**  
715 9TH STREET

# 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 Mid-sized 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**

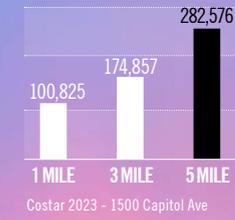
GSEC 2024  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

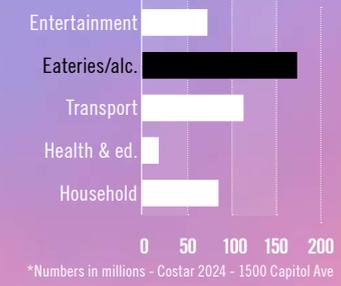
**68%**

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

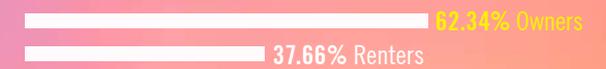
GSEC 2024  
Applied Geographic Solutions & GIS Planning 2022

## 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

