
DOWNTOWN SACRAMENTO
713 9TH ST
OFFICE BUILDING FOR SALE/LEASE
OWNER-USER OPPORTUNITY!
Aladdin
BAIL BONDS
BAIL BONDS
715
Public Parking
VIRTUAL TOUR
TURTON
COMMERCIAL REAL ESTATE



TURTON
COMMERCIAL REAL ESTATE

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THE OPPORTUNITY

± 3,000 - 9,500 SF	$1.75	$1,824,000	$190
ENTIRE BUILDING AVAILABLE	MODIFIED GROSS	ASKING PRICE	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 associations, 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!







THE DETAILS

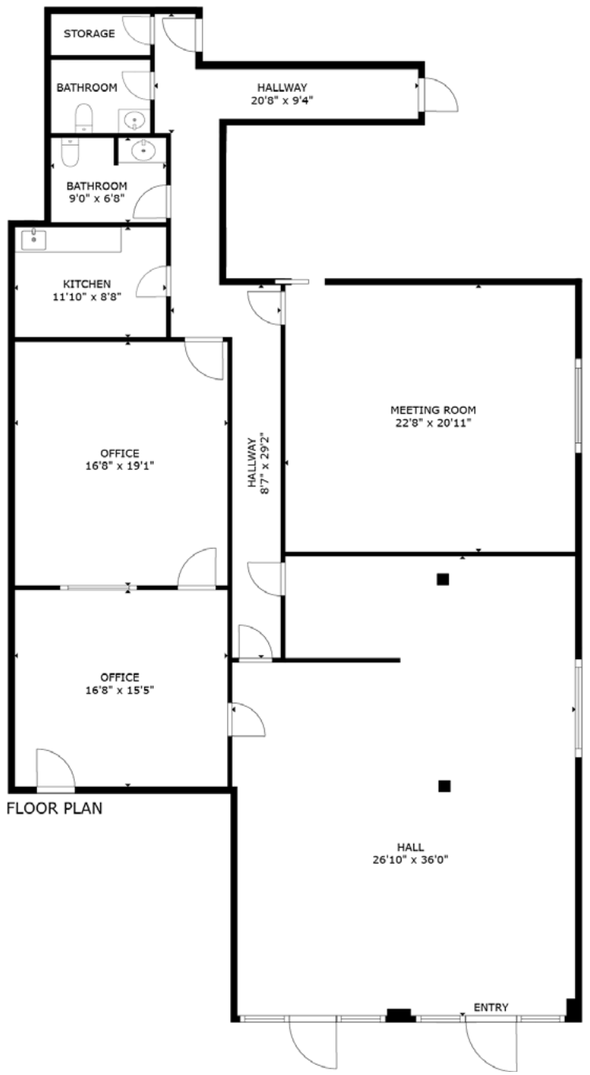
Address:	713-715 9th Street Sacramento, CA 95814
Price:	$1,824,000
Price Per SF:	$190 per SF
Lease Rate:	$1.75 per SF modified gross
Zoned:	OB - SPD (Office/Special Planning District)
Built:	1968
Renovations:	HVAC units replaced in 2017 3rd floor remodeled in 2020
Parking:	Public parking garage at 10th & G* Street parking

Tenant or Buyer to verify



FLOOR PLANS



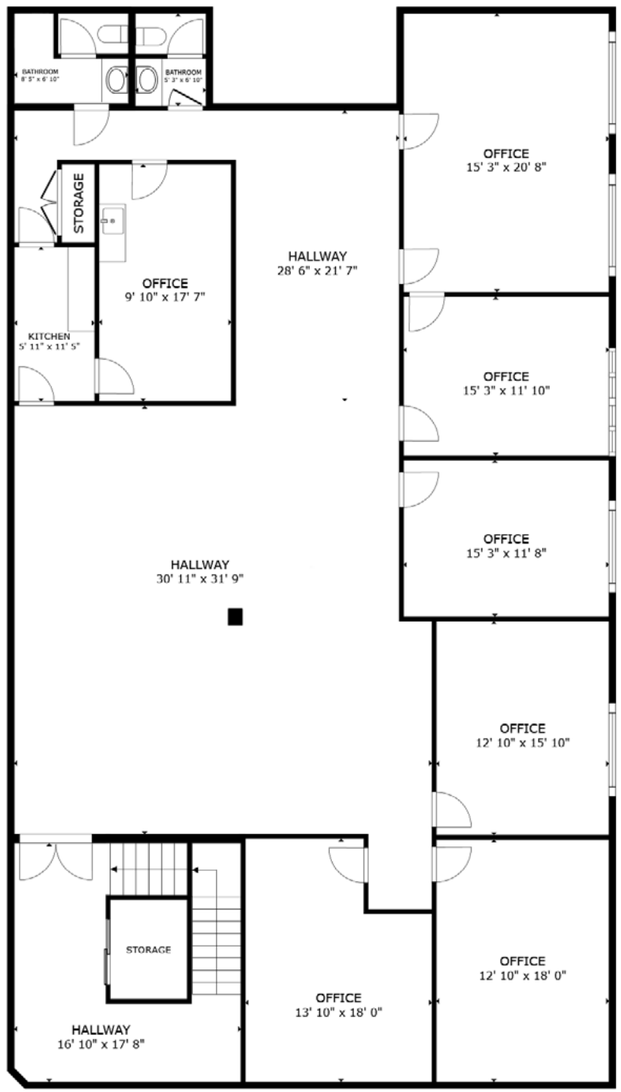


FLOOR PLAN

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



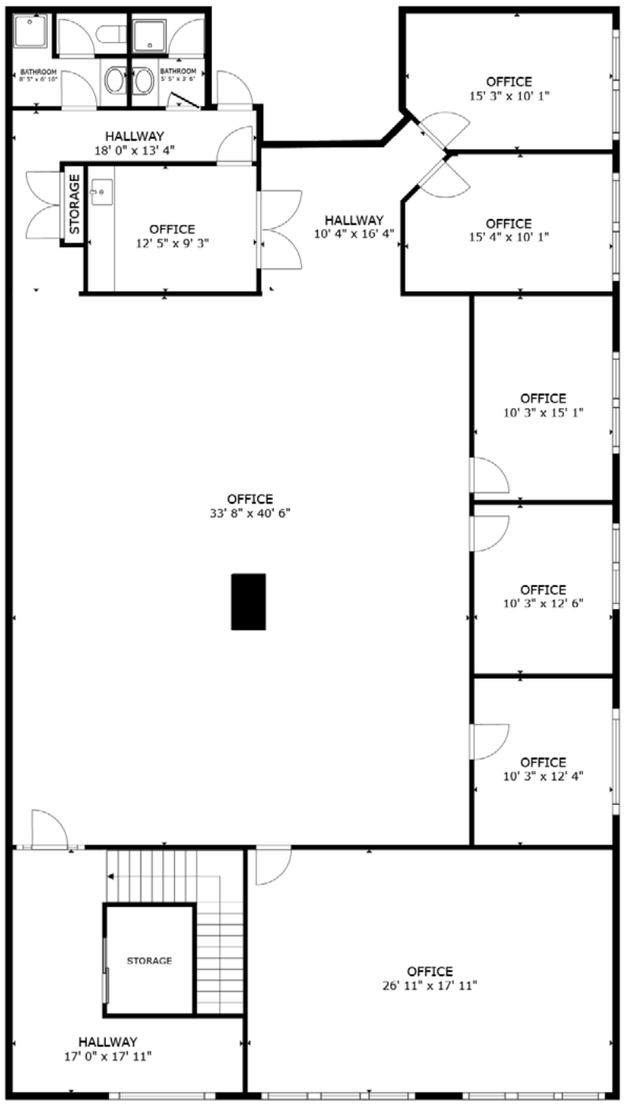




2ND FLOOR: ± 3,300 SF
6 PRIVATE OFFICES
1 CONFERENCE ROOM
2 RESTROOMS
1 KITCHEN







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).

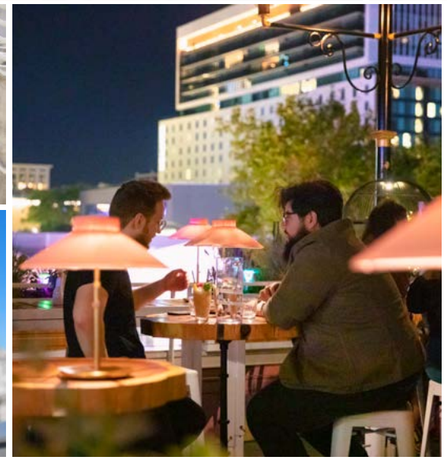
The Property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.











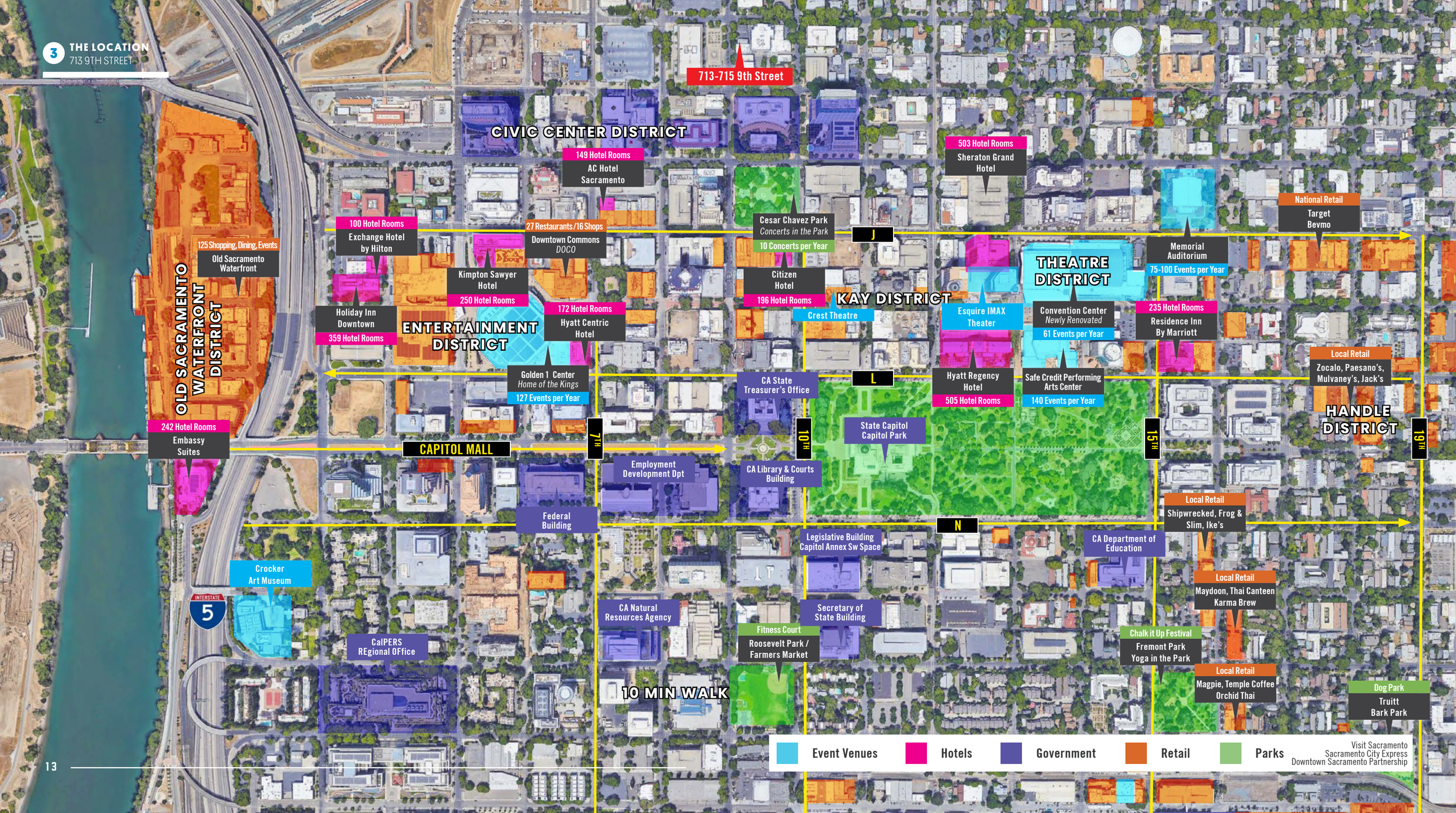











713-715 9th Street
CIVIC CENTER DISTRICT
149 Hotel Rooms
AC Hotel Sacramento
503 Hotel Rooms
Sheraton Grand Hotel
National Retail
Target
Bevmo
Cesar Chavez Park
Concerts in the Park
10 Concerts per Year
J
100 Hotel Rooms
Exchange Hotel by Hilton
27 Restaurants/16 Shops
Downtown Commons
DOCO
125 Shopping, Dining, Events
Old Sacramento Waterfront
OLD SACRAMENTO WATERFRONT DISTRICT
Kimpton Sawyer Hotel
250 Hotel Rooms
Citizen Hotel
196 Hotel Rooms
KAY DISTRICT
THEATRE DISTRICT
Memorial Auditorium
75-100 Events per Year
Holiday Inn Downtown
359 Hotel Rooms
ENTERTAINMENT DISTRICT
172 Hotel Rooms
Hyatt Centric Hotel
Crest Theatre
Esquire IMAX Theater
Convention Center
Newly Renovated
61 Events per Year
235 Hotel Rooms
Residence Inn By Marriott
Golden 1 Center
Home of the Kings
127 Events per Year
CA State Treasurer's Office
L
Hyatt Regency Hotel
505 Hotel Rooms
Safe Credit Performing Arts Center
140 Events per Year
Local Retail
Zocalo, Paesano's, Mulvaney's, Jack's
HANDLE DISTRICT
242 Hotel Rooms
Embassy Suites
CAPITOL MALL
7TH
10TH
15TH
19TH
State Capitol Capitol Park
Employment Development Dpt
CA Library & Courts Building
Federal Building
N
Legislative Building Capitol Annex Sw Space
CA Department of Education
Local Retail
Shipwrecked, Frog & Slim, Ike's
Crocker Art Museum
INTERSTATE 5
Local Retail
Maydoon, Thai Canteen Karma Brew
CA Natural Resources Agency
Secretary of State Building
Fitness Court
Roosevelt Park / Farmers Market
Chalk it Up Festival
Fremont Park Yoga in the Park
CalPERS REgional OFfice
Local Retail
Magpie, Temple Coffee Orchid Thai
Dog Park
Truitt Bark Park
10 MIN WALK
Event Venues
Hotels
Government
Retail
Parks
Visit Sacramento
Sacramento City Express
Downtown Sacramento Partnership





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.

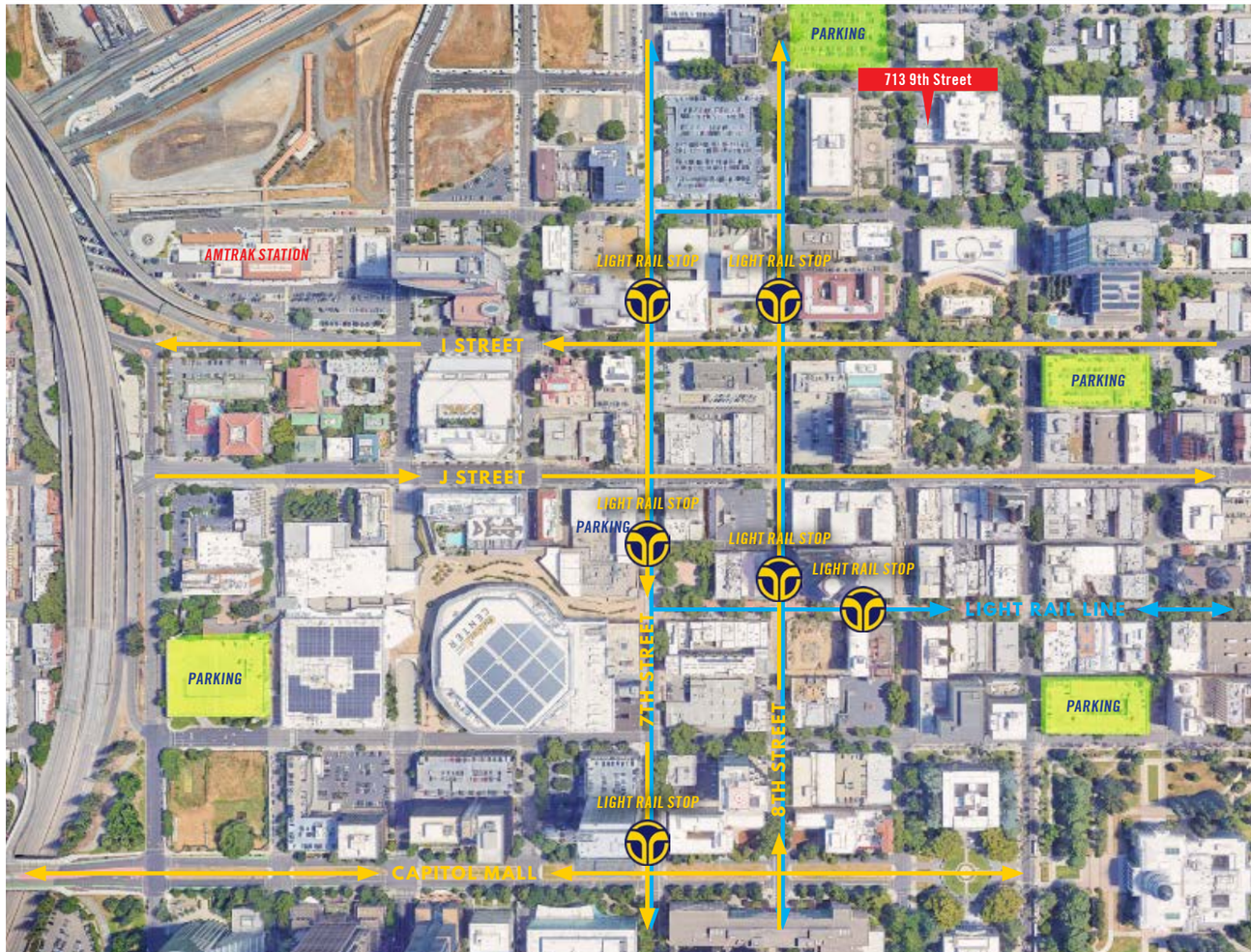
POPULAR RESTAURANTS NEAR 713 9TH STREET *(not all are mentioned here)*:

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

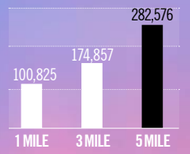
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

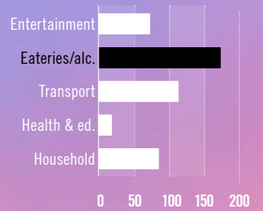
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2024 - 1500 Capitol Ave

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

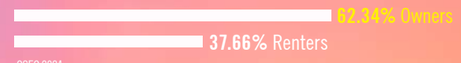
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

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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