

EBNER'S

HOTEL

FOR LEASE
2ND FLOOR CREATIVE OFFICE SPACE
916.573.3316
TURTON

GENERAL STORE CLOTHING GOODS

116 K - OLD SACRAMENTO WATERFRONT

EBNER HOTEL

RETAIL SPACE FOR LEASE



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THE PROPERTY

2,837

RSF RETAIL SPACE

\$2.25

PER SF NNN

BOARDWALK

RETAIL

3.4M

ANNUAL VISITS

RETAIL SPACE FOR LEASE IN OLD SACRAMENTO WATERFRONT DISTRICT

Welcome to Ebner Hotel, situated at 116 K Street in the heart of Old Sacramento. This three-story building, totaling 18,000 square feet, boasts a rare retail opportunity with 2,837 rentable square feet of space. Built in 2009, Ebner Hotel stands as a cornerstone of the historic charm of Old Sacramento. Surrounded by a diverse array of retailers, eat-

eries, and businesses, your retail venture will flourish in this vibrant atmosphere, attracting both locals and visitors alike. With its prime location on K Street and modern amenities complementing its classic architecture, Ebner Hotel provides the ideal backdrop to showcase your products and services. Elevate your brand presence and captivate customers in this dy-

namic retail destination. Invest in Ebner Hotel to secure your place in Old Sacramento's thriving commercial landscape. Additionally, enjoy the added convenience of subterranean and secure garage parking, a rare amenity that sets Ebner Hotel apart.





PROPERTY DETAILS

Address:	116 K Street, Sacramento, CA 95814
Available Retail:	2,837 SF
Lease Rate:	\$2.25/SF Full Service Gross
Elevator:	Yes
Building Built:	2009
Occupancy:	Available
Features:	Subterranean + Secure Parking Newest building in Old Sacramento On-site garaged parking Grand entry doors Extensive window line Back breakroom & kitchenette Ensuite bathroom Exposure to K Street closures and annual theater of lights





BUILDING LOCATION

3.4

MILLION ANNUAL VISITS

76

MIN AVG DWELL TIME

100+

RETAILERS

HIGH

VOLUME SALES DISTRICT

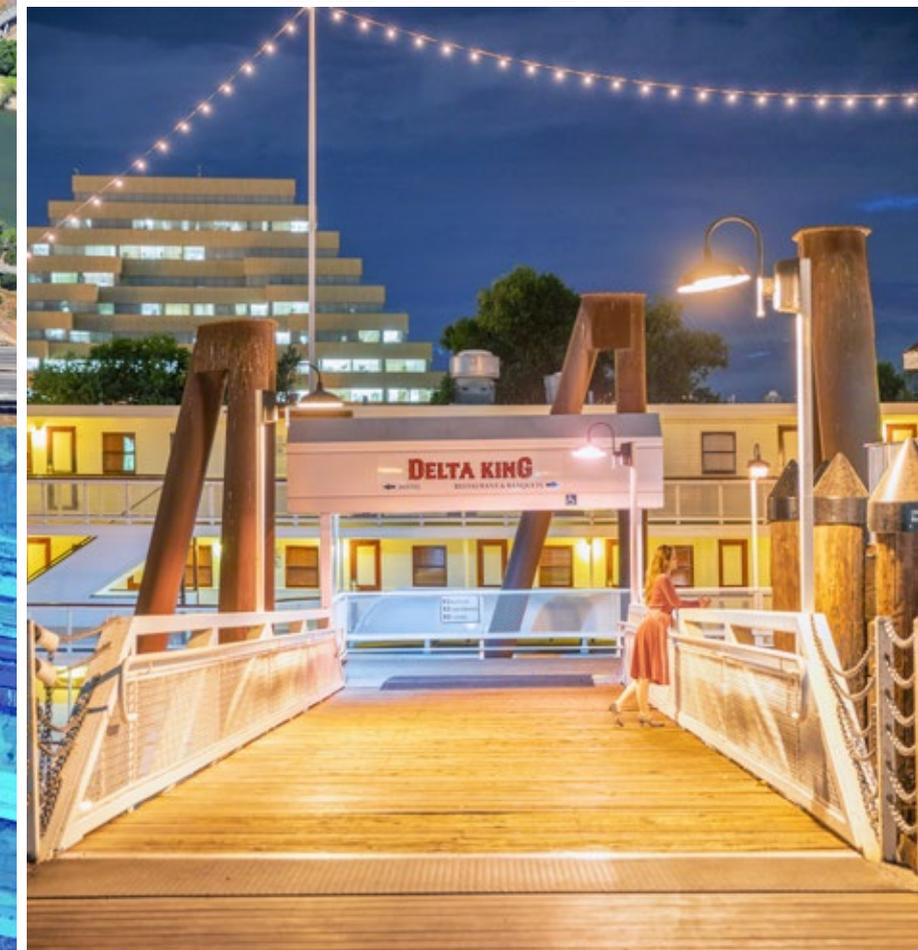
DOWNTOWN'S OLD SACRAMENTO WATERFRONT

The recently rebranded Old Sacramento Waterfront is home to one of the most unique and vibrant atmospheres in Sacramento. As a National and State historical landmark, the area consists of 53 historical buildings that house some of Sacramento's best retailers, finest restaurants, and passionate businesses. Retailers and restaurants enjoy an estimated annual foot traffic of 2 million people and close proximity to DoCo and West

Sacramento, while office tenants appreciate the rich history and architecture that each historical building has to offer. On any given day, one can expect to enjoy live music, fun & quirky retail shops, a plethora of food choices, access to the riverfront pedestrian trail, escape room adventures, a ride on the ferris wheel, and much more. With easy access to Interstate 5, and subsequent connection to interstate 80 and highway 50, Old

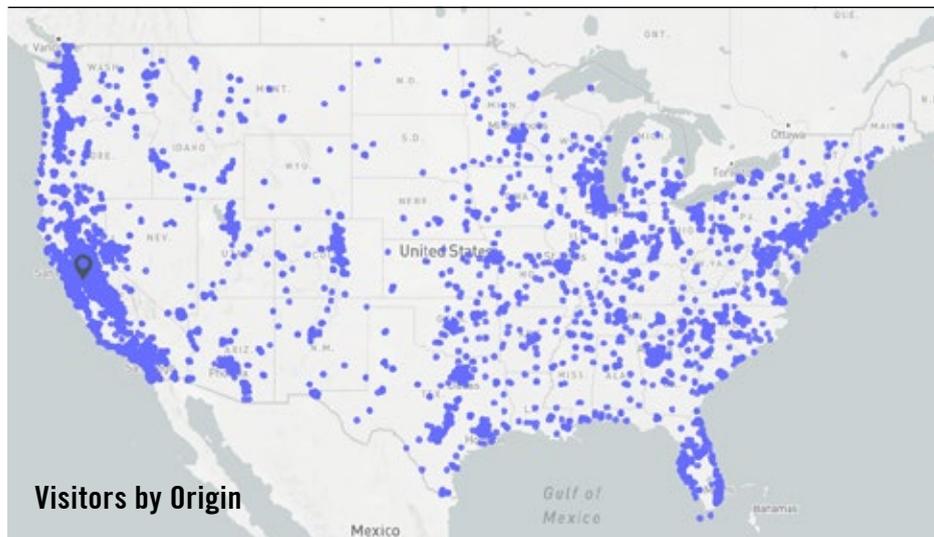
Sacramento is one of the most accessible submarkets in the entire city. 2nd Street in Old Sacramento sits two blocks west of the lively Downtown Commons ("DoCo"), and direct access can be found thanks to the renovated K Street tunnel with upgraded lighting, artwork, and security measures. Within a five minute walk of any attraction in Old Sacramento is the Golden 1 Center, DoCo amenities, The Tower Bridge, and Sutter Health Park.





NEARBY DATA BITES

Positioning your retail business in Old Sacramento means tapping into a bustling tourist destination. Its historic allure and constant pedestrian traffic offer a prime environment for showcasing your products. By capitalizing on this vibrant setting, you can leverage the area's appeal to attract customers and drive business growth.



Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Cultural Connections**
Diverse, middle and low income families in urban apartments and residences
- Family Unions**
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

Avg Household Income
Of visitors to Old Sacramento

\$97,000

76

Average Dwell Time
Visitors to Old Sacramento

Yearly Visits
3,400,000



\$191,4

Annual Consumer Spending
in millions

1-mile radius of property



Education Levels

33.2% Some College

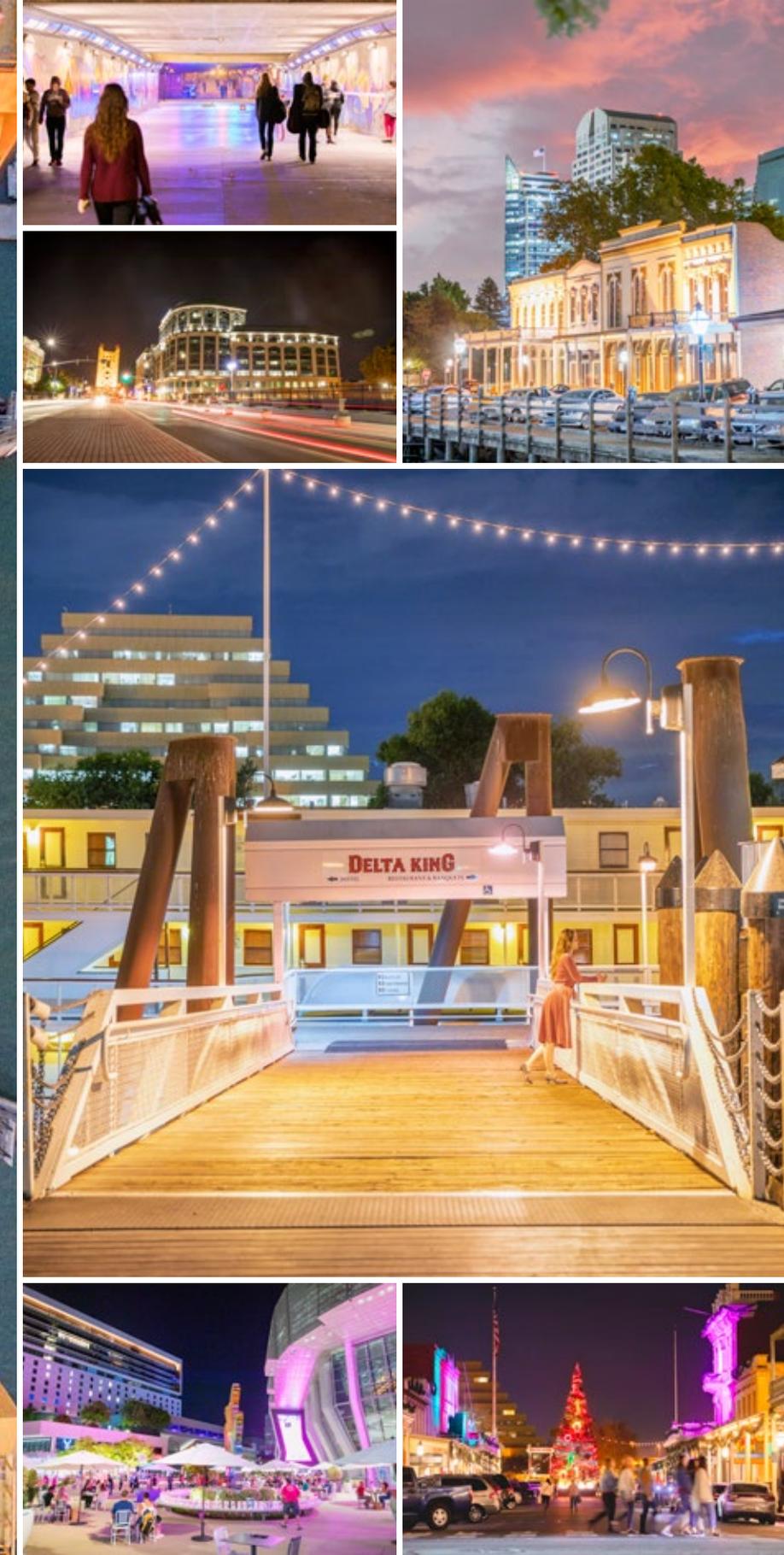
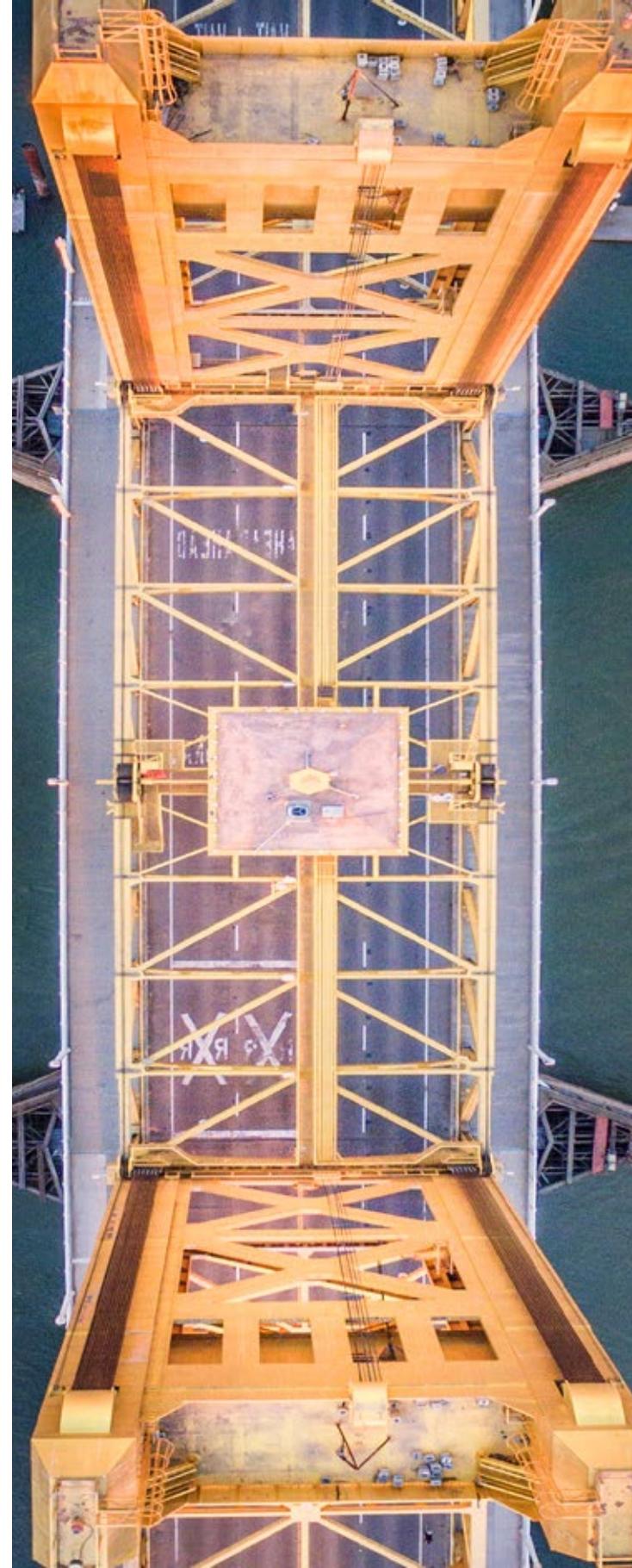
18.2% Bachelor Degree

9.4% Advanced Degree

100+

Businesses
in Old Sacramento

Data from: Placer AI, Costar, DSP





DOCO & GOLDEN 1 CENTER

Booming with people on game, concert and event nights, and a perennial destination for locals and visitors to enjoy the best that Sacramento has to offer. The Ebner is within walking distance.

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.





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