



# 2031 K STREET **SACRAMENTO**

FOR LEASE: FORMER CREATIVE OFFICE WITH AN OPEN FUTURE  
POTENTIAL FOR OFFICE, RESTAURANT AND ENTERTAINMENT







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# THE OPPORTUNITY

 RETAIL / RESTAURANT / OFFICE  
 1,120 – 7,520 SF  
 ABUNDANT ON-SITE PARKING

Located at the prominent northwest corner of 21st and K Street, 2031 K Street presents a rare opportunity to lease +1,120 to ±7,520 square feet of versatile commercial space in the heart of Midtown Sacramento. Spanning two stories with elevator access, this high-profile building offers a flexible layout that supports a variety of uses; from creative offices and boutique retail to upscale dining, nightlife venues, or even hospitality concepts

such as a hostel or co-living space.

The ground floor features a blend of open-plan space and private rooms, adaptable for showrooms, collaborative workspaces, or public-facing customer areas. Upstairs, tenants will enjoy a large conference room or event space, break and lounge areas, and access to a 400 SF rooftop deck—a standout amenity that supports both private office tenants and experiential concepts like rooftop

dining or cocktail service. Restrooms and kitchen/break areas on both floors, combined with two separate stairwells, provides a multi-tenant mixed-use opportunity as diverse as Midtown itself.

Ample on-site parking and unbeatable visibility at a high-traffic intersection (10,000+ vehicles/day) further enhance the appeal of this hard corner asset.





**1 THE OPPORTUNITY**  
2031 K STREET



## THE DETAILS

<b>Address:</b>	2031 K St, Sacramento, CA 95816
<b>Uses:</b>	Office, Retail, Restaurant, Club, Hospitality
<b>Space Available:</b>	± 1,120 - 7,520 SF
Suite 100:	± 4,100 SF
Suite 110:	± 1,120 SF
Suite 100+110:	± 5,220 SF
Suite 200:	± 2,300 SF
Suite 100+200:	± 6,400 SF
Entire Building:	± 7,520 SF
<b>Lease Rate:</b>	
Suite 100/110:	\$3.00/SF/Month NNN
Suite 200:	\$2.50/SF/Month NNN
<b>Parking:</b>	Negotiable
<b>Stories:</b>	Two (2)
<b>Elevator:</b>	Yes





## WIDE RANGE OF USES

### CREATIVE OFFICE HEADQUARTERS

Open work areas, private offices, and collaborative amenities make this an ideal location for design firms, tech companies, or professional services.

### RETAIL OR SHOWROOM

High ceilings, large windows, and prominent street frontage make the space perfect for retail brands, lifestyle boutiques, or health and wellness studios.

### RESTAURANT OR CAFÉ

Prime corner exposure, rooftop deck potential, and foot traffic from Second Saturday and Midtown Farmers Market create a perfect foundation for a destination eatery.

### LOUNGE OR NIGHTLIFE VENUE

Flexible indoor-outdoor flow, dual-story setup, and proximity to Midtown nightlife position this property for success in Sacramento's evening scene.

### HOSPITALITY / HOSTEL / CO-LIVING

The second floor layout, lounge, and deck access offer the potential to creatively adapt the property for overnight accommodations in Sacramento's arts and cultural hub.



# THE FLOOR PLANS

## 2ND FLOOR



## 1ST FLOOR





1

THE OPPORTUNITY  
2031 K STREET





# THE LOCATION

 IN THE HEART OF MIDTOWN  
 IN LAVENDER HEIGHTS  
 2 BLOCKS TO HANDLE DISTRICT

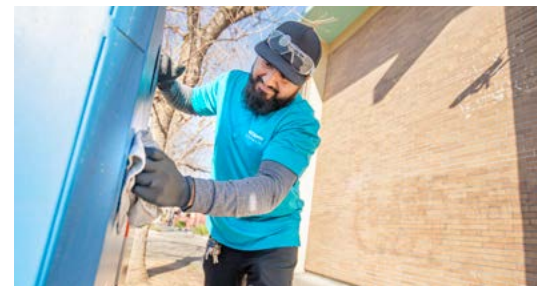
2031 K offers a prime corner location in the heart of Midtown Sacramento, one of the city's most vibrant and walkable neighborhoods. Located at the intersection of 21st and K, the property sits along a high-visibility corridor lined with art galleries, bars, restaurants, and independent shops. This two-story commercial building benefits from constant exposure to foot traffic and a built-in audience of professionals, residents, and visitors drawn to Midtown's energy.

Just steps away from major community events

like Second Saturday and the Midtown Farmers Market, the site regularly sees thousands of pedestrians pass by throughout the week. The surrounding area is home to a mix of apartments, offices, entertainment venues, and dining options that activate the area from morning to late night. That consistent flow of people makes this property an ideal setting for businesses that rely on street-level visibility and steady pedestrian engagement.

While K Street remains an important east-west corridor for drivers and cyclists, it's the human

scale and cultural density of Midtown that set this location apart. Surrounded by destination retail, celebrated restaurants, and some of Sacramento's most iconic nightlife venues, 2031 K Street sits within one of the few neighborhoods in the region that truly supports an 18-hour business environment. Whether you're launching a flagship restaurant, curating a retail concept, or creating a standout creative office headquarters, this location gives you the presence and flexibility to succeed.



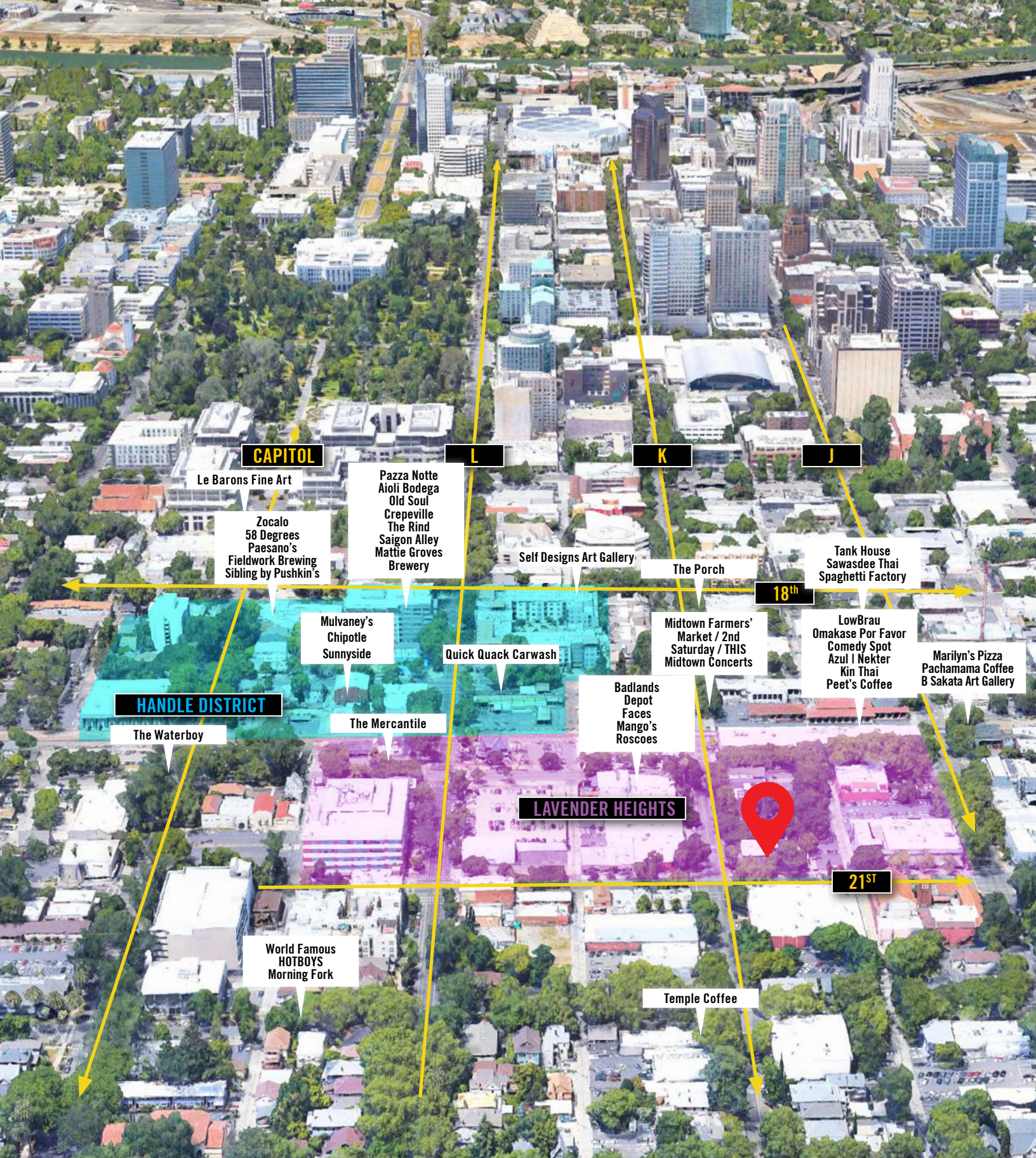




# NEARBY AMENITIES

This property benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events.

<b>LAVENDER HEIGHTS</b> Azul Mexican Badlands Comedy Spot Faces First United Methodist Church Kin Thai Lavender Library LowBRAU Mango's Marilyn's Pizza Mercantile Saloon Nekter Pacos Bike Store Peet's Coffee Sacramento LGBT Community Center Roscoe's Sleek Wax Bar The Depot	The G Spot The Morning Fork Time Tested Books Midtown Farmers' Market* Midtown Mini* PARKing Day* Sac Pride* Second Saturday* THIS Midtown*	Mattie Groves Brewing Mulvaney's B&L Old Soul Coffee Paesanos Pazza Notte Portofino's Saigon Alley Scout Living Sibling by Pushkin's Strapping Midtown The Rind The Waterboy Tupi Coffee Yogurtagogo Zocalo Bastille Day Festival* Beer Street* Dress up, Wine Down* Second Saturday*	<b>OTHER (WALKING DISTANCE)</b> Burger Patch Burgers and Brew Cantina Alley Centro Cocina Mexicana Chicago Fire Cornerstone Der Biergarten Drunken Noodle Dumpling House Federalist Public House Flamingo House Fleet Feet I Love Teriyaki Kupros Craft House Mikuni Sushi Noah's Bagels N Street Cafe Otoro Sushi Pachamama Coffee Coop	Rick's Dessert Diner Sun & Soil Juice Tank House BBQ Tapa the World Temple Coffee Thai Basil The Golden Bear The Jungle Bird The Mill The Old Spaghetti Factory The Porch Tres Hermanas Zelda's Pizza
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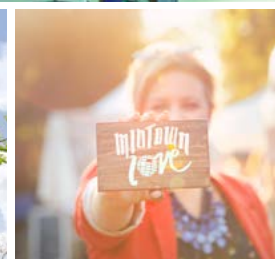




2 THE LOCATION  
2131 K STREET

# CAPTURE FOOT TRAFFIC IN MIDTOWN'S NIGHTLIFE HUB LAVENDER HEIGHTS

Midtown Association



1.1 MILLION YEARLY VISITS



3 BLOCKS



12 BARS AND RESTAURANTS



~120 EVENTS PER YEAR



2031 K Street sits in the center of Lavender Heights, Midtown's most energetic and inclusive district. Anchored by the MARRS building and surrounded by nightlife staples, this stretch of K Street sees steady foot traffic throughout the week and surges on weekends. On Friday and Saturday nights, the line outside Faces often stretches down the block. Badlands / Depot, LowBrau, and Mango's draw similar crowds, keeping the energy high well into the night.

Widely recognized as the heart of Sacramento's

LGBTQ+ community, Lavender Heights is home to the Sacramento LGBT Community Center and a wide range of LGBTQ+ owned businesses. The district is known for its welcoming atmosphere, diverse crowd, and year-round programming that celebrates identity and inclusion.

Every Saturday, the award-winning Midtown Farmers Market transforms the neighborhood into a pedestrian destination, spanning five city blocks and featuring more than 200 vendors. Recently named the best farmers market in

California and third in the nation by the American Farmland Trust, it draws thousands of visitors each weekend for fresh produce, artisan goods, and community programming.

Monthly art walks like Second Saturday and annual events like Midtown Love add to the district's nonstop momentum. For restaurants, retailers, or creative offices, 2031 K Street offers the rare opportunity to operate within one of Sacramento's most vibrant, inclusive, and event-driven neighborhoods.



# DRAW FROM MIDTOWN'S PREMIER DINING DESTINATION THE HANDLE DISTRICT



1.4 MILLION YEARLY VISITS



9 BLOCKS



18 BARS AND RESTAURANTS



~8 EVENTS PER YEAR

Just two blocks from the Handle District, 2031 K Street sits near one of Midtown Sacramento's most active and celebrated culinary corridors. Known for its high concentration of successful restaurants, boutiques, and buzzing nightlife, the district draws a steady stream of locals and visitors throughout the day and into the evening.

Beloved staples like Zócalo, The Rind, Aioli,

Mulvaney's B&L, and Saigon Alley continue to anchor the district, offering a range of international flavors and elevated experiences. The recent addition of Pazzo Notte, a lively Italian-American concept from New York City, has only added to the neighborhood's energy. With its stylish interior, martini list, and brick oven pizza, Pazzo Notte is already drawing crowds.

For a new restaurant or retail concept, being this close to the Handle District offers exposure to an audience that values good food, atmosphere, and exploration, making 2031 K Street a compelling location to capture that momentum.







\$84,175 AVG HH INCOME



20.7% HAVE CHILDREN



42% BACHELOR'S OR HIGHER

## WHERE DOES YOUR FUTURE CLIENT CURRENTLY SPEND THEIR TIME?

### LEISURE

1. CINEMARK CENTURY ARDEN
2. SUTTER HEALTH PARK
3. PAPA MURPHY'S PARK
4. FREMONT PARK
5. REGAL DELTA SHORES & IMAX
6. HORNET STADIUM (SAC STATE)
7. TOPGOLF ROSEVILLE
8. DISNEYLAND PARK
9. SUTTER'S FORT
10. CINEMARK CENTURY GREENBACK
11. CINEMARK CENTURY LAGUNA
12. CAL EXPO

### DINING

1. JET'S MIDTOWN
2. THE CHEESECAKE FACTORY ARDEN
3. DUTCH BROS HOWE AVE
4. OLD SPAGHETTI FACTORY MIDTOWN
5. DUTCH BROS LA RIVIERA
6. ZOCALO MIDTOWN
7. GUNTER'S ICE CREAM
8. IRON HORSE TAVERN R STREET
9. CHILI'S ARDEN
10. BJ'S ELK GROVE
11. DUTCH BRO'S STOCKTON BLVD
12. LEATHERBYS

### HOTELS

1. HYATT REGENCY
2. THUNDER VALLEY LINCOLN
3. SKY RIVER CASINO ELK GROVE
4. HARD ROCK HOTEL WHEATLAND
5. HOLIDAY INN DOWNTOWN
6. SHERATON GRAND
7. RED HAWK CASINO PLACERVILLE
8. DOUBLETREE POINTWEST
9. HYATT CENTRIC
10. THE CITIZEN HOTEL
11. RESIDENCE INN DOWNTOWN
12. FORT SUTTER HOTEL

## WHO ARE THEY?

Lavender Heights  
Experian Mosaic / Placer AI 2025



### INFLUENCED BY INFLUENCERS

#### YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
  - METROPOLITAN LIFESTYLES
  - DIGITALLY DEPENDENT
  - ACTIVE SOCIAL LIVES
  - FOODIES
  - FIRST-TIME HOME BUYERS
- HEAD OF HOUSEHOLD AGE: 25-30
  - EST. HOUSEHOLD INCOME: \$50,000-\$74,999
  - HOME OWNERSHIP: RENTER
  - TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS
  - HOUSEHOLD SIZE: 1 PERSON
  - AGE OF CHILDREN: 0-3



### PROGRESSIVE ASSORTMENT

#### AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
  - ETHNICALLY DIVERSE
  - URBAN-CENTRIC
  - COMFORTABLE SPENDING
  - SPORTS FANS
  - COMFORABLE LIFESTYLES
- HEAD OF HOUSEHOLD AGE: 51-65
  - EST. HOUSEHOLD INCOME: \$75,000-\$99,000
  - HOME OWNERSHIP: HOMEOWNER
  - TYPE OF PROPERTY: SINGLE FAMILY
  - HOUSEHOLD SIZE: 5+ PERSONS
  - AGE OF CHILDREN: 13-18



### URBAN EDGE

#### MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- PROGRESSIVE VIEWS
  - URBAN DWELLERS
  - HIGHLY EDUCATED
  - AMBITIOUS
  - OMNI-CHANNEL ENGAGERS
  - HEALTH ENTHUSIASTS
- HEAD OF HOUSEHOLD AGE: 31-35
  - EST. HOUSEHOLD INCOME: \$125,000-149,999
  - HOME OWNERSHIP: UNKNOWN
  - TYPE OF PROPERTY: MULTIFAMILY 101+ UNITS
  - HOUSEHOLD SIZE: 1 PERSON
  - AGE OF CHILDREN: 0-3





# SACRAMENTO

Greater Sacramento



2.62 MILLION POPULATION  
#2 IN U.S FOR INCLUSION  
4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location, within easy reach of the Bay Area, Lake Tahoe, and Napa Valley, makes it more than a midpoint; it is a destination with strong fundamentals and long-term investment potential.

While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios, 2024). In

2025, the region reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This growth reflects a wave of professionals and families drawn to space, affordability, and access to culture and opportunity.

That momentum is driving demand for new development across dining, retail, and hospitality. Sacramento is now a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and energizing the core. Major draws like Aftershock, Ironman, the Farm-to-Fork Festival, and the California International Marathon bring hundreds of thou-

sands of visitors each year.

The city's food and creative scenes continue to add to its appeal. As the Farm-to-Fork Capital, Sacramento has built a national reputation for its access to fresh ingredients, strong restaurant scene, and community pride, all of which contribute to a vibrant, experience-driven urban environment.

For restaurateurs, retailers, nightlife operators, and creative office users, 2031 K Street presents a rare opportunity: a well-located, highly visible lease space in a growing metro, surrounded by anchor institutions, established neighborhoods, and walkable amenities.





# SAC DATA BITES

## MULTIFAMILY RENTAL TRENDS -URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

\* Brand new projects recently completed adding to this vacancy rate.  
Studio30, The Richmond, 1928 21st Street

\*\* Under construction: The A.J. (345 Units), Cypress (98 Units)  
\*\*\* The Sequoia (89 Units)

Past 12 Months, 4/2025  
Costar, Multifamily All Unit Mixes

## 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

2,611,868

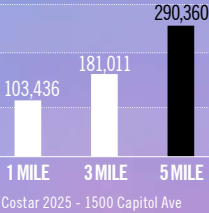
GSEC 2025  
Applied Geographic Solutions 2024

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

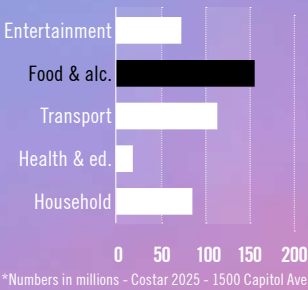
69%

GSEC 2025  
Applied Geographic Solutions 2024

## 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:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025  
Applied Geographic Solutions 2024

## SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025  
Applied Geographic Solutions 2024

## SACRAMENTO OWNERS VS. RENTERS



GSEC 2025  
Applied Geographic Solutions 2024

## MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust  
2024

WALK  
SCORE:  
98  
Walker's  
Paradise

BIKE  
SCORE:  
62  
Biker's  
Paradise

TRANSIT  
SCORE:  
96  
Good  
Transit

walkscore.com  
1500 Capitol



