

1023 K STREET

Turn-Key 2nd Generation
Restaurant for Lease
Downtown, Sacramento



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

1,412
SF FOR LEASE

\$3.00
PER SF NNN

2ND GEN
RESTAURANT

FF&E
INCLUDED

TURN-KEY
OPPORTUNITY

RESTAURANT OPPORTUNITY IN HEART OF DOWNTOWN'S K STREET NIGHTLIFE DISTRICT

Turton Commercial Real Estate is excited to offer the rare opportunity to lease a turnkey second generation restaurant in the highly desirable K Street Nightlife and Business district, and sits just one block from the CA State Capital and Public Affairs District. The 1,412 square foot space features all critical second generation restaurant and bar infrastructure and equipment.

In addition, the space includes all furniture

including service counters and tables, chairs, and bench seating for patrons. With Governor Newsom's recent "return to office" Executive Order for State of CA workers, 1023 K Street has the potential for both a brisk, fast casual daytime lunch business and a late-night service for patrons of the adjacent nightlife district. Coupled with a more typical dinner service, an operator is presented with the opportunity to cover most day parts for

maximum efficacy and profitability.

Perfectly situated on the bustling and highly walkable K Street corridor Downtown, this property presents its new operator with the chance to open a full service restaurant at a fraction of the time and expense of most locations within the urban core. With minor aesthetic improvements and a County Health inspection, a tenant can reasonably expect to be open for business in a matter of weeks!



INFRASTRUCTURE

- Ansul Fire Suppression System
- All necessary sinks for Sac County Health Department compliance
- Dish area with glass washer
- Reach in refrigerators and freezer
- “Low boy” refrigerated sandwich table
- Under counter ice machine
- Reach-in cooler with 4 handle direct-draw draft beer system
- Two ADA Accessible Restrooms in the common corridor
- Fully equipped “display” style open kitchen
- Complete “hot line” gas cooking array, including:
 - Three Deep Fryers
 - Six-burner range over oven
 - Heated storage drawers

PROPERTY DETAILS

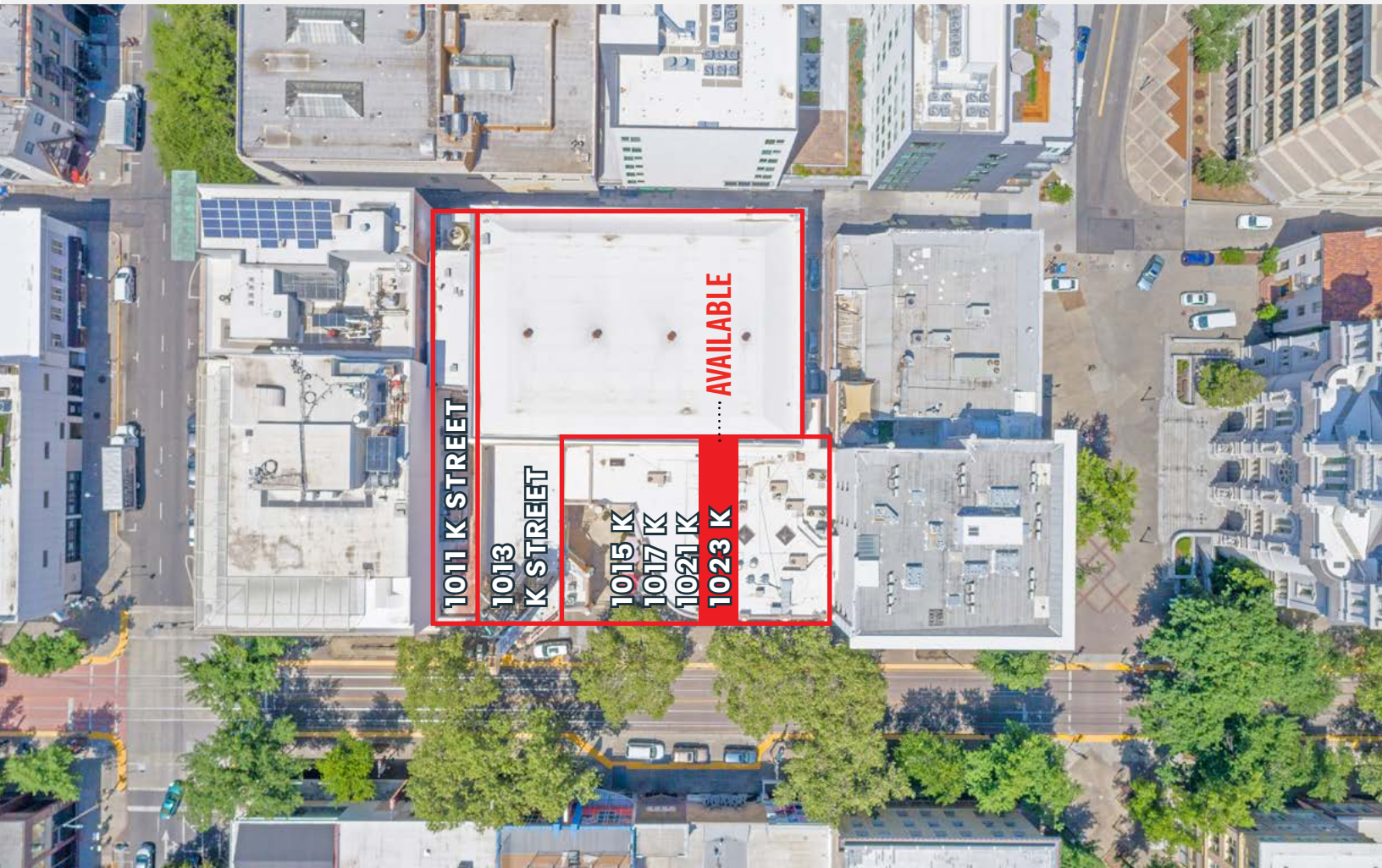
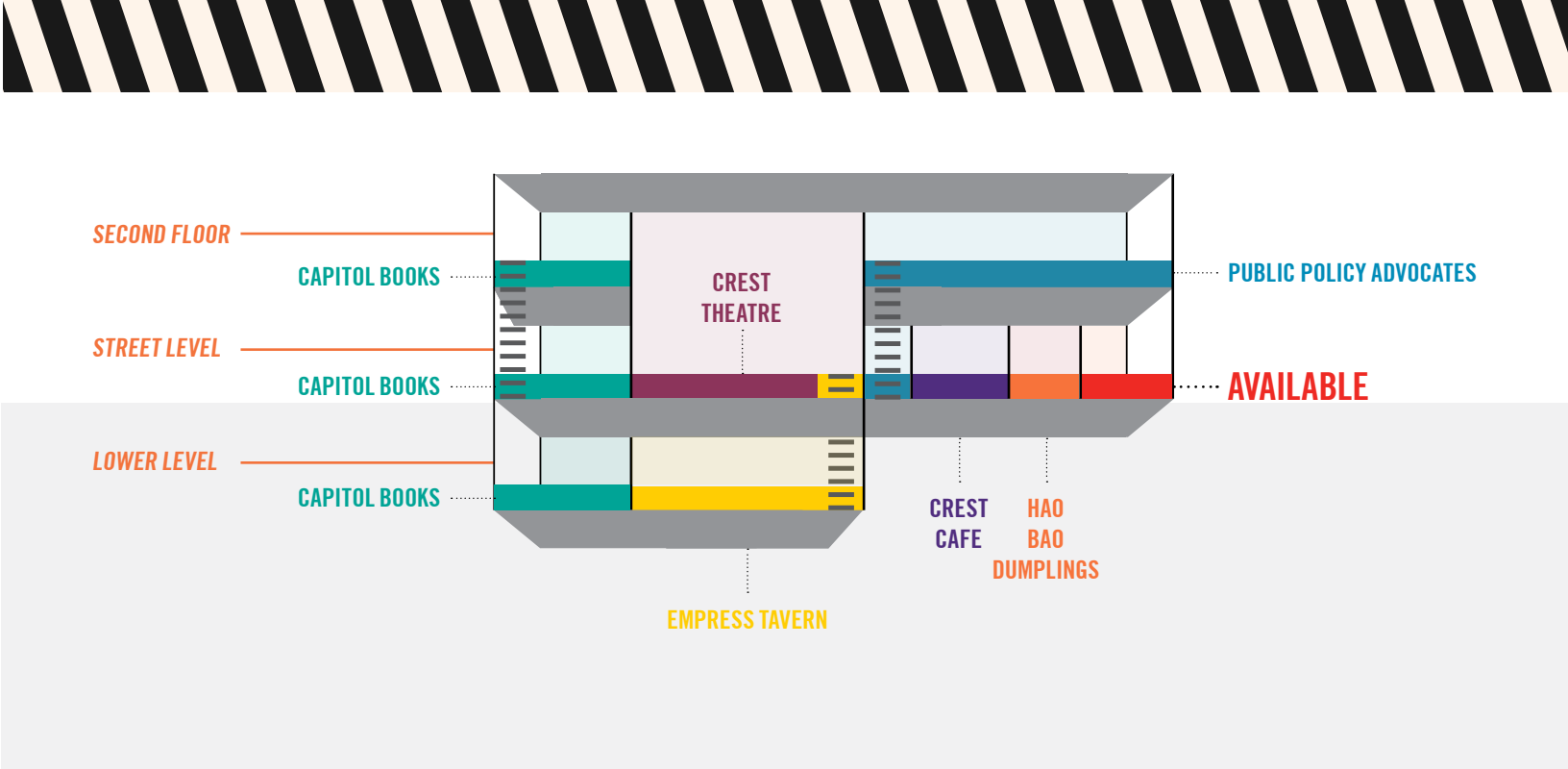
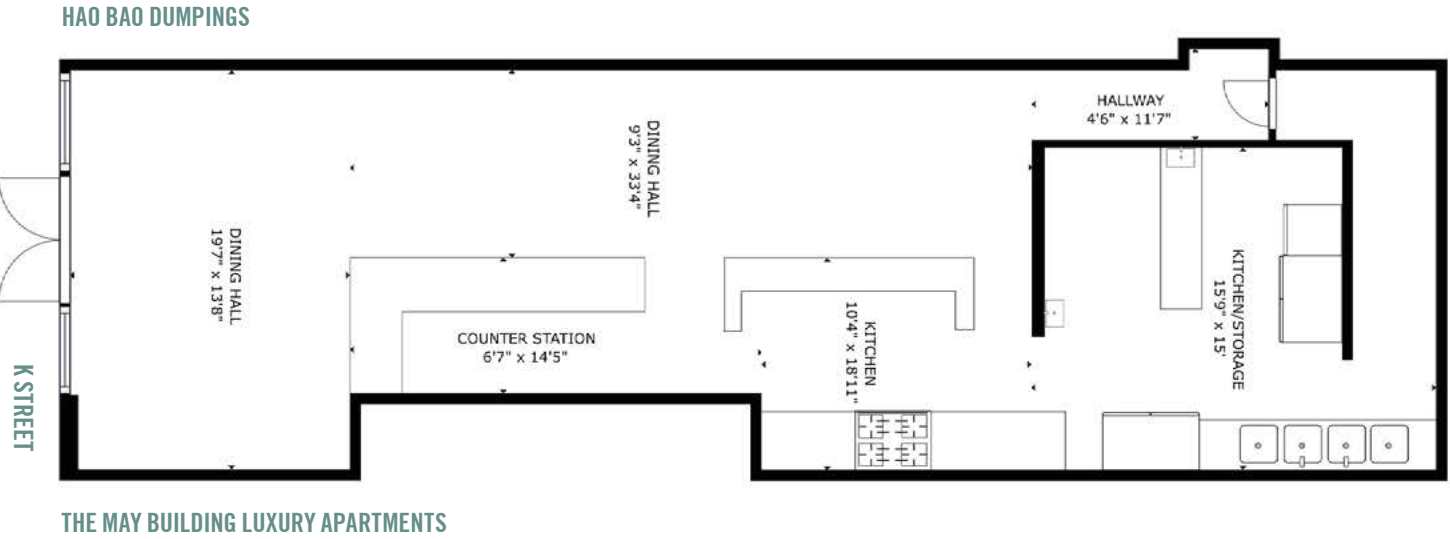
| | |
|------------------|-------------------------------------|
| PROPERTY DETAILS | |
| Address: | 1023 K Street, Sacramento, CA 95811 |
| APN: | 006-0103-011-0000 |
| Zoning: | C-3-SPD |
| Price: | \$3.00/SF/MO NNN |
| Year Built: | 1949 |
| Total SF: | 1,412 SF |

| | |
|--------------------|---|
| UTILITY DETAILS: | |
| ELECTRICITY: | Sac Municipal Utilities District (SMUD) |
| GAS: | Pacific Gas & Electric (PG&E) |
| WATER/SEWER/TRASH: | City of Sacramento |
| STORM DRAIN: | City of Sacramento |

| | |
|----------------|--|
| SEISMIC/FLOOD: | |
| FAULT ZONE: | This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation) |
| FLOOD ZONE: | Zone X (FEMA Map 06067C0180J) |



THE FLOOR PLAN



THE TENANT MIX

JOIN A THRIVING AND DIVERSE TENANT MIX

Located in the heart of Downtown Sacramento, 1023 K Street offers an opportunity to position your business alongside a diverse and well-established tenant mix. This high-traffic corridor is home to a blend of entertainment, dining, retail, and professional services, creating a vibrant destination for locals and visitors alike.

Crest Theatre
Capitol Books on K
Hao Bao Dumpling
Crest Café
Public Policy Advocates

A historic entertainment venue featuring films, live performances, and special events.
An independent bookstore offering a curated selection of literature.
A specialty eatery serving handcrafted dumplings and Asian-inspired cuisine.
A casual café providing coffee, light bites, and refreshments.
A leading government affairs and advocacy firm.



CREST THEATRE

1013 K STREET

The Crest Theatre is a historic theater located in downtown Sacramento, California, just blocks from the State Capitol, the Sacramento Convention Center, and the new Sacramento Kings basketball arena (Golden 1 Center). It was originally opened in 1912 as the Empress Theatre, a vaudeville palace. It later operated as the Hippodrome Theater. On September 14, 1946, the Hippodrome's marquee suddenly fell to the pavement below, killing a bystander. Shortly after the tragedy, in 1949, the building was completely remodeled and revamped to its current form as the art deco Crest Theatre. During the 1950s and 1960s, it was one of the premier first-run movie palaces in the Sacramento area. In the 1970s, it was reduced to mostly sub-run fare and eventually closed in the early 1980s.

Several attempts were made to revive the theater, ultimately succeeding in 1986. A fire in a neighboring building consumed a portion of the property in 1993, causing smoke damage but sparing the theater. The fire insurance settlement, combined with redevelopment grants provided by the City of Sacramento, allowed for most of the restoration of the historic theater and construction of two basement screening rooms. The restoration continued in 2009, including refurbishment of the brilliant neon marquee. The basement screening rooms were closed in 2013, reportedly due to a change in movie viewing habits and the high expense associated with converting 35 mm film projection to DCP compliant digital projection.

The theater was been completely refurbished since 2013 including new HVAC, it's massive neon sign, old-fashioned marquee, custom-tiled foyer outside, and ornate light fixtures reflecting off a gilded and sculpted ceiling.





CREST CAFE

1017 K STREET

Crest Cafe is a popular Mediterranean Restaurant in Downtown Sacramento! Located on K street next to Crest Theater and a couple blocks from DOCO Sacramento. For over 9 years, Crest Cafe is known as a women-owned business that offers mouthwatering halal food using fresh farm-to-fork ingredients.



HAO BAO DUMPLINGS

1021 K STREET

Hao Bao Dumplings creates dumplings of awesome texture, presentation and taste. You will find they are not like a typical dim sum sit down Chinese restaurant. They are a come and go fast pass establishment. Their goal is always to serve fresh, high quality, and naturally grown ingredients. They are renowned throughout Sacramento for providing an unexpectedly satisfying gastronomical dumplings experience.





CAPITOL BOOKS ON K

1011 K STREET

Capitol Books on K is yet another venture from Ross and Heidi Rojek. Ross and Heidi started a book review business in 2008, when most of the arts sections in local newspapers were either scaling back or closing altogether, they expanded their book business over the last 10 years. It is love of — first and foremost — the Sacramento community, as well as books that inspired them to provide the Sacramento downtown community with their first new bookstore since 2008.

They sell brand-new books, games, puzzles, Pokemon cards, and Magic the Gathering cards. They provide a local alternative to ordering books online or having to drive to one of the malls to find a chain store. They attribute their success to the downtown community—both the workers who commute in every day and those who live Downtown—that find value in having the latest books available on the shelf and not showing up two days later in a box.

It's our close proximity to the Crest Theater that gives us confidence and excitement about the store. Our ability to host author events at the Crest is an opportunity that few other bookstores in the county have—and it's right next door.

In February 2021, they expanded into their basement, which is called Another Universe, which houses all of our science fiction books, toys, and games.



PUBLIC POLICY ADVOCATES

1015 K STREET

Public Policy Advocates, LLC (PPA) was established in 1982, and has grown in the past decades, to be one of the most reputable lobbying firms to partner with in California. Each PPA partner brings expertise in various fields and has over 20 years of private and public sector experience. PPA's collective advocacy experience has delivered many significant victories for their clients. One of its key attributes is the firm's ability to tailor the needs of its clients and think outside of the box in dealing with complex public policy issues, which many do not necessarily have a linear solution. Consistently, PPA continues to deliver optimal results for its clients in the California legislative and regulatory terrain.



THE LOCATION



PLACER AI
MAY 2023 - MAY 2024
CREST THEATRE PORTFOLIO



144,000
YEARLY VISITS



139 MIN
AVG DWELL TIME



+33.9%
VISITS YOY



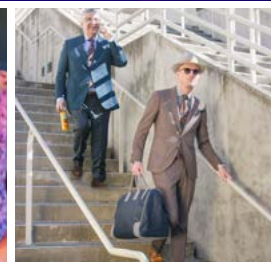
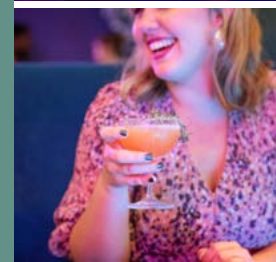
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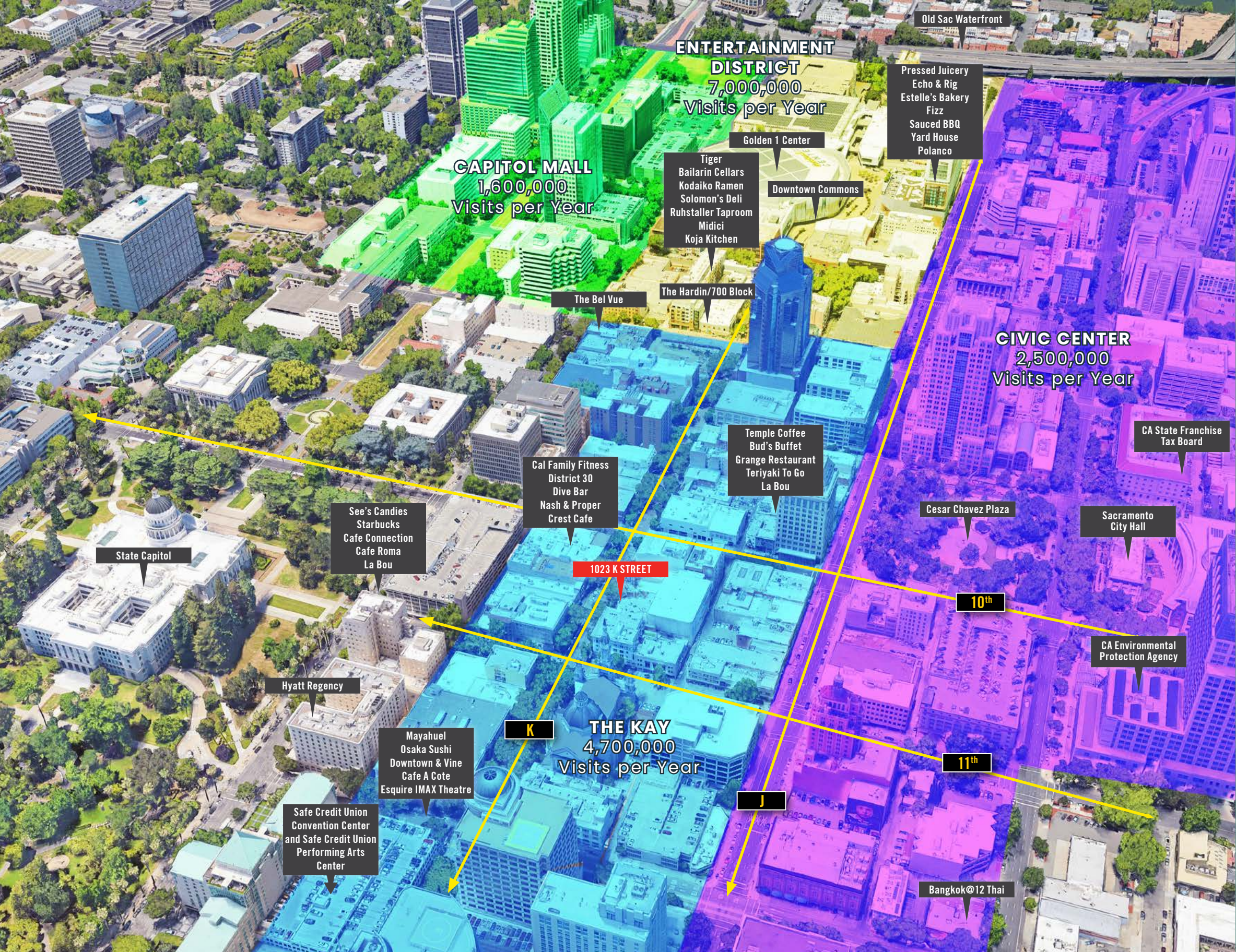
BENEFITS FROM PROXIMITY TO THE KAY & ENTERTAINMENT DISTRICT IN DOWNTOWN

Downtown Sacramento is the epitome of urban vibrancy, seamlessly blending modernity with historic charm. Anchored by the iconic Golden 1 Center, home to the Sacramento Kings and a premier venue for concerts and events, this bustling submarket pulses with life day and night. Surrounding the arena, a dynamic mix of entertainment options caters to every

taste, from the trendiest bars and gourmet restaurants to chic coffee shops and vibrant nightclubs. Businesses thrive in this lively environment, benefiting from the constant foot traffic and the area's reputation as a premier destination for both locals and tourists. Additionally, the district is peppered with boutique shops, art galleries, and cultural attractions, of-

fering endless opportunities for exploration and engagement. Investing in commercial property in Downtown means positioning oneself in the heart of Sacramento's entertainment and business hub, where the energy is palpable, and the potential for growth is boundless. This locale is not just a spot on the map; it's the beating heart of Sacramento's urban renaissance.





ENTERTAINMENT DISTRICT
7,000,000
Visits per Year

CAPITOL MALL
1,600,000
Visits per Year

CIVIC CENTER
2,500,000
Visits per Year

THE KAY
4,700,000
Visits per Year

THE LOCATION
1023 K STREET **4**

PLACER AI
MAY 2023
- MAY 2024

NEARBY FOOT TRAFFIC



2.7M
YEARLY VISITS

GOLDEN 1 CENTER
HOME TO THE
SACRAMENTO KINGS



578 K
YEARLY VISITS

**SAFE CREDIT UNION
CONVENTION CENTER**
NEWLY RENOVATED



228 K
YEARLY VISITS

**SAFE CREDIT UNION
PERFORMING ARTS
CENTER**



1.6M
YEARLY VISITS

CAPITOL MALL
STATE CAPITOL TO THE
TOWER BRIDGE



178K
YEARLY VISITS

CESAR CHAVEZ PLAZA
HOME TO CONCERTS
IN THE PARK



3.4M
YEARLY VISITS

**OLD SACRAMENTO
WATERFRONT**
SUBMARKET



THE KAY DISTRICT

PLACER AI MARCH 2024 - MARCH 2025



13

BLOCKS



5.0M

YEARLY VISITS



27

BARS & RESTAURANTS



\$86,326

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 2025





THE ENTERTAINMENT DISTRICT

PLACER AI MARCH 2024 - MARCH 2025



8
BLOCKS



7.2M
YEARLY VISITS



43
STORES & RESTAURANTS



\$89,740
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES*

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DOCO), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

an award-winning arena, hosting over 130 events annually, including concerts and home games for the Sacramento Kings. This district is a lively blend of entertainment, culture, and sports, making every visit a unique experience.

Notable Events Held in District:
Sacramento Kings NBA Games, Concerts at Golden 1 Center

*Experian-Mosaic Psychographic Profiles 2025

WALK RIDE BIKE DRIVE

The Crest Theatre is easily accessed by all modes of transportation including walking, biking, driving, or riding Light Rail.



THE HOTEL SCENE

COSTAR MAY 2024 | SACRAMENTO CBD



34

HOTELS



4,396

HOTEL ROOMS



67.9%

12 MO OCCUPANCY



179

12 MO DELIVERED

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

EXCHANGE SACRAMENTO NEW

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K PROPOSED

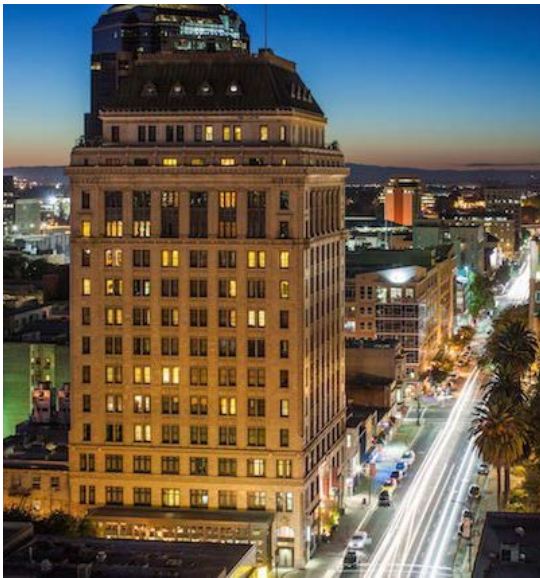
Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

CANOPY BY HILTON PROPOSED

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

141 PROPOSED

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.





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