



1128 7TH STREET

2ND GEN RESTAURANT, ROOFTOP BAR & PATIO,
RETAIL FOR LEASE



7TH STREET STANDARD



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THE OPPORTUNITY
1128 7TH STREET

RIGHT NEXT TO
GOLDEN 1 CENTER!

THE OPPORTUNITY

± 5,000

SF 2ND GEN RESTAURANT

± 2,851

SF 2ND GEN ROOFTOP BAR + PATIO

± 840

SF RETAIL SPACE

PRIME

LOCATION & FOOT TRAFFIC

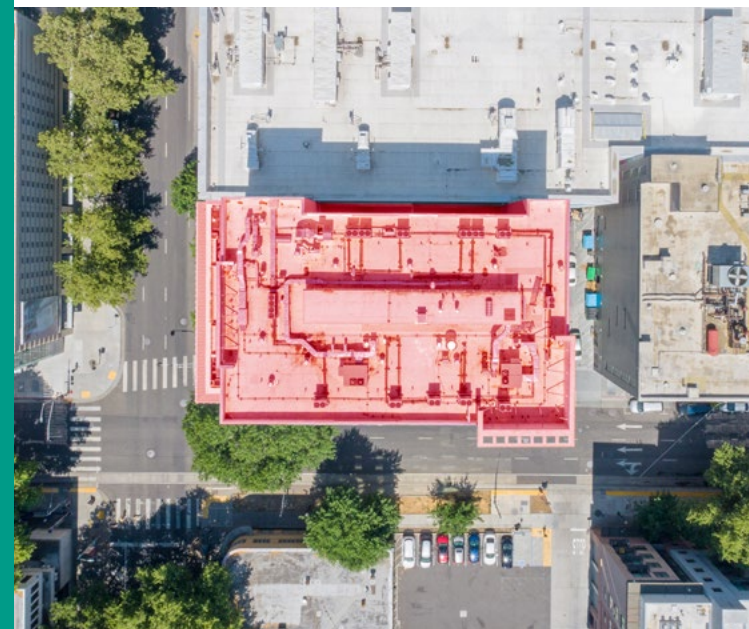
AN ICONIC LEASING OPPORTUNITY AT THE HYATT CENTRIC

Situated in the heart of Downtown Sacramento and directly adjacent to Golden 1 Center and DOCO, the Hyatt Centric offers a **rare opportunity to lease three distinct commercial spaces** within one of the city's most dynamic hospitality destinations. With a prime location at the epicenter of Sacramento's entertainment and retail corridor, these spaces benefit from

constant foot traffic, direct hotel guest exposure, and immediate proximity to thousands of downtown office workers, residents, and visitors.

1128 7th Street features a fully equipped 5,000 SF high-end restaurant space with high visibility and direct access to the Hyatt Centric lobby and DOCO plaza, ideal for a flagship dining experience. Also available is an 840 SF retail suite,

perfect for coffee shops, boutique retail, or grab-and-go food, strategically positioned near hotel and event foot traffic. Additionally, 1128 7th Street features a 2,851 SF rooftop bar and patio with stunning views of Downtown Sacramento, offering a unique venue for elevated lounge or event concepts.



CLAYTON CLUB
ROOFTOP & PATIO

PROPERTY DETAILS

Address: 1128 7th Street, Sacramento, CA 95814

Zoning: C-3-SPD

Year Built: 1920

Year Remodeled: 2021

AVAILABLE SPACES

Current 7th Street Standard: ± 4,364 RSF

Current Clayton Club: ± 2,851 RSF (inclusive of a ± 1,259 SF patio)

Vacant Retail Space: ± 840 RSF

FF&E: Available

PRICING DETAILS - ASKING RATES

Current 7th Street Standard: \$4.00 per RSF per month, NNN

Current Clayton Club: \$4.00 per RSF per month, NNN

Vacant Retail Space: \$3.00 per RSF per month, NNN

Monthly NNNs: \$1.00 per SF per month

UTILITY DETAILS

Electricity: SMUD

Gas: PG&E

Water/Sewer/Trash: City of Sacramento

Storm Drain: City of Sacramento



Convention Center

61 events/year
256K visits/year

Safe Credit Performing Arts Center

140 events/year
248K visits/year

State Capitol

~1,800 employees

Cesar Chavez Plaza

10 concerts/year
292.3K visits/year

Hyatt Centric Hotel

172 hotel rooms

Golden 1 Center

127 events/year
2.8M visits/year

Downtown Commons

27 restaurants/16 shops
6.2M visits/year

Old Sacramento

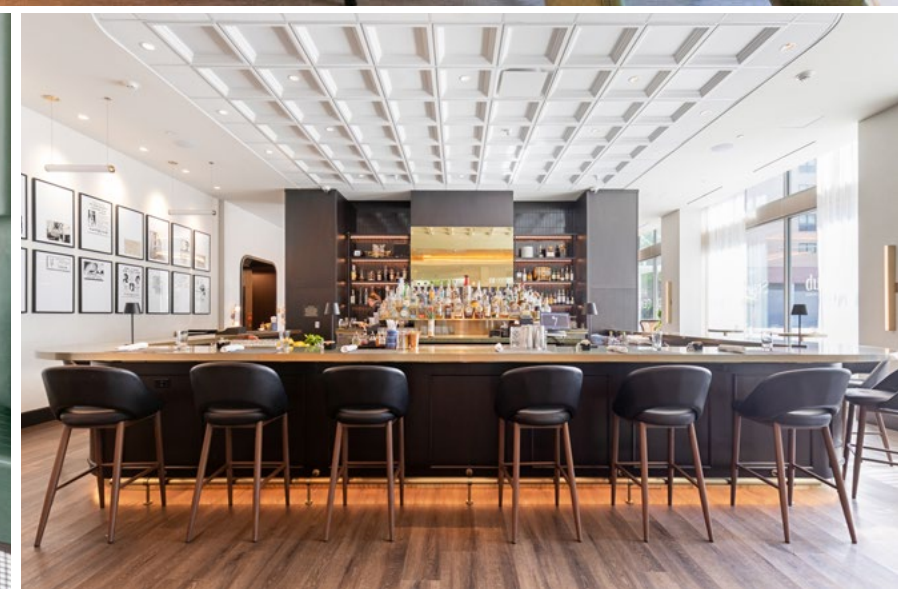
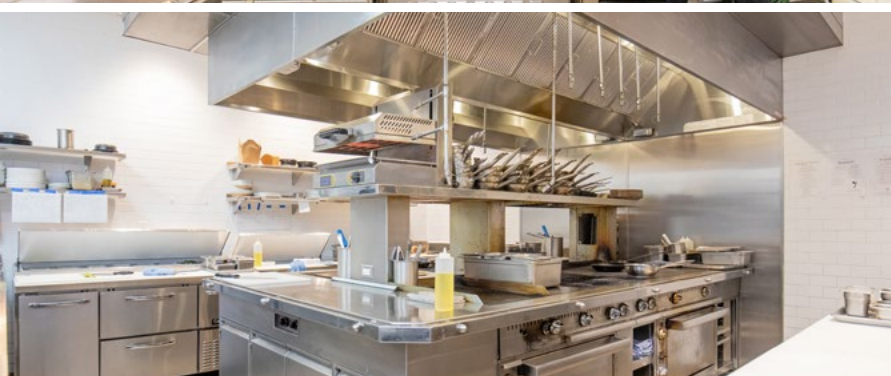
~5 min drive away
125 amenities/events
2.5M out-of-market visitors/year

1 THE OPPORTUNITY
1128 7TH STREET

7TH STREET STANDARD

4,364 SF | **\$4.00** | **FF&E**
2ND GEN RESTAURANT | SF/MONTH NNN | INCLUDED

The cornerstone of the offering is a 4,364 square foot, high-end, second-generation restaurant space on the ground floor. Fully equipped and meticulously designed, the space includes all furniture, fixtures, and equipment—offering a true plug-and-play opportunity for a sophisticated restaurant operator to launch in Sacramento's most prominent urban setting. Floor-to-ceiling windows, dramatic street presence, and seamless access to the Hyatt Centric lobby and DoCo plaza elevate this restaurant location to flagship potential.



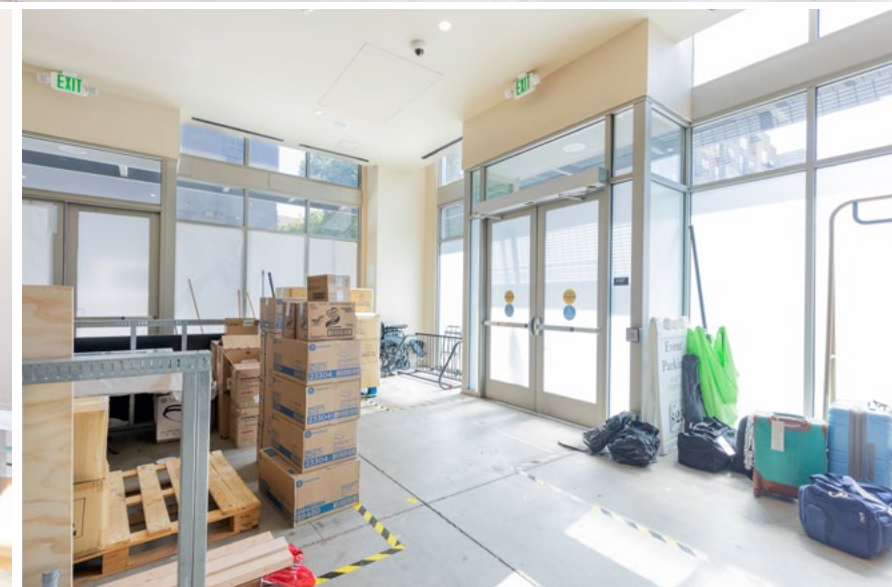


1 THE OPPORTUNITY
1128 7TH STREET

VACANT RETAIL SPACE

840 SF | **\$3.00** | **WARM**
VACANT RETAIL | SF/MONTH NNN | SHELL

Also available on the ground floor is a 840 square foot warm shell retail suite—ideal for coffee, boutique soft goods, experiential retail, grab-and-go food concepts, or curated personal services. The space offers flexibility for a range of uses and benefits from adjacency to both the hotel entrance and high-volume pedestrian corridors that serve DoCo and Golden 1 Center. With unmatched visibility and branding potential, this space presents a powerful platform for retail activation in the city's most coveted district.

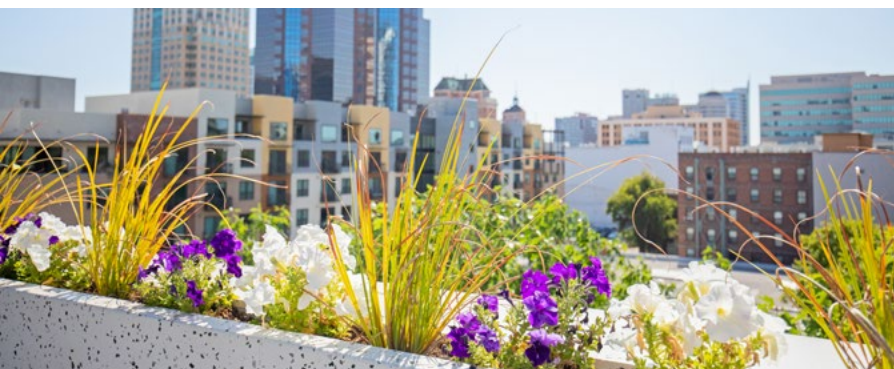


1 THE OPPORTUNITY
1128 7TH STREET

CLAYTON CLUB

2,851 SF | **\$4.00** | **VIEWS**
ROOFTOP BAR & PATIO | SF/MONTH NNN | OF DOWNTOWN

Topping off the opportunity—literally—is a one-of-a-kind sixth-floor rooftop bar and patio space totaling 2,851 square feet. This swanky indoor-outdoor venue includes approximately 1,592 square feet of interior bar/lounge area and a 1,259 square foot open-air patio with sweeping views of Downtown Sacramento. Perfect for a cocktail-forward lounge, event-driven concept, or elevated food and beverage experience, this rooftop is a built-in destination and social media magnet for guests and locals alike.



\$4.00/SF/Month NNN



\$4.00/SF/Month NNN

THE LOCATION

BENEFITS FROM THE ENTERTAINMENT DISTRICT'S HIGH FOOT TRAFFIC AND EVENTS

Downtown Sacramento is a vibrant civic, cultural, and entertainment center—where innovation, history, and hospitality meet. As the world's fourth-largest economy, Downtown Sacramento is home to the State Capitol, major corporate offices, and an expanding roster of nationally recognized restaurants, hotels, and retailers. It is home to more than 100,000 daytime workers, with a growing residential population and a steady influx of regional visitors, tourists, and event goers year-round.

Anchoring the Entertainment District in Downtown is the Golden 1 Center (G1C) which has gained recognition as one of Northern California's most iconic entertainment venues. Home to the Sacramento Kings, G1C draws more

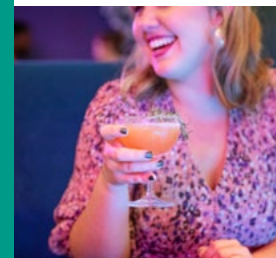
than 1.5 million annual visitors. Just steps from G1C is DOCO (Downtown Commons), a dynamic open-air lifestyle district featuring upscale retail, chef-driven dining, luxury hospitality, and immersive event programming—all designed to create a 24/7 destination in the urban core.

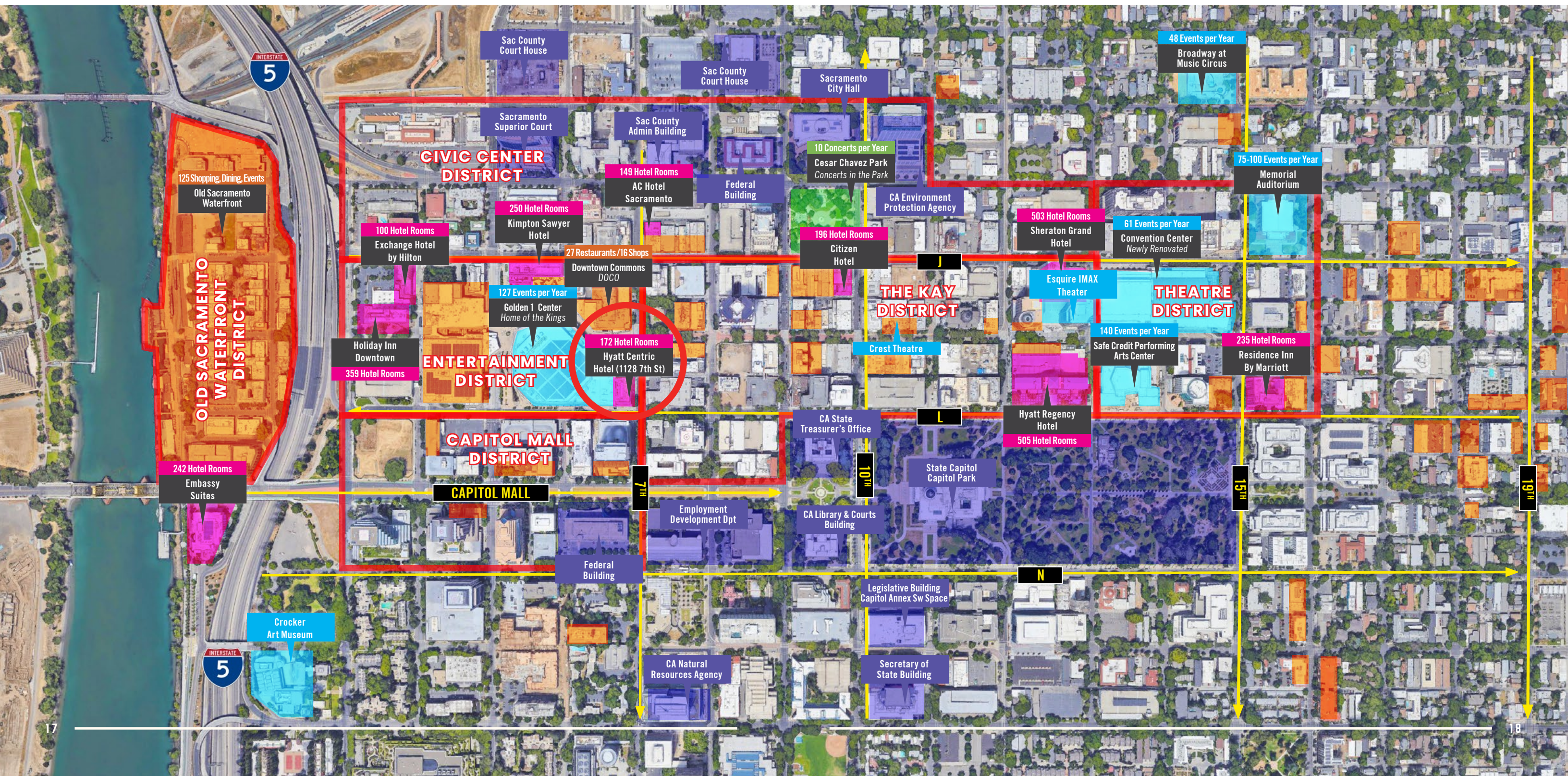
The Hyatt Centric Sacramento sits at the epicenter of this energy, offering unmatched access to DOCO and G1C, while benefiting from built-in hotel guest traffic, daily foot traffic from neighboring office towers, and proximity to regional light rail and transit hubs. The surrounding blocks are packed with a rich variety of arts and nightlife destinations—including the Crest Theatre, SAFE Credit Union Convention Center, the Memorial Auditorium and

a growing number of tech-forward co-working spaces and creative firms.

Downtown Sacramento is also experiencing a generational wave of investment. Billions of dollars in public and private development have transformed the area into a modern urban hub, including redevelopments like the R Street Corridor, the Broadway revitalization, and the upcoming Sacramento Valley Station innovation district.

Whether serving the midweek business crowd, game-day fans, or weekend destination diners, operators at the Hyatt Centric enjoy an unparalleled opportunity to tap into the momentum of Sacramento's most exciting and high-traffic neighborhood in Sacramento's Entertainment District.







THE ENTERTAINMENT DISTRICT

PLACER AI MARCH 2024 - MARCH 2025



8

BLOCKS



7.2M

YEARLY VISITS



43

STORES & RESTAURANTS



\$89,740

HOUSEHOLD INCOME

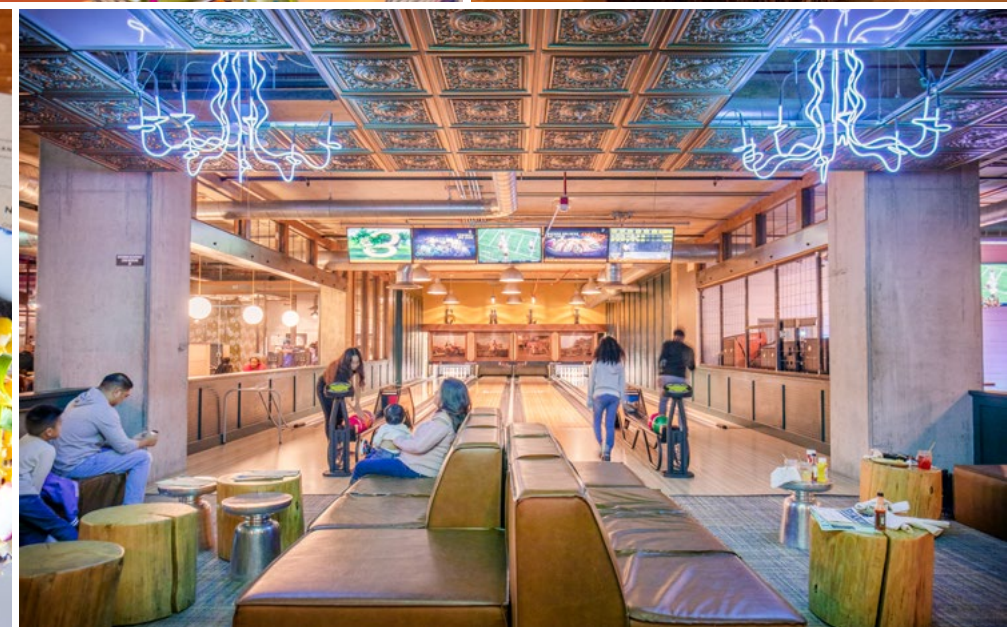
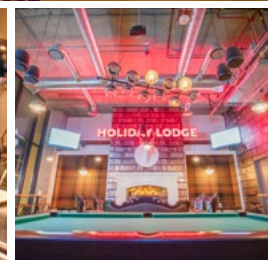
HOME TO THE GOLDEN 1 CENTER AND DOWNTOWN COMMONS SHOPPING

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 about 127 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



SACRAMENTO

2.6M

POPULATION

#2

IN THE U.S. FOR INCLUSION

4

MAJOR UNIVERSITIES

CENTRAL

LOCATION

Greater Sacramento

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's a destination with strong fundamentals and long-term investment potential.

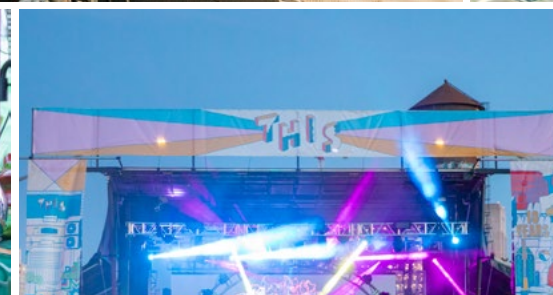
While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios, 2024). In 2025,

the region hit 2.62 million residents (Greater Sacramento). 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 multifamily, 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 thousands 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 retailers, 1128 7th Street offers a rare opportunity: a high-profile site in a metro with growth, foot traffic, and a clear need for new places to shop or dine in the city.



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 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

2,623,204

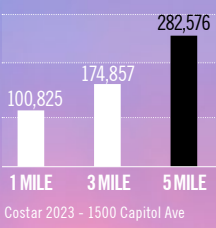
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

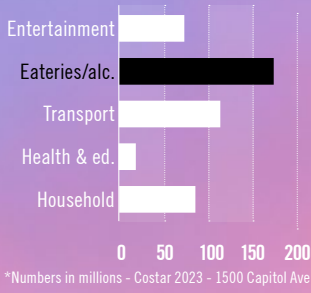
68%

GSEC 2023
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

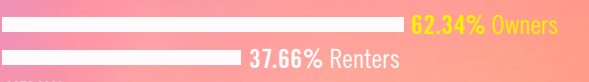
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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



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TURTON
COMMERCIAL REAL ESTATE