1701 K ST

LARGE CORNER RETAIL OR OFFICE BUILDING FOR LEASE IN THE HEART OF MIDTOWN AND DOWNTOWN, SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE

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THE PROPERTY

12,800 SF BUILDING
21,008 SF PARCEL
HIGH-PROFILE CORNER

1701 K Street sits at the intersection of Downtown and Midtown Sacramento, surrounded by the restaurants, entertainment, hotels, offices and residential neighborhoods that make the central city active throughout the day and into the evening. The property offers prominent K Street visibility and a location that puts businesses within easy walking distance of many of Sacramento's largest employment and visitor destinations.

RETAIL, RESTAURANT, OR GROCERY:

For retail, restaurant and grocery users, 1701 K Street offers access to several distinct customer bases from one central location: Midtown residents, Downtown employees, convention and event attendees, hotel guests and visitors to the State Capitol.

The SAFE Credit Union Convention & Performing Arts District is just a few blocks west and includes the Convention Center, Performing Arts Center and Memorial Auditorium. Major convention hotels including the Hyatt Regency and Sheraton Grand are also nearby, while Midtown's established restaurant, coffee, nightlife and entertainment scene extends immediately east of the property.

That combination creates a location capable of serving both the surrounding neighborhood and the much larger population that comes into the central city each day.

MEDICAL OFFICE OR OFFICE USE:

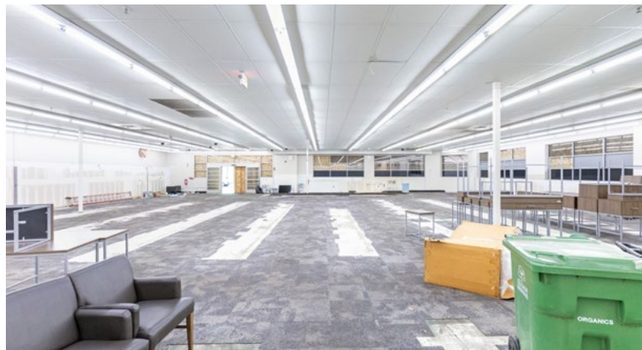
1701 K Street also offers a compelling setting for medical, wellness and professional office users. The property provides convenient access to Downtown Sacramento's government and professional employment base while maintaining the walkability, restaurants and amenities that continue to attract businesses and employees to Midtown.

Its central location provides convenient access for employees, clients and patients from both sides of the urban core, with the State Capitol, Convention Center and Downtown business district all nearby.











THE DETAILS

THE PROPERTY:

Address:	1701 K Street, Sacramento, CA 95814
Land Size:	21,008 SF
Lot Size:	0.48 AC
Building Size:	12,800 SF
Lease Rate:	$2.25/SF/Month + NNN
Parking:	18 parking spaces
Zoning:	C-2-SPD

THE LOCATION

BETWEEN DOWNTOWN & MIDTOWN
NEXT TO APARTMENT BUILDINGS
BENEFITS FROM HOTEL TRAFFIC

Few locations offer the same combination of Downtown activity and Midtown neighborhood amenities. From 1701 K Street, businesses are just blocks from the SAFE Credit Union Convention Center, Memorial Auditorium and Performing Arts Center, with the State Capitol and Downtown office district nearby.

The surrounding area also benefits from a significant hotel presence, including the Hyatt Regency and Sheraton Grand, together with Midtown's established collection of restaurants, coffee shops, entertainment venues and neighborhood businesses.

Residents live nearby. Professionals work nearby. Visitors stay nearby. Conventions, performances and events continually bring additional people into the neighborhood.

For retail, restaurant, grocery, medical office or office users, 1701 K Street offers the opportunity to establish a substantial presence at one of the key intersections connecting Downtown and Midtown Sacramento.









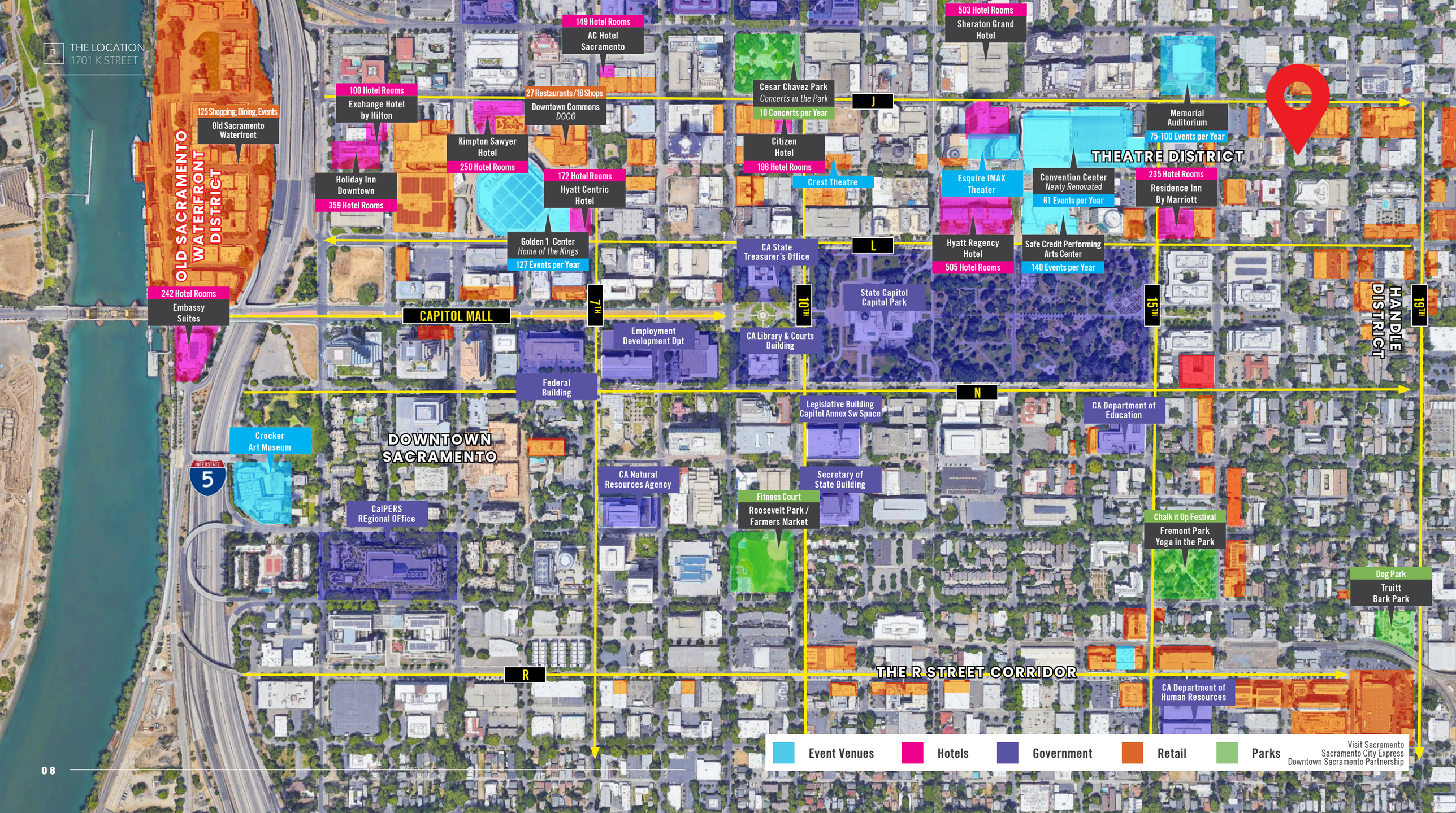











149 Hotel Rooms
AC Hotel Sacramento
503 Hotel Rooms
Sheraton Grand Hotel
100 Hotel Rooms
Exchange Hotel by Hilton
27 Restaurants / 16 Shops
Downtown Commons DOCO
Cesar Chavez Park
Concerts in the Park
10 Concerts per Year
J
Memorial Auditorium
75-100 Events per Year
125 Shopping, Dining, Events
Old Sacramento Waterfront
OLD SACRAMENTO WATERFRONT DISTRICT
Kimpton Sawyer Hotel
250 Hotel Rooms
Citizen Hotel
196 Hotel Rooms
THEATRE DISTRICT
Holiday Inn Downtown
359 Hotel Rooms
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
242 Hotel Rooms
Embassy Suites
CAPITOL MALL
7TH
10TH
State Capitol Capitol Park
15TH
HANDLE DISTRICT
19TH
Employment Development Dpt
CA Library & Courts Building
Federal Building
N
Legislative Building Capitol Annex Sw Space
CA Department of Education
Crocker Art Museum
DOWNTOWN SACRAMENTO
INTERSTATE 5
CA Natural Resources Agency
Secretary of State Building
Fitness Court
Roosevelt Park / Farmers Market
CalPERS REgional OFfice
Chalk it Up Festival
Fremont Park Yoga in the Park
Dog Park
Truitt Bark Park
R
THE R STREET CORRIDOR
CA Department of Human Resources
Event Venues
Hotels
Government
Retail
Parks
Visit Sacramento
Sacramento City Express
Downtown Sacramento Partnership

SACRAMENTO BOASTS MANY HOTELS

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.

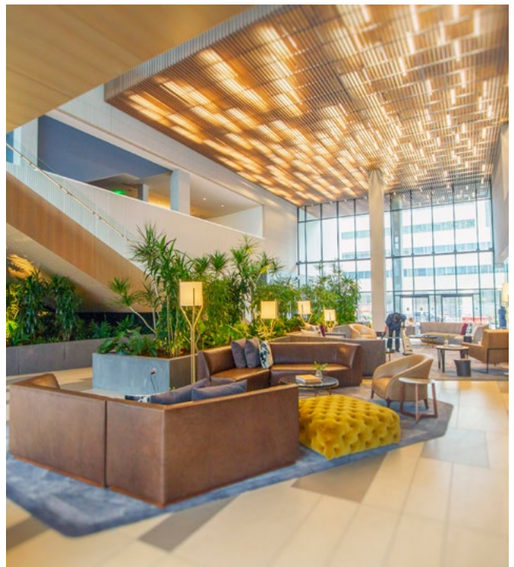
14I PROPOSED

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



33 HOTELS IN THE CBD
4,359 ROOMS
69.1% OCCUPANCY









NEW RESIDENTS IN THE GRID

16TH AND J MIXED USE



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

ESPERANZA



Corner of 12th and E will feature 132 attainable housing units. The development plans for 86 efficient studio apartments and 46 1-bedroom lofts. Estimated for summer of 2026 completion.

THE MANSION



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

MAKER @ 15S



A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

THE FREDERIC



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - THE ELEANOR



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

STUDIO 30



Studio30 is Sacramento's first privately financed housing for residents earning 80%–120% of AMI. It includes 30 modern units with full kitchens, in-unit laundry, smart home tech, and a ButterflyMX intercom, plus access to 20 bike stalls. Project is complete.

THE GRACE



Construction is underway of this three-story building with 41 apartments, 1,700 square feet of ground-floor restaurant space, and a 600-square-foot patio.

SACRAMENTO

Greater Sacramento

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

Sacramento is increasingly recognized as one of California's most promising growth markets, 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 a shopping and dining destination in its own right. Businesses are drawn by the balance of affordability, population growth, and cultural vibrancy. As the nation's Farm-to-Fork Capital, Sacramento's strong food culture and access to local ingredients support year-round experiences like the Farm-to-Fork Festival, Tower Bridge Dinner, and Michelin Guide events.

While other major California 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 metro area reached 2.27 million residents, up 1.16% year-over-year (Macrotrends, 2025). This steady inflow of professionals and families reflects a desire for space and affordability—without sacrificing access to culture, entertainment, or community.

The region's expanding population fuels consistent demand for retail, dining, and experiential spaces. From the Midtown Farmers Market to GoldenSky Country Music Festival, Aftershock, and Wide Open Walls, Sacramento's calendar is filled with events that attract thousands of locals and visitors alike. Consumers here are educated, diverse, and loyal, with strong civic pride and spending power that benefit local businesses. For those looking to establish a presence in Northern California, Sacramento offers a rare combination of momentum, character, and opportunity—a major metro where storefronts don't just open, they thrive.











SACRAMENTO 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	8.5%	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 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

2,611,868

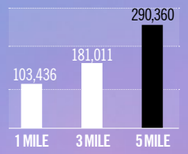
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

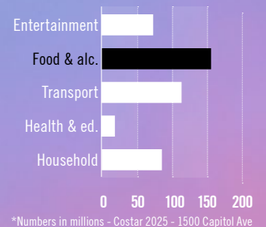
GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2025 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2025 - 1500 Capitol Ave

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

60.24% Owners

39.76% 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



TURTON
COMMERCIAL REAL ESTATE