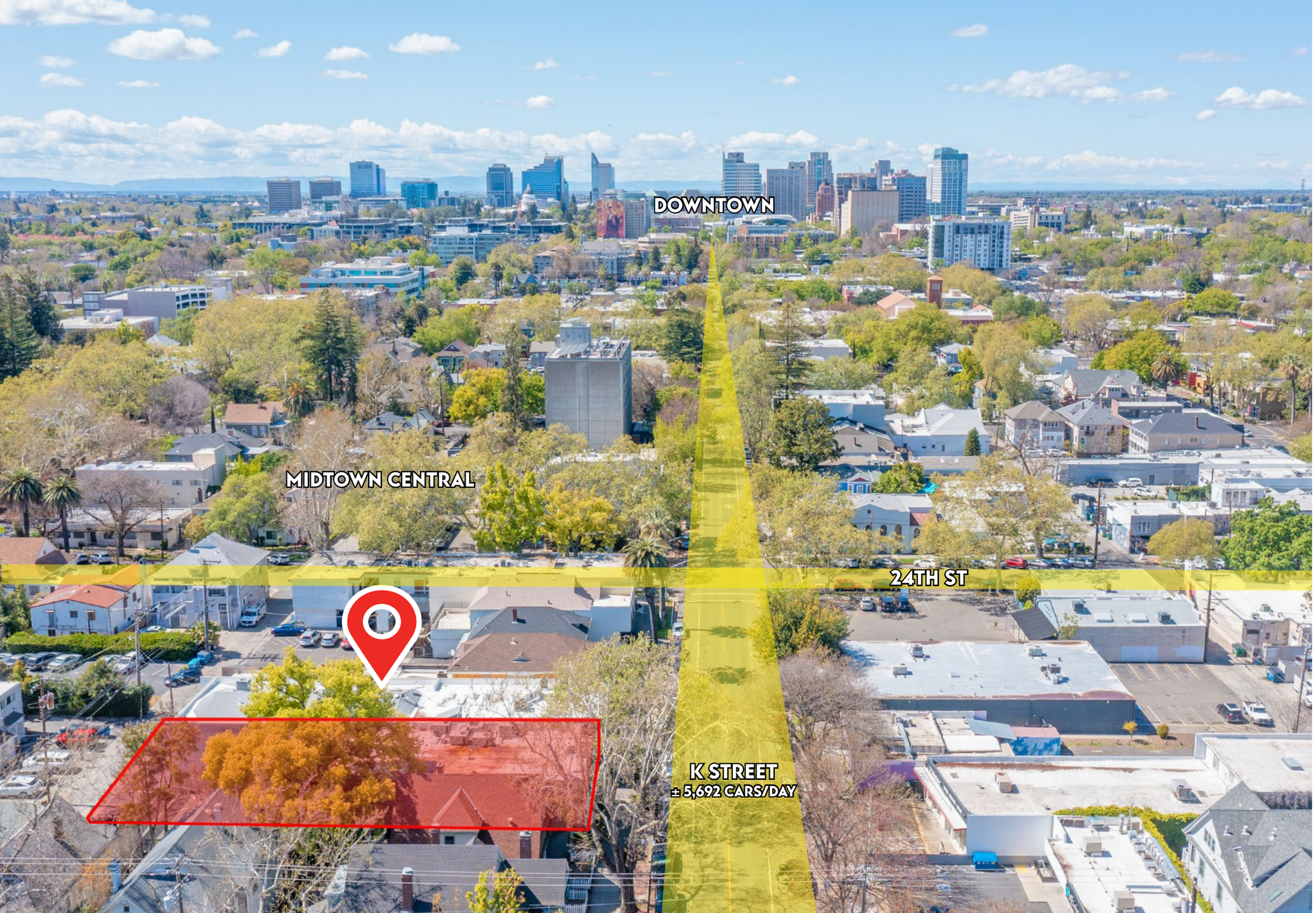


2418 - 2420 K ST

• • • • OFFICE SPACES FOR LEASE IN MIDTOWN, SACRAMENTO • • • •



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THE OPPORTUNITY

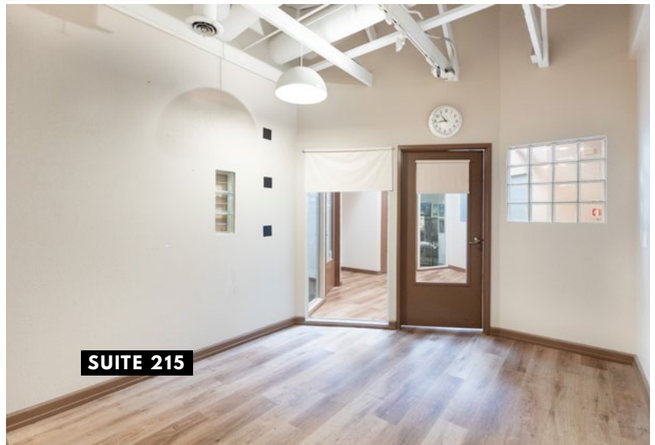
±194 - 548	10	50 +	AVAILABLE
SF AVAILABLE	PARKING STALLS	AMENITIES WITHIN WALKING DISTANCE	IMMEDIATELY

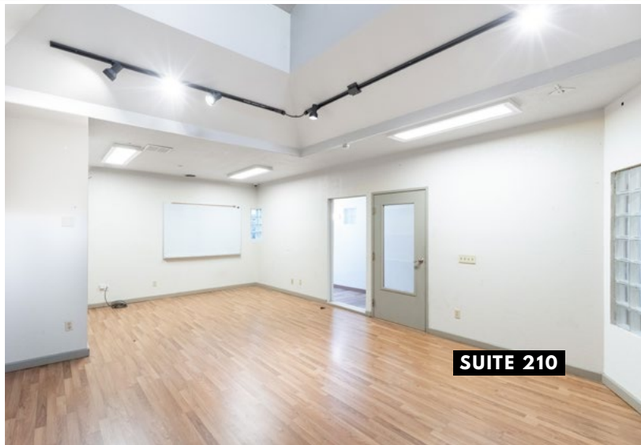
2420 K Street is a mid-century modern mixed-use building located on one of Sacramento's most popular urban corridors. The geometrically-varied structure boasts large window lines which are highly sought-after features in today's market. Modern features are afixed throughout the building, along with tasteful older elements such as vintage brass banisters and a wooden trestle-framed skylight, bringing Sacramento's rich history to the modern redevlopment renaissance currently taking place.

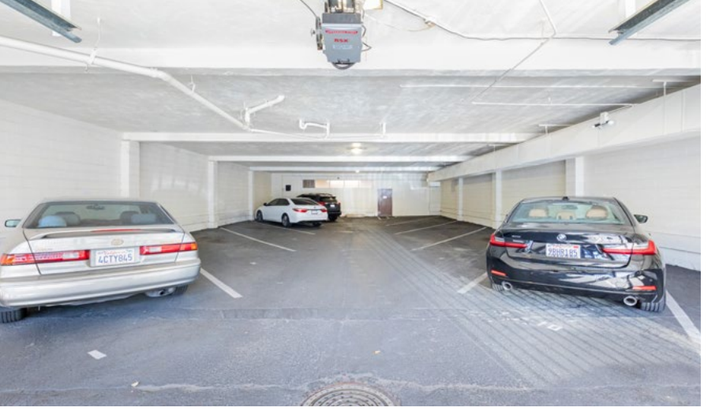
The Property offers 2nd story office spaces. With thousands of pedestrians and cars passing the building daily, retail tenants are sure to get the recognition they seek on the popular Midtown street.

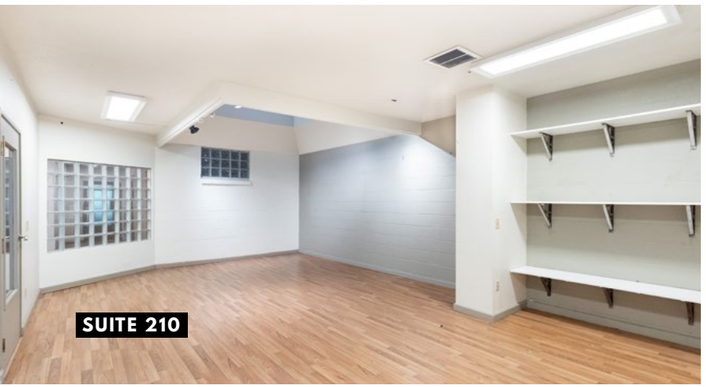
Additionally, the 2420 K Street includes a ground-floor garage with 10 covered parking spaces behind the building and three uncovered parking stalls adjacent to the alley. There is also plenty of street parking along K Street - a very important asset in the Midtown market.







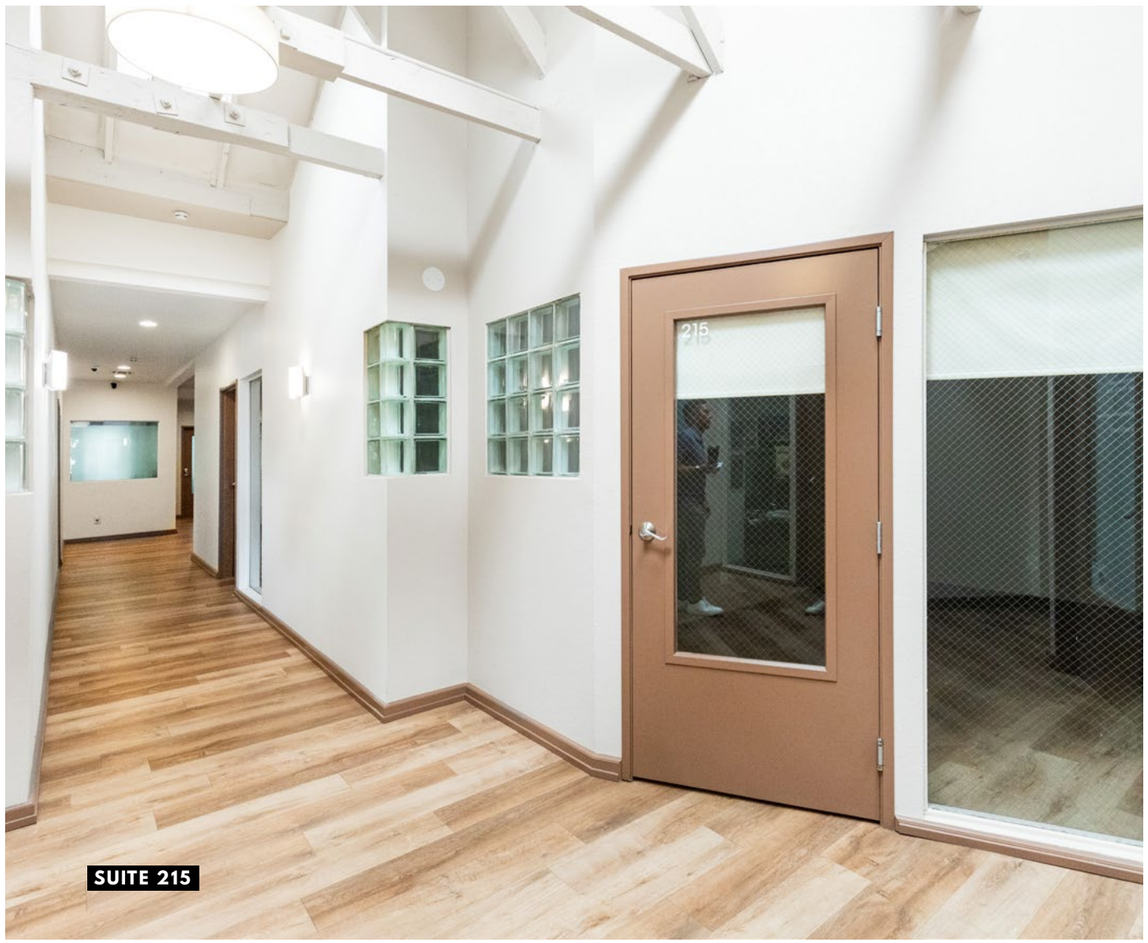




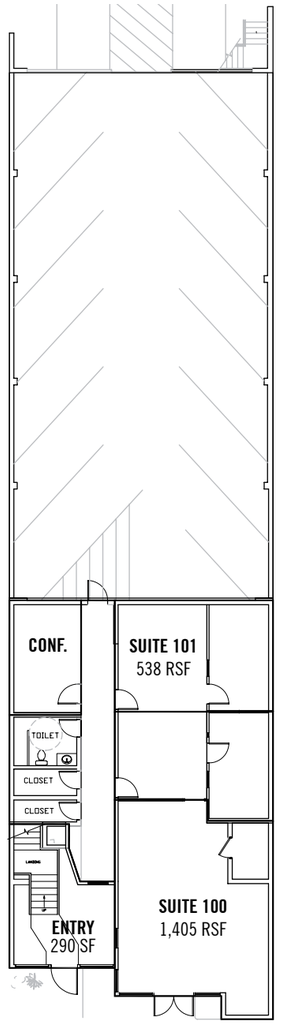
PROPERTY FEATURES

Address:	2418-2420 K Street, Sacramento, CA 95816
Suite 210:	± 548 SF - $2.35/SF Modified Gross
Suite 215:	± 194 SF - $2.50/SF Modified Gross
Availability:	Immediately
Parking:	Secure on-site parking available
Zoning:	C-2-NC
Use:	Office

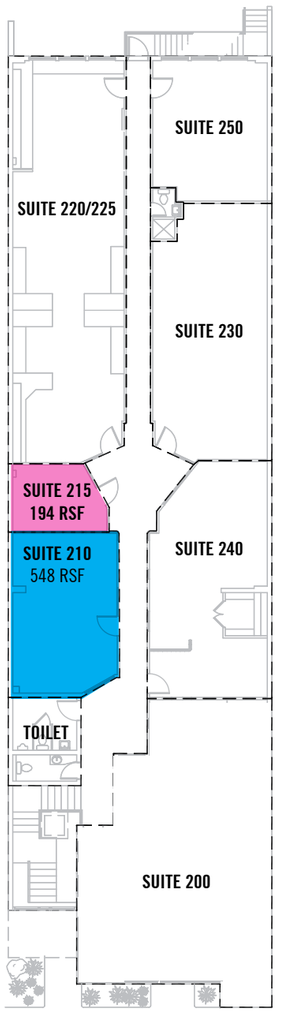
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR







BUILDING LOCATION

10
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.

Midtown has emerged as one of the submarket's hottest micro-markets. 2418-2420 K Street is near the epicenter of Midtown, which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 2418-2420 K Street boasts quick and easy access to both Interstate 80 and Highway 50.

The Downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.











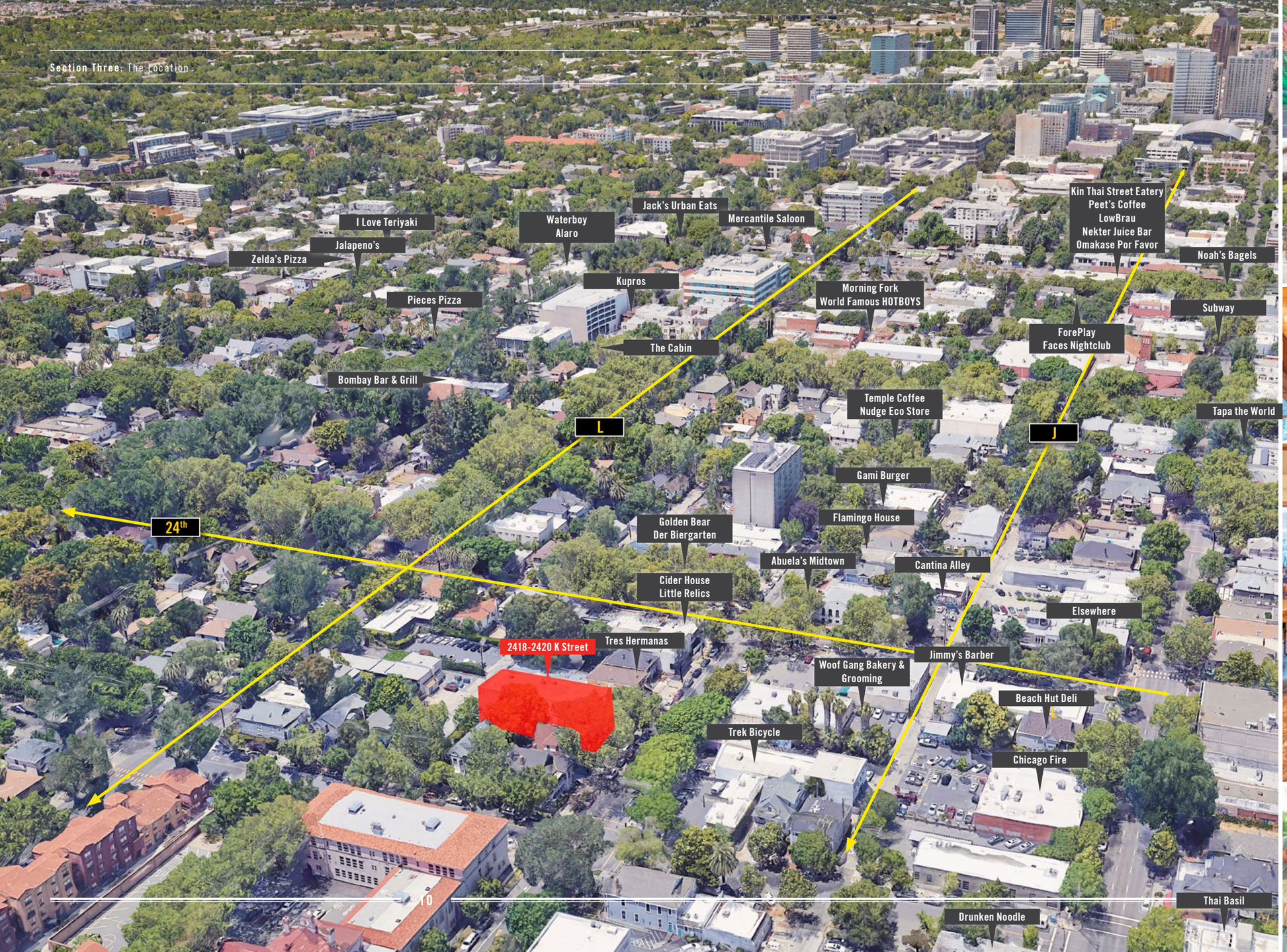











I Love Teriyaki
Jalapeno's
Zelda's Pizza
Waterboy
Alaro
Jack's Urban Eats
Mercantile Saloon
Kupros
Pieces Pizza
Morning Fork
World Famous HOTBOYS
Kin Thai Street Eatery
Peet's Coffee
LowBrau
Nekter Juice Bar
Omakase Por Favor
Noah's Bagels
Subway
ForePlay
Faces Nightclub
The Cabin
Bombay Bar & Grill
L
J
Temple Coffee
Nudge Eco Store
Tapa the World
Gami Burger
Flamingo House
24th
Golden Bear
Der Biergarten
Abuela's Midtown
Cantina Alley
Cider House
Little Relics
Elsewhere
2418-2420 K Street
Tres Hermanas
Jimmy's Barber
Woof Gang Bakery &
Grooming
Beach Hut Deli
Trek Bicycle
Chicago Fire
Thai Basil
Drunken Noodle




Zocalo


DESCHUTES






MIDTOWN
LOVE



SACRAMENTO

Greater Sacramento

2.61M
POPULATION

#2
INCLUSION IN U.S.

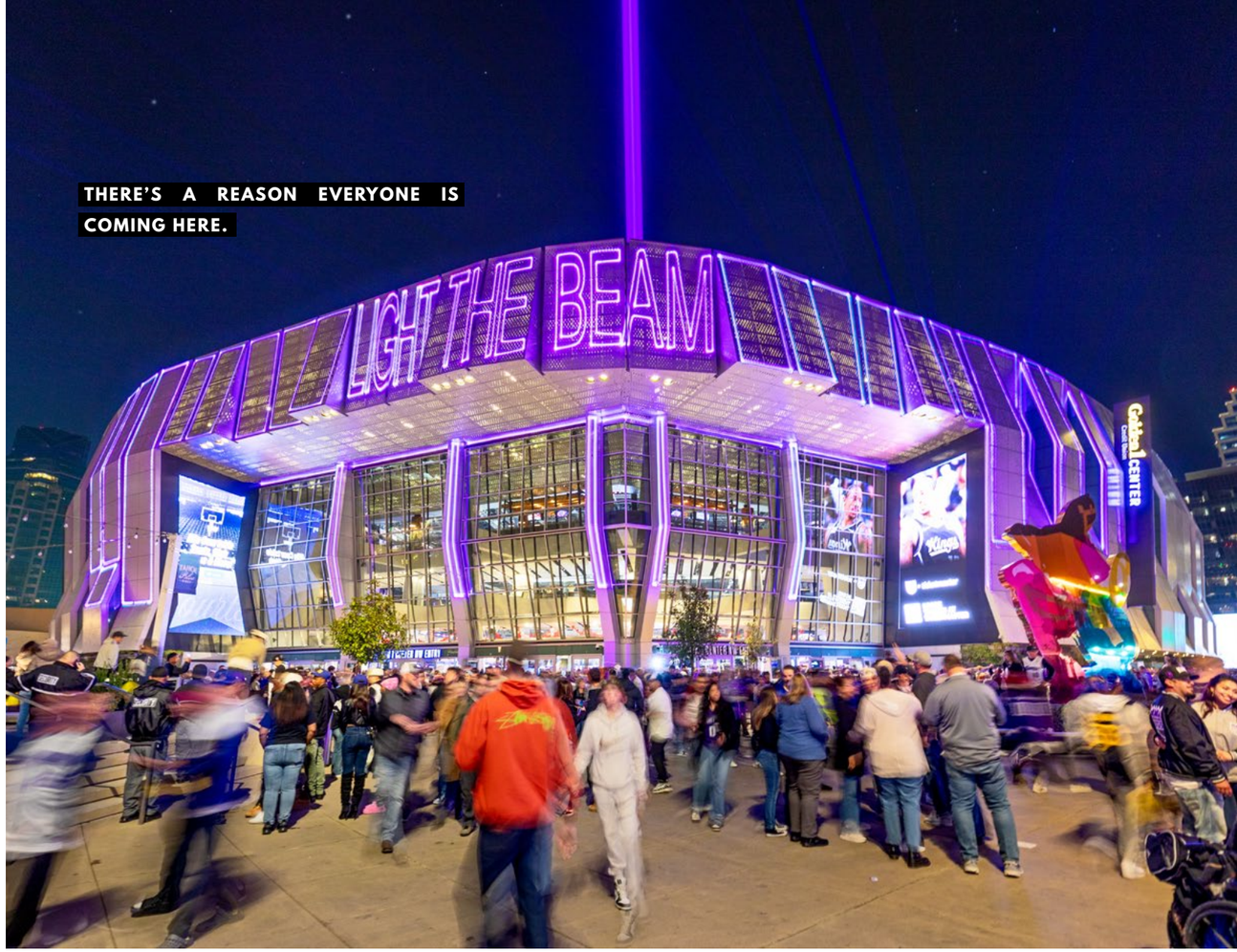
4
MAJOR UNIVERSITIES

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

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

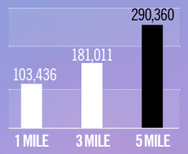
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

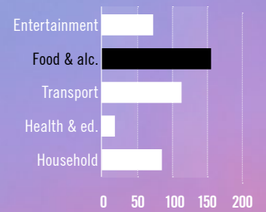
GSEC 2025
Applied Geographic Solutions 2024

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

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