1026-1030 K STREET

TURN-KEY 2ND GENERATION RESTAURANT & RETAIL SPACE FOR LEASE

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THE OPPORTUNITY

± 24,776	1,830-4,795	4,400	1
TOTAL SF	RSF RESTAURANT	PEDESTRIANS PER DAY	BLOCK FROM THE STATE CAPITOL

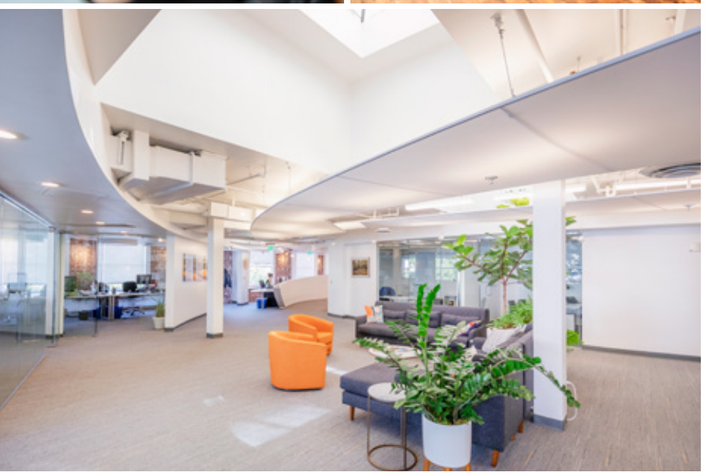
LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1030 K Street offers two (2) incredibly rare turn-key, second generation restaurant café spaces with large outdoor patio dining areas facing the California State Capitol. Your patrons will be awe-inspired by the view. Strategically located at one of the most iconic intersections in urban Sacramento, the restaurant space features an adjoining dining room used for banquets, receptions, meetings, fundraisers, or the space can de demised and leased for retail use.

A new restaurant at 1030 K Street will benefit from 24/7 traffic, with Sacramento's best daytime and nighttime amenities like six large office towers, the Sacramento Convention Center and State of California office complexes, the Marriot Residence Inn, the Hyatt Regency and the Sheraton Grand Hotel.

In addition, the building offers direct access to light rail, numerous restaurants and shopping, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden 1 Center.

Located 2 blocks from the Convention Center which will be fully remodeled in Q1 2021, 3 blocks from the Community Theater which is undergoing a complete renovation and will be complete by the end of 2020, 2 blocks from the State Capitol, 3 blocks from City Hall, 3 blocks from the Golden One Center and DoCo, 3 blocks to 3 large hotels, 1000 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.



PROPERTY DETAILS

Location:	1026 - 1030 K Street
Suite 1:	2,965 RSF
Suite 2:	1,830 RSF
Divisible:	800 SF
Lease Rate:	$3.00 per SF NNN
Zoning:	C3-SPD

BUILDING LOCATION

1
BLOCK FROM THE CAPITOL

4
BLOCKS FROM DOCO AND GOLDEN 1 CENTER

100+
NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON "THE KAY"

1026 - 1030 K Street is situated on the thriving K Street corridor, just four blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located in the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

1026-1030 K

Pressed Juicery
Echo & Rig
Estelle's Bakery
Fizz
Sauced BBQ
Yard House
Polanco

Golden 1 Center

Tiger
Bailarin Cellars
Kodaiko Ramen
Solomon's Deli
Ruhstaller Taproom
Midici
Koja Kitchen

Downtown Commons

The Hardin/700 Block

The Bel Vue

The Bank

Temple Coffee
Bud's Buffet
Grange Restaurant
Teriyaki To Go
La Bou

Morgan's Mill
District 30
Crest Theater
Dive Bar
Pizza Rock

See's Candies
Starbucks
Cafe Connection
Cafe Roma
La Bou

State Capitol

1026 - 1030 K Street

Cesar Chavez

10th

11th

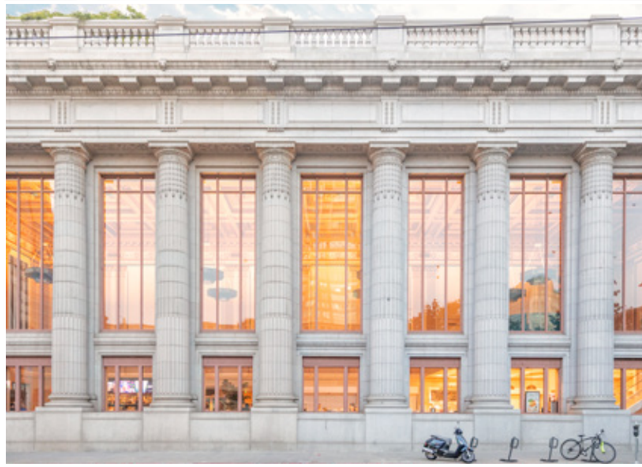
Hyatt Regency

K

J

Bangkok@12 Thai

97,000 SURROUNDING DAYTIME
EMPLOYEE POPULATION WITH 4,900
EMPLOYERS DOWNTOWN

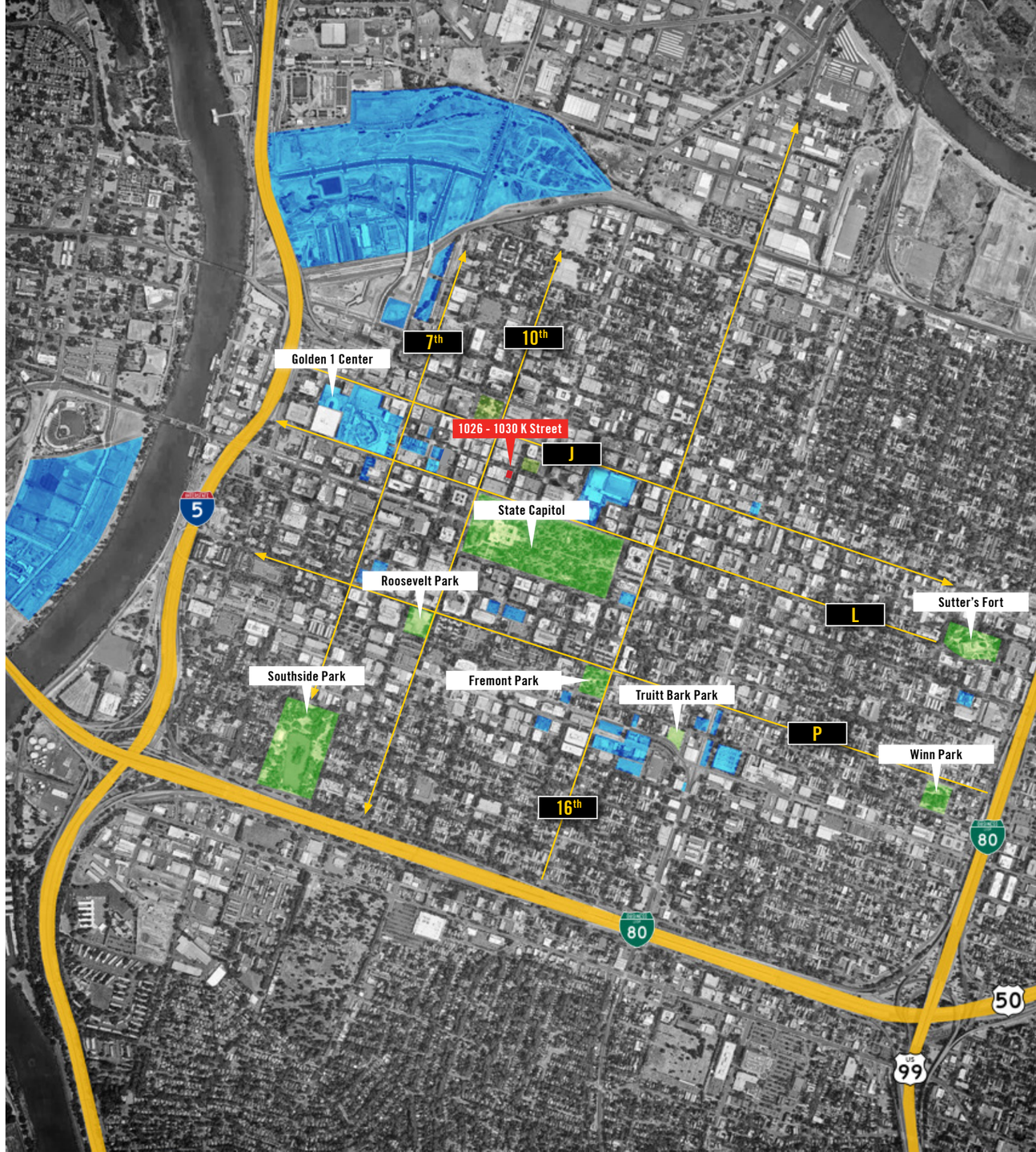


NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

***POPULAR RESTAURANTS NEAR 1026 - 1030 K STREET** (not all are mentioned here):*

58 Degrees & Holding Co.
Ace of Spades
Aioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Patch
Burgers and Brew
Cafe Bernardo
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville
Der Biergarten
Eatuscany Cafe
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Ginger Elizabeth Chocolates
Grange
Highwater
Hot Italian
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Jamie's Broadway Grill
Karma Brew
Kru Japanese
Kupros Craft House
Lowbrau
Love Child
Lucca
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Massulo Pizza
Mercantile Saloon
Metro Kitchen & Drinkery
Mikuni Sushi
Monkey Bar
Morgan's Mill
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Nishiki Sushi
Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pizzeria Urbano
Portofino's
Press Bistro
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Riverside Clubhouse
Roxie Deli and Barbecue
Saddle Rock
Sakamoto
See's Candies
Selland's
Shady Lady
Shoki Ramen House
Squeeze Inn
Sun & Soil Juice
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Bread Store
The Golden Bear
The Mill Coffee House
The Porch
The Press
The Rind
The Waterboy
Tower Theatre Cafe
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Vic's Ice Cream
Waffle Square Country Kitchen
Yogurt a GoGo
Zelda's Pizza
Zocalo



NEARBY REDEVELOPMENT PROJECTS

1026 - 1030 K also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

830 K Street
830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

Convention Center
To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

731 K Street
731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin
Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property

10K
Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

800 Block
CFY Development's 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

The Bel Vue
The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

DoCo and Golden 1 Center
Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)
Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento's urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare.

DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind boutiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experi- ence this region at its finest.

Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250 hotel rooms and 45 high-end residences.

When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.

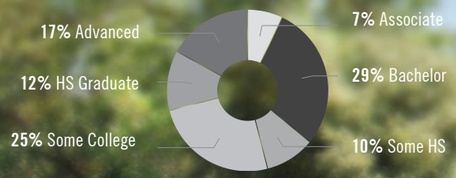
SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

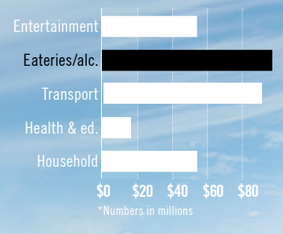
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over $150,000 - 13%
$125,000 - $150,000 - **5%**
$100,000 - $125,000 - **9%**
$75,000 - $100,000 - **11%**
$50,000 - $75,000 - **17%**
Under $50,000 - **44%**

EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:

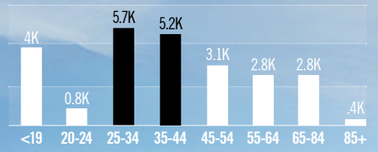


*Numbers in millions

SACRAMENTO'S CITY RANKINGS:

#1 in the U.S. for net migration
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least Stressed-out cities
#14 America's coolest cities
#16 Best cities for millennials

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

WALK SCORE:	BIKE SCORE:	TRANSIT SCORE:
93	99	62

$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

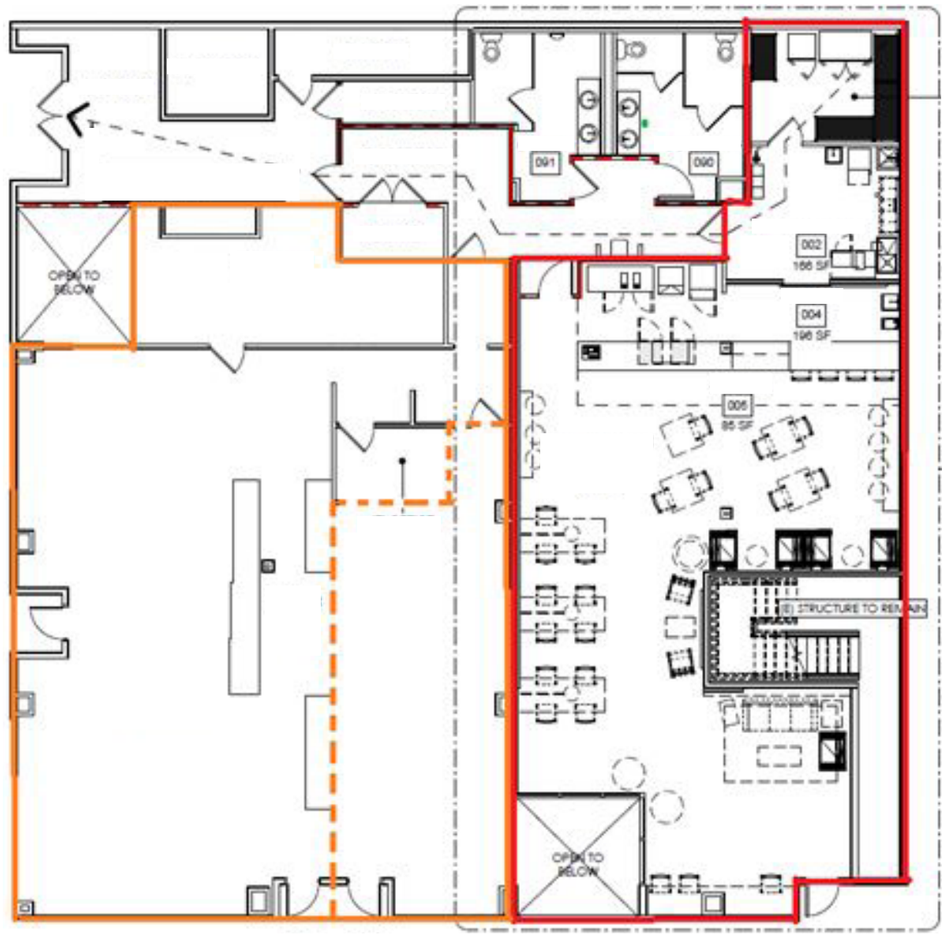
Art - Subtile by Federico Díaz

FLOOR PLANS

SUITE 1:
2,965 RSF

DIVISIBLE 800 SF

SUITE 2:
1,830 RSF



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