14
14
K
CLASS A CREATIVE OFFICE OR RETAIL SPACE
AVAILABLE FOR LEASE IN DOWNTOWN
SACRAMENTO
ARC
FIRE-CO2
AKT
PROPERTIES
TURTON
COMMERCIAL REAL ESTATE

TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - *LIC. 01485640*
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

PATRICK STELMACH
SENIOR DIRECTOR - *LIC. 01964999*
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or aral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

SUITE 220: LEASED

THE OPPORTUNITY

1,556
SF AVAILABLE FOR LEASE

1
SPACE LEFT

1
BLOCK FROM STATE CAPITOL LAWN

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1414 K Street is one of Downtown Sacramento's more distinct and iconic creative office buildings. The Building features a historic brick and stone exterior, modern interior design including exposed ducting, hardwood and concrete floors and exposed brick along the abundant window line. This 57,000 square foot, six story building is an incredibly architecturally unique building in the heart of the Governmental Affairs District.

The design of the available space features incredibly tall ceilings with exposed mechanical ducting, brick, large windows that bring in a tremendous amount of natural light and a balance of enclosed space and open and collaborative work space.

In addition, the building sits along K Street, which offers direct access to light rail, numerous restaurants and shopping , and its just a short walk to the new $100 million Convention Center, Downtown Commons and Golden 1 Center. The layout and high-end image of the space at 1414 K Street, combined with the amount of windows will give a future occupant the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. 1414 K Street is located at the epicenter of Sacramento's exciting revitalized urban experience.

RARE GROUND FLOOR OFFICE / RETAIL SPACE ONE BLOCK FROM THE LAWN OF THE STATE CAPITOL

SUITE 150

SUITE 220: LEASED

SUITE 150

SUITE 150

SUITE 150

PROPERTY DETAILS

Address:	1414 K Street, Sacramento, CA
Available Suite:	Suite 150
Asking Rate:	$3.15 per SF FSG
Total Building Size:	57,000 SF
Stories:	Six (6)
Parking:	2:00 / 1,000 SF (adjacent surface lot)

Other Details:

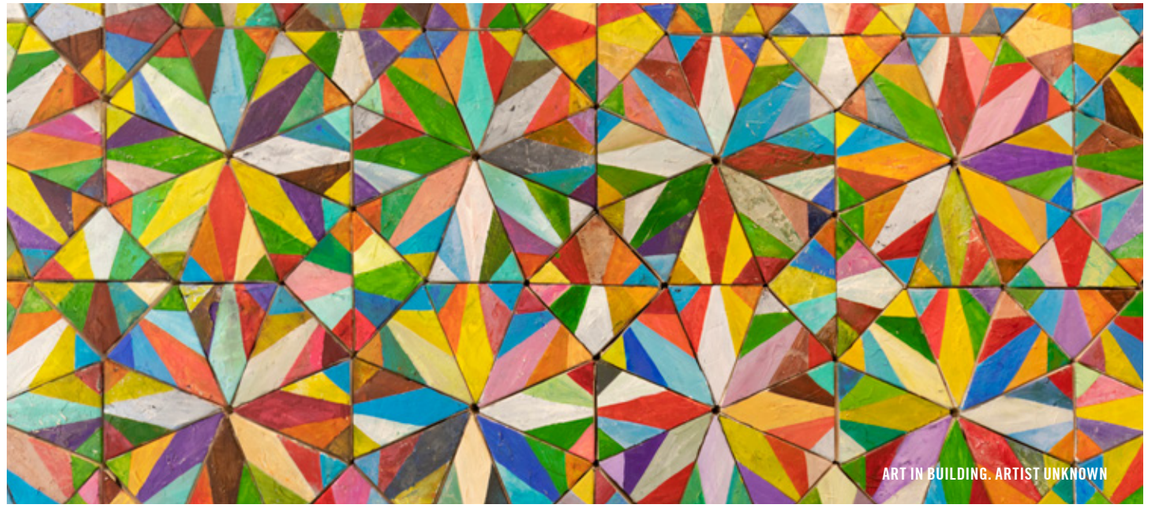
High ceilings with exposed HVAC and architectural elements

Brick exterior with large windows providing natural light

On-site fitness center with locker room and shower

ATTRACTIVE AUTHENTIC BRICK FINISHES WITH TALL CEILINGS AND BEAUTIFUL GLASS LINES

SUITE 150



ART IN BUILDING. ARTIST UNKNOWN

BUILDING LOCATION

3
BLOCK FROM THE CAPITOL

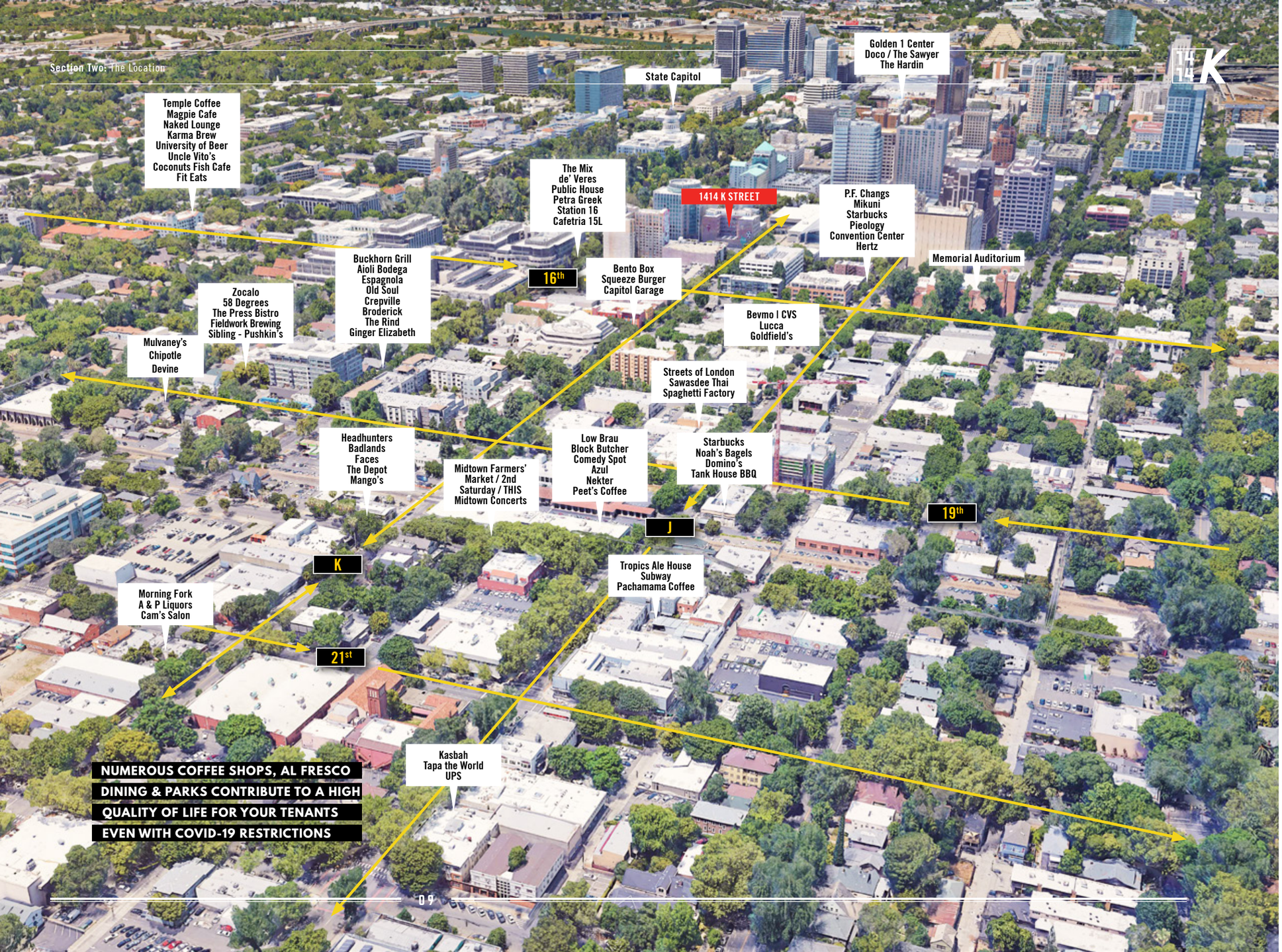
0
BLOCKS FROM THE CONVENTION CENTER

100+
NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON "THE KAY"

1414 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.



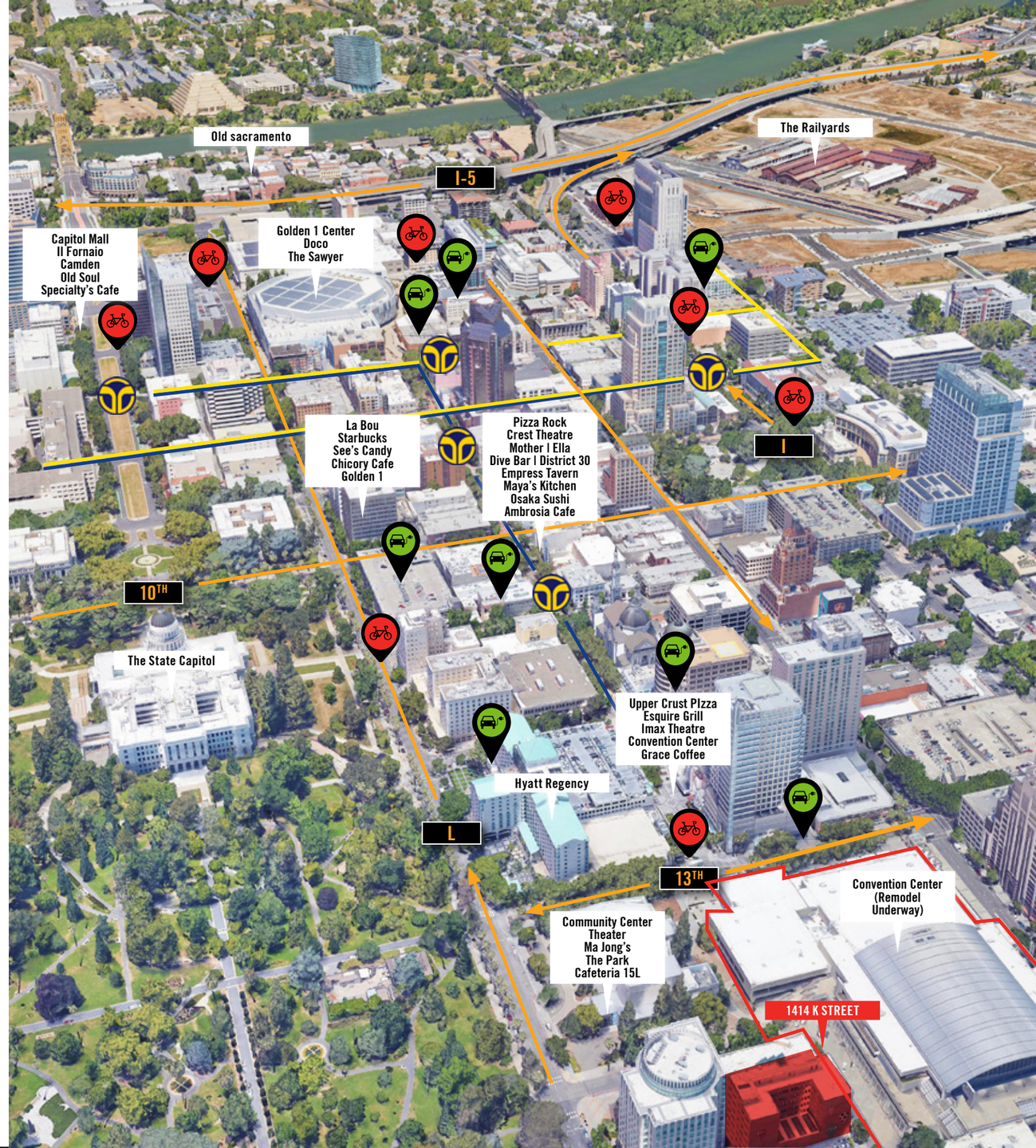
NUMEROUS COFFEE SHOPS, AL FRESCO DINING & PARKS CONTRIBUTE TO A HIGH QUALITY OF LIFE FOR YOUR TENANTS EVEN WITH COVID-19 RESTRICTIONS

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 1414 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



THIS LOCATION IS A SACRAMENTO HOTSPOT. AND THERE IS PLENTY OF PENT UP DEMAND FOR GOING OUT

NEARBY REDEVELOPMENT PROJECTS

1414 K also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

Convention Center (Highlighted in Red)
To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center and will be spending more than $100 million to complete this incredible project. 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.

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.

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

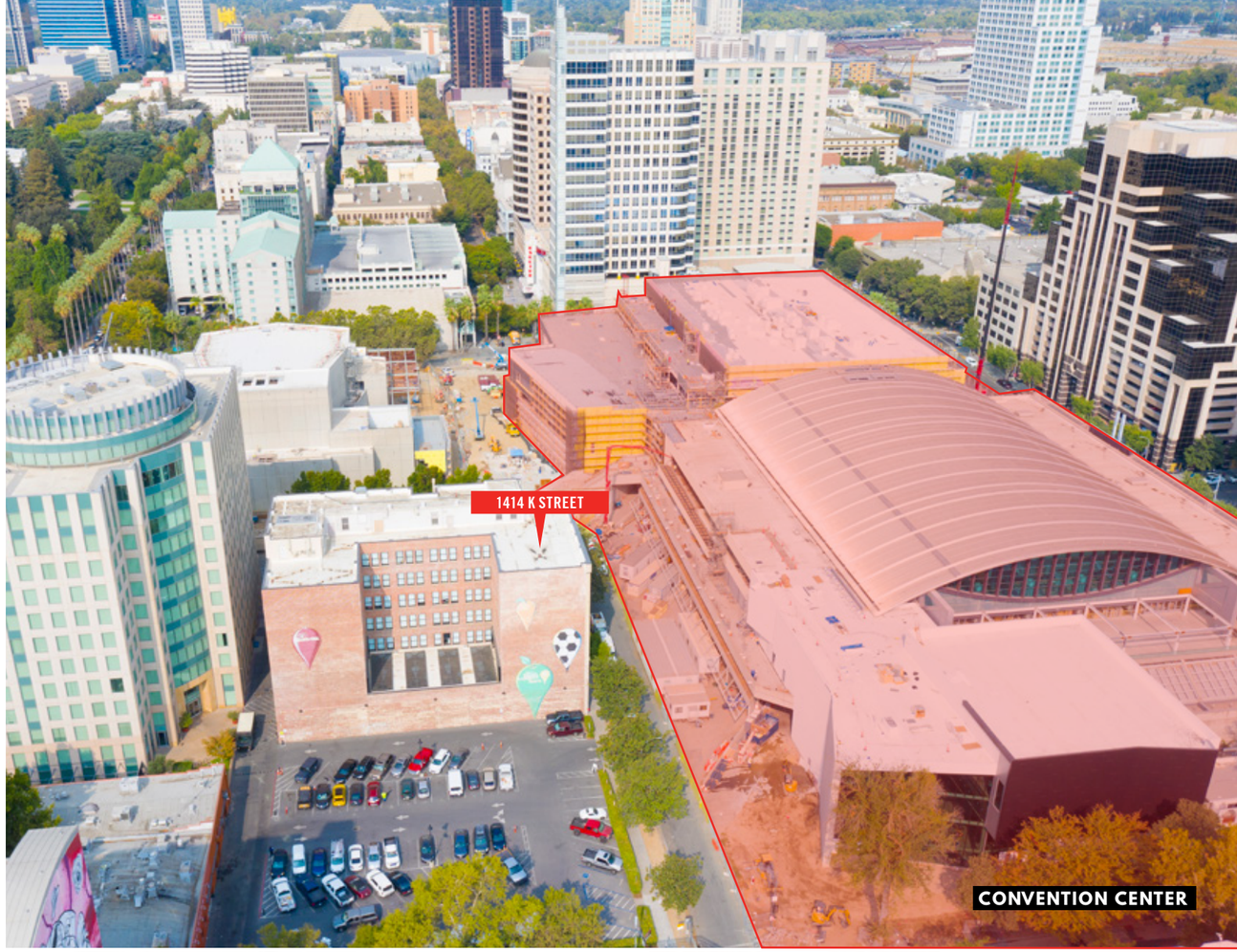
10K
Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

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.

D 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.



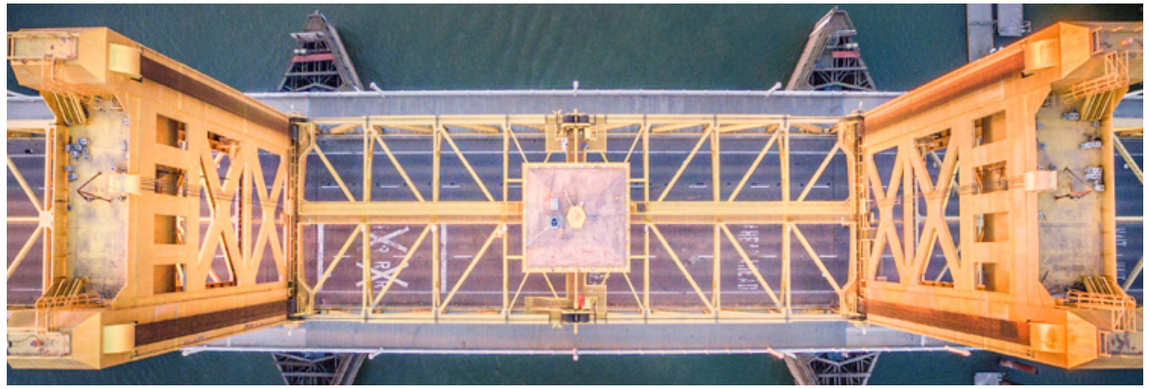
DOCO & GOLDEN 1 CENTER

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

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

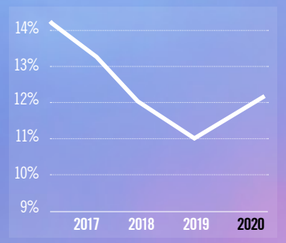
Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a ston'es throw from the Subject Property).

SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

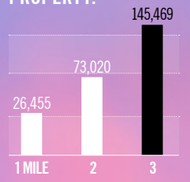
SACRAMENTO OFFICE VACANCY:



SACRAMENTO'S CITY RANKINGS

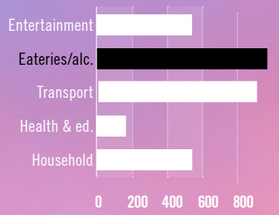
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#2 in the U.S. for net millennial migration
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least Stressed-out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

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



*Based on data from Costar 2020

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

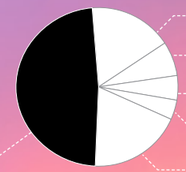


*Numbers in millions

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

Over $100,000 - 17%
$75,000 - $100,000 - **11%**
$60,000 - $75,000 - **10%**
$40,000 - $60,000 - **18%**
$30,000 - $40,000 - **12%**
Under $30,000 - **32%**

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



19% Other
7% Hospitality & Food
5% Healthcare & Social
4% Information
17% Science & Tech.
48% Public Admin. & Sales

34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE: 97

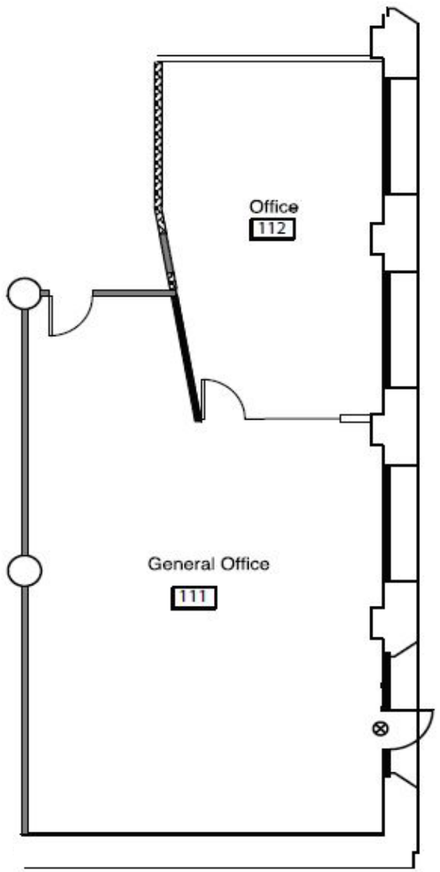
BIKE SCORE: 98

TRANSIT SCORE: 55

FLOOR PLANS

SUITE 150

1,556 SF



TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - *LIC. 01485640*
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

PATRICK STELMACH
SENIOR DIRECTOR - *LIC. 01964999*
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or aral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

SUITE 220

AKT
PROPERTIES
TURTON
COMMERCIAL REAL ESTATE