

# FORUM BUILDING

*1107 9TH STREET, SACRAMENTO | DOWNTOWN OFFICE SUBLEASE*





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# THE OPPORTUNITY

<b>10</b> STORY MIXED-USE BLDG	<b>4,331</b> SF AVAILABLE	<b>40+</b> NEARBY AMENITIES	<b>1</b> BLOCK FROM THE STATE CAPITOL
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## BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE AMENITIES

The Forum is a historic 10 story office building with ground floor and basement retail located on Sacramento's historic K Street corridor just one block from the State Capitol and within three blocks of Golden 1 Center and the recently renovated Sacramento Convention Center. Office users at The Forum will benefit from easy walking access to the California State Capitol, Sacra-

mento's best daytime and nighttime amenities, the Marriott residence Inn, the Hyatt Regency, Embassy Suites, and the Sheraton Grand Hotel. With a highly functional layout, office users have the ability to sublease 4,331 SF of move-in ready office space in the heart of downtown. The space offers a large conference room with video capabilities, multiple private offices with

windows, beautiful views overlooking downtown Sacramento, and stands as one of the best offerings for affordable, move-in ready office space in the downtown office submarket. In addition the building offers direct access to light rail, and the numerous restaurants and shopping offered by K street and Sacramento's Urban Core.





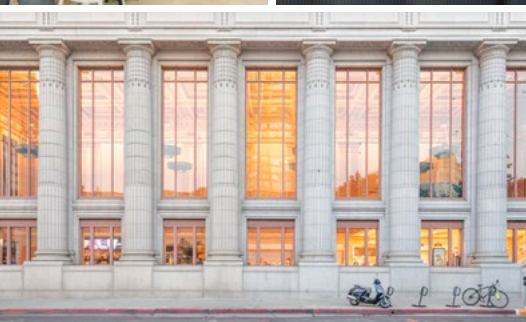
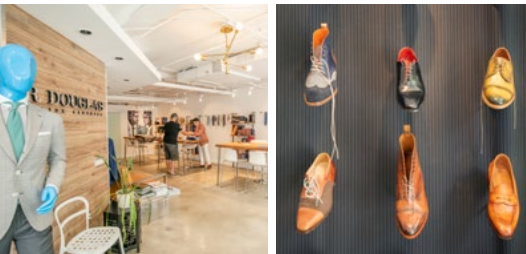
One: The Opportunity

FORUM

## PROPERTY DETAILS

**Location:** 1107 9th Street, Sacramento CA 95814  
**Suite:** #460  
**Lease Type:** Sublease  
**Lease Rate:** \$1.87/SF/Month Full Service  
**Term Length:** 6/30/2026  
**Available:** September 1, 2024 (9/1/2024)  
**Parking:** Public Garages  
**Onsite Amenities:** Conference & Training Rooms





# BUILDING LOCATION

3

BLOCKS FROM THE CAPITOL

3

BLOCKS FROM THE CONVENTION CENTER

100+

NEARBY RESTAURANTS & BARS

## IN THE HEART OF DOWNTOWN ON "THE KAY"

The Forum Building 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.



Section Two: The Location



FORUM

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

Golden 1 Center

Downtown Commons

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

The Hardin/700 Block

The Bel Vue

The Forum

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

Cesar Chavez

10<sup>th</sup>

Prelude Kitchen  
Starbucks  
La Bou  
Chicory Coffee

Coin-Op Game Room  
Cal Family Fitness  
District 30  
Dive Bar  
Social Nightclub  
Oishii Sushi  
The Boiling Crab

State Capitol

Hyatt Regency

Mayahuel  
Osaka Sushi  
Smic's Bar  
Ella Dining  
Esquire IMAX Theatre  
Brasserie du Monde

K

J

11<sup>th</sup>

Bangkok@12 Thai

**+**  
**DOWNTOWN SAC**  
**BY THE NUMBERS**  
**100,825**  
Employees 1 mile  
radius around  
State Capitol  
Costar 2023



FORUM



MidiCi Neapolitan Pizza

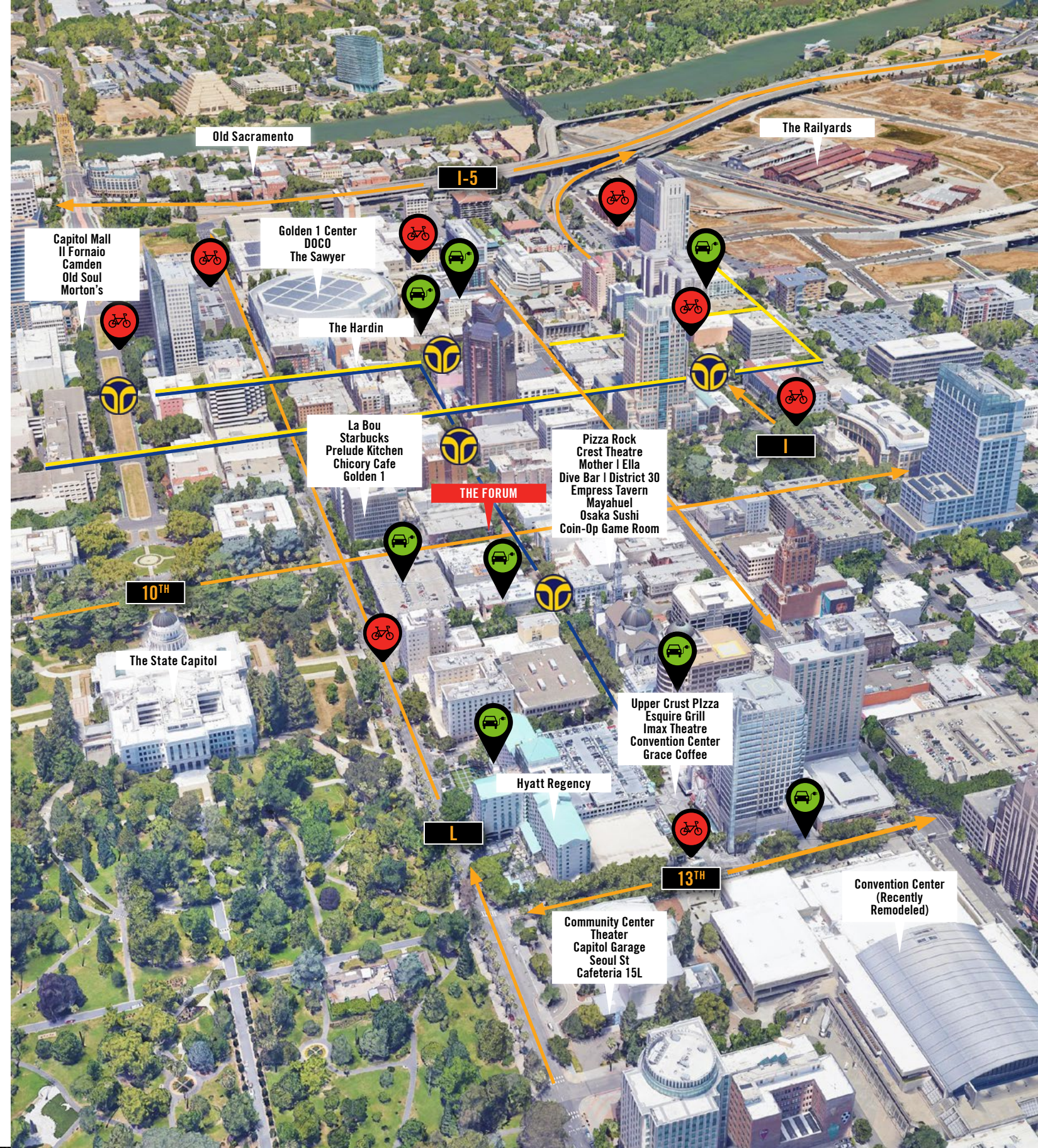


# NEARBY AMENITIES

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 THE FORUM BUILDING** (not all are mentioned here):

- |                          |                             |                         |                       |                        |
|--------------------------|-----------------------------|-------------------------|-----------------------|------------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen               | Karma Brew              | Old Soul Coffee       | Sibling by Pushkin's   |
| Ace of Spades            | Darling Aviary              | Kin Thai                | Otoro                 | Solomon's Delicatessen |
| Aioli Bodega Espanola    | Der Biergarten              | Kodaiko Ramen & Bar     | Pachamama Coffee Coop | Station 16             |
| Alaro                    | Drunken Noodle              | Koja Kitchen            | Paesano's             | Sun & Soil Juice       |
| At Ease Brewing          | Echo & Rig                  | Kru                     | Paragary's            | Tank House BBQ         |
| Azul Mexican             | Ella                        | Bombay Bar & Grill      | Philz Coffee          | Tapa the World         |
| Babe's Ice Cream         | Estelle Bakery & Patisserie | Kupros Craft House      | Plant Power Fast Food | Tasty Dumpling         |
| Beach Hut Deli           | Federalist Public House     | La Costa Cafe           | Polanco               | Temple Coffee          |
| Beast + Bounty           | Fieldwork Brewing Co.       | Localis                 | Prelude Kitchen & Bar | Thai Basil             |
| Bento Box                | Fizz Champagne              | LowBrau                 | Rare Tea              | Thai Canteen           |
| Bottle & Barlow          | Fixin's Soul Kitchen        | Majka Pizza             | Rick's Dessert Diner  | The Coconut on T       |
| Buddha Belly Burger      | Flatstick Pub               | Mango's/Burgertown      | Ro Sham Beaux         | The Golden Bear        |
| Burger Patch             | Fox & Goose                 | Maydoon                 | Roots Coffee          | The Mill Coffee House  |
| Burgers and Brew         | Ginger Elizabeth            | Mendocino Farms         | Roscoe's Bar          | The Porch              |
| Cafe Bernardo            | Grange                      | Midici Neapolitan Pizza | Ruhstaller BSMT       | The Rind               |
| Cafeteria 15L            | I Love Teriyaki             | Mikuni Sushi            | Saigon Alley          | The Waterboy           |
| Camden Spit & Larder     | Il Fornaio                  | Morton's                | Salt & Straw          | Tres Hermanas          |
| Camellia Coffee          | Insomnia Cookies            | Mulvaney's B&L          | Sauced                | Uncle Vito's Pizza     |
| Cantina Alley            | Iron Horse Tavern           | N Street Cafe           | Seoul St Midtown      | University of Beer     |
| Chipotle                 | Jack's Urban Eats           | Nash & Proper           | Scorpio Coffee        | Zelda's Pizza          |
| Crepeville               | Ju Hachi                    | Nekter                  | Shady Lady            | Zocalo                 |

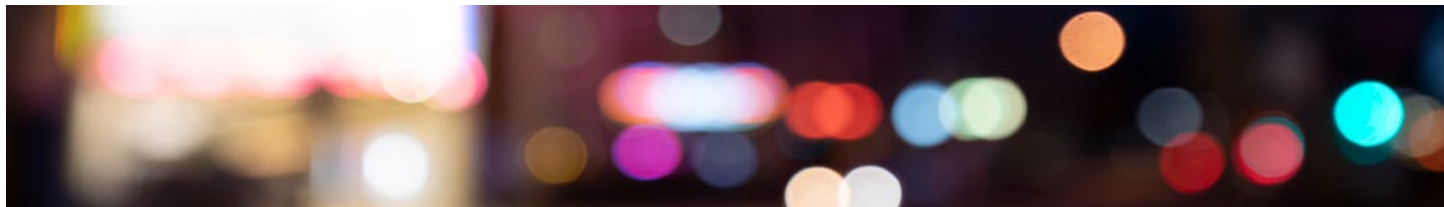




**THIS LOCATION IS A SACRAMENTO  
HOTSPOT. AND THERE IS PLENTY OF  
PENT UP DEMAND FOR GOING OUT**







# NEARBY REDEVELOPMENT PROJECTS

The Forum 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.



830 K STREET



CONVENTION CENTER



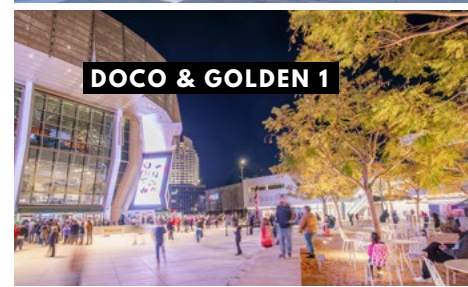
731 K STREET



THE HARDIN



CATHEDRAL SQUARE



DOCO & GOLDEN 1



# DOCO & GOLDEN 1 CENTER

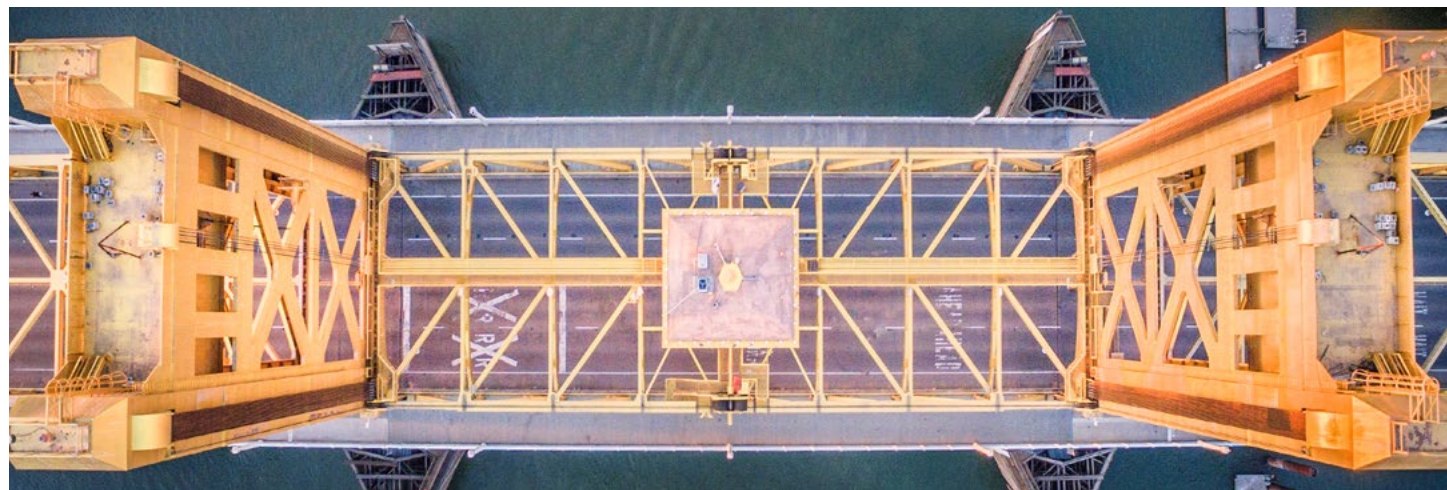
Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

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 bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience 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

**1,317,600**  
LABOR FORCE

**91,637**  
TOTAL ESTABLISHMENTS

**\$83,493**  
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023  
GIS Planning 2022

## 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 stone's throw from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.



# 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 Mid-sized 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**

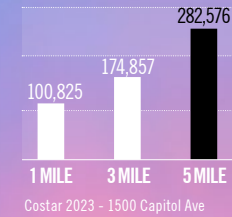
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

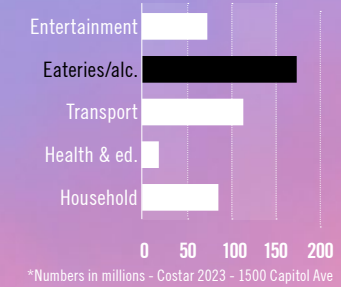
**68%**

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  
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**WALK SCORE:**  
**98**  
Walker's Paradise

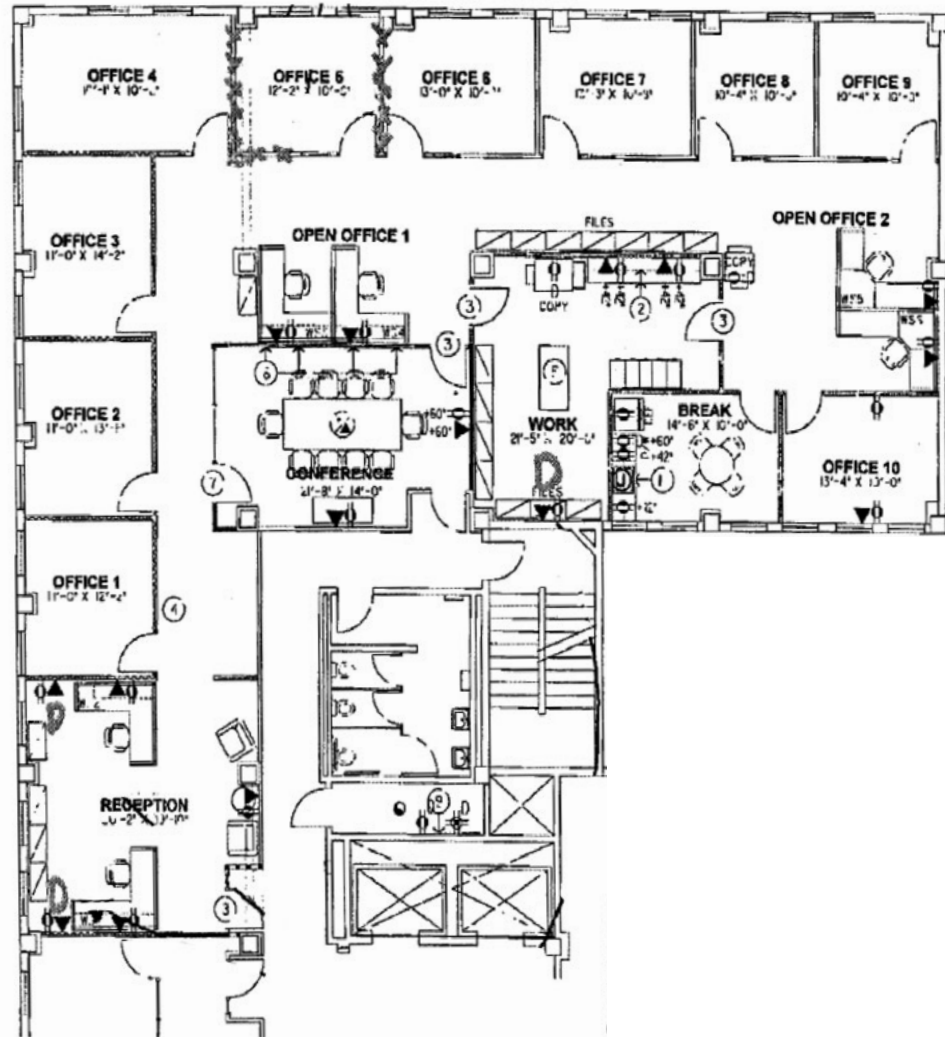
**BIKE SCORE:**  
**62**  
Biker's Paradise

**TRANSIT SCORE:**  
**96**  
Good Transit

walkscore.com  
1500 Capitol

# FLOOR PLAN

4,331 SF OFFICE FOR SUBLEASE





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