

DOWNTOWN
SACRAMENTO

713 9TH ST

OFFICE SPACE
FOR LEASE

Aladdin
BAIL BOND

BAIL BONDS

Aladdin

715

BAIL
BONDS
24 HOURS
916-444-2700

916-444-2700
1-800-300-2245



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

HAYDEN NABERS
DIRECTOR - LIC. 02231233
916.573.3306
HAYDENNABERS@TURTONCOM.COM

© 2024 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 oral 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.



THE OPPORTUNITY

| | | | | |
|---------------------|---------------|----------------|------------------|-----------------|
| ENTIRE | 3,200 | \$1.75 | 50+ | TURN-KEY |
| 3RD FLOOR AVAILABLE | RSF AVAILABLE | MODIFIED GROSS | NEARBY AMENITIES | OFFICE |

OFFICE SPACE ACROSS FROM THE SACRAMENTO COUNTY COURTHOUSE

713 9th Street is a professional office building in the heart of Downtown, Sacramento. The office suite was recently renovated in 2018 and offers modern office space with high ceilings and large glass windows, perfect for a variety of office tenants such as attorneys, legal services, lobbyists and consulting firms. The office space provides the perfect slate to build an environment that shapes positive client experiences and

a strong company brand image. The building offers an opportunity for prominent exterior signage, giving your company high visibility and landmark identity. Your office space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your brand, bottom line! The building is a mid-century modern gem that was beautifully renovated and updated

to showcase its original character with modern finishes. The building is located in the Central Business District, directly across from the Sacramento County Courthouse, and in proximity to many professional and legal service providers. It is within a short walk of the Golden 1 Center, DOCO, Amtrak, light-rail station, many restaurants, coffee shops and amenities.



FLOOR PLAN

5
PRIVATE OFFICES

1
KITCHEN

PRIVATE
RESTROOMS





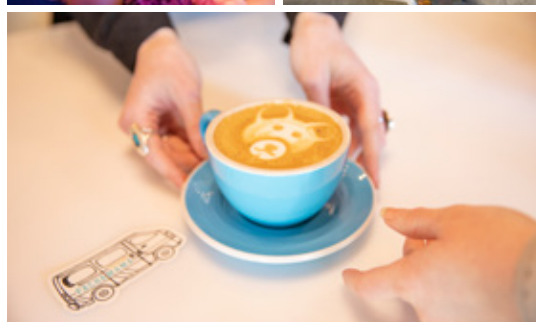
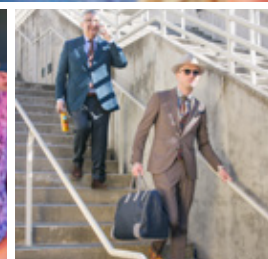
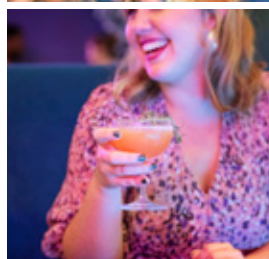
BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

713 9th Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Governmental Affairs District and the thriving K Street Entertainment

District (the Kay). The property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown

Commons and Golden 1 Center, less than one block from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.



Section Two: The Location





NEARBY AMENITIES

The property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

POPULAR RESTAURANTS NEAR 713 9TH STREET (not all are mentioned here):

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





GOVERNMENTAL AFFAIRS DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

Beginning at 9th Street and ending at 15th Street, the Governmental Affairs District is largely comprised of mid and high-rise office buildings, ground floor restaurants, entertain-

ment venues and retail densely populating a very walkable corridor featuring Sacramento Regional Transit's light rail system on K Street. The region's preeminent lobbying, association,

and government-related firms are located across 2 million square feet of Class A office towers in this district.



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

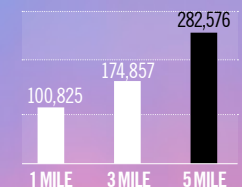
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

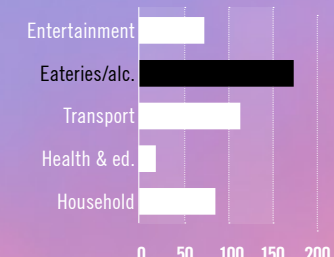
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2024 - 1500 Capitol Ave

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 2024
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 2024
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol

