

CALLING ALL BEAMERS

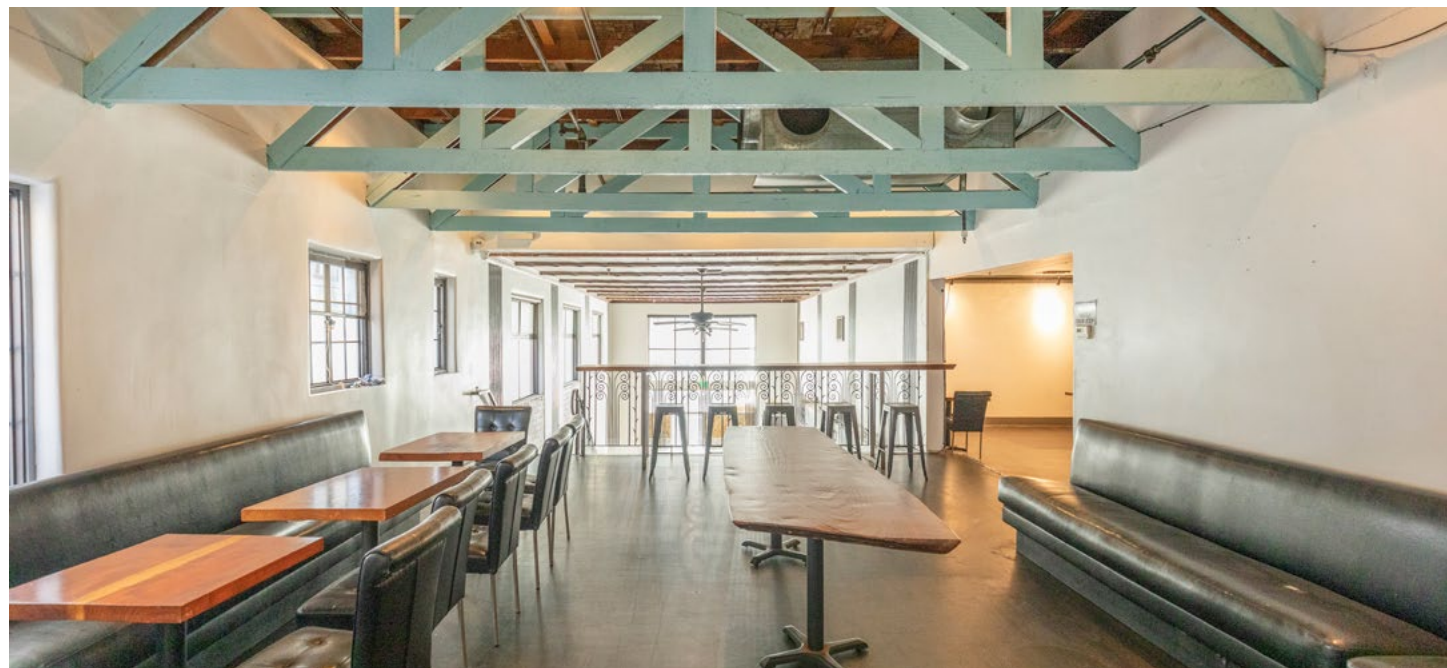


1015 9TH STREET

MOST AFFORDABLE RESTAURANT, BAR
& MUSIC VENUE IN SIGHT OF THE BEAM

4,100 SF | \$1.00/SF NNN | FF&E + INFRASTRUCTURE





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TOUR!



THE OPPORTUNITY

±4,100
SF RETAIL AVAILABLE

±3,485
SF BASEMENT

\$1,490,000
PURCHASE PRICE

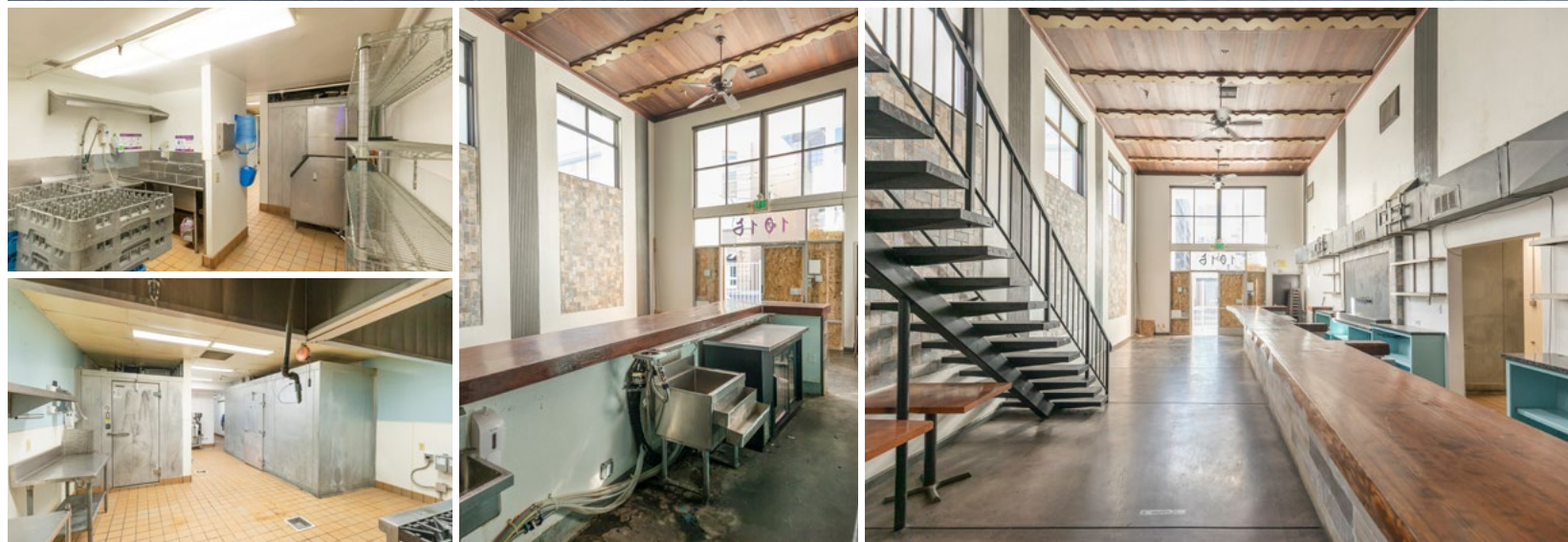
\$1.00
SF/MONTH NNN

RARE 2ND GEN RESTAURANT OWNER-USER OPPORTUNITY IN AN OPPORTUNITY ZONE

Turton Commercial Real Estate is pleased to present the opportunity to purchase or lease 1015 9th Street, located near Downtown Sacramento's K Street Entertainment District, Sacramento's City Government Offices, the arterial J Street corridor,

and near the bustling Governmental Affairs District. 1015 9th Street, located in a Federal Opportunity Zone, is an architecturally unique, ± 4,100 square foot two (2) story building with a full basement.

Currently vacant and available for an owner/user or investor, the former Odd Cookie space includes a 3,485 SF lower level, 3,485 SF ground level, and 615 SF mezzanine.



PROPERTY DETAILS

Address:	1015 9th Street, Sacramento, CA 95814
APN:	006-0101-001-0000
Zoning:	C-3-SPD
Price:	\$1,490,000
Lease Rate:	\$1.00 SF/Month NNN
Year Built:	1931
Total Rentable SF:	± 4,100 SF
1st Floor:	± 3,485 SF
2nd Floor:	± 615 SF
Lower Level:	± 3,485 SF
Site Size:	± 3,485 SF
Occupancy:	0%
Opportunity Zone:	Yes
Utility Details:	
Electricity:	Sac Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento
Seismic/Flood:	
Fault Zone:	No
Flood Zone:	Zone X (FEMA Map 06067C0180J)

EXISTING INFRASTRUCTURE

- Type-1 Hood Exhaust System with Ansul fire suppression
- Range/oven, fryer, and other equipment related to gas cooking
- Two walk-in refrigerators, one with a draft beer system designed to accommodate up to 24 different beers
- Ice machine
- Existing bar with compliant floor drainage, sinks, ice wells, refrigeration, and back bar shelving/storage
- Dishwashing area with necessary equipment
- Required three-compartment, prep, and handwashing sinks
- Two restrooms
- Janitor's closet w/ mop sink
- Includes all customer seating, featuring hand fabricated redwood plank tables

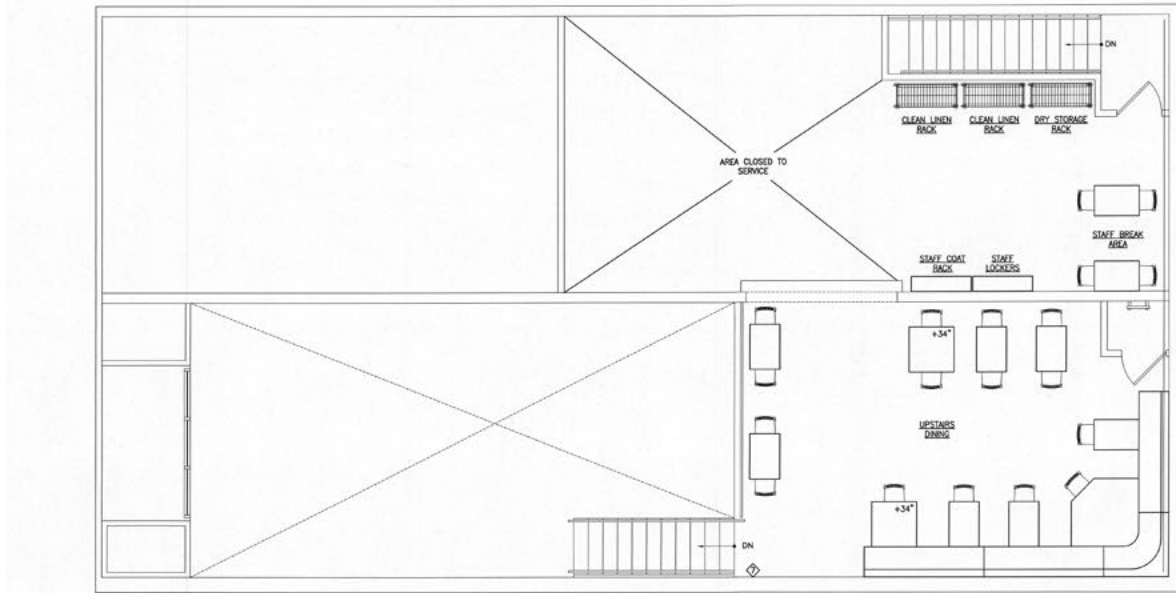
Section One: The Opportunity

1015 9TH

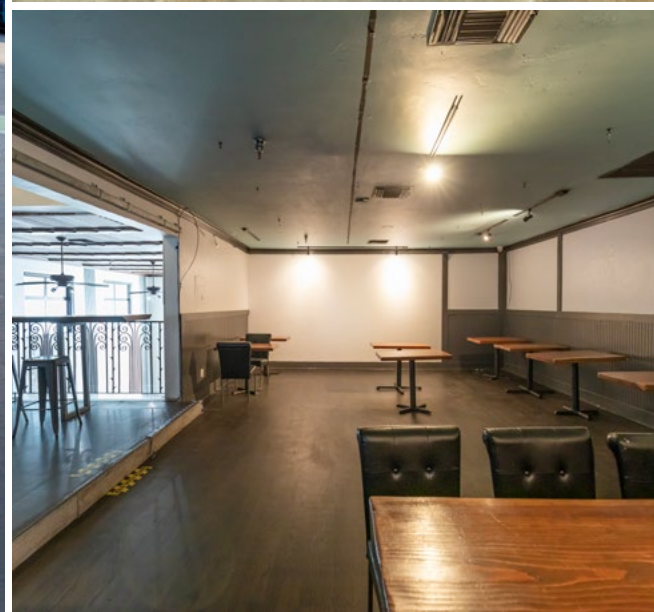
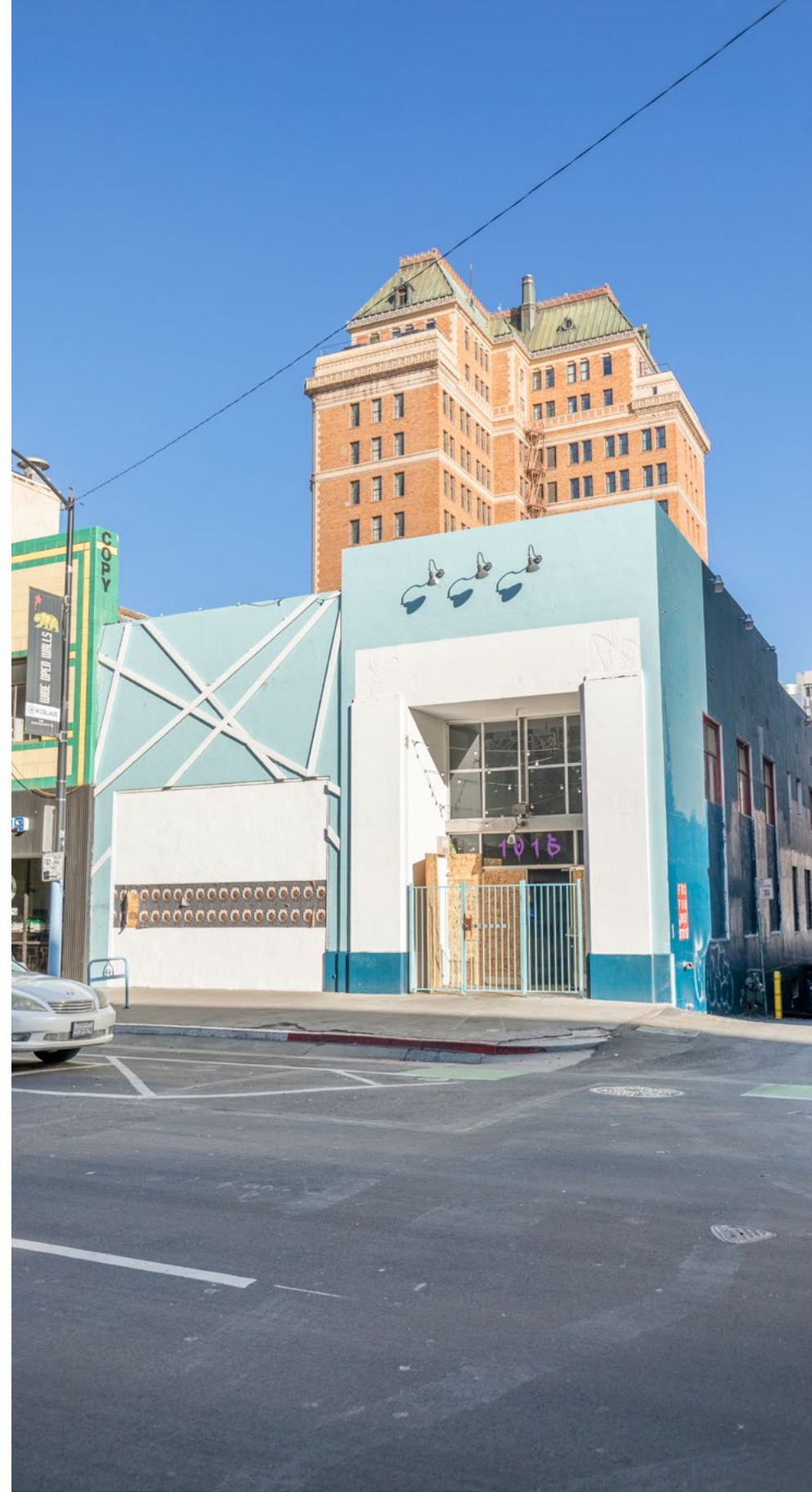
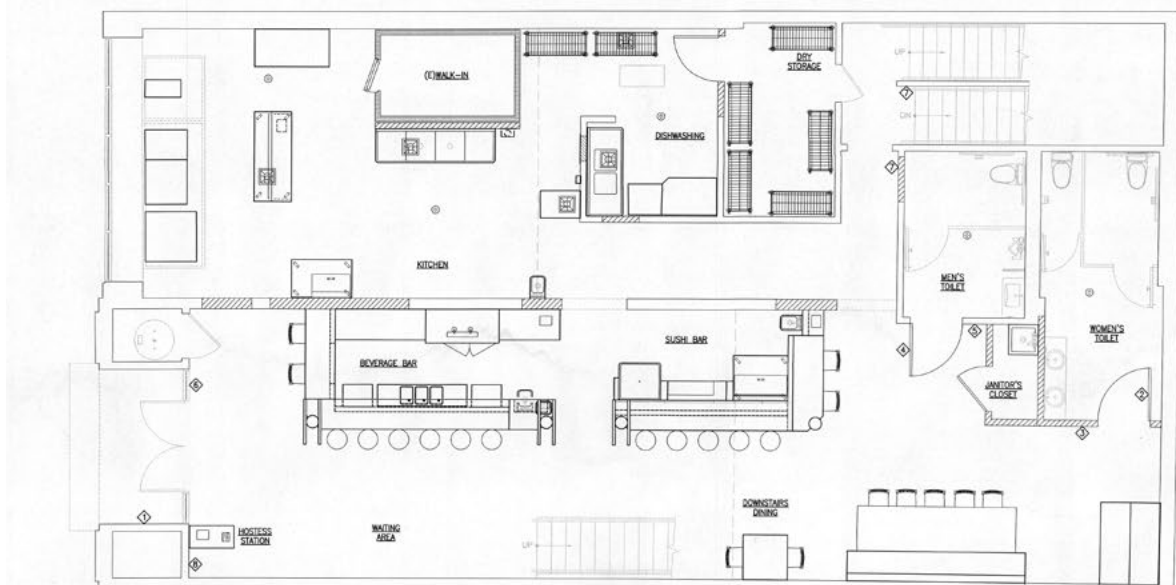


FLOOR PLANS

2ND FLOOR



1ST FLOOR

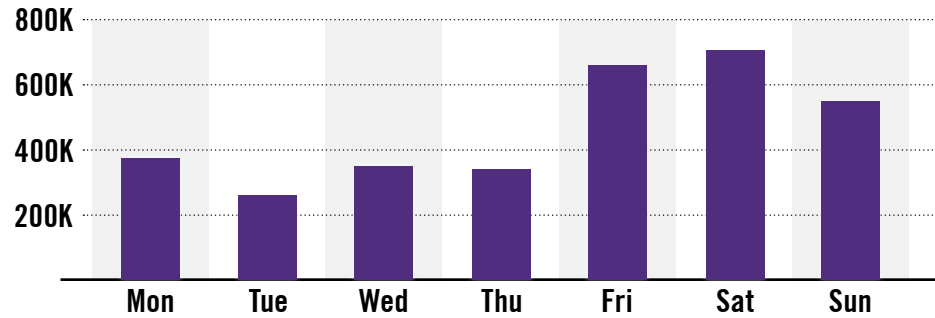


1015 9TH

LOCATION

Tap into high pedestrian traffic and a dense surrounding urban environment.

Average daily visitors at Golden 1 Center

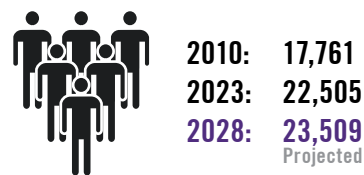


⇒ **\$77,393** ⇐ *Average Household Income - 1 Mile Radius*

Psychographic Profile

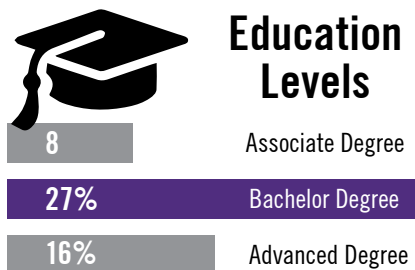
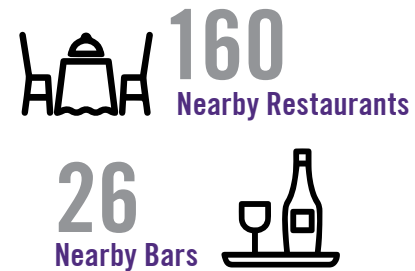
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes
- Flourishing Families**
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

Nearby Population 1-mile radius of property



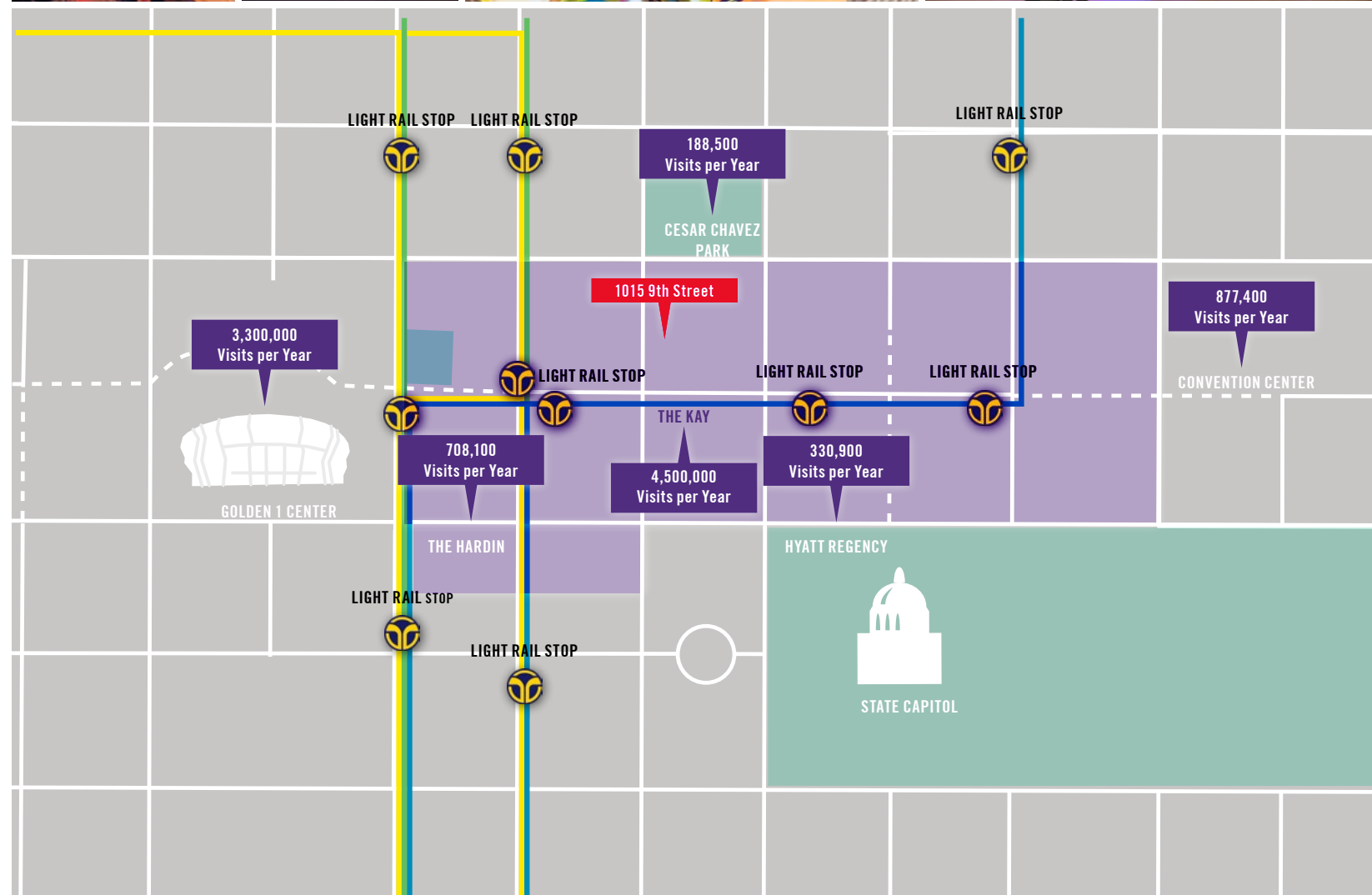
\$544,872 *Median Home Value*

Nearby Food & Bev



5,438
Total Businesses

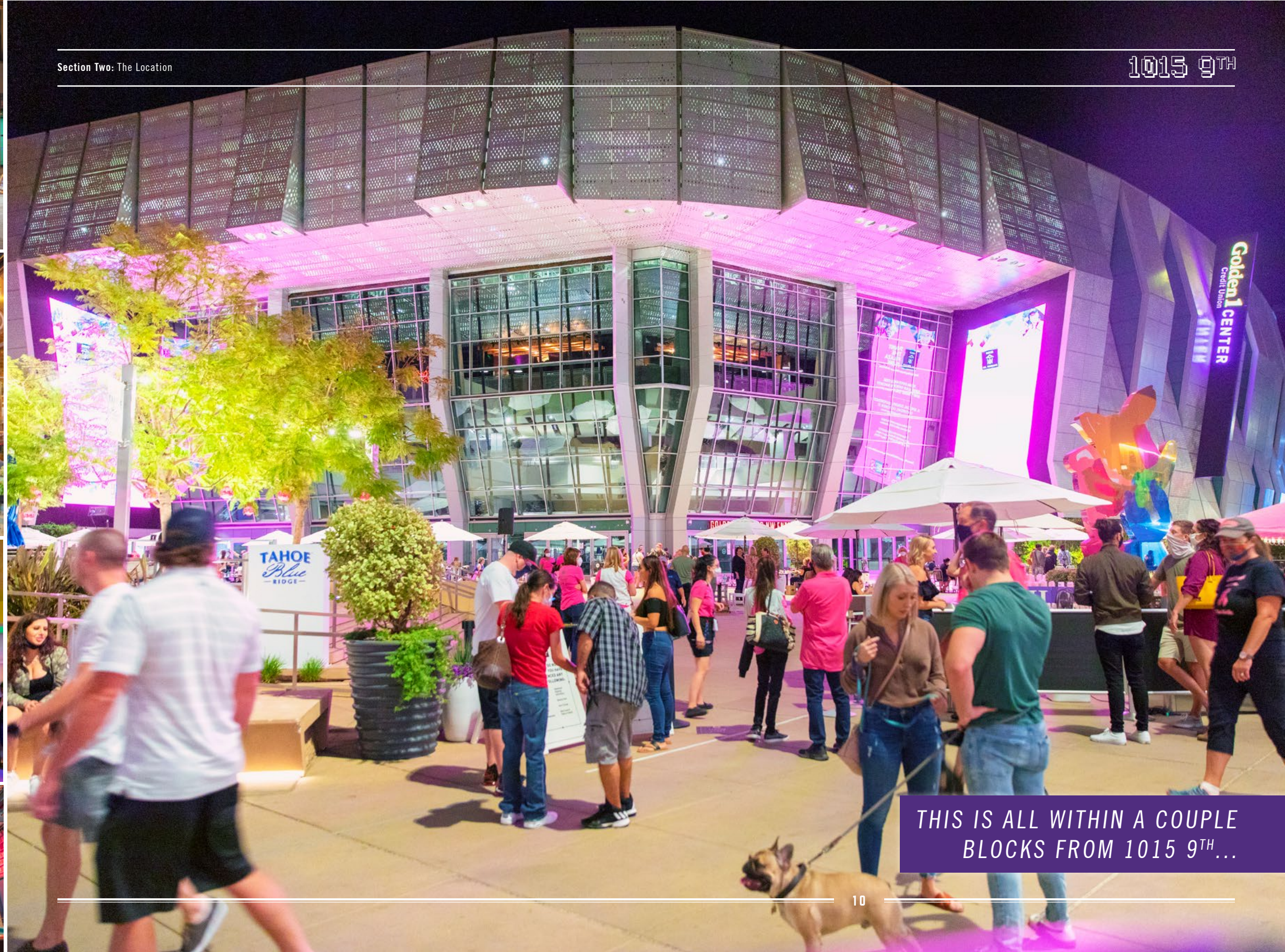
Q4 2023 - Placer AI, Costar, DSP





Section Two: The Location

1015 9TH



THIS IS ALL WITHIN A COUPLE BLOCKS FROM 1015 9TH...

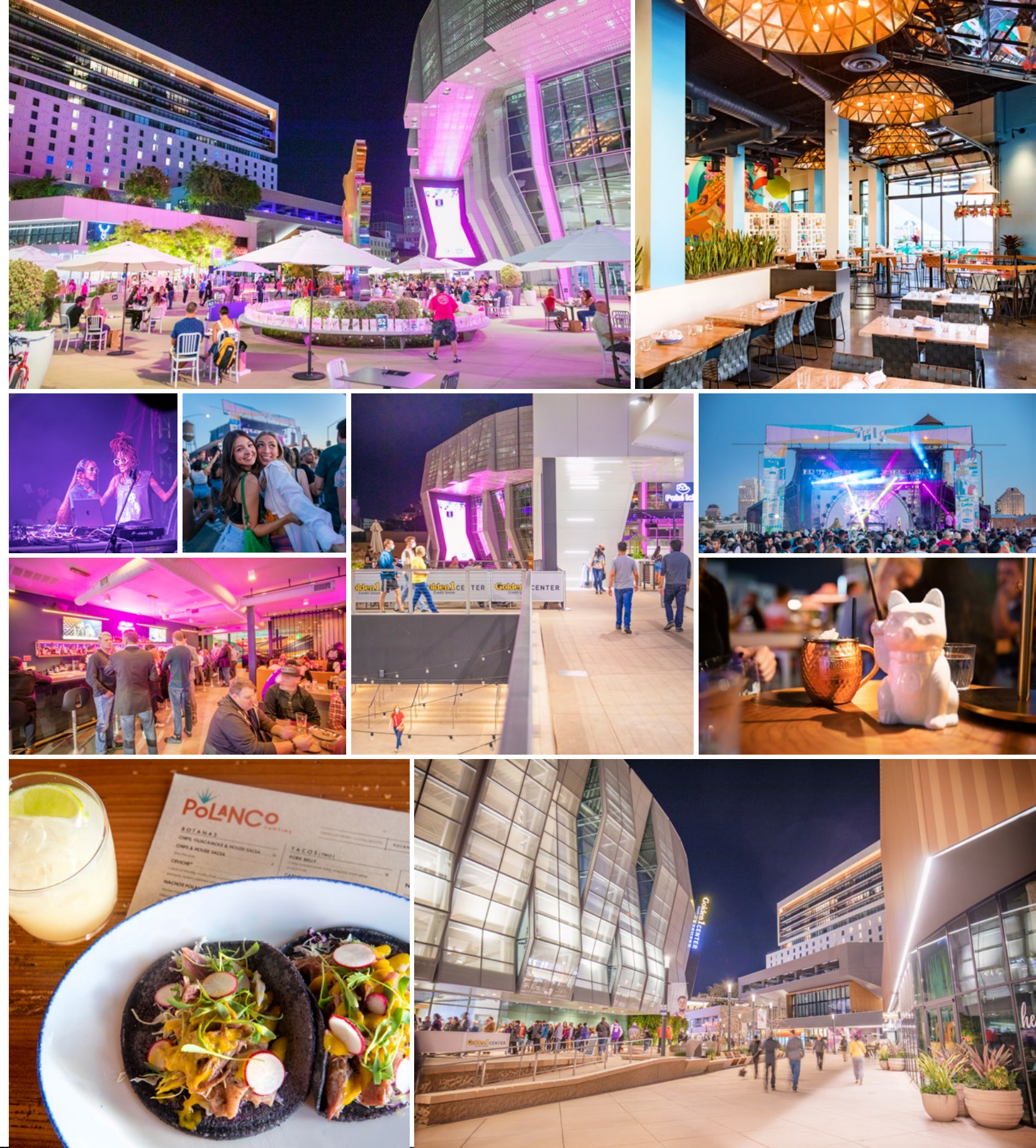


NEARBY AMENITIES

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 1015 9TH STREET (not all are mentioned here):

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





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

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

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

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