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**±1,800 SF - ±15,100 SF**  
**Ground Floor Restaurant**

931 K St, Sacramento, CA 95814



**DAVID HERRERA**  
Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
CA Lic. 01484908

**TREVOR JACKSON**  
Senior Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
CA Lic. 02093554

# Property Highlights

- » ±2,800 SF Ground Floor restaurant space: \$2.00/SF NNN
- » ±1,800 SF Corner space, second generation convenience store: \$2.00/SF NNN
- » Second and Third Floor office space "AS-IS": \$1.00/SF Modified Gross
- » Corner Location 10th & K Street
- » California State Capitol 2 blocks
- » Heart of the Central Business District
- » Golden 1 Arena within 5 blocks
- » Oakland A's Stadium within 1 mile

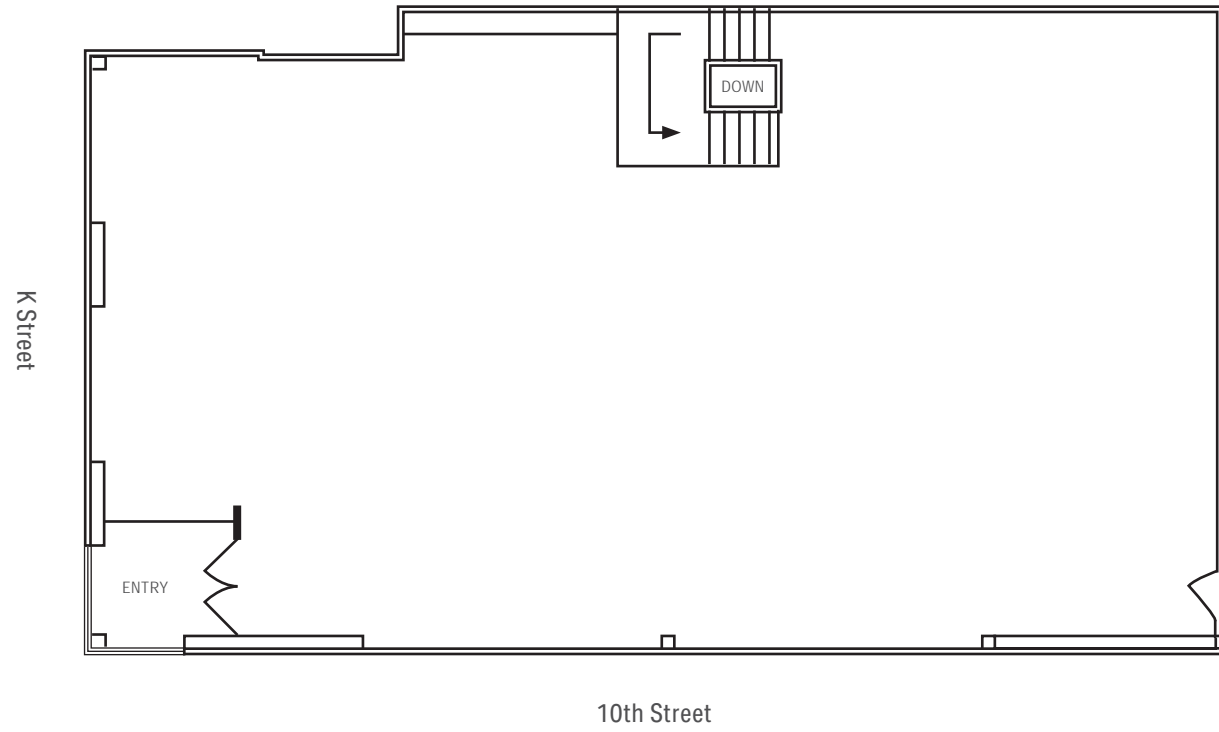
**Available: ±1,800 SF - ±15,100 SF**



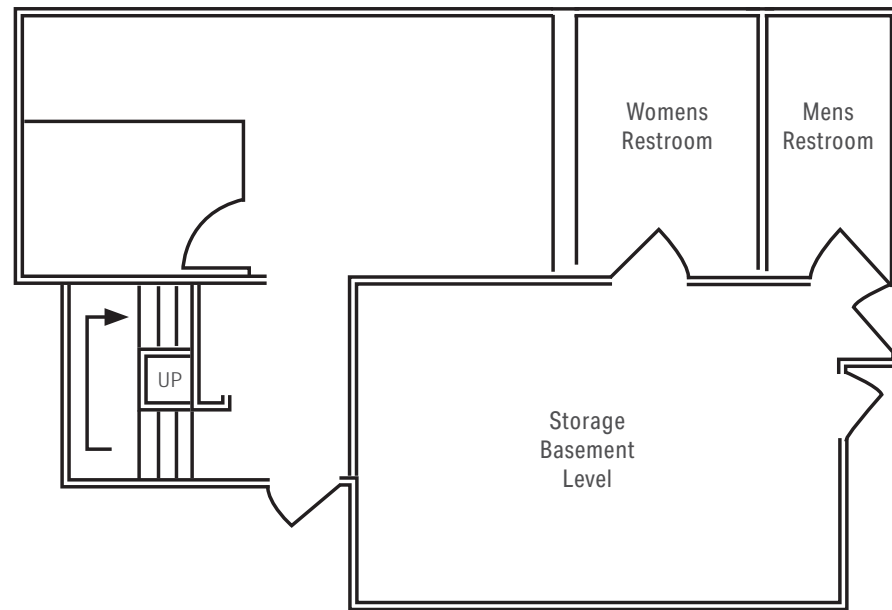
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# Floorplan

## 1st Floor



## Basement



# Property Photos



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# Property Photos

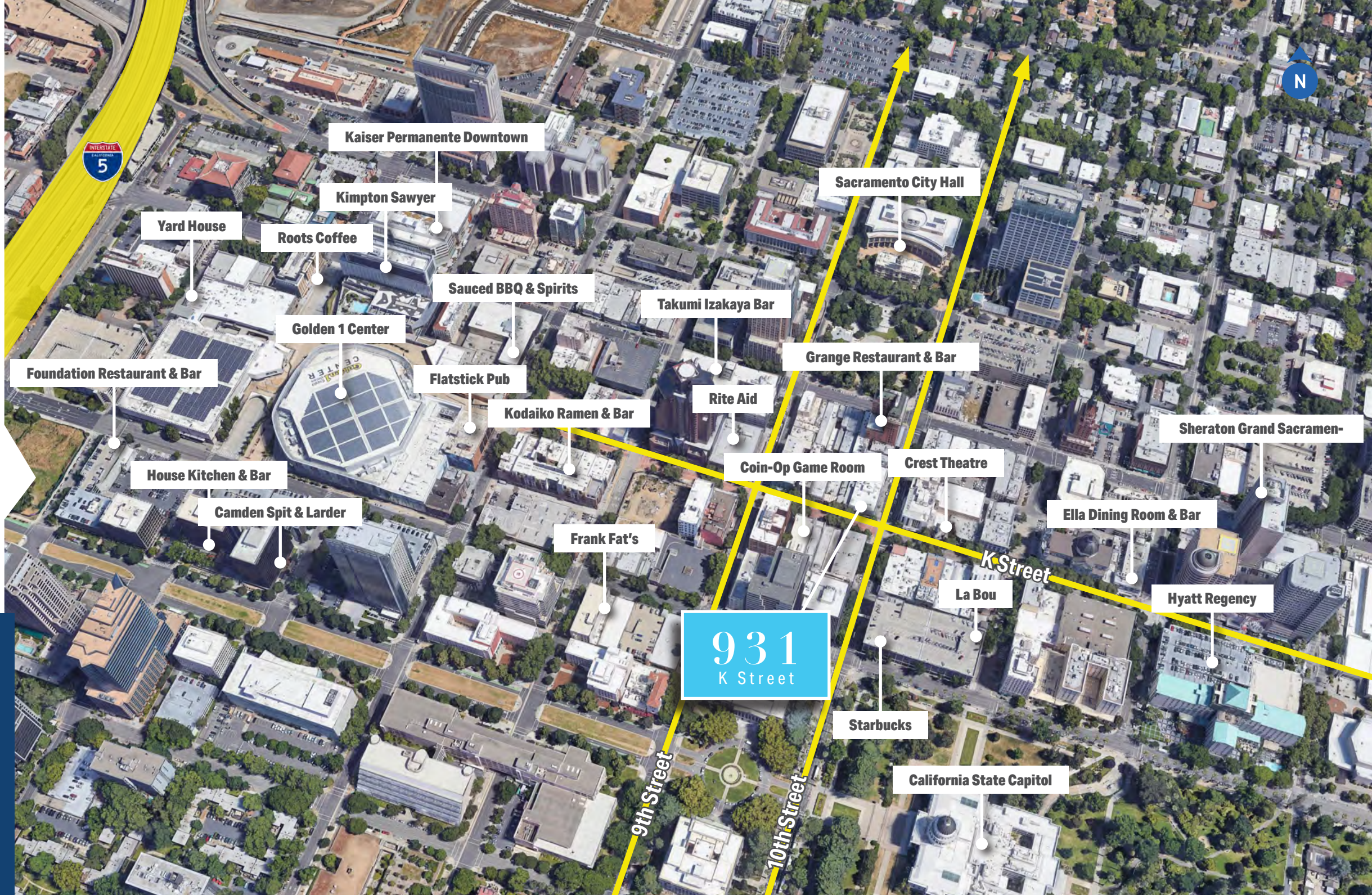


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# Nearby Amenities

931 K Street is in the heart of a hip and diverse Downtown Sacramento. Sacramento has more than 2,000 hotel rooms within walking distance of the Sacramento Convention Center, along with another 2,000 within three miles and a total of 16,000 in the region. Capitol Mall is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years?



## Demographics (2024)

	1 MILE	3 MILES	5 MILES
Total Population	26,055	155,848	369,096
2023-2028 Annual Rate	2.80%	1.29%	0.92%
Households	13,459	67,098	144,827
Median Household Income	\$67,799	\$83,326	\$77,679
Median Home Value	\$662,764	\$633,220	\$567,071
Median Age	36.0	37.2	36.0

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