

AVAILABLE
FOR LEASE

1014 10TH STREET
SACRAMENTO, CA 95814
1,800-3,480 SF +/-

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

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CENTURY 21

Select Real Estate, Inc.



PREMIER FORMER RESTAURANT BUILDING AVAILABLE DOWNTOWN

THE PROPERTY

1014 10TH STREET SACRAMENTO, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**DOWNTOWN
SACRAMENTO**



**+/- 3,480 SF
+/- 1,800 SF
First Floor**



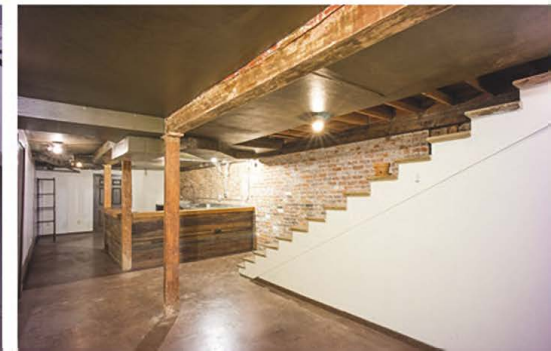
C-3-SPD



RESTAURANT



\$ 1.00 NNN



RIOCITY
RAILYARD
JOE'S CRAB SHACK
SLAMERS
BLUEPRINT
DELTA KING
THE FIREHOUSE
STAGE NINE
COSTUME MANSION
RAILROAD MUSEUM
ROUND TABLE
SUBWAY

MACYS
YARD HOUSE
SAUCED
ESTELLE
REVIVAL
POPCORNER
URBAN OUTFITTERS
Häagen-Dazs
PUNCH BOWL SOCIAL
POPCORNER
POPLANDS
THE SAWYER
JIMBOY'S TACOS
ROOTS COFFEE
TEAMSTORE
ECHO RISE
24 HOURS
PIZZA PRESS

AVIARY
MIDI CI
TIGER
TACO BELL
BELL
TEMPLE
HYATT
CRIST
7 ELEVEN
LA COSECHA
HYATT
REGENT
SERRANO GRAND SACRAMENTO
RITE AID
KEJJA
KITCHEN
CITIZEN

Ginger Elizabeth
paesanos
shrnack shack
ZÓCALO
PUBLIC HOUSE
STATION 16
MIKUNI
THE MILL
BUCKHORN
FIELDWORK
GOLDEN ROAD
GOODSIDE
BIG STUMP
LOWBRAU
BUCKHORN
THE RIND
Cheese, Wine, Beer.
OLD SOUL CO.
58 & HOLDING CO.
LOWBRAU
NEKTAR
BUCKHORN

TEMPLE COFFEE ROASTERS
CHICAGO FIRE
BURGERPATCH
thai basil
Jungle Bird
REACT OUT
LISSUE LIND
See's CANDIES
BARWEST
CANTINA ALLEY
RED RABBIT

MCCONN'S
house
FRANK FAY'S
Il Fornaio
CAMDEN
WHIRED
OLD SOUL CO.

ALARO
Bombay
JACK'S
KUPROS
CHASE

TEMPLE COFFEE ROASTERS
REVOLUTION WINERY + KITCHEN
INK
CAFE BERNARDO
STARBUCKS COFFEE
PUSHKIN'S
IDENTITY COFFEES
PARAGARY'S

MARKET
MENDOCINO FARMS sandwich market
IRON HORSE TAVERN
CAFE BERNARDO
west elm
FOX-GOOSE PUBLIC HOUSE
STARBUCKS COFFEE
MAS TACO BAR
UNCLE VITO'S
SNUG
ERNESTO'S
SHAKE SHACK
SAFEMAY
pressed juicery
BEAST BOUNTY
RYUJIN

1014
10TH STREET
SACRAMENTO
CA 95814

INTERSTATE 5

HWY 80

HWY 50



500 CAPITOL MALL
RBA: 433,508
EST. EMPLOYEES: 1,927

400 CAPITOL MALL
RBA: 501,610
EST. EMPLOYEES: 2,229

621 CAPITOL MALL
RBA: 366,291
EST. EMPLOYEES: 1,628

300 CAPITOL MALL
RBA: 376,093
EST. EMPLOYEES: 1,672

770 L STREET
RBA: 168,995
EST. EMPLOYEES: 751

ONE CAPITOL MALL
RBA: 185,950
EST. EMPLOYEES: 826

915 L STREET
RBA: 151,440
EST. EMPLOYEES: 673

520 CAPITOL MALL
RBA: 82,401
EST. EMPLOYEES: 366

1121 L STREET
RBA: 171,477
EST. EMPLOYEES: 762

555 CAPITOL MALL
RBA: 389,064
EST. EMPLOYEES: 1,729

1215 K STREET
RBA: 250,000
EST. EMPLOYEES: 1,111

801 K STREET
RBA: 337,881
EST. EMPLOYEES: 1,502

1415 L STREET
RBA: 229,203
EST. EMPLOYEES: 1,019

980 NINTH ST
RBA: 489,171
EST. EMPLOYEES: 2,174

1201 K STREET
RBA: 245,000
EST. EMPLOYEES: 1,089

1414 K STREET
RBA: 57,093
EST. EMPLOYEES: 254

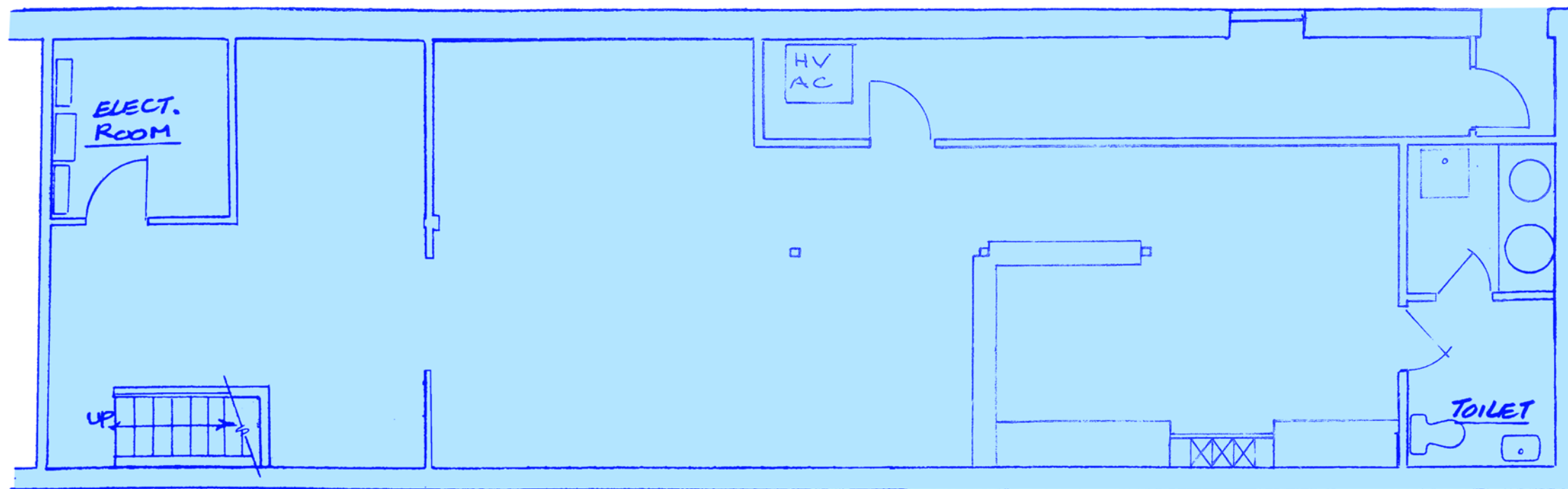
1325 J STREET
RBA: 368,985
EST. EMPLOYEES: 1,640

1001 I STREET
RBA: 950,000
EST. EMPLOYEES: 4,222

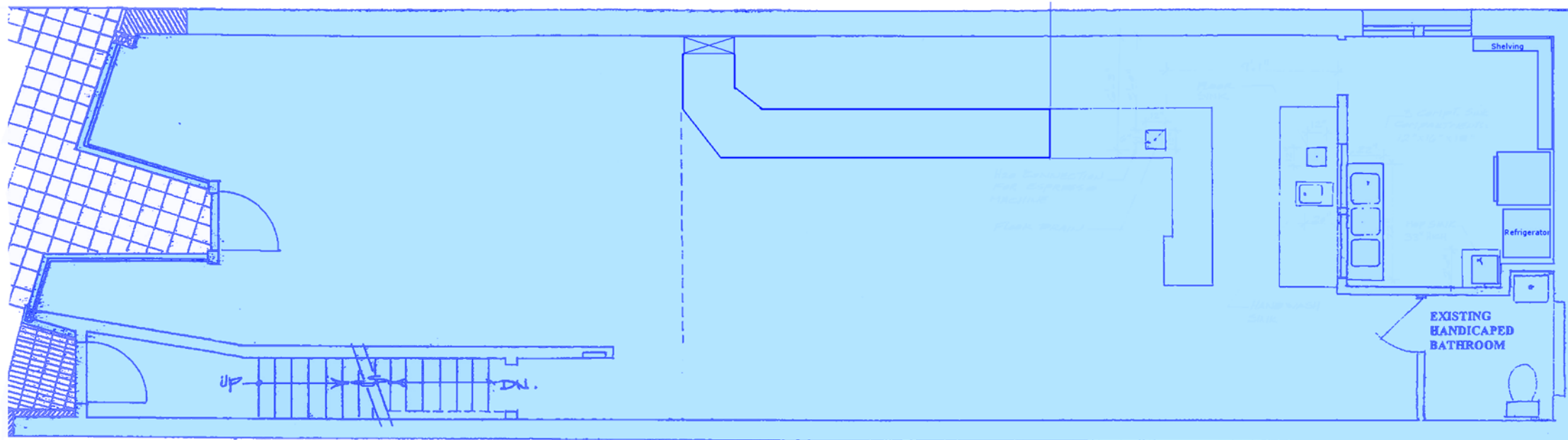
915 I STREET
RBA: 120,000
EST. EMPLOYEES: 533



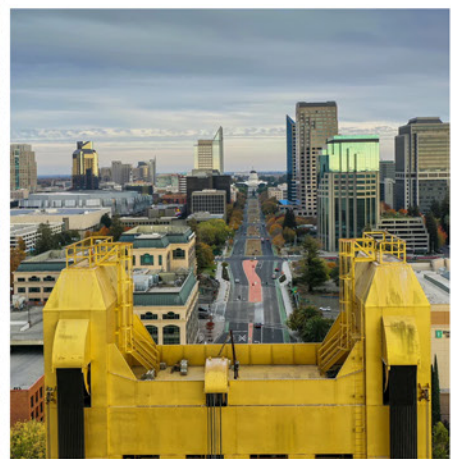
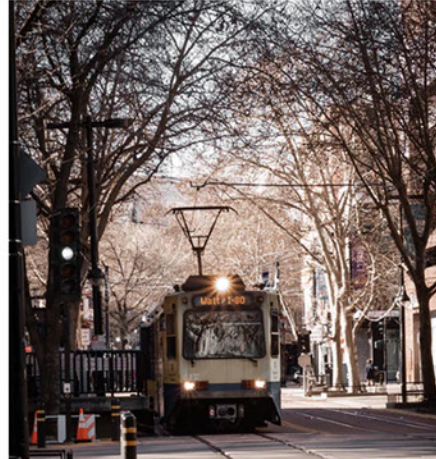
FLOOR PLAN



FLOOR PLAN



1014
10TH STREET



THE BUILDING

1014 10th St provides one of the most attractive retail opportunities in the dynamic downtown grid. The Mayor's 10,000 housing unit plan for the downtown area will be a large catalyst for urban growth alongside the newly opened Golden 1 Center, with a projected 17,000 attendees per event, just 3 blocks away from the site.

The large influx of residents and consumers into the downtown core will contribute to a heightened demand for retail within walking distance. 1014 10th Street is primed to absorb downtown's burgeoning growth...be part of this urban renaissance.





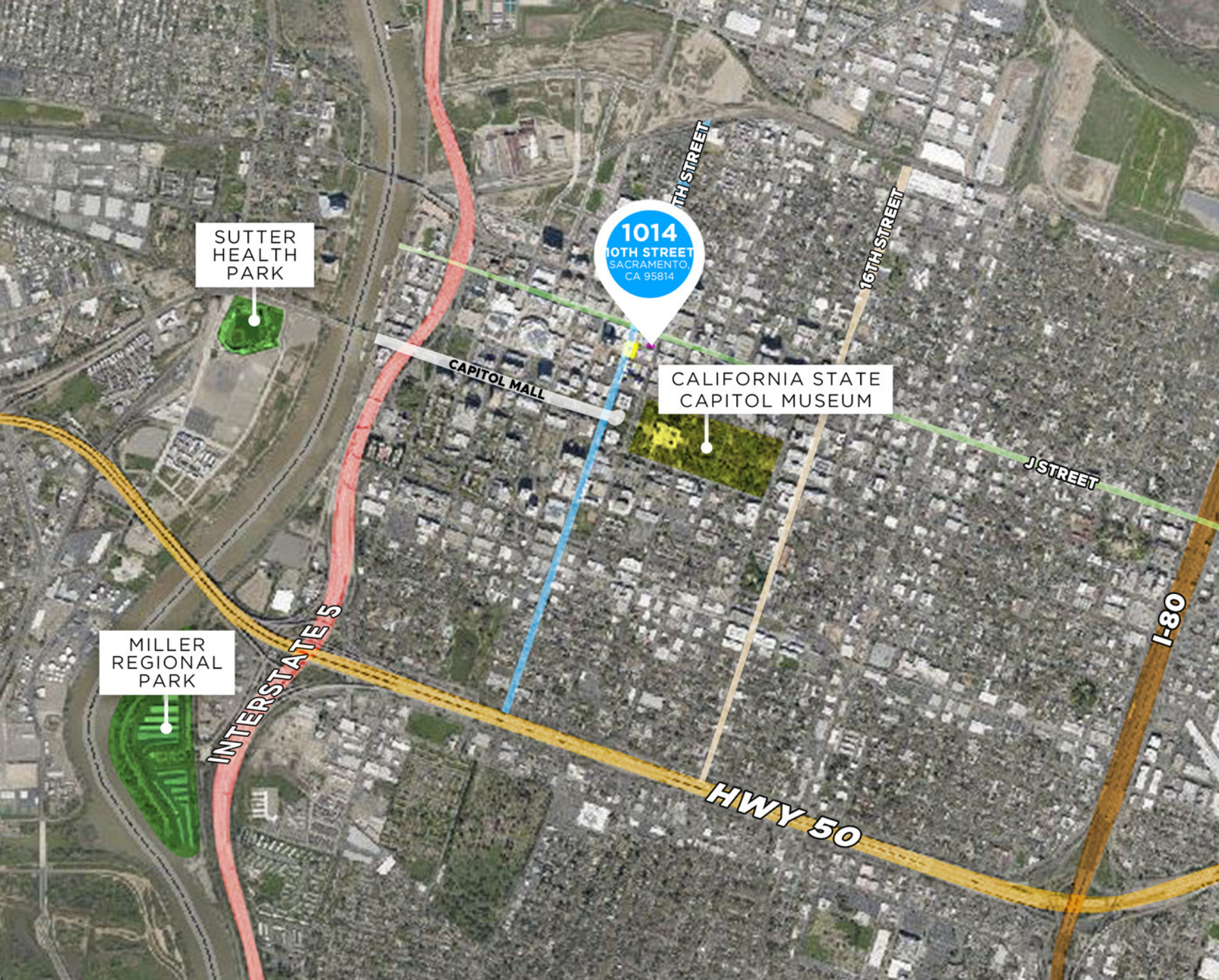
THE REGION

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



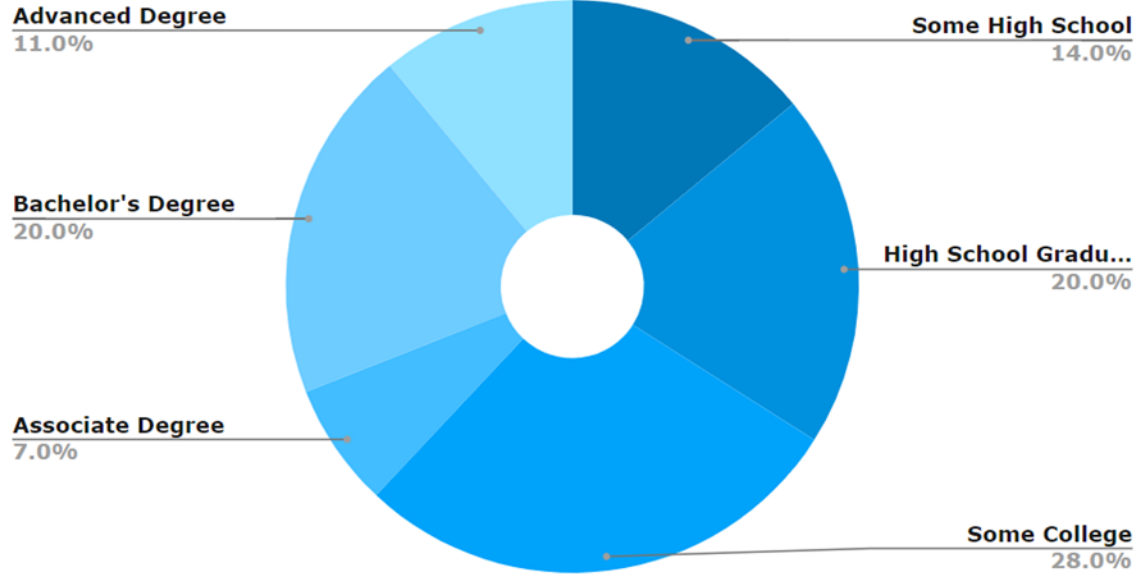
1014

10TH STREET

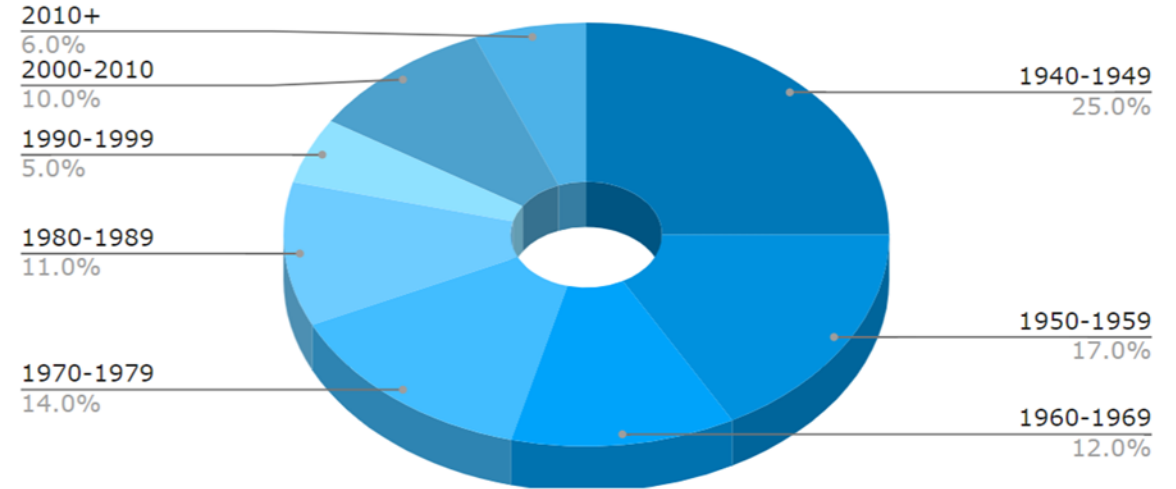


DEMOGRAPHICS

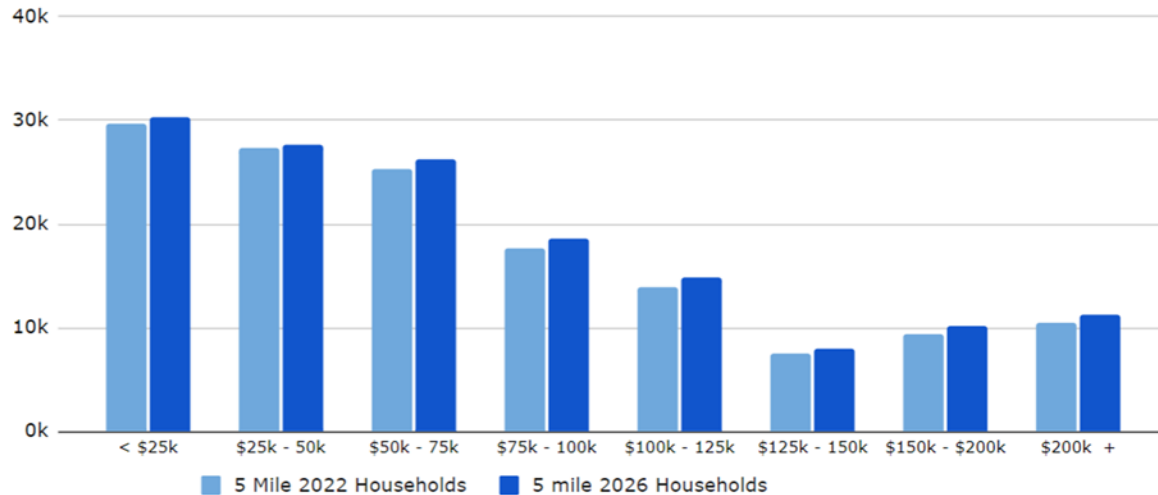
Educational Attainment



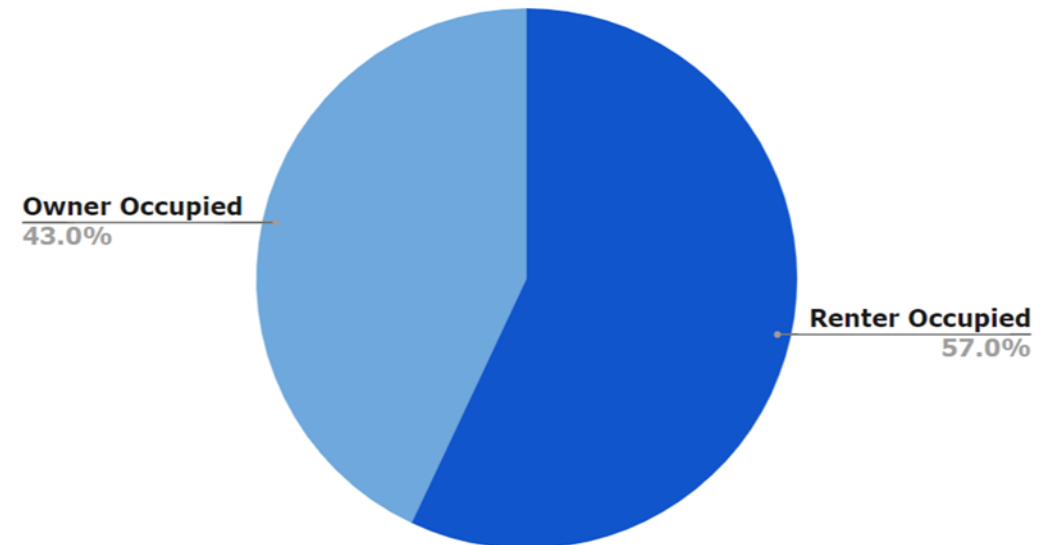
Homes Built by Year



Monthly House Hold Income

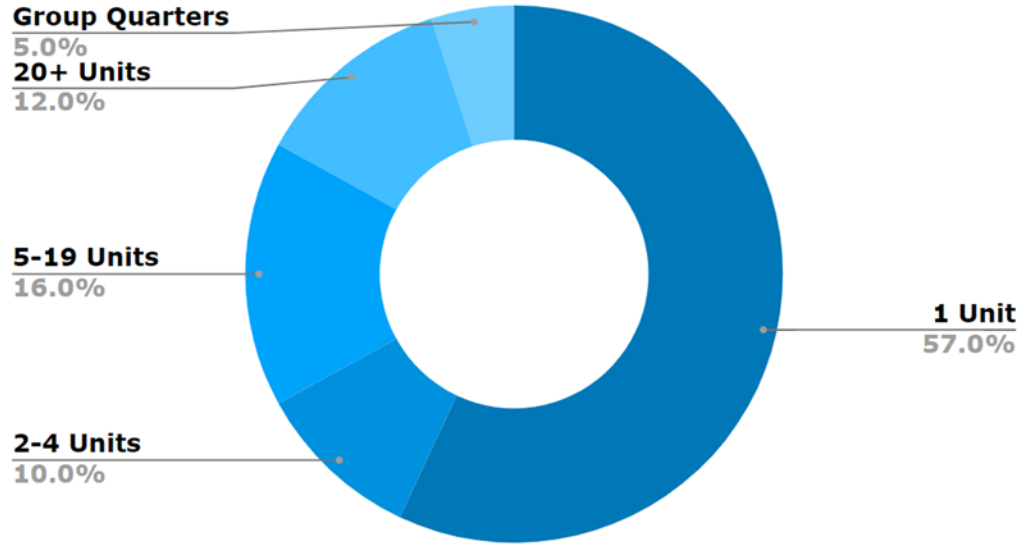


Housing Occupancy



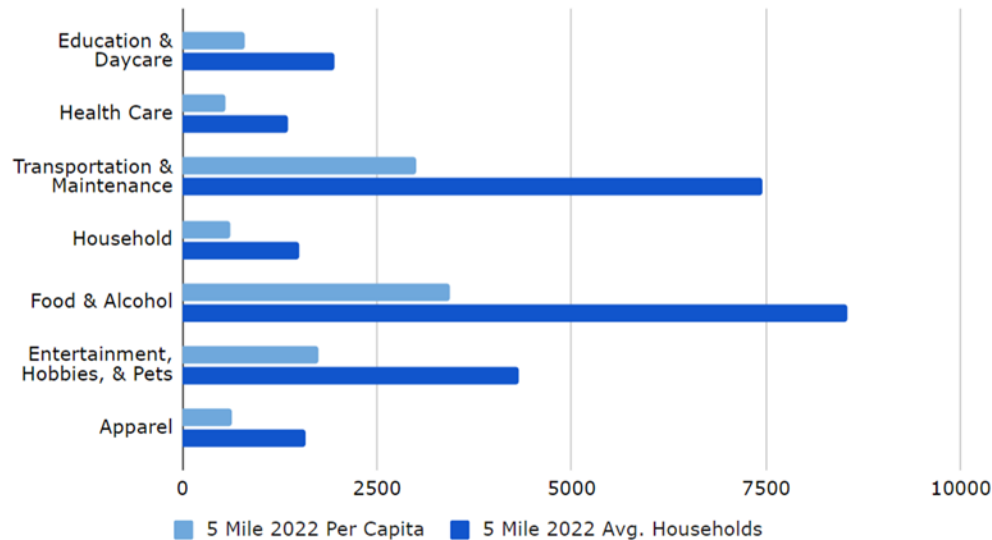
DEMOGRAPHICS

Housing Type

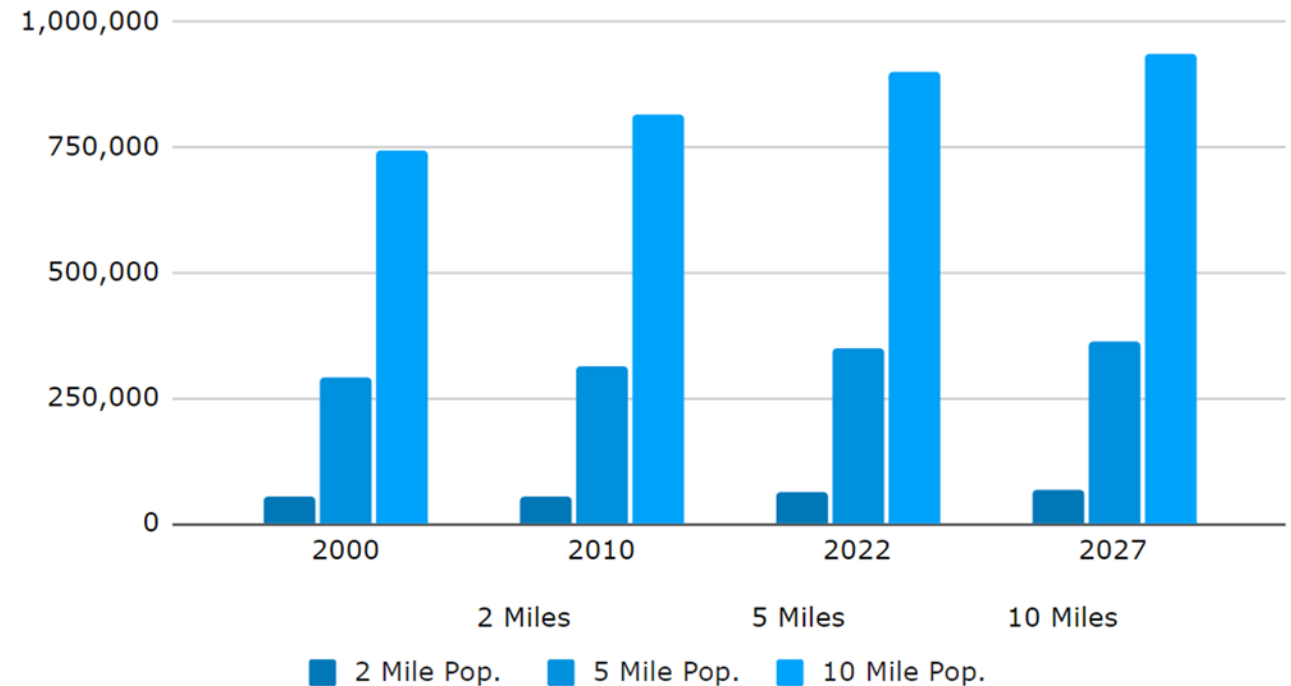


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	53,675	289,414	744,211
2010	53,625	313,252	817,946
2022	62,662	350,680	901,581
2027	65,509	364,983	938,301

Per Capita & Avg. Household Spending



Population





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