

630 K STREET

SACRAMENTO, CA
PRIME RETAIL SPACE
±1,038 RSF - ±62,000 RSF

NOW OPEN!
CON AZUCAR
CAFÉ

LEASES SIGNED!
S+B JAMES
CONSTRUCTION

ETHAN CONRAD
PROPERTIES INC.



IN THE HEART OF

DOCO



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

[VIRTUAL TOUR LINK](#)

[ROOFTOP VIDEO LINK](#)

[CON AZUCAR CAFE VIDEO LINK](#)

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FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area
- Can deliver ±62,000 SF or more in Downtown Sacramento
- Rooftop space available
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Tippy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater)
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby
- Con Azucar Cafe now open, SB James Construction lease signed



[CON AZUCAR CAFE VIDEO LINK](#)



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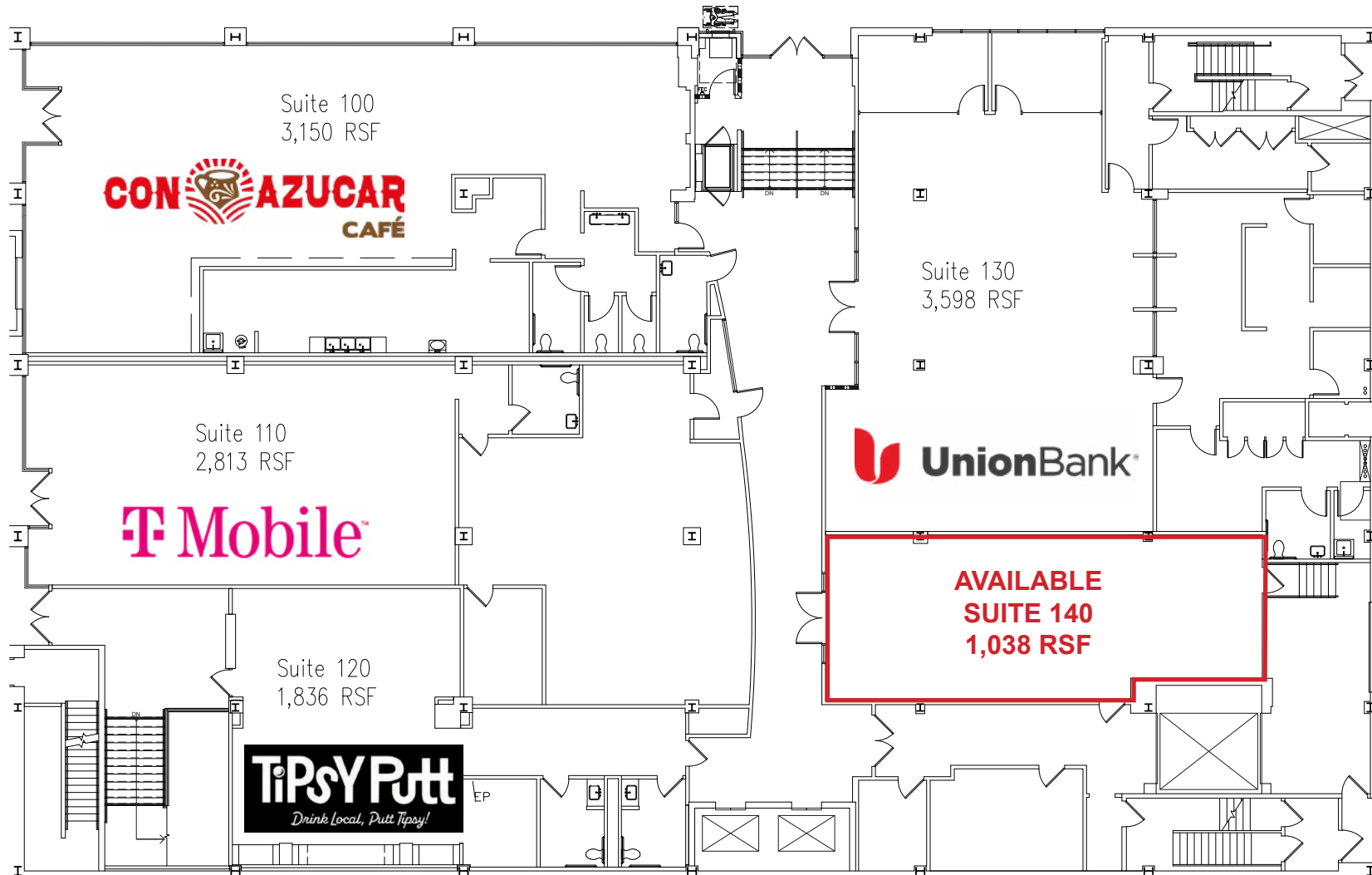
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1ST FLOOR PLAN

[VIEW VIRTUAL TOUR](#)

SUITE 140: 1,038 RSF \$2,377.00 (\$2.29 PSF, FSG)

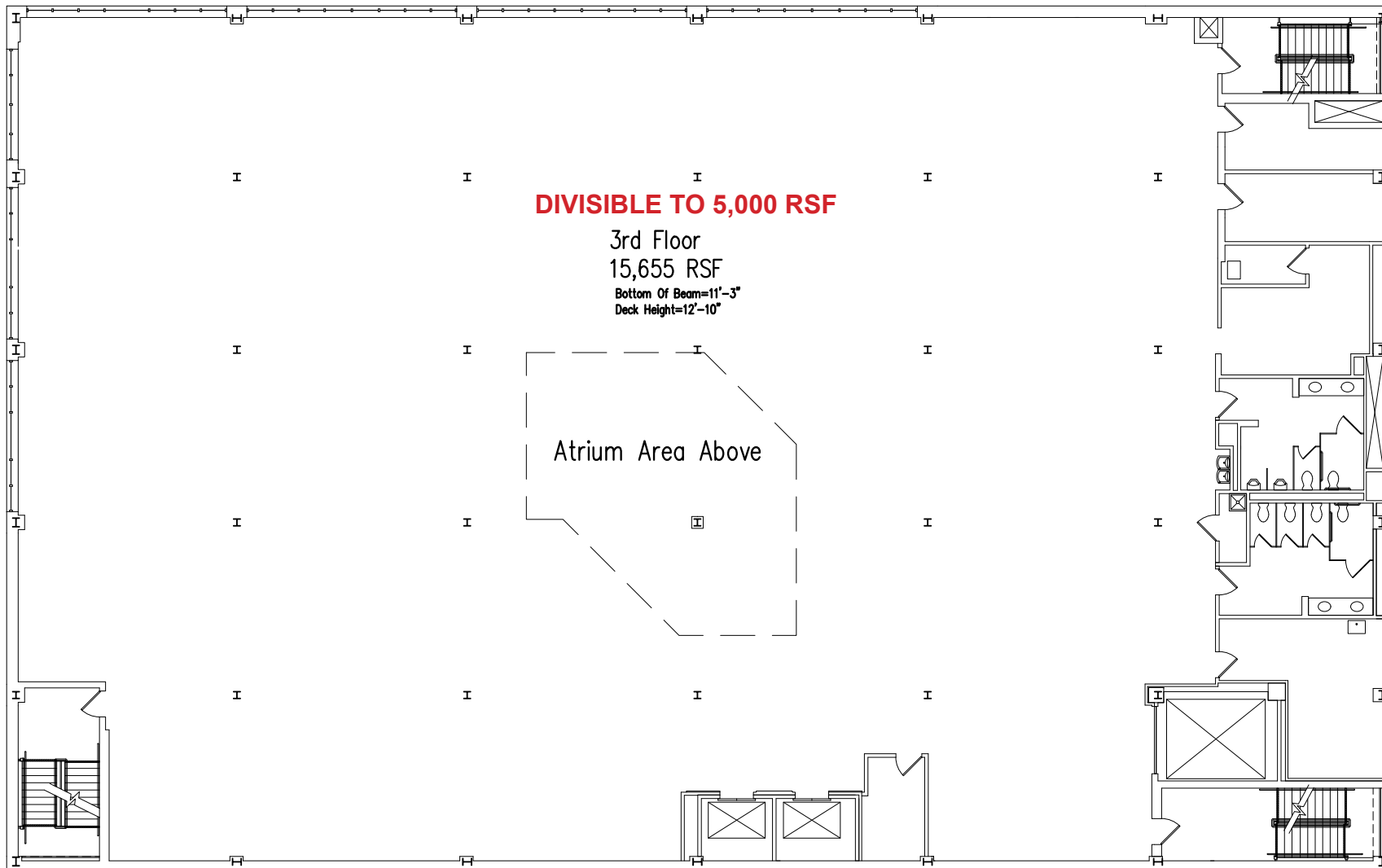


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3RD FLOOR PLAN
15,655 RSF

[VIEW VIRTUAL TOUR](#)

3rd Floor: 5,000 RSF - 15,655 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.46 PSF.

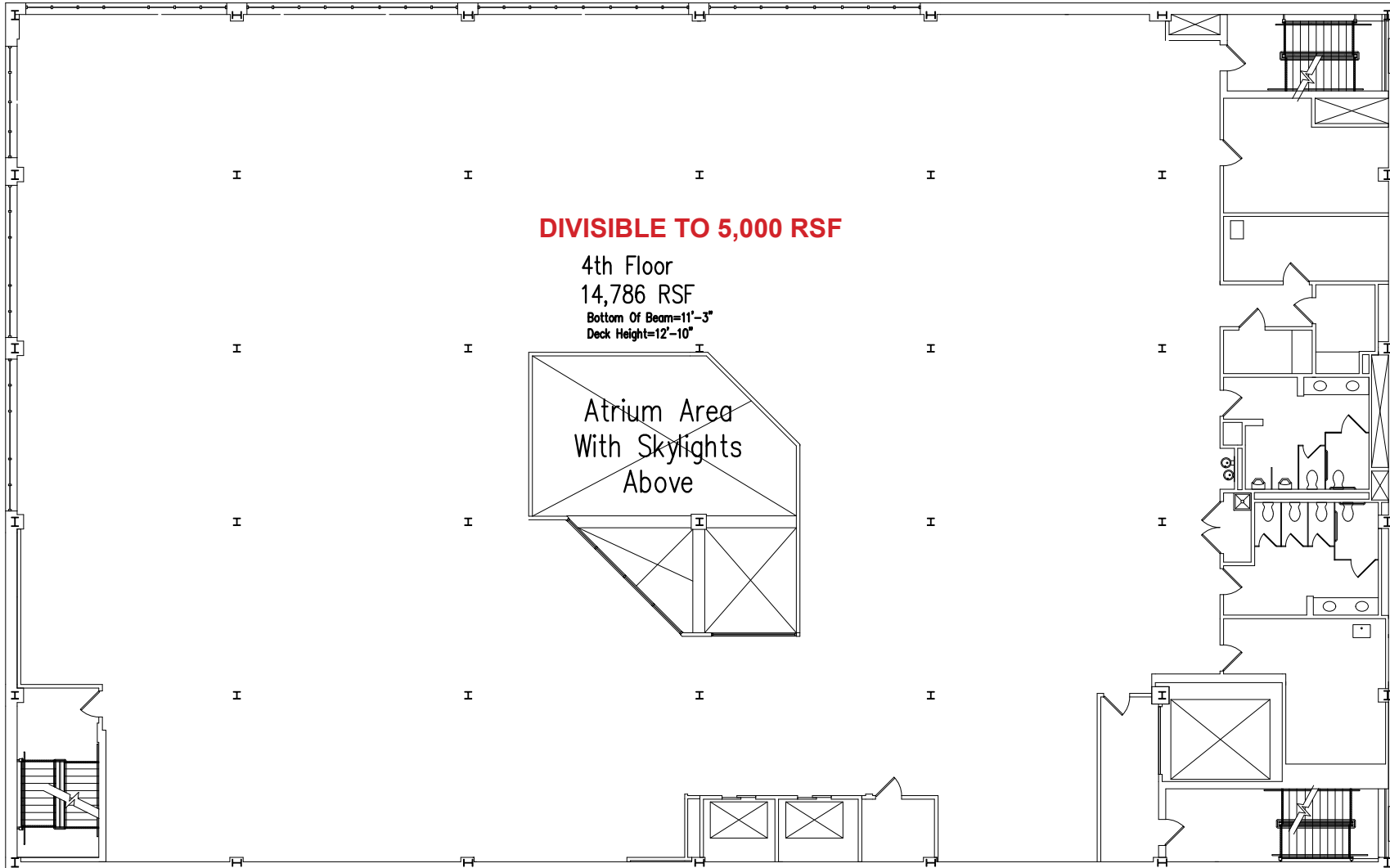


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4TH FLOOR PLAN 14,786 RSF

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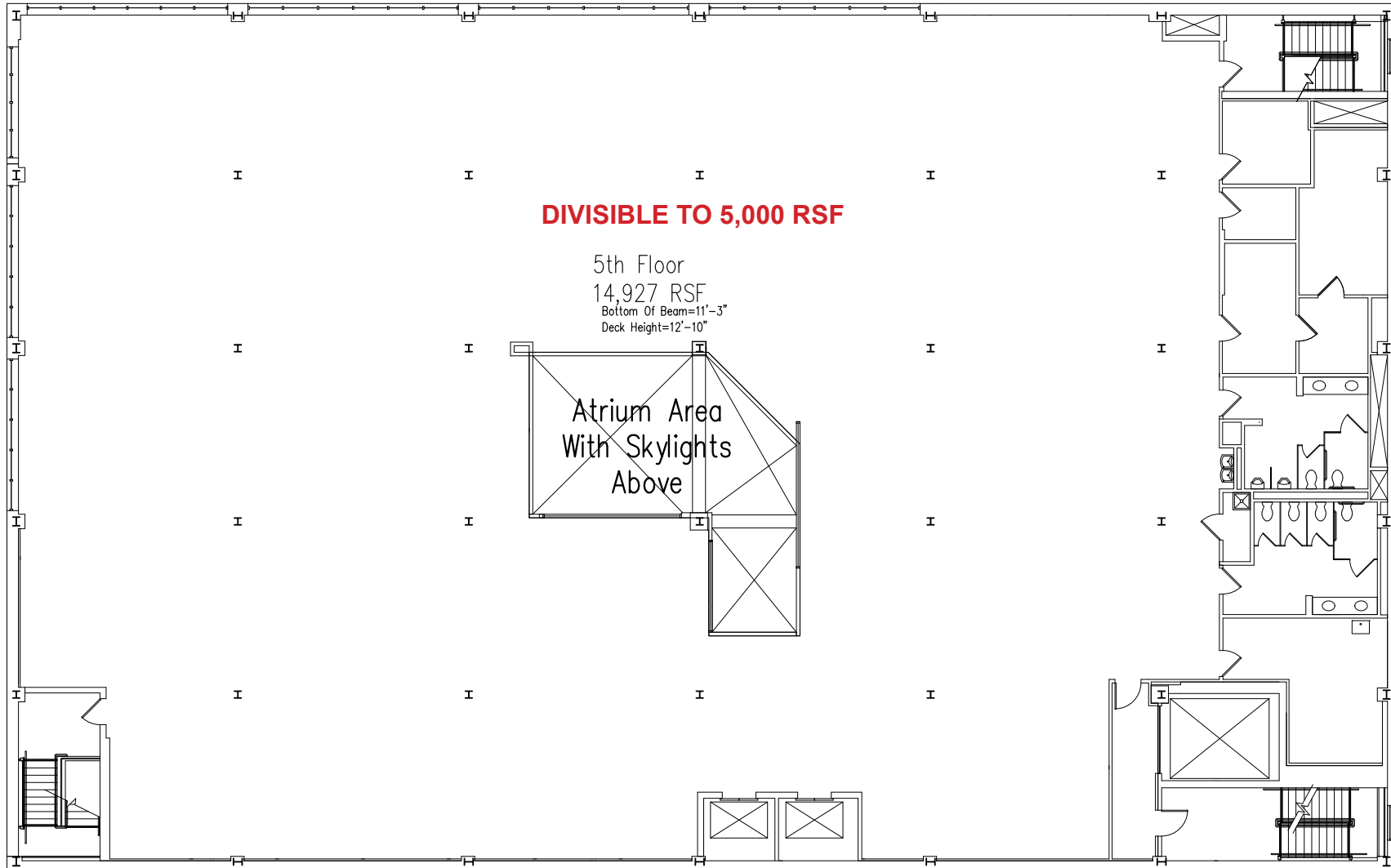
4th Floor: 5,000 RSF - 14,786 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.46 PSF.



5TH FLOOR PLAN 14,927 RSF

[VIEW VIRTUAL TOUR](#)

5th Floor: 5,000 RSF - 14,927 RSF \$1.90 - \$2.10 PSF, NNN
NNN costs are approximately \$0.46 PSF.



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ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. Rohini Sports & Fitness

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House

22. Il Fornaio
23. Foundation, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

P City Parking **==** RT Light Rail

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DOWNTOWN/DOCO PARKING MAP

DOCO / GOLDEN 1 CENTER

- # Parking Garage with number of spaces
- # Parking Garage with number of spaces
- Light Rail Stop



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3RD FLOOR



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4TH FLOOR



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5TH FLOOR



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5TH FLOOR



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