



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

JOHN CARDOZA

Senior Director
916 228 1970
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jcardoza@muellercommercial.com
Cal DRE#01981862

CENTURY 21

Select Real Estate, Inc.



Price Reduction
~~\$700,000~~ \$600,000

AVAILABLE FOR SALE/LEASE

910 J STREET
SACRAMENTO, CA 95814

-/+3,098 SF

Asking Sale Price: \$600,000

\$194.00 / PSF

Asking Lease Rate: \$1.50 NNN

**YOUR NAME
HERE**

AVAILABLE

J ST. +/-23,000 VPD

Prime Retail, Space Available in DT Sacramento



THE PROPERTY

📍 910 J ST. SACRAMENTO, CA 95814

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**DOWNTOWN
SACRAMENTO**
CITY OF SACRAMENTO
APN: 006-0101-007



**+/- 3,098 SF
Building**
**+/-0.7 Acres
Land**



**C-3-SPD Central
Business District**
/ Special
Planning District



**OFFICE
RETAIL
RESTAURANT**



\$600,000
\$194.00 PSF
Asking Lease Rate:
\$1.50 NNN



The property offers **retail / office / restaurant space** in the heart of **Downtown Sacramento**.



This building offers **+/-3,098 SF** of **retail / office / restaurant space** with **tremendous street frontage** and **ample street parking**.



The building offers some existing double doors at basement level, basement for storage, and one (1) restroom.



The building is **located moments from Golden 1 Event Center and The Doco**. Also nearby is Caesar Chavez Park, and just beyond that there is access to public transit.



RAILROAD MUSEUM
Stage Nine
BLUEPRINT COFFEE
Evangelina's Costume Mansion
SUBWAY
Rio City
Steamers
RAILYARDS
DELTA KING
JOE'S CRAB SHACK
Round Table
THE FIREHOUSE RESTAURANT

THE PIZZA PRESS **24 HOUR FITNESS** **Echo's Rig** **TEAMSTORE**
THE SAWYER **POLANCO** **BANK** **ROOTS COFFEE** **JIMBOY'S TACOS**
ESTELLE **SAUCED** **Yard House** **CENTURY THEATRES**
popbar **PUNCH BOWL SOCIAL** **REVIVAL** **Fizz** **Häagen-Dazs**
pressed juicery **URBAN OUTFITTERS**

CITIZEN **HYATT REGENCY** **RITE AID**
TACO BELL **CREST** **TEMPLE**
Sheraton Grand Sacramento **Midici** **RUNSTALLER** **AVIARY**
MAYAHUEL **7 ELEVEN** **TIGER** **KODAIKO**

BUCKHORN **BROOKBARK** **AZUL** **The Melling Pot**
nékter **LOWBRAU** **TANK HOUSE** **sibling**
Mill **58 & HOLDING CO.** **Goodside** **Araki**
OLD SOUL CO. **B&B** **paesanos** **ZÓCALO** **Mikuni**
FIELDWORK **GOLDEN ROAD** **PUBLIC HOUSE**
The Rind **STATION 16** **Ginger Elizabeth**

RED RABBIT KITCHEN & BAR **BARWEST** **CANTINA ALLEY**
See's CANDIES
DESSERT DINER **CHICAGO FIRE**
TEMPLE **thai basil**
urgerpatch **Jungle Bird**

OLD SOUL CO. **WHIRED wine**
St Fornaio **CAMDEN**
MORTON'S **house kitchen & bar** **FRANK FAT'S**

CHASE **Zeldge's** **Teriyaki**
KUPROS **ALARO** **Bombay** **JACK'S**

PARAGARY'S **IDENTITY COFFEE** **STARBUCKS COFFEE**
PUSHKIN'S **REVOLUTION WINERY • KITCHEN**
CAFE BERNARDO **Sozie BURGER** **TEMPLE**
SACRAMENTO NATURAL FOODS CO-OP **INK**

BAWK **milk MONEY** **Uncle Tito's** **FISHFACE** **MAS TACO BAR** **CAFE BERNARDO** **STARBUCKS COFFEE**
pressed juicery **BOTTLE BROS** **PANDA EXPRESS** **CAMELLIA** **DAD'S**
Device **SNUG** **SHAKE SHACK** **BEAST + BOUNTY** **FOX & GOOSE** **Spiz & Co.** **IRON HORSE TAVERN**
ERNESTO'S **Ryujin** **SAFeway** **west elm** **MENDOCINO FARMS sandwich market** **MARKET 5 O-N-E 5**

910 J STREET
SACRAMENTO, CA 95814

Untitled Park

J STREET

1025 9th St

INTERSTATE 5

HWY 80

HWY 50





THE BUILDING

- Located just a stone throw from the State Capitol, the Golden 1 Center, the Convention Center, and directly in the path of the ongoing downtown revival, the subject property provides an ideal location to capture the growing consumer market in the Central Business District.
- Located at one of the most desirable corners in the heart of the **K Street development** renaissance, this project will be the prime spot for **restaurateurs** to be part of the urban renewal of **Downtown Sacramento**.
- The location provides one of the most attractive street visible retail opportunities in the **dynamic downtown grid**. The continuous activity going on Downtown coupled with the **Golden 1 Center**, which has a projected 17,000 attendees per event and is 2.5 blocks from the site, make this an **ideal location** for a multitude of users. The A's (formerly the Oakland A's) have a 2 year contract for MLB games in Sacramento which will definitively bring more consumer traffic to neighboring businesses.
- There is a **large influx of residents and consumers** coming into the Downtown core. This will create a **heightened demand for retail** within walking distance.
- At the **9th and J corner**, the two main streets of the downtown core, precisely in the middle of all major projects, you will be in a **prime position to absorb the existing demand**.
- The building offers **tremendous street frontage**, street parking, easy access to other shops and amenities as well as **easy access to freeways**. The space was recently remodeled and offers a newer more modern feel inside. The building is ideal for a multitude of different **office, retail, and or restaurant uses**.





THE REGION

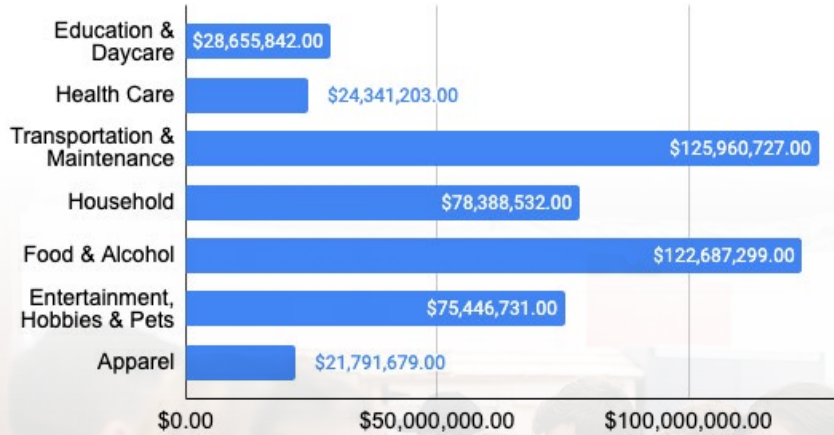
- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

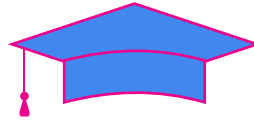
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



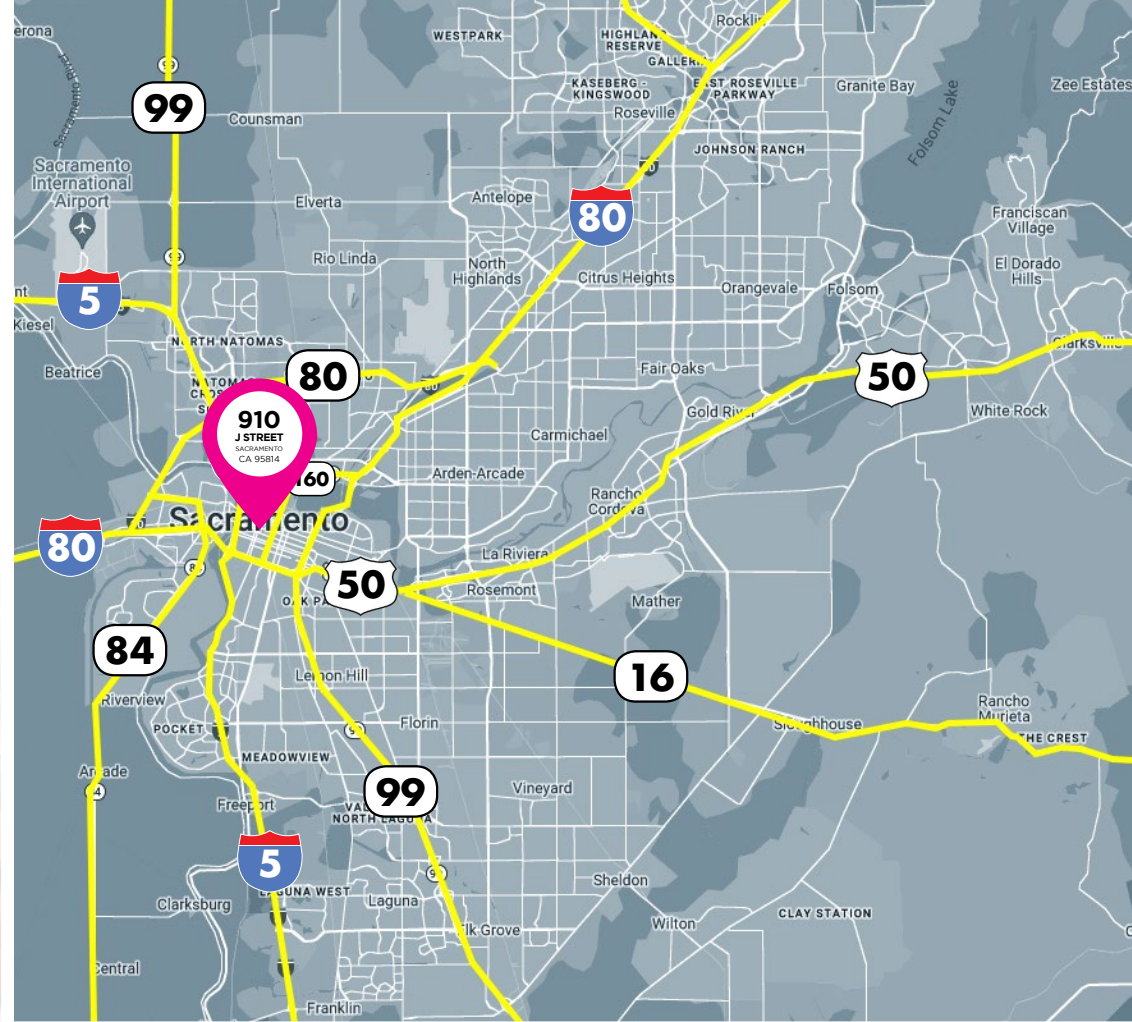
- 37% Some College, No Degree
- 25% High School Graduate
- 17% Bachelor's Degree
- 8% Some High School, No Diploma
- 8% Advanced Degree
- 5% Associate Degree

HOUSE HOLD INCOME

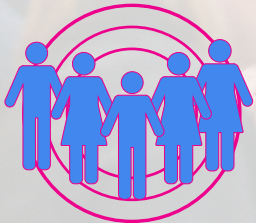


5 mile 2023 Households

| | |
|---------------|-------|
| < \$25K | 2,430 |
| \$25K - 50K | 2,287 |
| \$50K - 75K | 2,252 |
| \$75K - 100K | 1,292 |
| \$100K - 125K | 1,686 |
| \$125K - 150K | 1,296 |
| \$150K - 200K | 886 |
| \$200K+ | 1,237 |



RESIDENT POPULATION



5 mile Population 2023

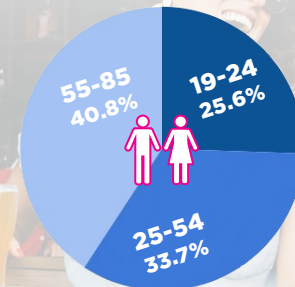
| | |
|------|--------|
| 2010 | 32,633 |
| 2023 | 32,982 |
| 2028 | 33,036 |

TRAFFIC COUNT



-/+ 23,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



| | |
|---------|--------|
| 2 mile | 4,026 |
| 5 mile | 13,169 |
| 10 mile | 30,700 |



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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J ST. +/- 23,000 VPD



SALE or LEASE

CENTURY 21
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