

FOR SUBLEASE

# 901-C NORTH B STREET

SACRAMENTO, CA

FUTURE RAILYARDS  
DEVELOPMENT

901-C NORTH  
B STREET  
±24,869 SF  
AVAILABLE  
FOR SUBLEASE

N 10TH ST

NB ST

KIDDER.COM

km Kidder  
Mathews

*±24,869 SF Warehouse Available for Sublease*

Lease Rate: \$0.67/PSF (\$16,662/month)

Current NNN's \$5,925/month (\$0.238/PSF)

Sublease Expiration: 7/31/2028

*\$1,000 GIFT CARD IF  
SUBLEASE/DIRECT LEASE  
COMPLETED BY 10/15/25*

*4 MIN*

HIGHWAY 160

*4 MIN*

INTERSTATE 5

*11 MIN*

HIGHWAY 50

*12 MIN*

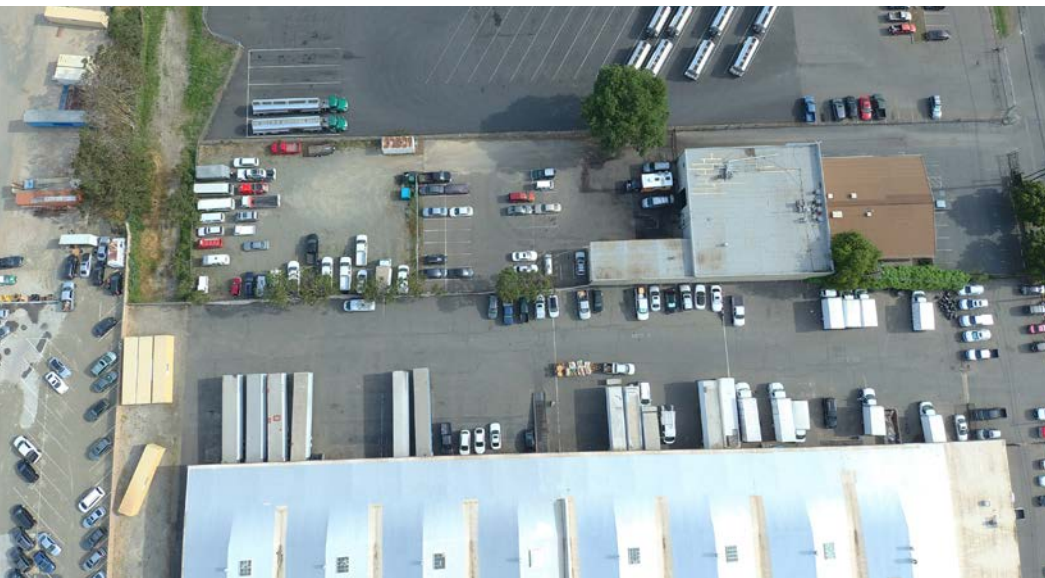
INTERSTATE 80



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

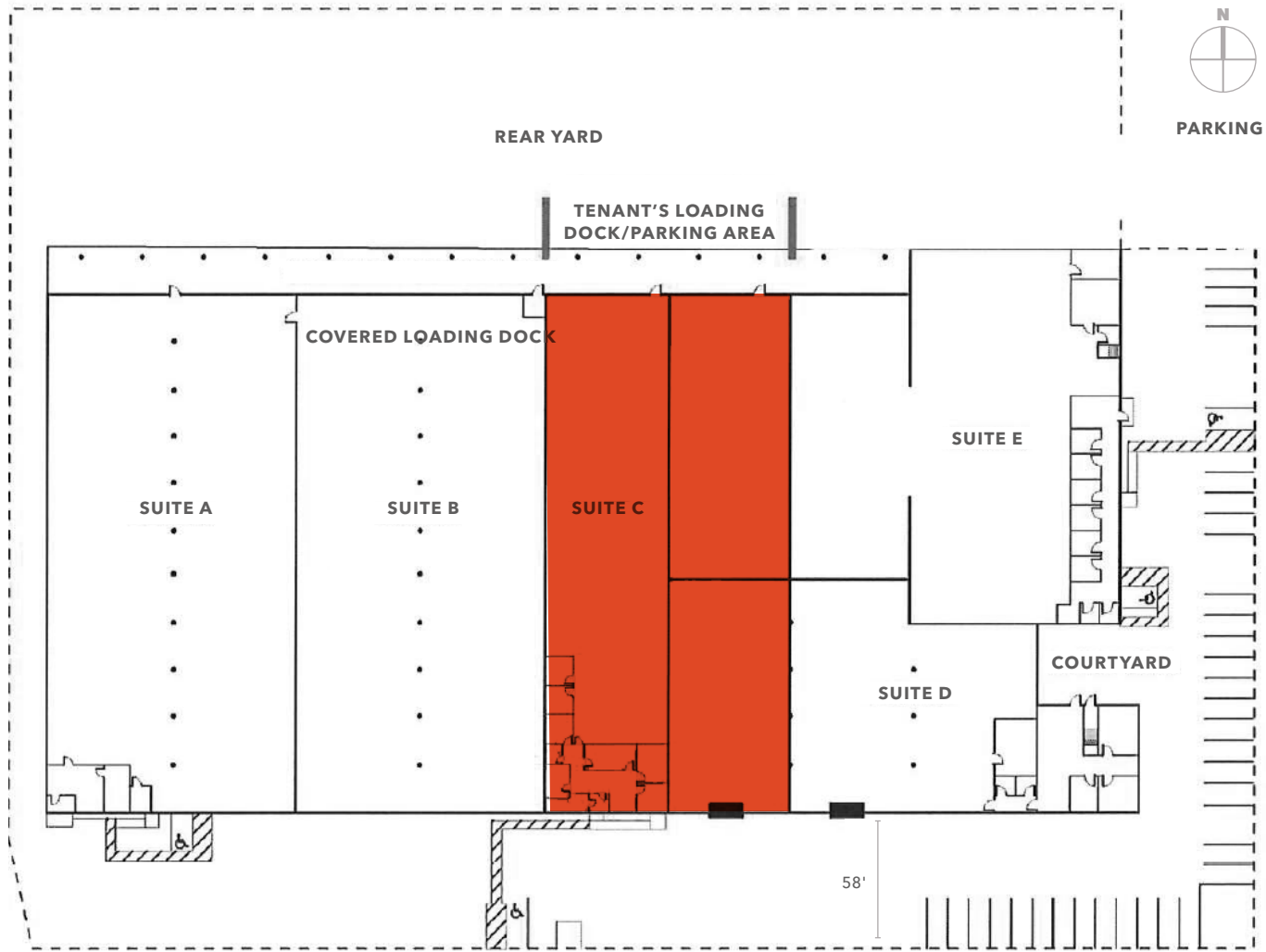




KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# SITE PLAN



*\$0.67/PSF*

LEASE RATE / SF

*\$16,662*

LEASE RATE / MONTH

*7/31/2028*

SUBLEASE EXPIRATION

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# 901-C NORTH B STREET



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



*The Richards Boulevard area in Sacramento's River District is a dynamic and evolving hub for industrial and commercial activity*

Historically an industrial zone, it is now experiencing a significant transformation, blending its industrial roots with modern developments to create a vibrant business environment.

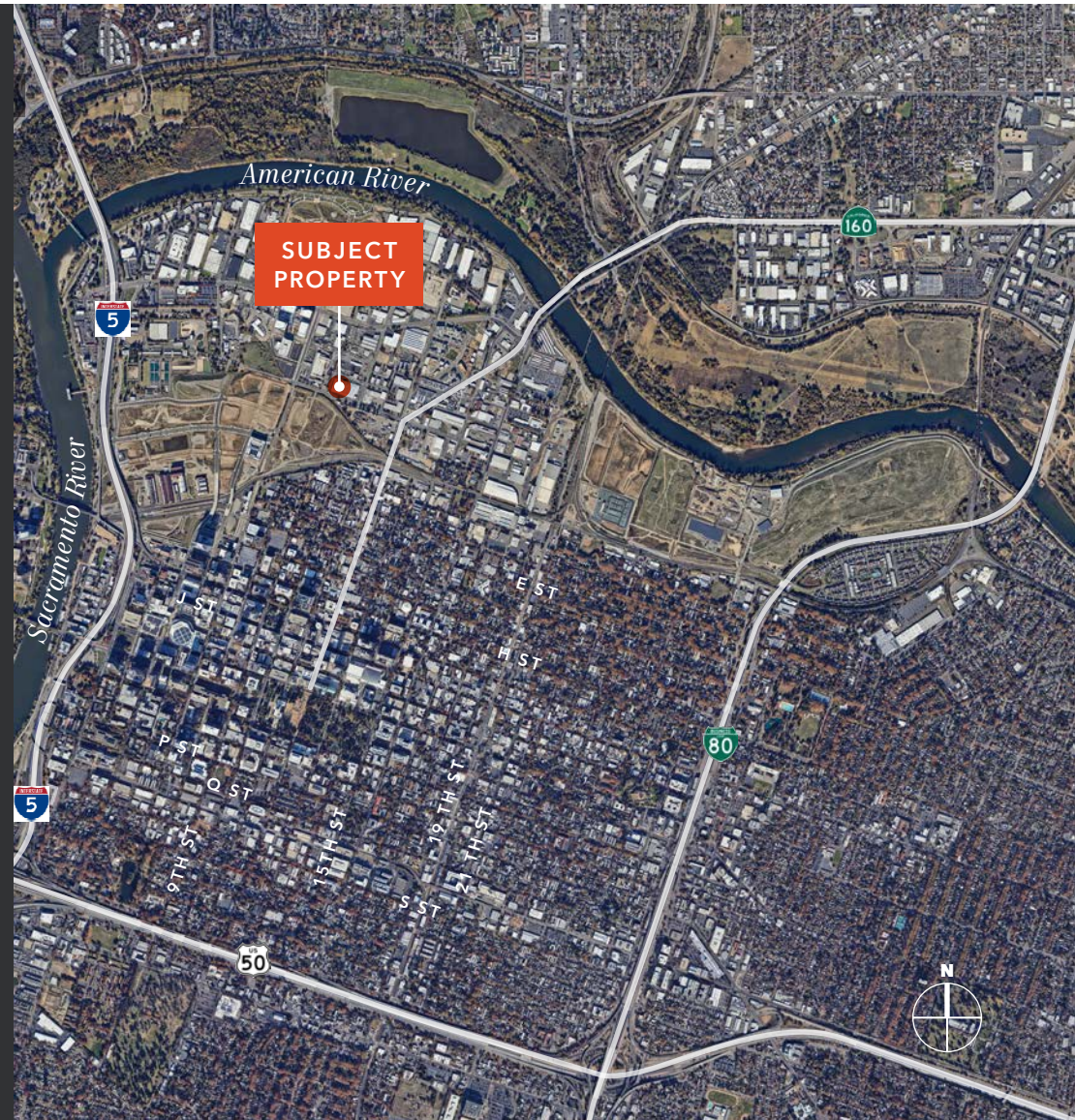
A notable development in the area is the Richards Boulevard Office Complex (RBOC), a 1.25 million square foot project designed to house up to 5,000 workers. The design incorporates elements reflecting the River District's industrial heritage, such as wood and metal materials, and includes amenities like a Town Square and Green Pathway to enhance the urban experience .

The area is well-served by transportation infrastructure, including the 7th & Richards/ Township 9 light rail station, which connects to Sacramento International Airport and is adjacent to the Greyhound bus depot. These transit options facilitate efficient movement of goods and personnel, enhancing the area's appeal for businesses reliant on robust transportation networks.

Richards Boulevard is directly accessible via Exit 520 from northbound Interstate 5, providing a seamless connection to the freeway system. This interchange serves as a primary access point to the River District and the Railyards redevelopment area, facilitating efficient transportation for businesses and residents alike.

The area surrounding Richards Boulevard is rich in attractions and amenities:

- Old Sacramento: A historic district offering a blend of museums, shops, and restaurants, providing a glimpse into California's Gold Rush era
- Golden 1 Center: An indoor arena hosting concerts and events, contributing to the vibrant cultural scene in downtown Sacramento
- Sacramento Valley Station: A major transportation hub for Amtrak services, connecting the city to regional and national destinations





*Exclusively listed by*

**JEFF POST**  
916.758.3208  
jeff.post@kidder.com  
LIC N° 01264304

**JOSH KUCHUGURNY**  
916.751.3606  
josh.kuchugurny@kidder.com  
LIC N° 01974211

**KIDDER.COM**