

630 K Street

ADJACENT TO
Golden1 Credit Union
CENTER

DOWNTOWN
SACRAMENTO

RETAIL & RESTAURANT

FOR LEASE

KINGS OFFICE AND PRACTICE FACILITY

GOLDEN 1 CENTER



7TH STREET FRONTAGE

K STREET

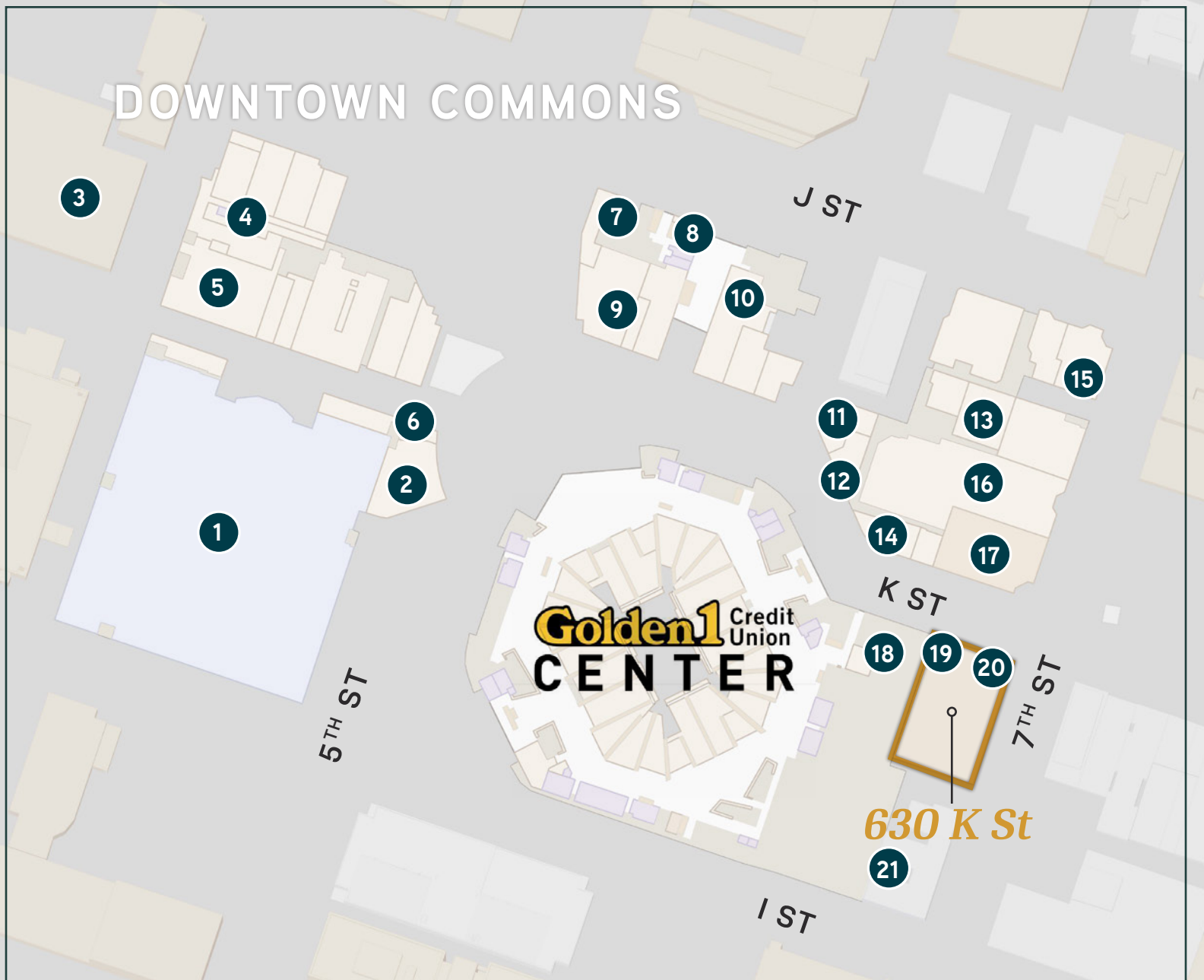
2,127 - 19,234 SQUARE FEET OF RETAIL SPACE DOWNTOWN



CONTACT

DAVID HERRERA
SENIOR VICE PRESIDENT
+1 916 563 3032
david.herrera@colliers.com
License # 01484908

MARK ENGEMANN
SENIOR VICE PRESIDENT
+1 916 563 3007
mark.engemann@colliers.com
License # 00865424



LOCATION	DOCO (Downtown Commons)
ADDRESS	630 K Street, Sacramento, CA 95814
CROSS STREET	7th Street
VACANT SF	±19,334 SF total available ±12,654 SF max contiguous ±2,127 SF minimum divisible
ZONING	C-3
WALK SCORE®	Walker's Paradise (97)
OTHER AMMENITIES	Immediately adjacent to Golden 1 Center ADA compliant elevator Sprinklers

AT THE CENTER OF DOWNTOWN SACRAMENTO

Availability in this section of Downtown Sacramento is tightening dramatically. As tenants compete for space, they are focusing more than ever on the amenities that urban-dwellers love. This trend is as evident in Sacramento as it is in the rest of the country, but Sacramento is fortunate to already have resources funneling into a revitalized downtown. Developers, property owners, retail businesses and business leaders have a shared vision for the future of Downtown Sacramento.

#	Tenant	#	Tenant	#	Tenant
1	Macy's	8	Kimpton Hotel - The Sawyer	15	Golden1 Credit Union
2	State Fare Kitchen & Bar	9	Urban Outfitters	16	24 Hour Fitness
3	Holiday Inn	10	Echo & Rig Steakhouse	17	Sauced BBQ & Spirits
4	Cinemark Next Gen	11	Estelle's Patisserie	18	Kings Team Store
5	Yard House	12	Häagen-Dazs	19	T-Mobile
6	Pressed Juicery	13	USPS	20	Starbucks Reserve
7	Punch Bowl Social	14	Burger Lounge	21	Hyatt Centric Hotel

2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,213	137,048	322,386
AVERAGE HH INCOME	\$53,334	\$73,122	\$70,172

Source: U.S. Census Bureau


DOWNTOWN SACRAMENTO FAST FACTS

\$73,122 
 AVERAGE HOUSEHOLD
 INCOME WITHIN
 THREE MILES

101,968 
 DAYTIME
 EMPLOYEES

23,913,687 
 SQUARE FEET OF
 BUILDING SPACE

2M+ 
 VISITORS
 ANNUALLY

 **10** HOTELS

1.3K HOUSING UNITS
 UNDER CONSTRUCTION

 **875,000**
 CONVENTION
 ATTENDEES

400 
 BUSINESSES

12 
 MUSEUMS

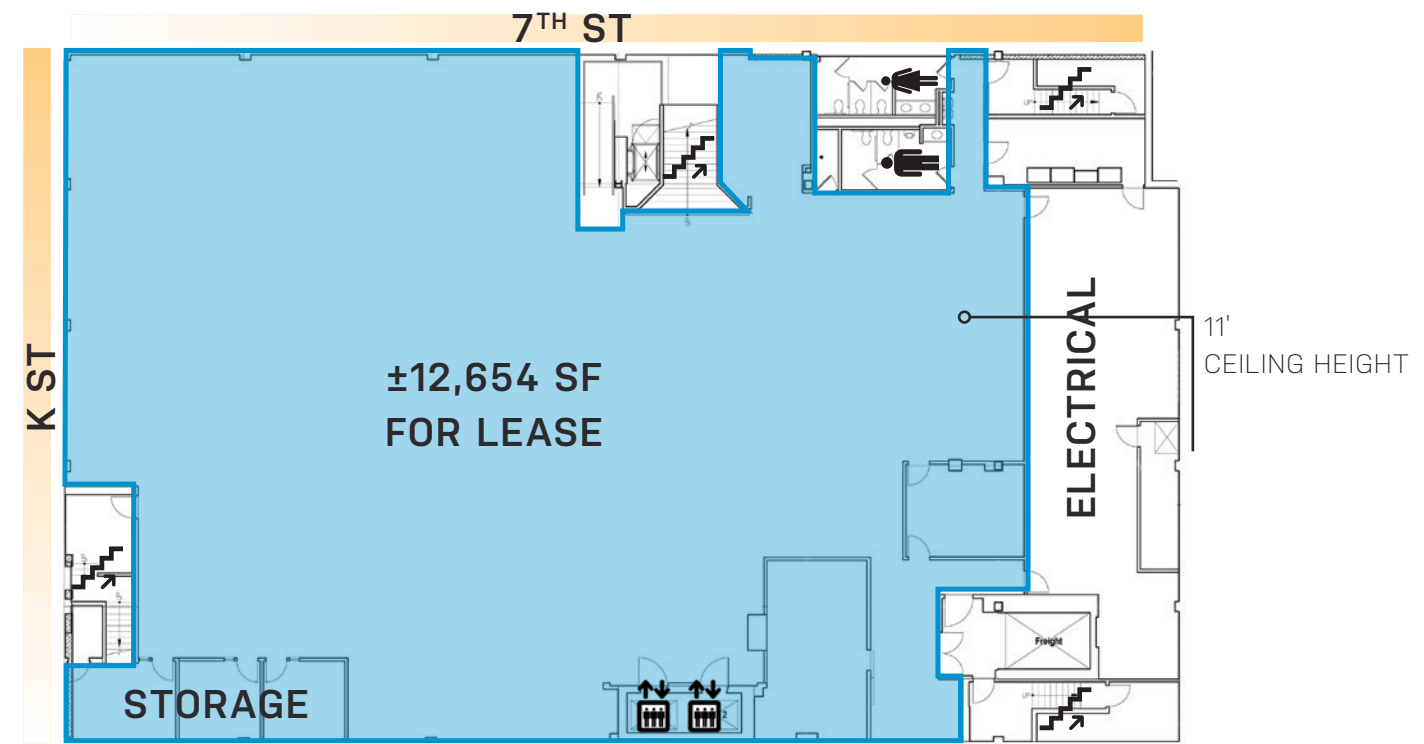
4,300,000 
 VISITORS TO
OLD SACRAMENTO

source: DSP 2016 Annual Report

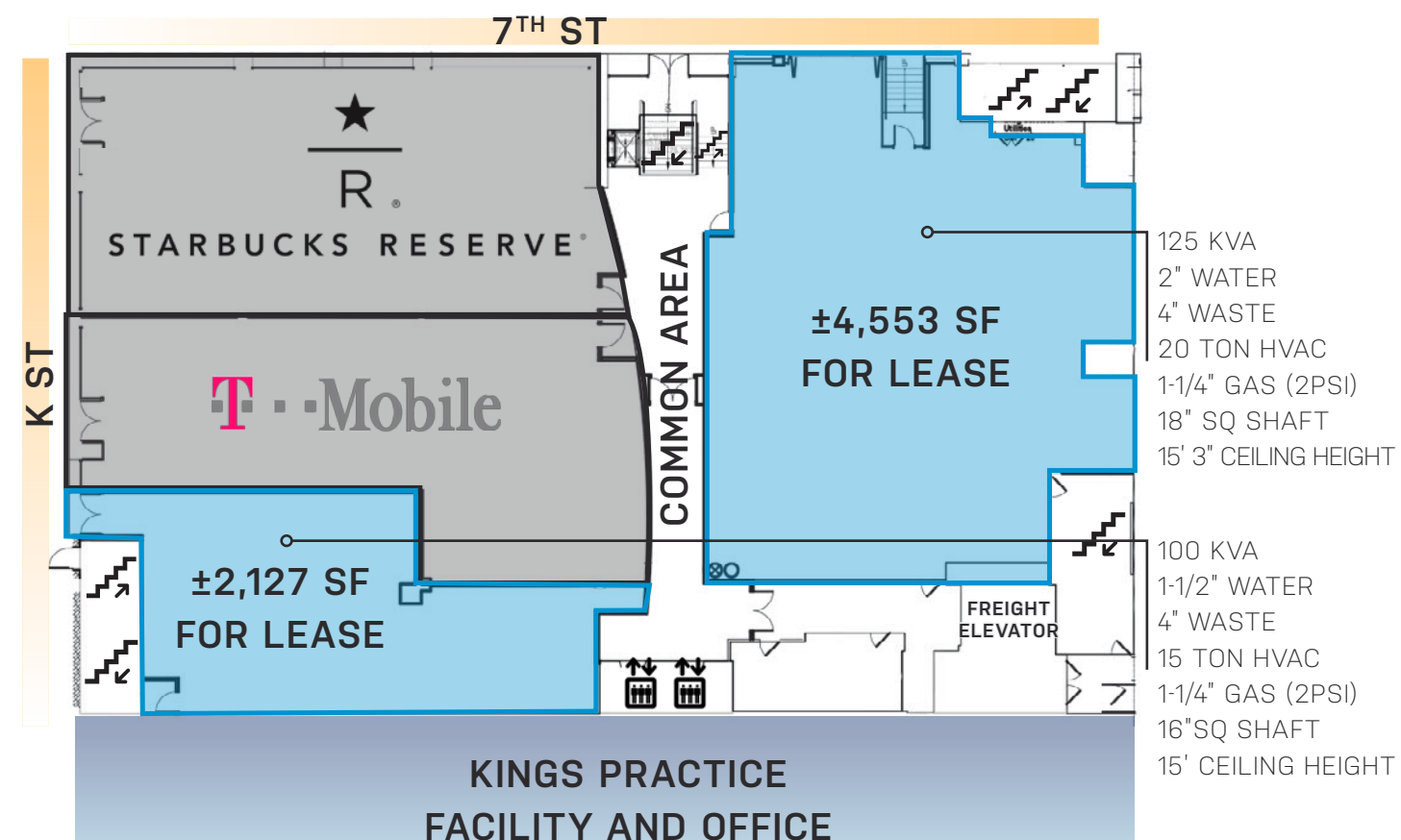
Floor Plans

630 K Street

LOWER LEVEL



1ST FLOOR





Location

630 K Street



DOCOCO

630,000+ SF ENTERTAINMENT & LIFESTYLE CENTER

URBAN OUTFITTERS

10,340 SF Urban Outfitters expected January 2018



24,580 SF Punch Bowl Social expected November 2017



Yard House Restaurant

CENTURY THEATRES

Two level Century Theatres



332,500 SF Macy's

KIMPTON THE SAWYER

250-room four-star Kimpton hotel will open in October 2017

45 luxury residential units



Golden1 Credit Union
CENTER
 FAST FACTS

DOCOS transformation and evolution are raising Sacramento's profile with sustainable and innovative real estate developed to benefit the city.

200 
 EVENTS, GAMES &
 CONCERTS PER YEAR

\$560M 
 STATE-OF-THE-ART
 SPORTS AND ENTERTAINMENT ARENA

780,000 SF ARENA

 **17,500 SEATS**

 **MOST HIGH-TECH**
 ARENA IN THE US

1M GUESTS IN THE FIRST
 6 MONTHS OF OPENING

 **DOWNTOWN HOTEL OCCUPANCY RATES AT A 4 YEAR HIGH**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2017. All rights reserved.



Accelerating success.