

In the Heart of the R Street Renaissance

FOR SALE or LEASE

1812 9th Street | Downtown Sacramento, CA



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Building Information

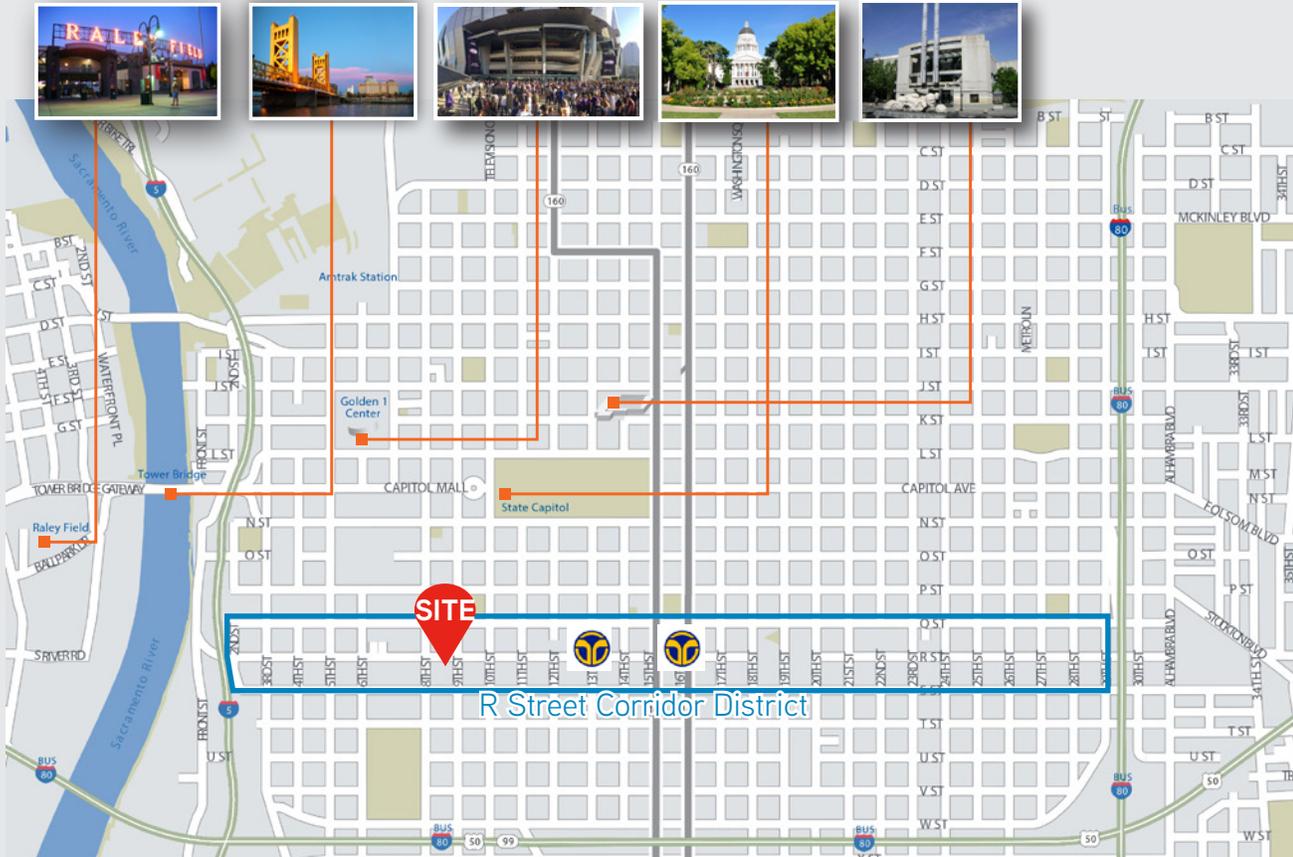


BUILDING	The Hauss & Steel Building
PRICE	\$6,000,000
SIZE	±26,840 square feet
LAND AREA	±0.61 Acres
APN	009-0065-022
ZONING	RMX-SP, Residential Mixed Use, Special Planning

Highlights

1812 9th Street is a multi-level ±26,840 square foot building located at the hard corner of 9th and R Streets in the thriving and historic R Street Corridor district across the street from the highly anticipated 5-One-5 Market. 1812 9th Street offers the look and ideal location for companies seeking to be part of the R Street renaissance. The building features ±7,500 SF on the main level, ±7,500 square feet in the basement with a unique ±11,200 square foot mezzanine level. Its mixed use zoning designation provides an owner/user or developer the opportunity to attract office, retail and live/work tenants. The property features 22 on-site parking spaces and is four blocks away from the most frequented light rail station in the Regional Transit system. The location offers one of the highest “walkability scores” in the Sacramento region providing buyers and tenants with immediate access to abundant amenities in this exciting and dynamic neighborhood. A rich variety of restaurants that contribute to Sacramento’s reputation as America’s farm-to-fork capitol are within a 5 minute walk from the building.

Location



- >.5 miles to the California State Capitol
- >.9 miles to the new Golden 1 Center which is scheduled to hold over 200 events a year
- >1.2 miles to the Sacramento Convention Center
- >.6 miles to the Highway 50 on/off ramp
- >1.6 miles to Raley Field, home of the minor league baseball team The River Cats
- >15 miles to the Sacramento International Airport
- >1.5 hour drive to San Francisco

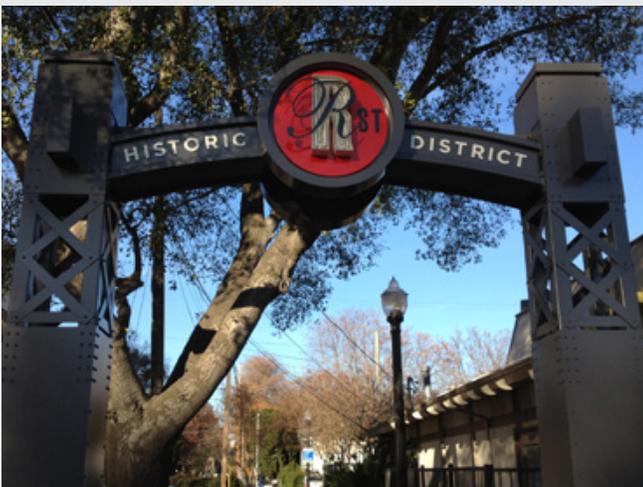


Photo captured from www.rstreet.info.com

Fast Facts

- >R Street Corridor is 27 blocks long and 2 blocks wide
- >Back in the mid-1800's, it was known for California's first railroad and industrial corridors
- >Light rail runs the corridor between Q and R from 19th Street to 8th Street. The 13th and 16th Street light rail stations have one of the highest riderships in the Regional Transit system.
- >Several infrastructure enhancements are ongoing and planned to improve the pedestrian/workforce experience

› **R STREET CORRIDOR** is a special planning area within Sacramento. Once a thriving warehouse district, it is transforming into a mixed-use area of residential, office and neighborhood oriented commercial uses.

› **OLD SACRAMENTO** is the city's largest visitor destination attracting more than 3 million visitors annually.

› **CAPITOL MALL** is comprised of approximately 30 Class A office buildings and the greens are a popular venue for the region's festivals, races and concerts.

› **CIVIC CENTER** is distinguished by historic architecture and is a major entry point into Downtown with Amtrak's station and access to major freeways.

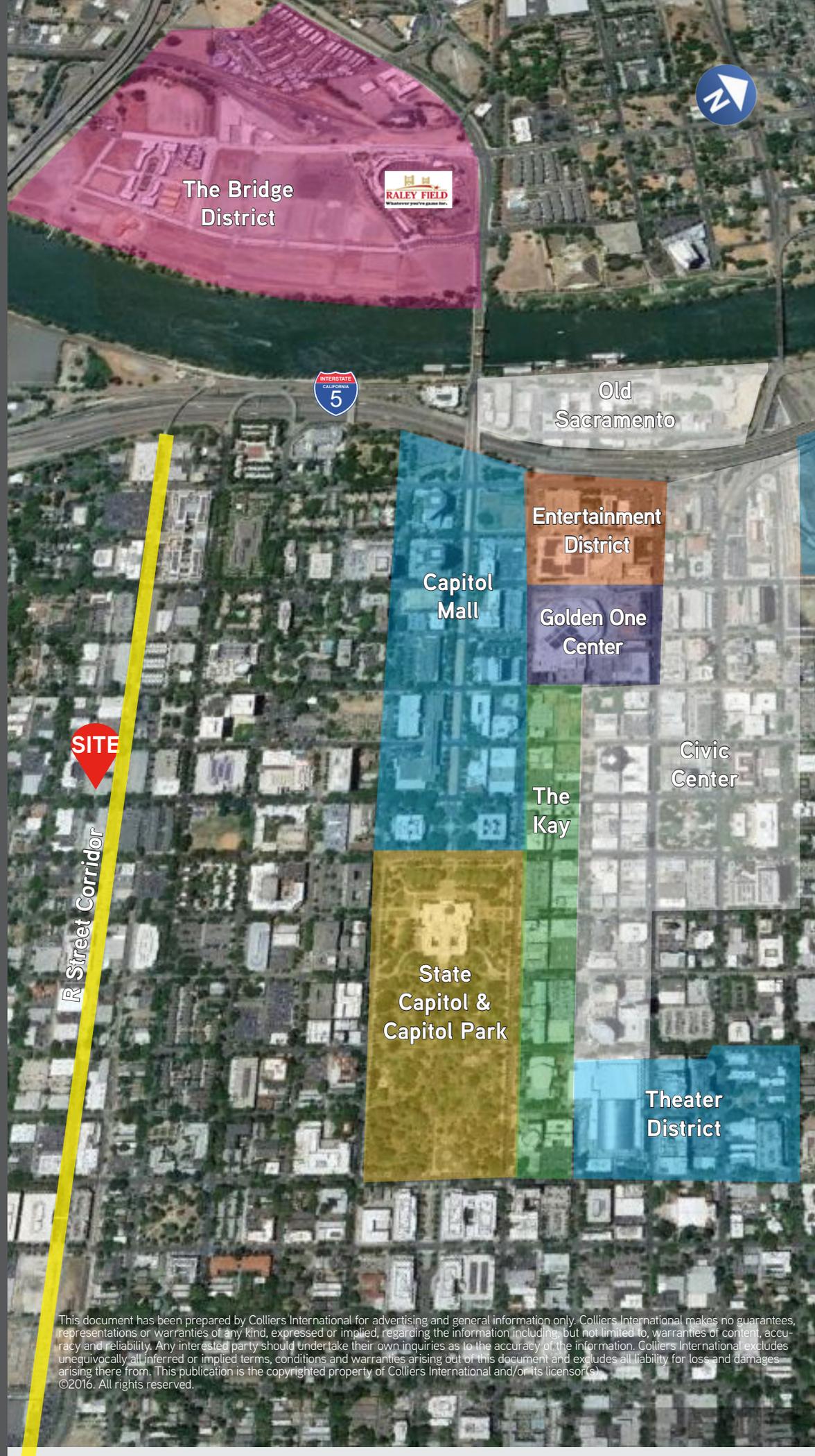
› **ENTERTAINMENT DISTRICT** is the heart of Sacramento's urban revitalization with the Golden 1 Center, new hotels and residential units.

› **THE KAY** during the day offices several mid-rise and high-rise office buildings. After dark, The Kay offers an abundance of nightlife and entertainment venues.

› **THEATER DISTRICT** is comprised of the Sacramento Convention Center, historic Memorial Auditorium and Community Center. This area is known for its mix of nightlife venues, restaurants, and cultural events.

› **THE RAILYARDS** once served as the western terminus of the 1860's and will soon be transformed into an urban mixed-use hub for residents, workers and visitors with office, housing, theaters, parks, hotels, museums, hospital and proposed major league soccer stadium.

› **THE BRIDGE DISTRICT** plans call for 4,000 residential units, 5 million sq.ft. of commercial space and 500,000 sq. ft. of retail.



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