

FOR SALE- OWNER/USER INVESTMENT OPPORTUNITY

±22,913 SF OFFICE BUILDING | OPPORTUNITY ZONE | DOWNTOWN SACRAMENTO

PRICE
REDUCED!

910 K
S T R E E T
S A C R A M E N T O

\$5,040,860 (\$220 PRSF)

- » Total building ±22,913 RSF
- » ±15,266 RSF available for Owner/User
- » 3rd floor predominately leased
- » 32 subterranean parking spaces.
- » Located in an opportunity zone

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910 K
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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



PROPERTY OVERVIEW

ORIGINALLY constructed as the Fox Senator Theater circa 1900 and converted to office in the mid 1970's, 910 K Street is located blocks from the Capitol on the burgeoning K Street Corridor. The building consists of three (3) stories of heavily built out office of ±7,600 RSF each with twenty-nine (32) subterranean parking stalls. As of November 1st, 2019, ±15,266 RSF will become available for an owner/user making 910 K Street an excellent opportunity for an Owner/User or the opportunistic value add buyer. The third (3rd) floor is predominately leased and generates ±\$138,027 of rent and parking income.

TENANT	LEASE SF	MONTHLY RENT	LEASE EXPIRATION
ECOCONSULT/CNGVC	±1,300	\$2,275	10/31/2021
FRANK M. BOOTH	±970	\$1,697	09/30/2021
CALCAN/ EARTH ISLAND INSTITUTE	±578	\$1,069	12/31/2021
LACOE	±1,492	\$3,058.60*	01/31/2026
CARPENTERS UNION	±1,027	\$2,002.65**	11/30/2023
TOTAL LEASED SF	±5,367	\$10,102.25	

* As of 02/01/2021

** As of 11/01/2020

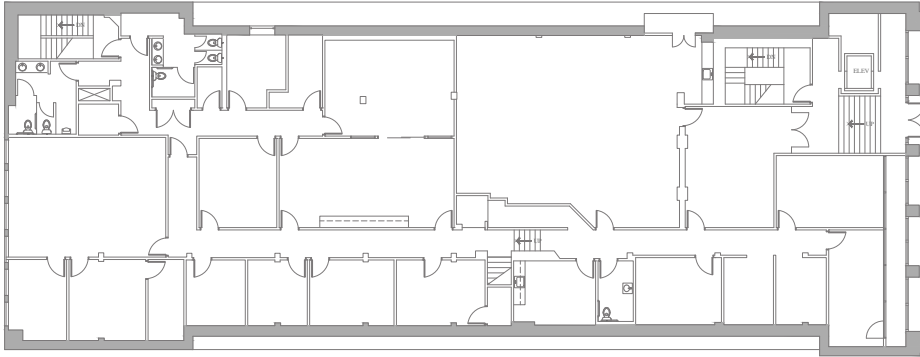
View Site Specific COVID-19 Prevention Plan

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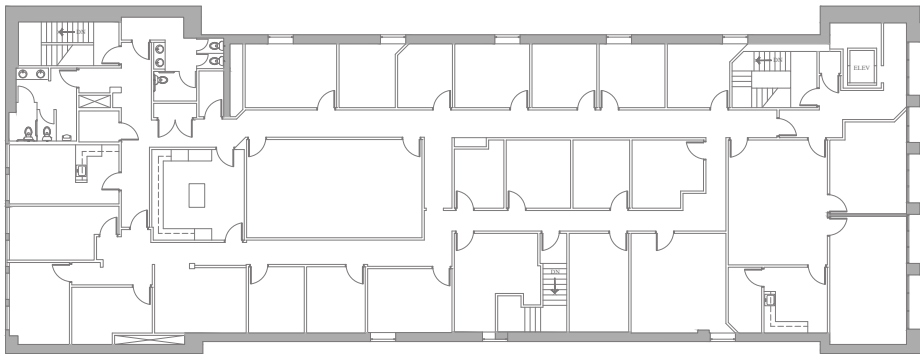


FLOOR PLANS

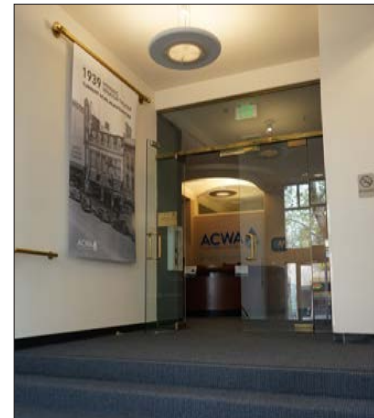
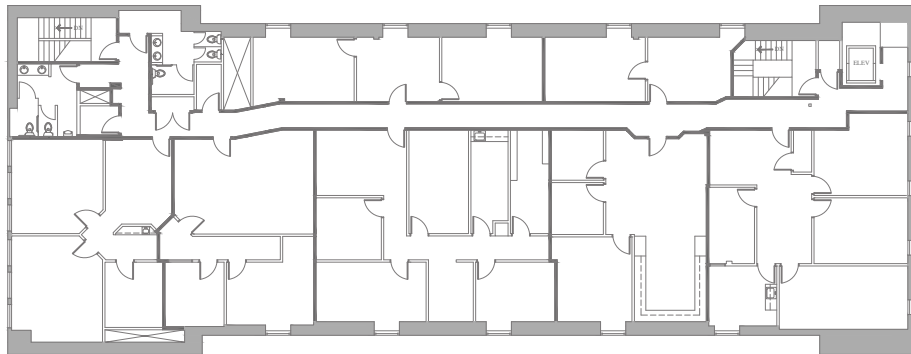
1ST FLOOR | ±



2ND FLOOR | ±



3RD FLOOR | ±



WHY THE SACRAMENTO REGION?



1 OF 6

US cities on both Ford's and GE's most electric vehicle ready cities

5TH FASTEST

private sector job growth rate among the top 25 US

METRO AREAS



CITY OF TREES

Sacramento is the home to 1 of the 10 best urban forests in the country

New Arena & Entertainment District

±1.4M
SQUARE FOOT



In the Top 25 US metro areas for

"VERY HIGH TECH"
manufacturing jobs



3RD FASTEST GROWING

METRO AREA IN CALIFORNIA WITH

projected growth of 55.4% in the next 30 years

Ranks 4th amongst UCs in research funding with a record of \$750 Million in 2012



UC DAVIS



1 OF TOP 10

Cities adopting SMART GRID TECHNOLOGY

CALIFORNIA HAD THE MOST LEED

building space certified in 2012 among the Top Ten states and RANKS 8TH per capita in the US



Sacramento River Cats are the **#1** most valuable minor league baseball team in the US

- FORBES

SACRAMENTO RANKS 4TH OF THE TOP 50 METROS

on the Clean Edge 2012 US Metro Clean Tech Index with rankings in the top 10 in all indicator categories

RANKED 7TH FITTEST CITY OUT OF 50

greatest metropolitan areas in the country by the American Fitness Index



3RD in TOP METRO areas for Concentration of GREEN JOBS

RANKS AS ONE OF AMERICA'S 50

most bike friendly cities



RANKS 15TH

"BEST PLACES FOR NEW COLLEGE GRADS"



Sacramento is #1

city LEAST prone to natural disasters on new ranking measuring national climatic and geological data



2ND in the nation for URBAN PARK FUNDING & ACCESS

SELECTED AS AMERICA'S MOST DIVERSE CITY BY TIME MAGAZINE

910 K
STREET
SACRAMENTO

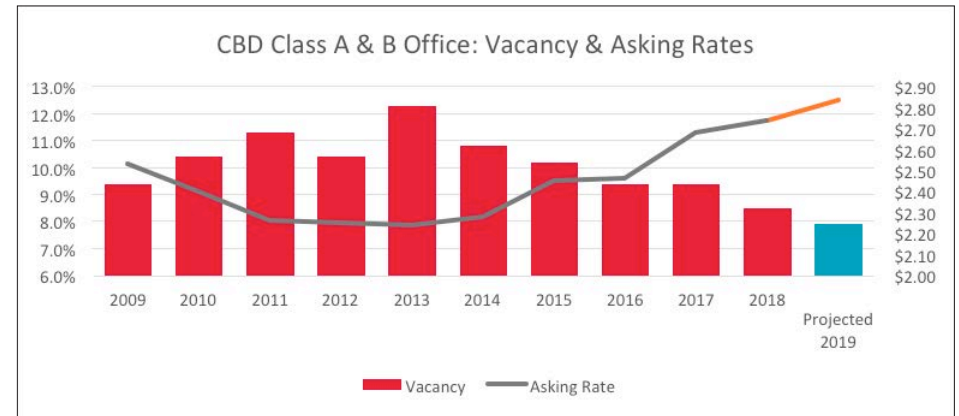
SACRAMENTO CBD OFFICE MARKET

MARKET FUNDAMENTALS

The Central Business District (CBD) saw strong demand throughout 2018 and led the market in net absorption, recording positive 187,000 square feet. As a result, the vacancy rate fell by 80 basis points (bps) during the quarter to 7.4%.

Demand has been more pronounced for high quality space as the combined class A and B vacancy rate fell 90 bps to 8.5%. Correspondingly, lease rates saw significant growth. Specifically, class A asking rates surpassed \$3.00 per square foot per month of a full service gross basis. Similar market activity is expected for 2019/20 as demand remains strong and vacant space becomes more difficult to find, especially in Class A buildings and well positioned Class B buildings.

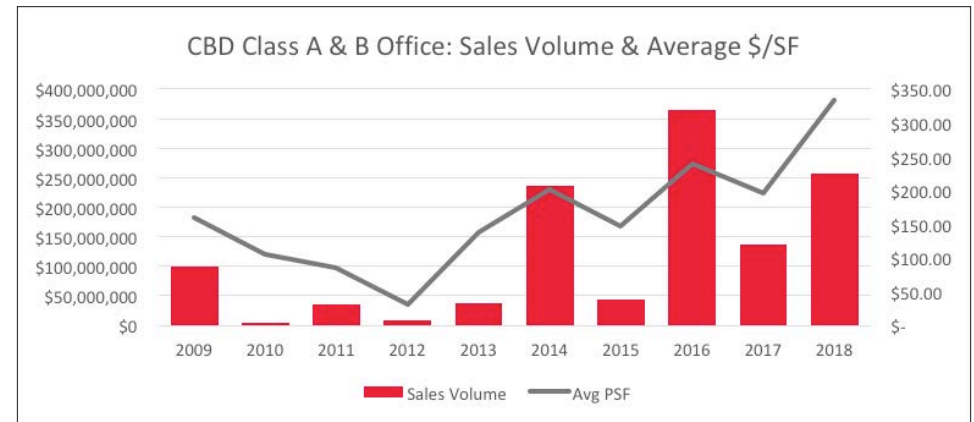
There is no new product entering the market in the near term as current rents do not justify speculative construction.



SALES VOLUME & AVERAGE \$/SF

Since the completion of Golden 1 Center in the third quarter of 2016, sales activity in the CBD has been very strong. Since that time, \$760 million dollars of class A and B office have sold as there has been a significant increase in investor activity throughout the area.

Increased interest combined with rapidly improving market metrics pushed building values above \$300 per square foot for the first time in this economic cycle.



SACRAMENTO SACOLADES

#1 "CALIFORNIA'S NEWEST REAL ESTATE HOT SPOT"
- WALL STREET JOURNAL

#1 CALIFORNIA'S FASTEST GROWING BIG CITY
- FORBES

#1 GAMECHANGING PLACE TO LIVE
- SUNSET MAGAZINE

#2 METRO FOR THE BAY AREA RESIDENT INFLOW
- REDFIN

#5 BEST U.S. CITY FOR JOBSEEKERS
- INDEED

#9 NATIONWIDE FOR MILLENNIAL POPULATION GROWTH
- CBRE

SACRAMENTO CBD FACTOIDS

DOWNTOWN LIVING

CBD AREA ATTRIBUTES

235 UNITS COMPLETED

1,662 UNDER CONSTRUCTION

17,627 UNITS PLANNED

66 BLOCKS IN THE CBD

99K EMPLOYEES

21K RESIDENTS

406 BUSINESSES

900 JUMP SHARE ELECTRIC-BIKES
FOR THE SACRAMENTO CBD [LINK]



SF-SAC 90MINS 10TRIPS/DAY



2.6K HOTEL ROOMS



24 BUS STOPS



8 LIGHT RAIL STATIONS



12 MUSEUMS



7 ACRES OF URBAN PARKS



NEW RETAIL SPACES

EXPLORE THE NEW RETAIL SPACES IN DOCO -- DOCOSACRAMENTO.COM



DOWNTOWN COMMONS (DOCO) 630K SF OF RETAIL



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DOWNTOWN SACRAMENTO MAP

SOURCE: DOWNTOWN SACRAMENTO PARTNERSHIP ANNUAL REPORT 2017

GOLDEN 1 CENTER

1 MILLIONTH APRIL 2018, G1 CENTER WELCOMES 1MTH GUEST IN ITS FIRST 6 MONTHS OPEN

WORLD-CLASS AMENITIES

KIMPTON - THE SAWYER • PUNCH BOWL • REVIVAL AT THE SAWYER • ECHO & RIG • URBAN OUTFITTERS • YARDHOUSE • DOCO

TOP 5

CONCERT VENUES IN NORTH AMERICA

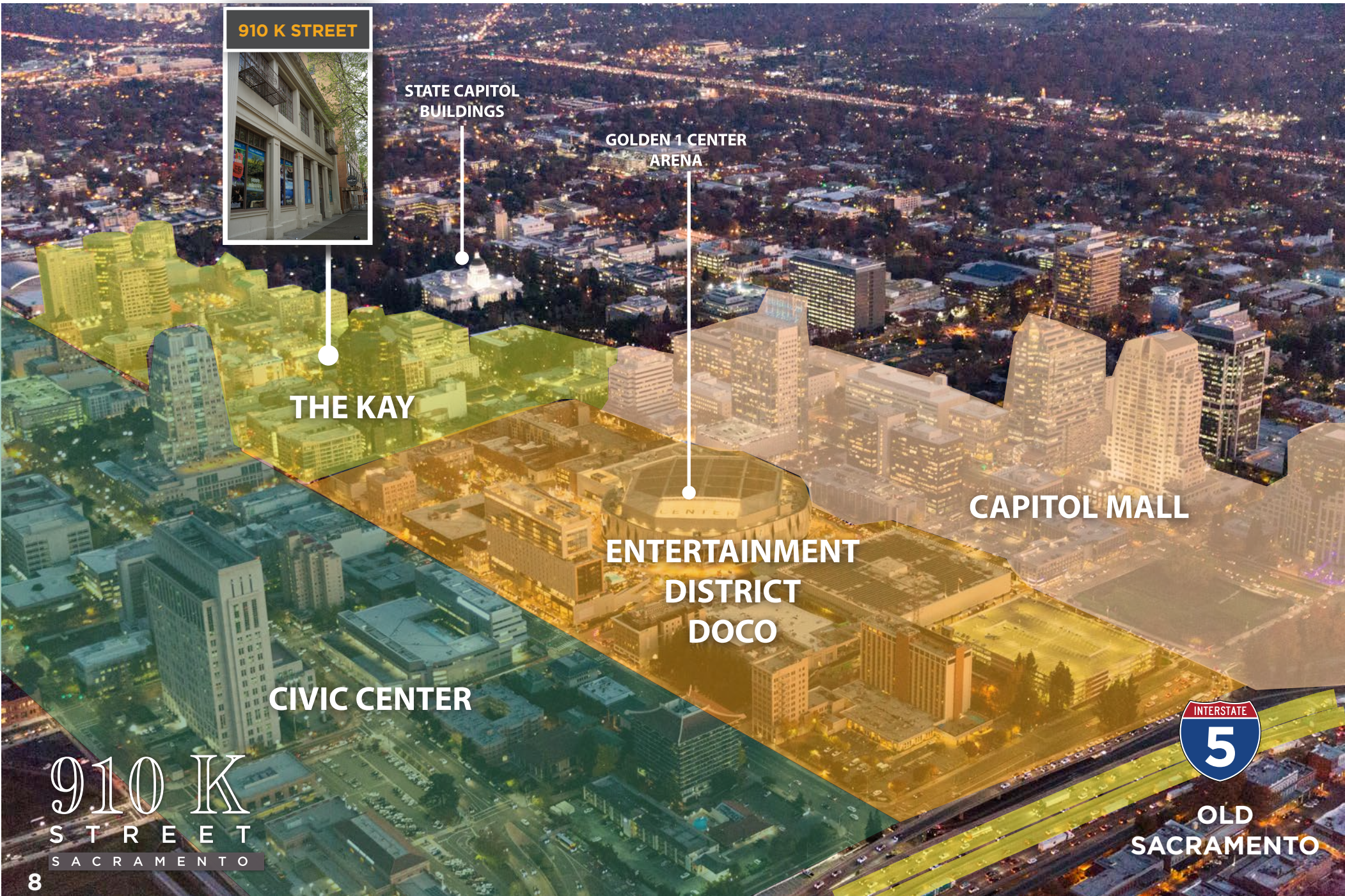
#14

FOR U.S. TICKETS SALES IN 2017
- POLLSTER

Cushman and Wakefield Inc. LIC. # 00616335



SACRAMENTO CBD DISTRICT



910 K STREET



STATE CAPITOL BUILDINGS

GOLDEN 1 CENTER ARENA

THE KAY

ENTERTAINMENT DISTRICT
DOCO

CAPITOL MALL

CIVIC CENTER

910 K
STREET
SACRAMENTO



OLD
SACRAMENTO



R STREET CORRIDOR	BRIDGE DISTRICT	RAILYARDS	THE KAY	LANDMARKS
<p>Sacramento's emerging vibrant and distinctive arts district which rests along on the State's first railroad and industrial corridors.</p> <ul style="list-style-type: none"> • 15+ new restaurants * Over 350 new residential units under construction or already delivered. 	<p>The Bridge District development encompasses 188 acres and will consist of 12.5 million sq ft. of commercial office, hotel and retail including 4,000 residential units.</p> <p>Sacramento's exceeding demand for urban housing is exemplified by the Bridge District's successful release of homes for purchase</p>	<p>The Railyards is a 4.3 million sq ft redevelopment on 240 acres and is the largest brownfield development in the US.</p> <p>The location north of Downtown will expand the urban core by creating an immense supply of residential and commercial space</p>	<p>The Kay, Downtown's entertainment district, spans from the Sacramento River to the Sacramento Convention Center. DOCO is a major attraction to this already pedestrian-friendly, lively corridor.</p> <p>700 Block of K Street Development: Nearing completion - 137 apartments units and 72,000 sq ft of retail</p>	<p>Downtown is home to several landmarks, drawing the following number of visitors annually:</p> <ul style="list-style-type: none"> • Old Sacramento: 4.3 million • California State Capitol: 750,000 • Raley Field: 600,000 • Crocker Art Museum: 286,000 <p>\$250M, 20,000 seat soccer specific stadium. Scheduled to be delivered 2020.</p>



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