

630 K STREET

SACRAMENTO, CA
PRIME RETAIL SPACE
±15,249 RSF - ±62,000 RSF
±3,177 SF CAFE SPACE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

IN THE HEART OF



DOCO



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Can deliver ±62,000 SF or more in Downtown Sacramento
- Rooftop space available
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Topsy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater)
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby
- Former Starbucks 1st floor suite available - [Brochure](#)



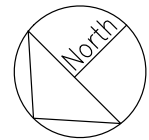
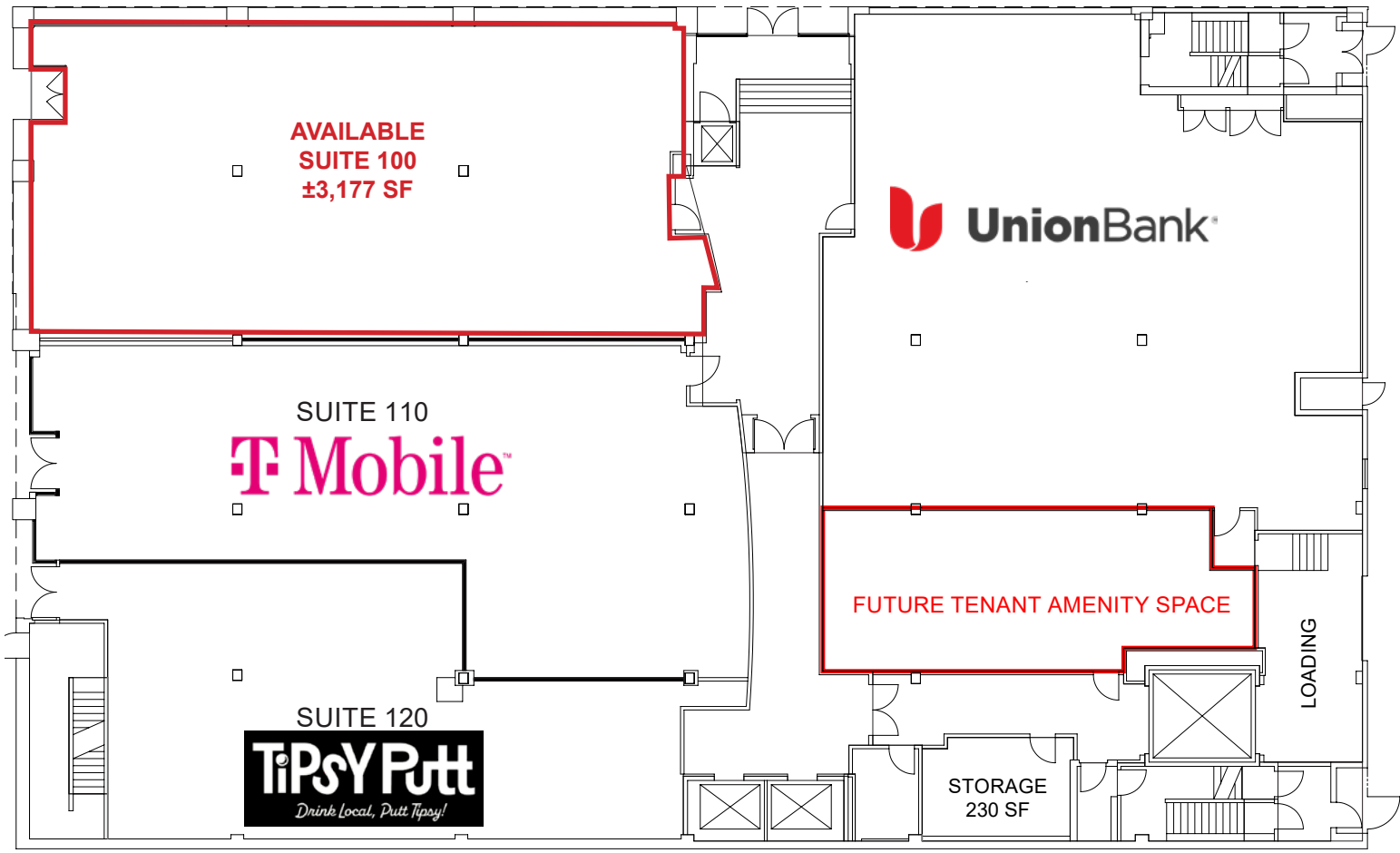
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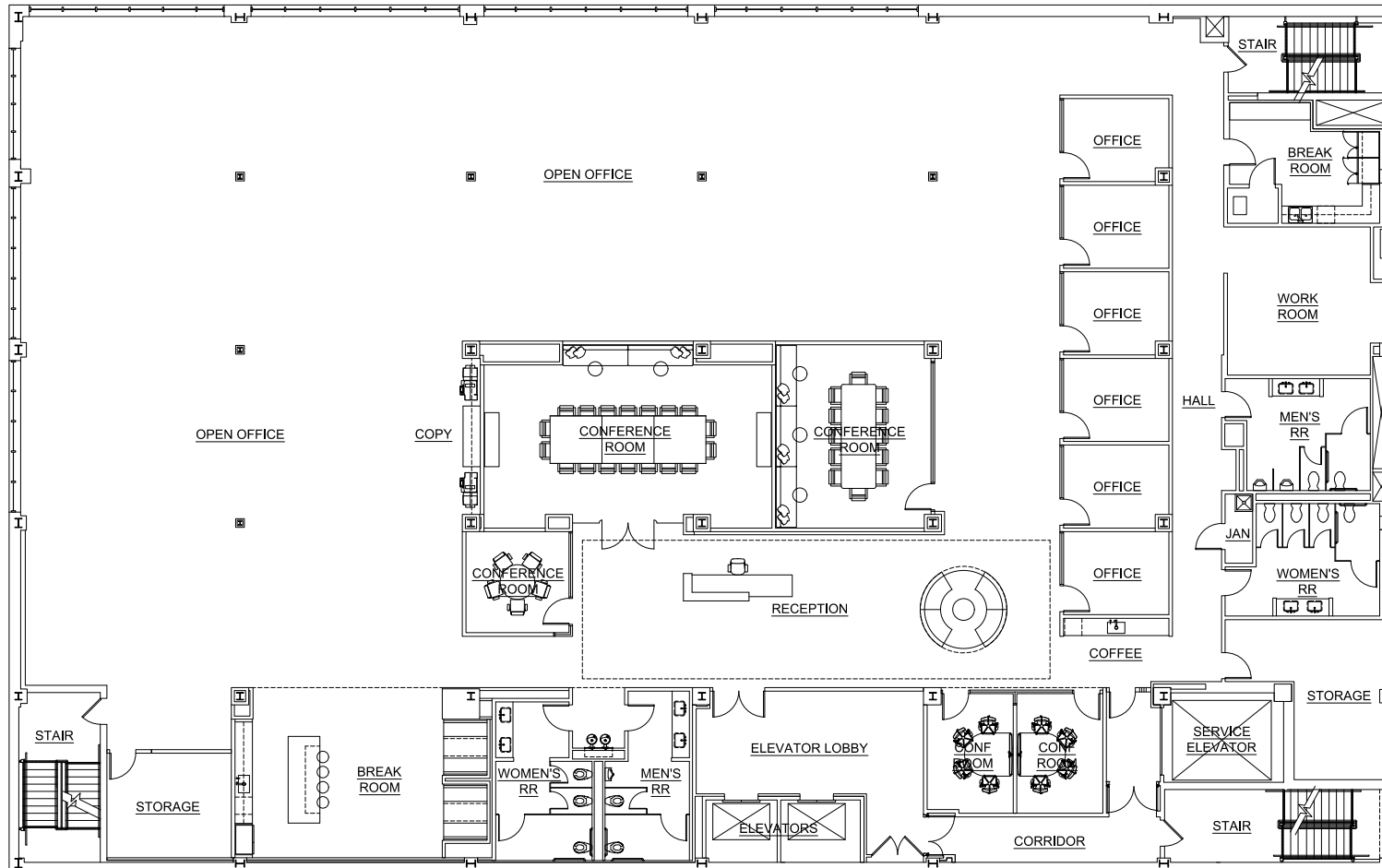
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1ST FLOOR PLAN

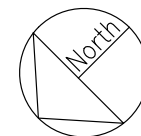


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2ND FLOOR PLAN

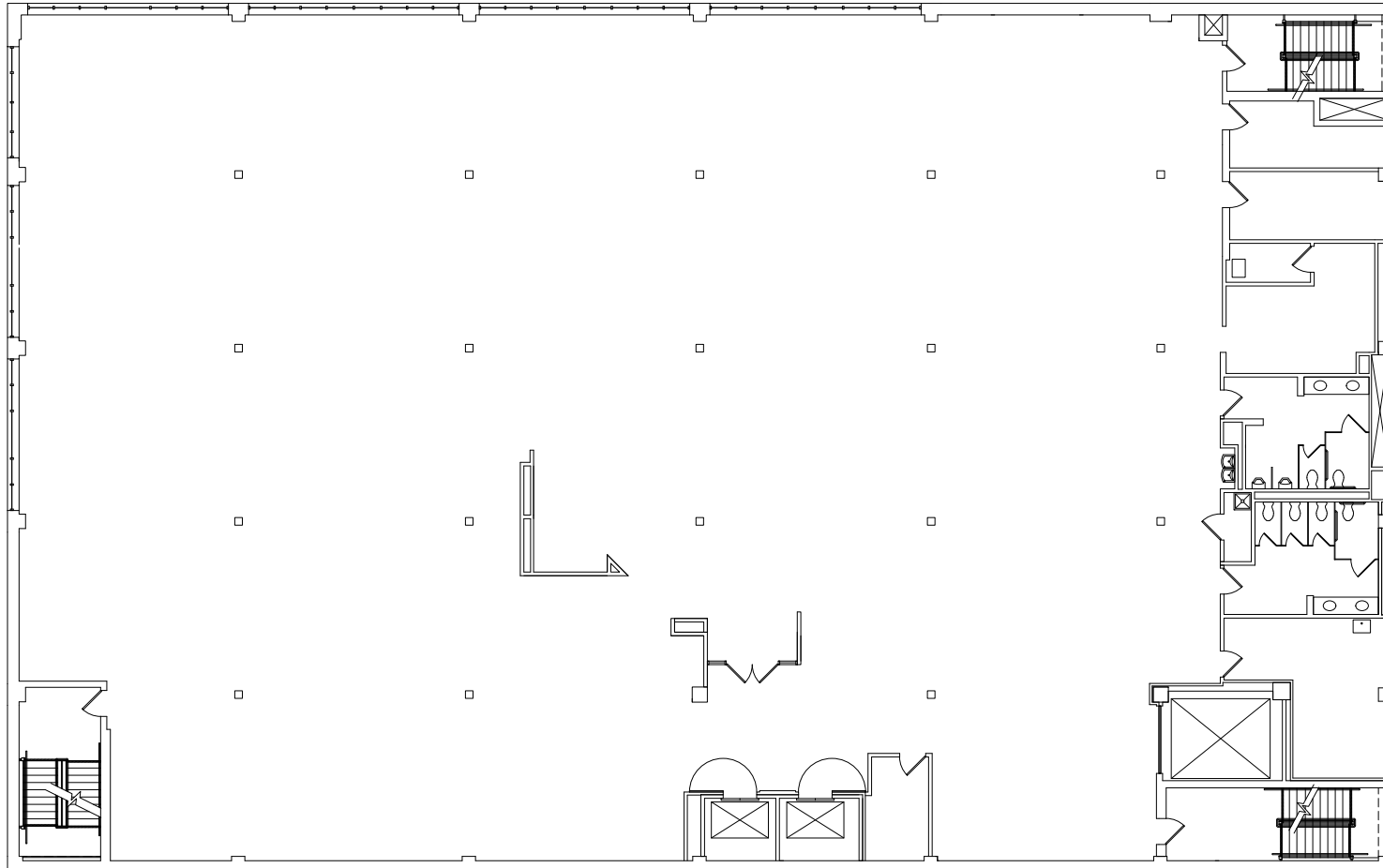


±16,000 RSF



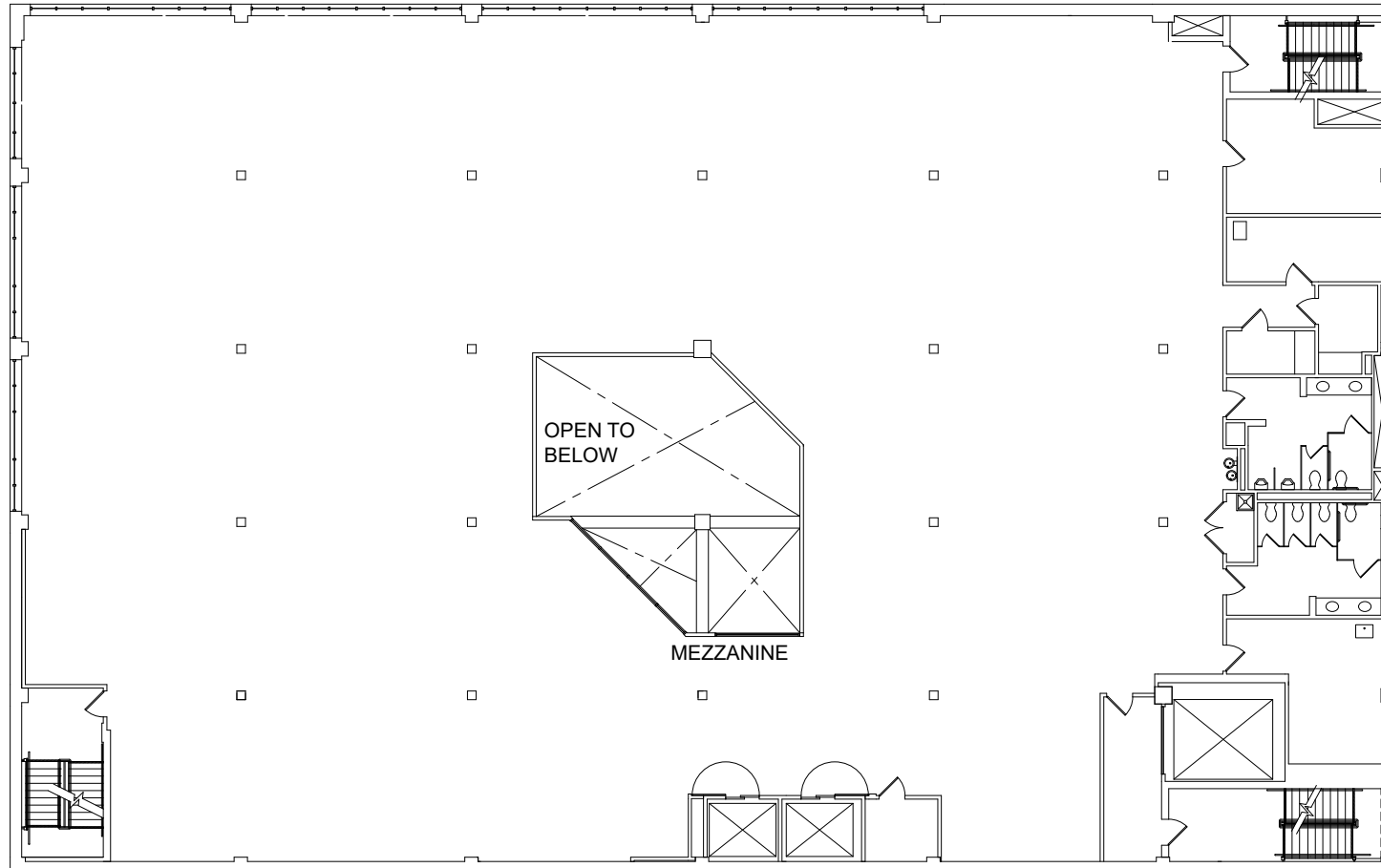
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3RD FLOOR PLAN



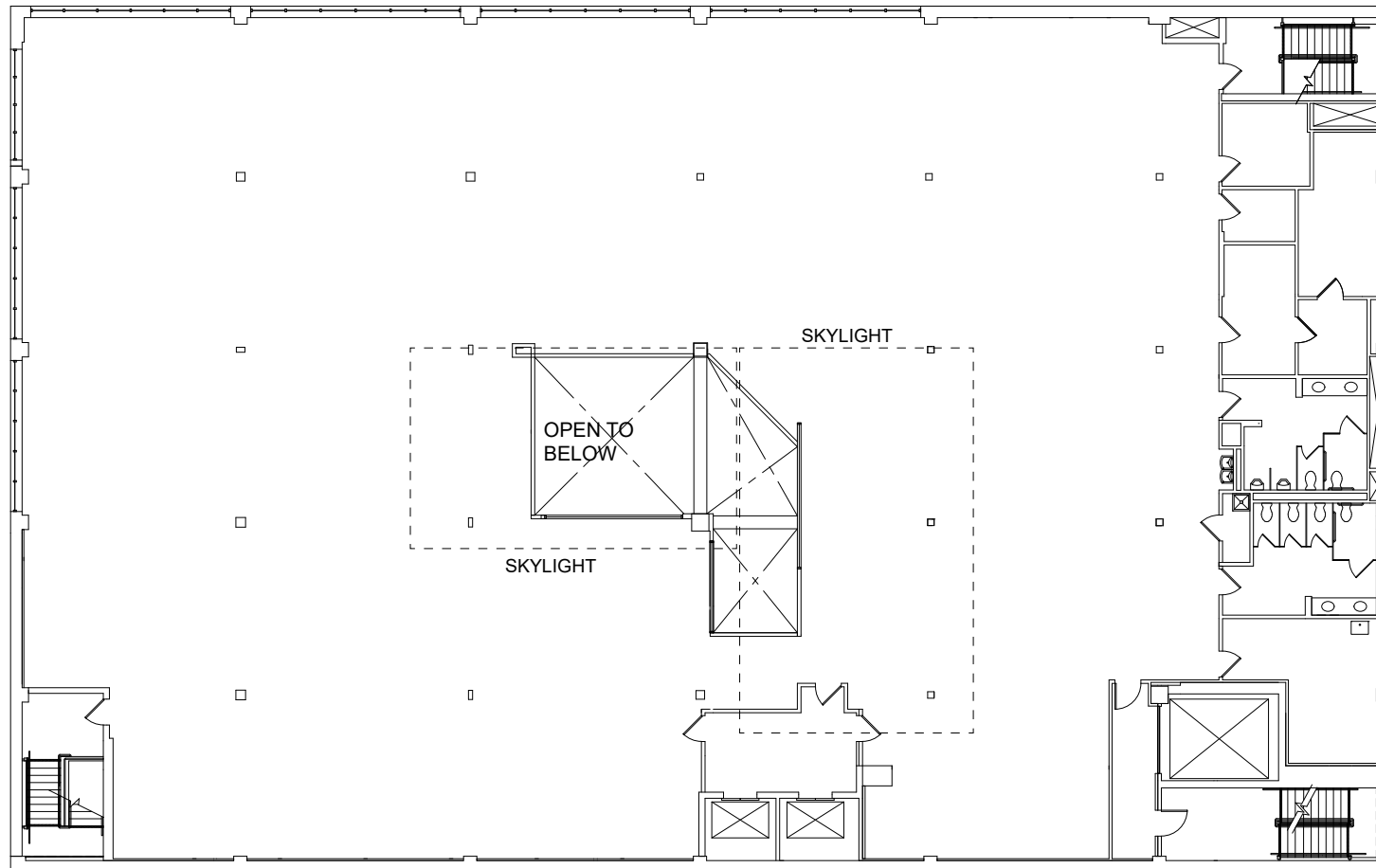
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4TH FLOOR PLAN



±16,000 RSF

5TH FLOOR PLAN



±15,248 RSF

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ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. All City Riders, Climb Society

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House

22. Il Fornaio
23. Foundation, My Sister's Cafe, Whired
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Solomon's Delicatessen, Bailarin Cellars, Ruhstaller Basement
25. Empress Tavern

P City Parking **==** RT Light Rail

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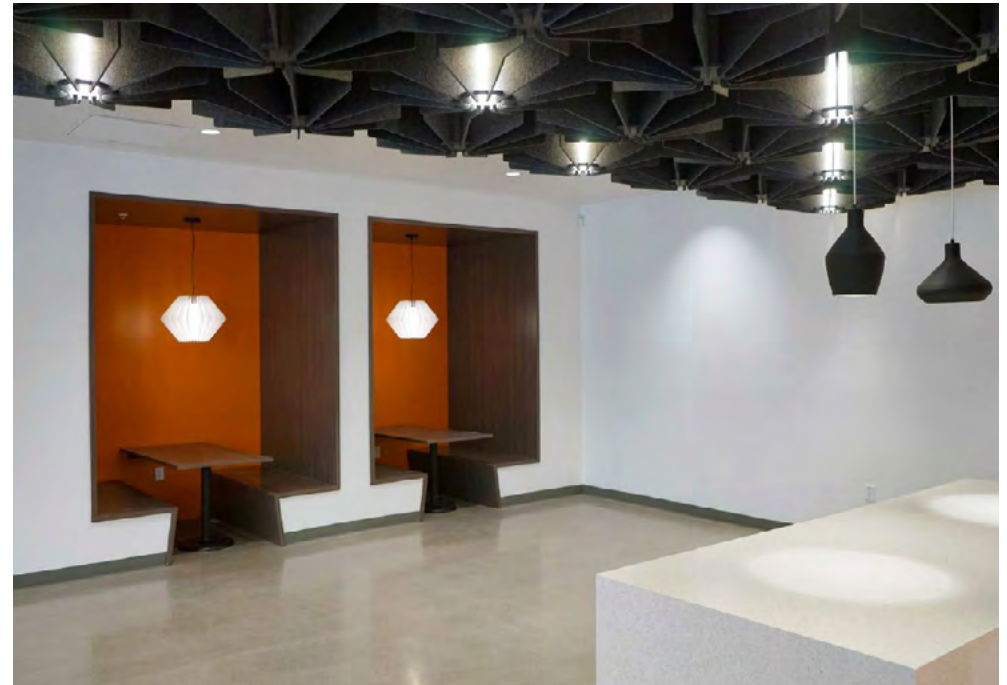
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