

770 L STREET

SACRAMENTO, CA
PRIME DOWNTOWN
2,398 RSF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



ONE BLOCK FROM
DOCO



FOR MORE INFORMATION CONTACT:

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NOW BEING REMODELED

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

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PROPERTY DETAILS:

Situated just one block from DoCo (Downtown Commons), 700 K Block, and Golden 1 Center, with high foot traffic and excellent visibility through large street-facing windows. The open layout creates a welcoming retail or creative office atmosphere with its ample natural light.

Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area.

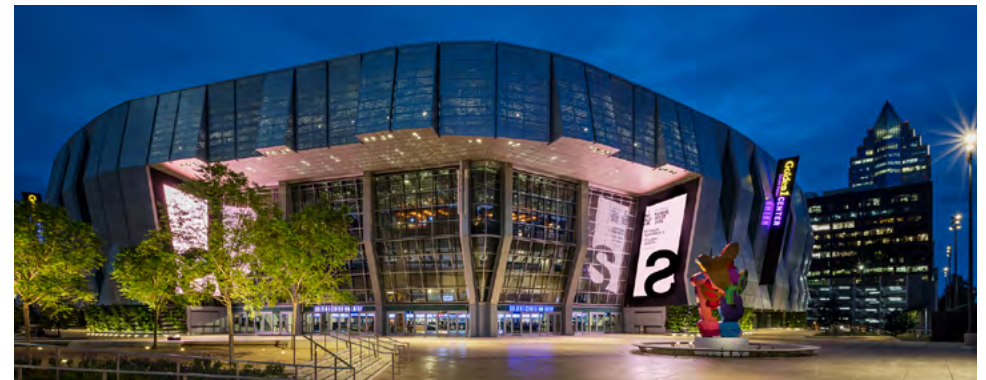
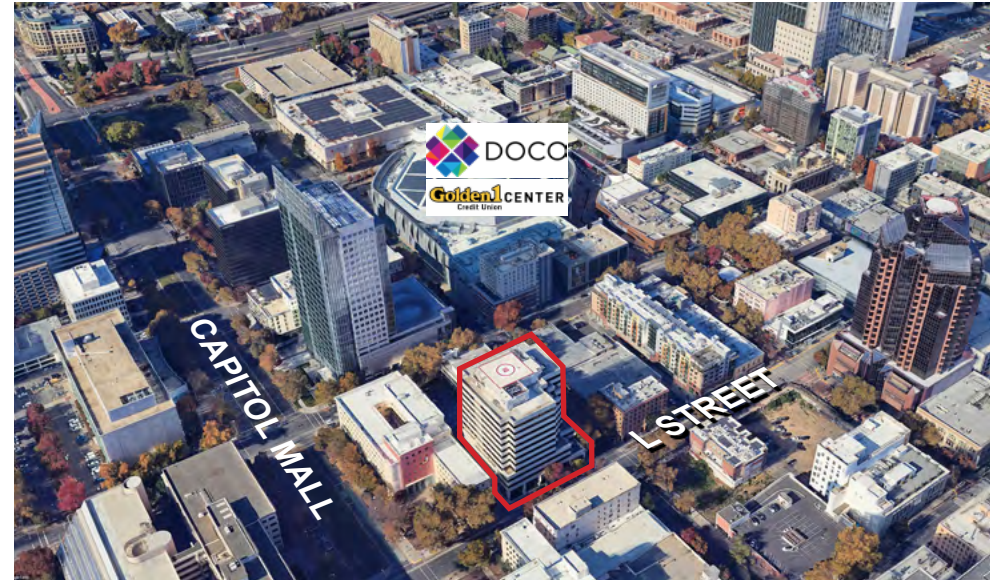
FEATURES:

- 2,344 RSF retail suite with street entrance on 8th Street
- Located in the bustling Downtown submarket
- Surrounded by nightlife, fitness, culture and professional amenities
- Excellent brand and curb appeal
- Many dining, retail and entertainment options in the immediate area
- Excellent walking score of 96
- Public transportation nearby

LEASE RATE:

Suite 120: 2,398 RSF \$5,731.00 (\$2.39 PSF, NNN)

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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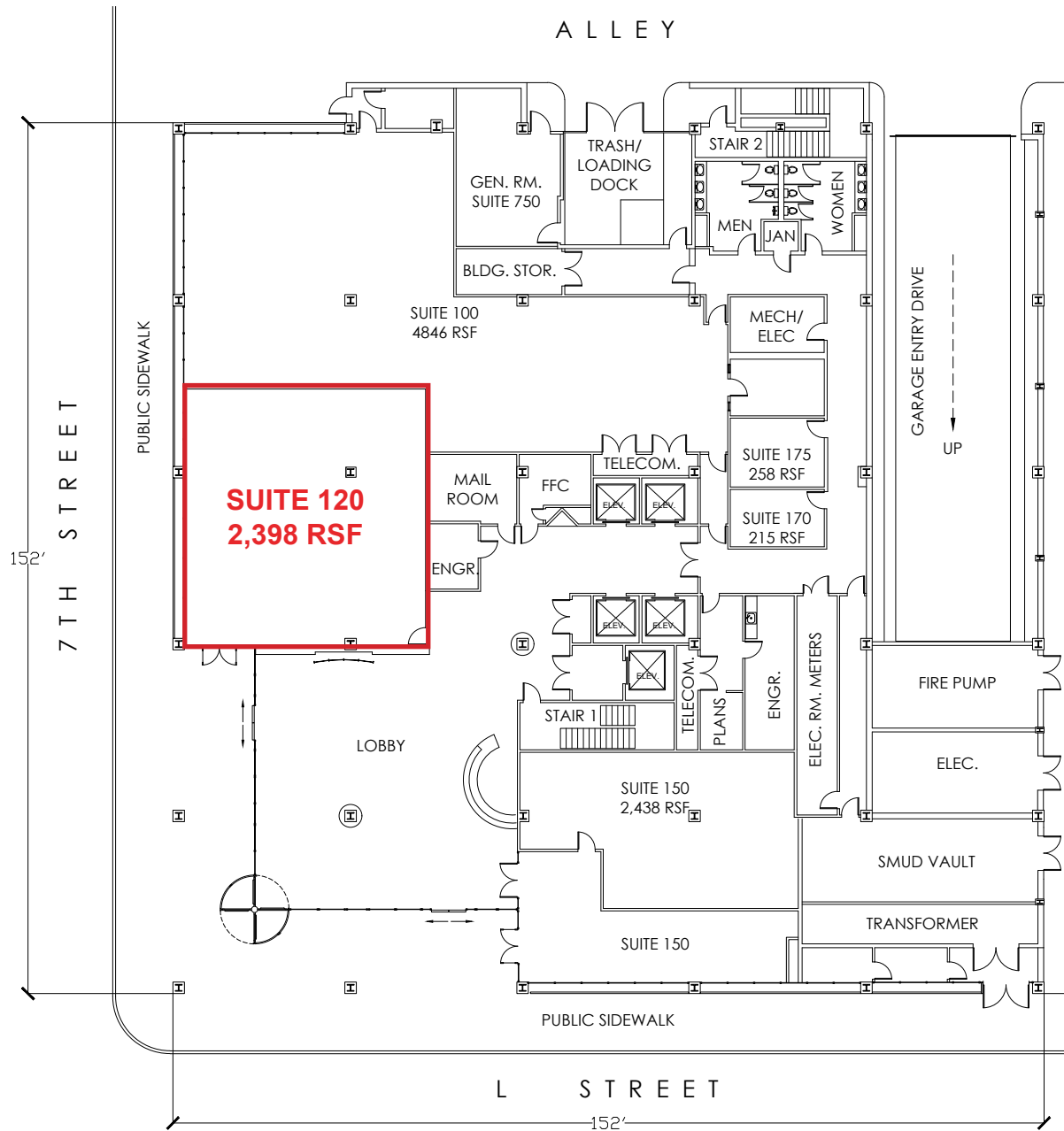
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1ST FLOOR PLAN

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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. Rohini Sports & Fitness

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

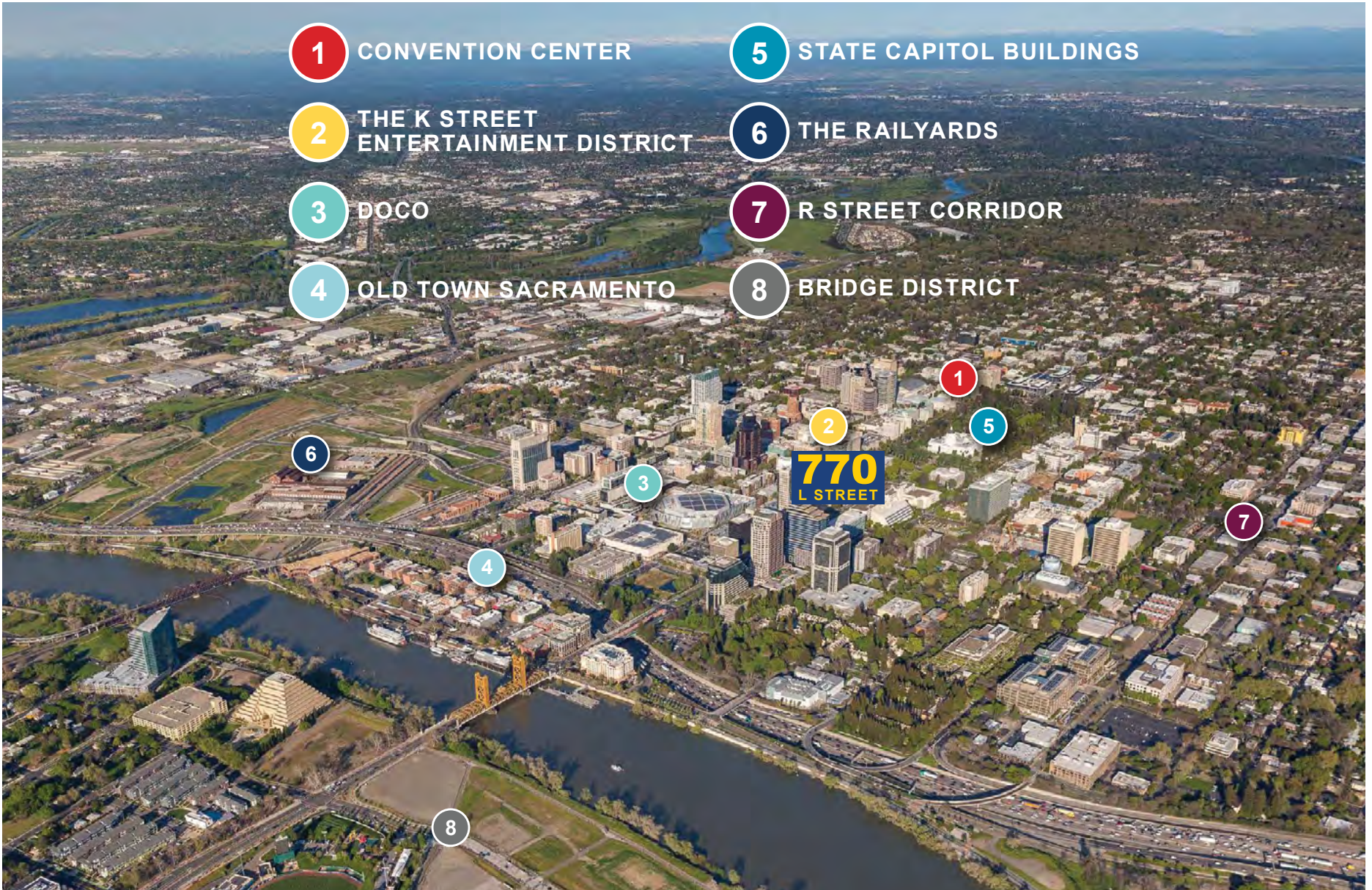
RESTAURANTS

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, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

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

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