RENAISSANCE TOWER

801 K STREET

SACRAMENTO, CA

ETHAN CONRAD PROPERTIES INC.

ONE BLOCK FROM DOCO

DOWNTOWN SACRAMENTO
989 SF - 9,254 SF
RETAIL STOREFRONTS

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

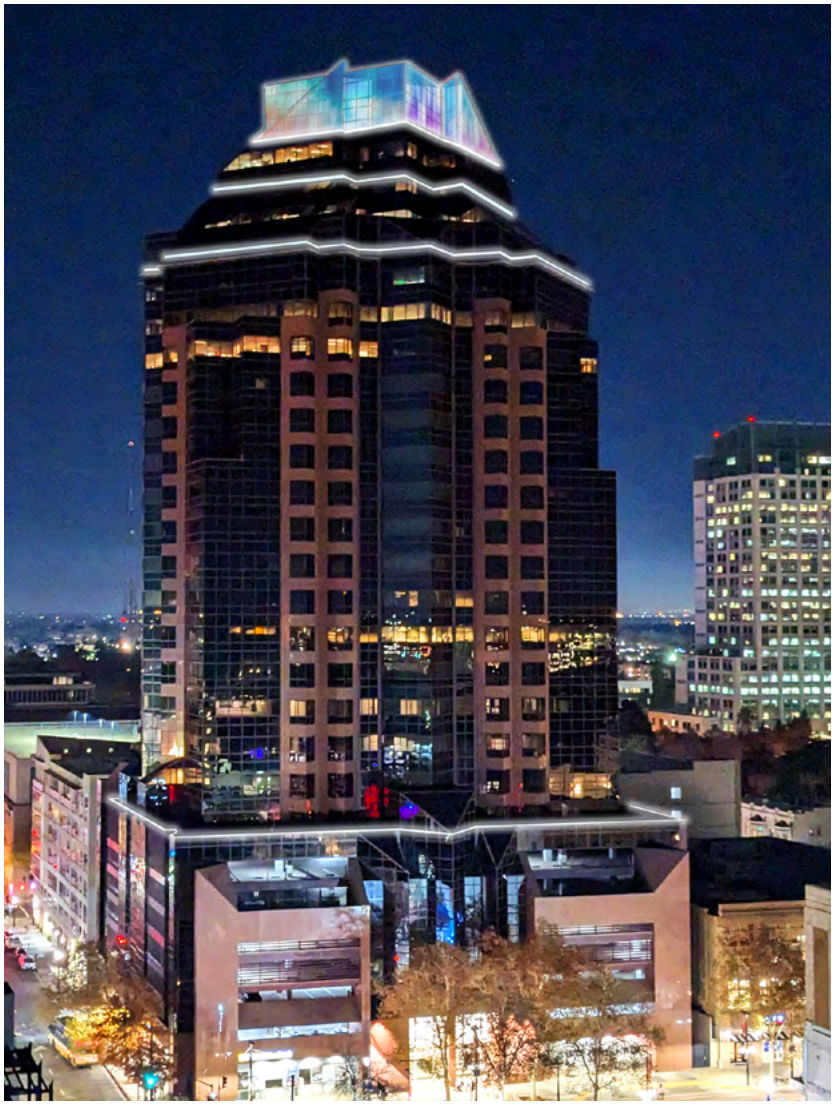
PROPERTY DETAILS:

801 K Street's ground floor opportunity is located in the center of Downtown Sacramento. Businesses will enjoy the visibility of the street-level exposure for signage opportunities and natural light coming from the 43' storefront and 12.5' high facade. Vibrant and active nightlife with foot traffic from Golden 1 Center, DoCo, and surrounding bars/restaurants.

FEATURES:

- Located one block from the entertainment epicenter of Sacramento's Central Business District (DoCo & 700 K Block)
- Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area
- LEED O+M Gold Certified
- On-site banking and 24/7 security
- 15' ceiling height
- Potential for a outdoor patio on K Street
- Complimentary dining, retail and entertainment options in the immediate area
- Excellent walking score of 96
- Public transportation nearby

VIEW VIRTUAL TOUR



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1ST FLOOR PLAN

LEASE RATES:

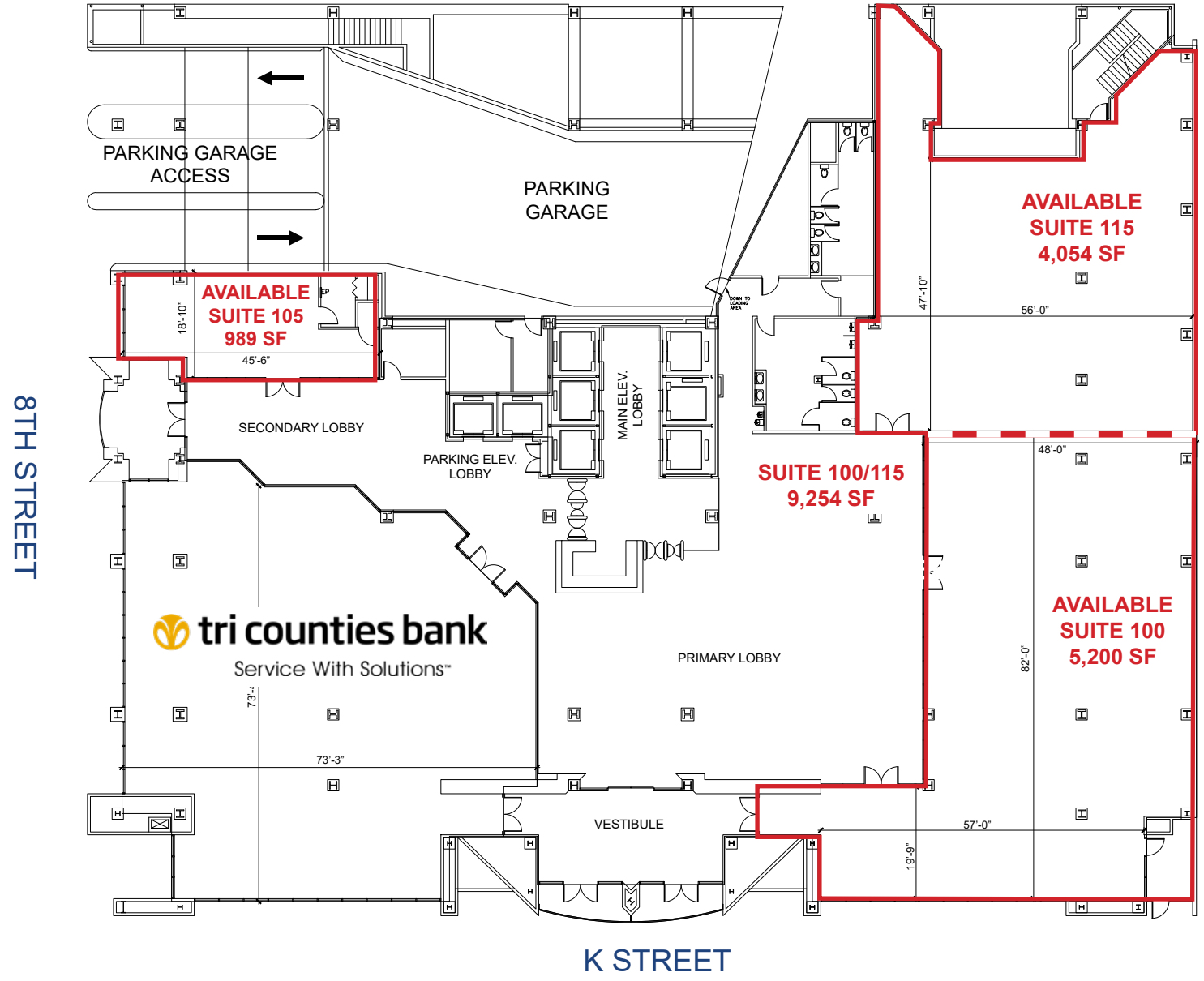
Suite 105: VIEW VIRTUAL TOUR
989 SF $2,720.00
($2.75 PSF, NNN)

Suite 100: VIEW VIRTUAL TOUR
5,200 SF $12,428.00
($2.39 PSF, NNN)

Suite 115: VIEW VIRTUAL TOUR
4,054 SF $6,446.00
($1.59 PSF, NNN)

Suite 100/115:
9,254 SF $16,987.00
($1.84 PSF, NNN)

NNN costs are approximately $0.50 PSF.



CLICK LINKS FOR:

Matterport Virtual Tour

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ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Tipsy Putt
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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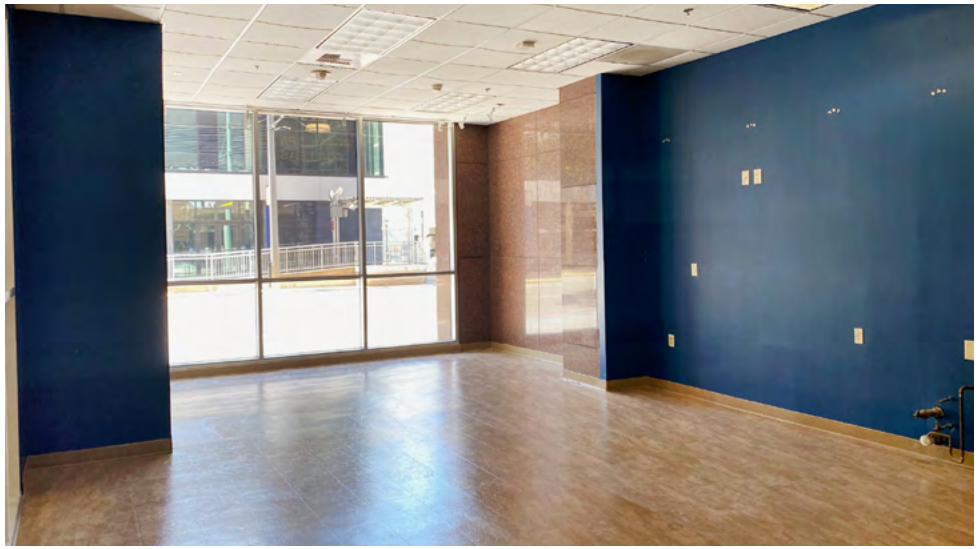

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