

1014 10TH STREET

SACRAMENTO, CA



FEATURES

- ~1,900SF fully built-out restaurant/cafe
- Historic Levinson's bookstore, renowned for its iconic European Tudor-style façade
- Exposed timber beams, plaster, and brick interior
- Patio and outdoor seating on 10th Street
- Prep kitchen with convection oven with service counter
- Contiguous lower level basement for annex space
- Flexible buildout and configuration
- Next door to Ten Ten Room cocktail lounge and Grange Restaurant & Bar in The Citizen Hotel

Located just stone throw from the State Capitol, the new Golden 1 Center, Kimpton Sawyer hotel, Downtown Commons, and the Convention Center, and directly in the path of the ongoing downtown revival, 1014 10th St. provides an ideal location to capture the growing consumer market in the Central Business District. The restaurant is situated on 10th St, a gateway to the city's entertainment hub and hotbed for business activity and local attraction.

PRIME LOCATION

1014 10th St provides one of the most attractive retail opportunities in the dynamic downtown grid. The Mayor's 10,000 housing unit plan for the downtown area will be a large catalyst for urban growth alongside the newly opened Golden 1 Center, with a projected 17,000 attendees per event, just 3 blocks away from the site. The large influx of residents and consumers into the downtown core will contribute to a heightened demand for retail within walking distance. 1014 10th Street is primed to absorb downtown's burgeoning growth...be part of this urban renaissance.

SACRAMENTO

The capital of the Golden State: The 5th largest economy in the world.
Downtown Sacramento: The centerpiece of the nation's major highways:
 Interstate 80 - transcontinental highway running from San Francisco to New York.
 Interstate 5 - interstate running from Mexico to Canada.

DOWNTOWN HOTELS

SHERATON GRAND - 503 ROOMS
 HYATT REGENCY - 503 ROOMS
 KIMPTON SAWYER - 250 ROOMS
 EMBASSY SUITE - 242 ROOMS
 RESIDENCE INN - 235 ROOMS
 CITIZEN HOTEL - 198 ROOMS
 HYATT CENTRIC - 159 ROOMS

CATALYST SITES

STATE CAPITOL
 GOLDEN 1 CENTER
 DOWNTOWN COMMONS (DOCO)
 SACRAMENTO CONVENTION CENTER
 MEMORIAL AUDITORIUM

GOLDEN 1 CENTER & DOCO

STATE CAPITOL

1014 10TH ST

CITY HALL

CONVENTION CENTER

MAJOR EMPLOYERS

CALPERS
 CA EPA
 CA DEPT. OF JUSTICE
 CA DEPT. OF PUBLIC HEALTH
 EMPLOYMENT DEVELOPMENT DIVISION
 DEPARTMENT OF EDUCATION
 ARMY CORP OF ENGINEERS
 STATE CAPITOL
 UNION PACIFIC RAILROAD
 KAISER HOSPITAL
 SUTTER HOSPITAL
 MERCY HOSPITAL

MAJOR EVENTS

AMGEN TOUR OF CALIFORNIA
 CA INTERNATIONAL MARATHON
 FARM-TO-FORK FESTIVAL
 CALIFORNIA BEER FEST
 CONCERTS IN THE PARK
 NCAA TOURNAMENT
 GOLD RUSH DAYS

THRIVING DOWNTOWN



POLITICAL HEART OF CALIFORNIA

HOME TO THE STATE CAPITOL, THE LEGISLATIVE BODY GOVERNING CALIFORNIA



PRIME LOCATION

UNIQUE, CENTRALIZED LOCATIONS ALONG PRIME DOWNTOWN CORRIDORS



ECONOMIC ENGINE

CAPITOL OF THE 6TH LARGEST ECONOMY IN THE WORLD. THE FASTEST GROWING MARKET IN CALIFORNIA



LIVE-WORK-PLAY

MIXED-USE INFILL DEVELOPMENT PROJECTS, ENTERTAINMENT & RESTAURANT VENUES, BUSINESS HUB HAVE TRANSFORMED DOWNTOWN SACRAMENTO TO A LIVE-WORK-PLAY CITY.



DOWNTOWN RENAISSANCE

REBIRTH OF DOWNTOWN THRU DEVELOPMENT, JOB AND DOUBLE DIGIT MARKET GROWTH

Sacramento DOWNTOWN URBAN REVIVAL

With decades of investment, refurbishing and redevelopment of its urban core, Downtown Sacramento has reinvented itself from a government town to a revolutionary city where young and old alike can live a vibrant lifestyle amidst the rapid rise in urban growth.

Downtown Sacramento has become a favored destination for cutting edge and innovative businesses, attracting a solid workforce and deep talent pool. With its rise in urban growth, comes a demand for housing, hotels and creative development projects that embrace smart and sustainable urbanism. It is a city where sensibility and innovation can co-exist and where intelligent urbanity flourishes.

300+
Bars
&
restaurants

4.3M
Annual
visitors to
Downtown

450+
Annual
events

110,000+
Daytime workforce
population

1,900
Lobbyists

#16
Best Cities
for Millenials