



# FORMER RESTAURANT

980 9th Street #150, Sacramento, CA 95814

A PROUD MEMBER OF  
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# THE SUITE



Located on the ground floor of the Park Tower on 9th Street and J Street, this 2nd Gen Restaurant suite offers ±2,251 SF of space and direct foot traffic streamed from J St and nearby offices. There are an estimated ±17,963 cars that travel along J street daily and 86,662 employees within a one mile radius making this a prime location for breakfast and lunch offerings.

# THE BUILDING

The Park Tower is a 25-story high rise building that hosts various retail establishments and over ±447,000 SF Office Spaces. The tower is across the street from César Chávez Plaza which hosts a seasonal farmer's market and one of Sacramento's most popular summer events, Concerts in the Park. The Park Tower is also located a 5 minutes walk away from Downtown Commons, Sacramento City Hall, Sacramento Central Public Library, and Gordon D. Schaber Sacramento County Courthouse which pull a large amount of foot traffic due to the nearby parking garages.



# DOWNTOWN SACRAMENTO

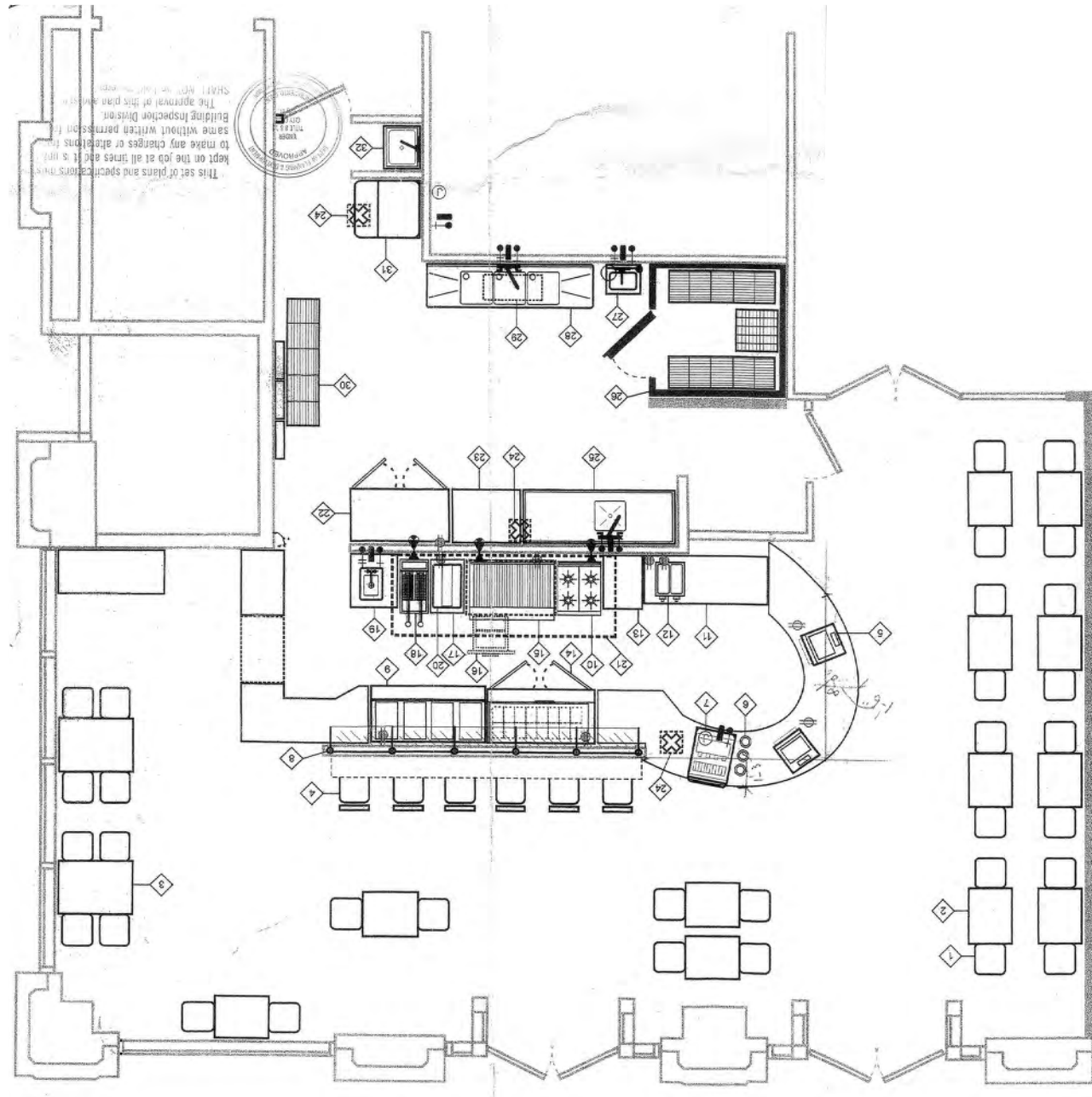


Downtown Commons now is home to the Golden1 Center, which hosts 200+ events annually bringing in an estimated 1.7 million visitors. The project features a 250-key Kimpton Hotel (the Sawyer), 45 luxury condo units (the Residences at the Sawyer), 120,000 SF of refurbished office space, a new 35,000 SF office for the Sacramento Kings business operations and approximately 300,000 square feet (SF) of new retail space, with major tenants including Urban Outfitters, 24 Hour Fitness, Century Theaters, Punch Bowl Social and multiple dining options.

	ANNUAL VISITORS			GROWTH RATE		
	2022	2023	2024	Y03Y	Y02Y	YOY
GOLDEN 1 CENTER / SACRAMENTO KINGS	1,814,240	2,691,765	2,981,946	227.5%	64.4%	10.8%



# SPACE PLAN



9TH STREET

J STREET



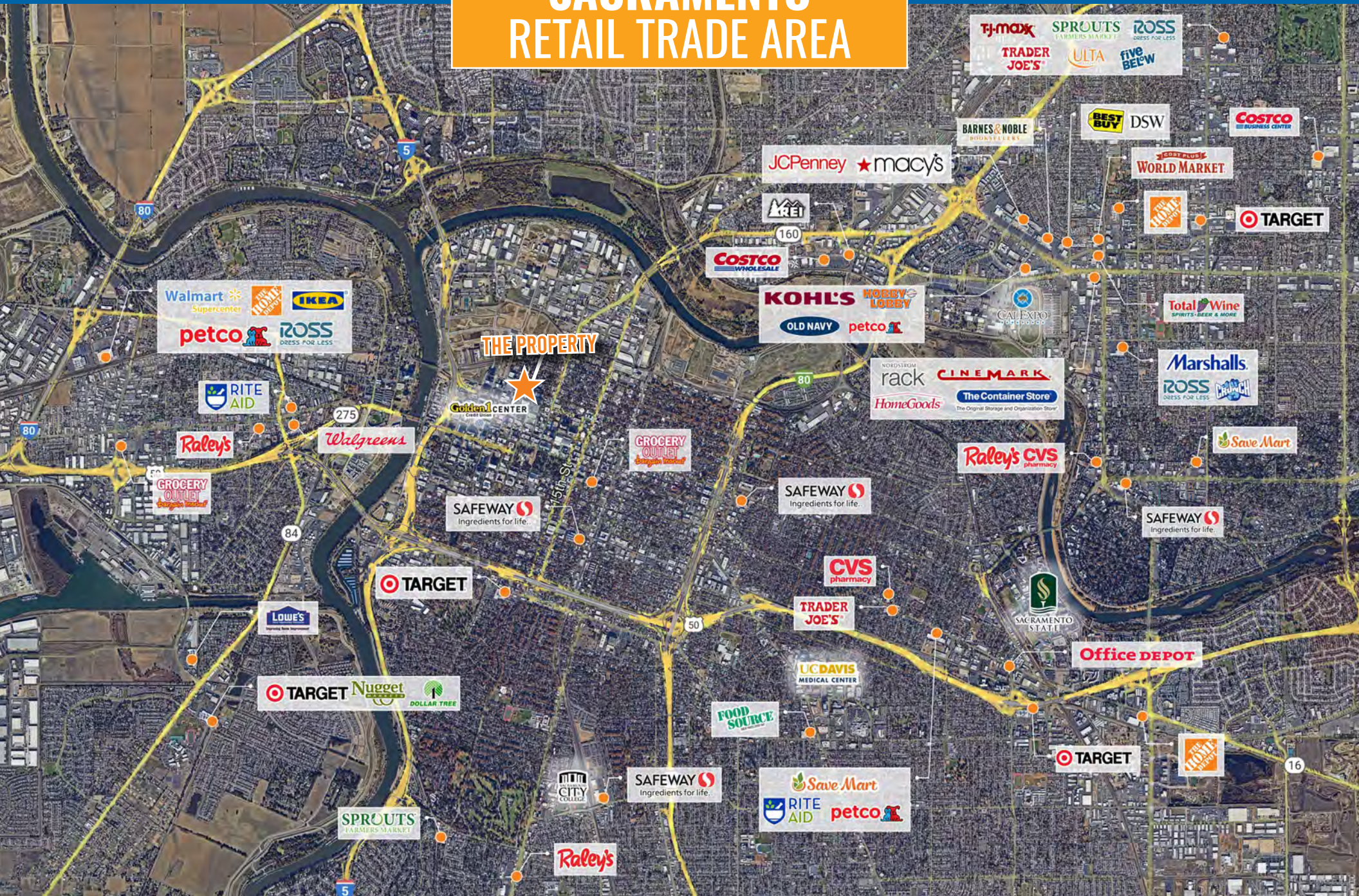
# TRADE AREA & DEMOGRAPHICS



	0.5-Mile	1-Mile	1.5-Mile
 2024 Total Population	6,980	23,197	46,821
 2024 Daytime Population	41,070	86,662	122,131
 2024 Total Employees	41,070	86,662	122,131
 2024 Total Households	3,322	12,289	23,458
 2024 Average Household Income	\$86,302	\$99,109	\$101,826
J St (at 9th)			
 Traffic Counts	17,963		

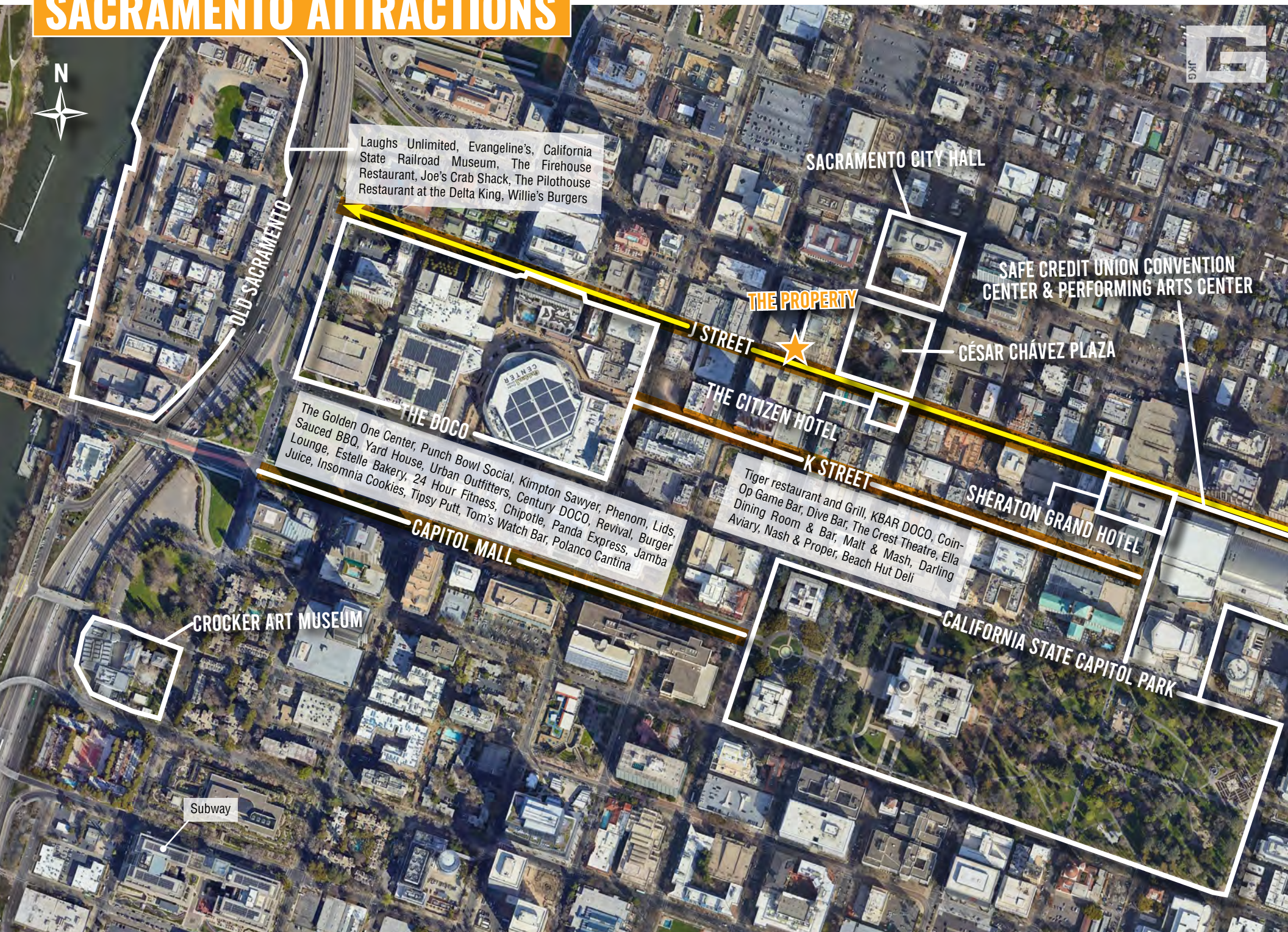


# SACRAMENTO RETAIL TRADE AREA





# SACRAMENTO ATTRACTIONS





# NEARBY OFFICE & HOUSING



**1**

Office SF :  $\pm 341,243$   
Multi-Family Units : 63

**2**

Office SF :  $\pm 435,182$   
Multi-Family Units : 651

**3**

Office SF :  $\pm 1,718,809$   
Multi-Family Units : 8

**4**

Office SF :  $\pm 409,658$   
Multi-Family Units : 0

**5**

Office SF :  $\pm 1,417,566$   
Multi-Family Units : 723  
Proposed Multi-Family Units : 849

**6**

Office SF :  $\pm 3,204,787$   
Multi-Family Units : 400

**7**

Office SF :  $\pm 3,347,444$   
Multi-Family Units : 1,423  
Proposed Multi-Family Units : 438



## FOR MORE INFORMATION PLEASE CONTACT

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