



FORMER RESTAURANT

980 9th Street #150, Sacramento, CA 95814

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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THE SUITE



Located on the ground floor of the Park Tower on 9th and J Streets, this 2nd generation restaurant suite offers ±2,251 square feet of space and direct foot traffic streamed from J Street and nearby offices. There are an estimated ±17,963 cars that travel along J Street daily and ±68,517 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 a 5 minute walk from Downtown Commons, Sacramento City Hall, Sacramento Central Public Library, and Gordon D. Schaber Sacramento County Courthouse which pulls a large amount of foot traffic due to the nearby parking garages.



DOWNTOWN SACRAMENTO

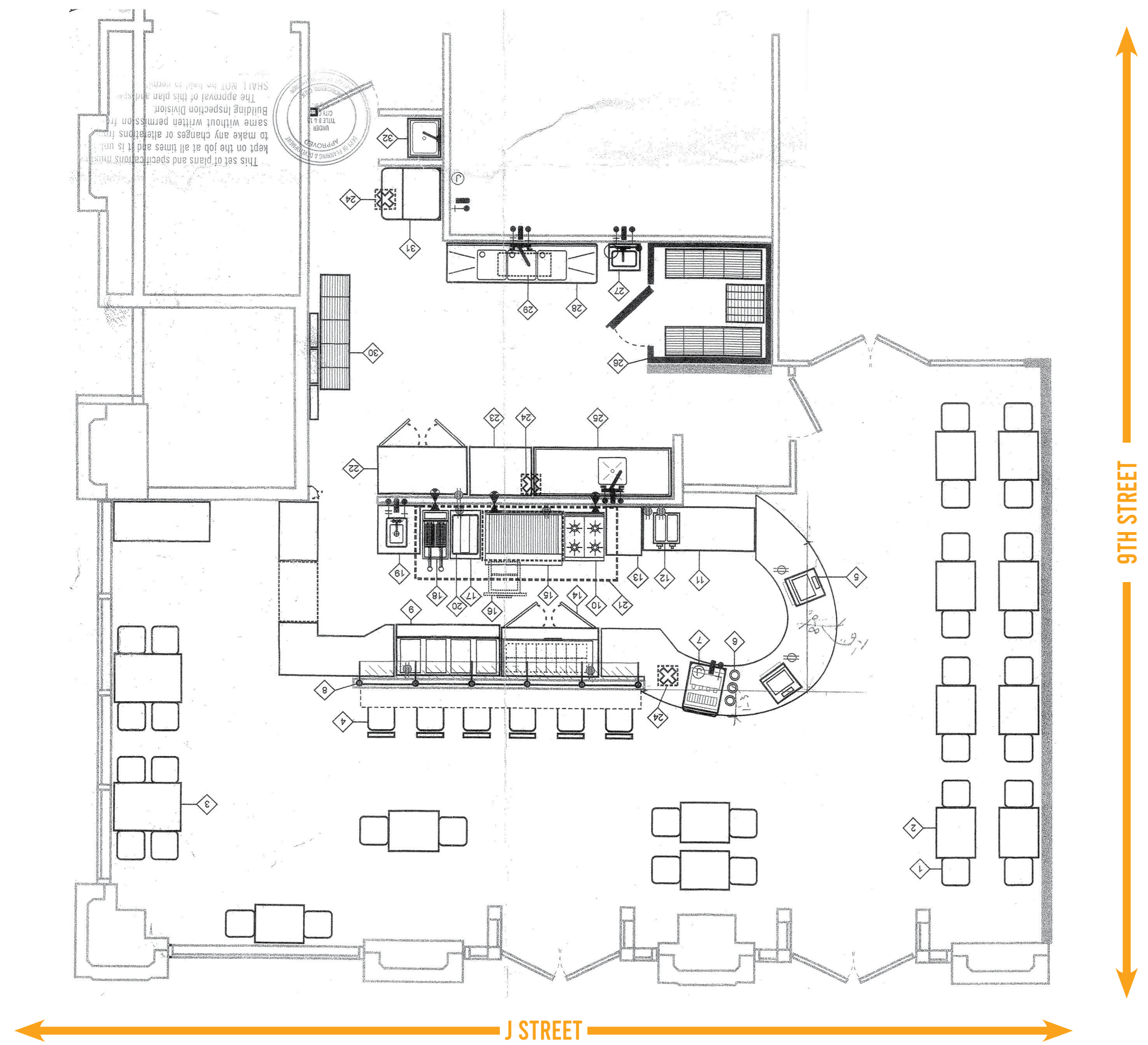


Downtown Commons now is home to the Golden1 Center, which hosts 200+ events annually bringing in an estimated 1.7 million visitors. The project features a 250-key Kimpton Hotel (the Sawyer), 45 luxury condo units (the Residences at the Sawyer), 120,000 square feet of refurbished office space, a new 35,000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



SITE PLAN & LEASING



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

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CONTACT US

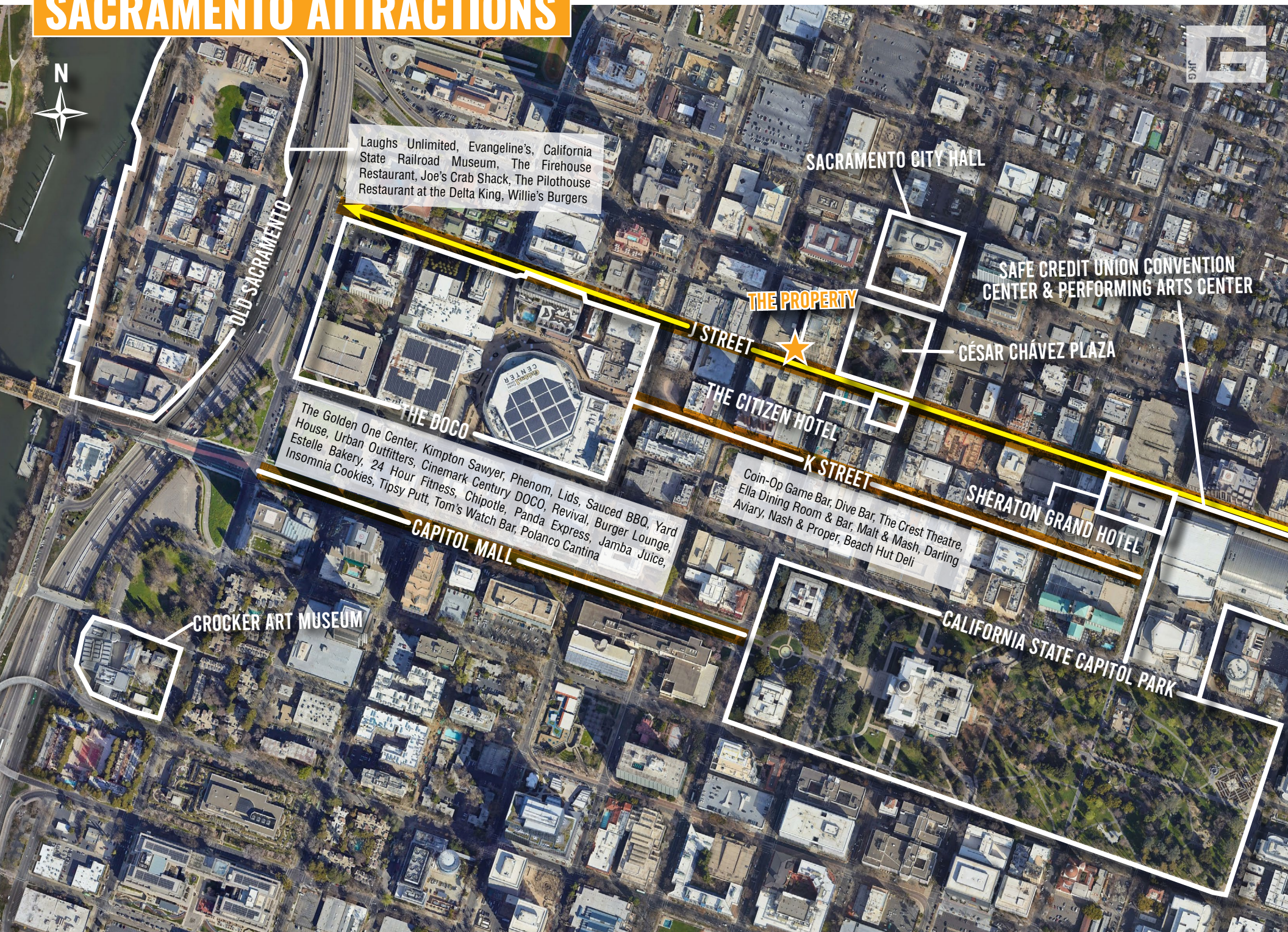
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TRADE AREA & DEMOGRAPHICS



	0.5-Mile	1-Mile	1.5-Mile
 2025 Total Population	7,336	24,704	49,424
 2025 Daytime Population	40,144	82,663	116,542
 2025 Total Employees	43,430	68,517	83,956
 2025 Total Households	3,491	13,003	24,618
 2025 Average Household Income	\$80,958	\$100,064	\$103,578
J St (at 9th)			
 Traffic Counts	±17,963		

SACRAMENTO ATTRACTIONS



OLD SACRAMENTO

Laughs Unlimited, Evangeline's, California State Railroad Museum, The Firehouse Restaurant, Joe's Crab Shack, The Pilothouse Restaurant at the Delta King, Willie's Burgers

SACRAMENTO CITY HALL

SAFE CREDIT UNION CONVENTION CENTER & PERFORMING ARTS CENTER

CÉSAR CHÁVEZ PLAZA

THE PROPERTY

J STREET

THE CITIZEN HOTEL

K STREET

SHERATON GRAND HOTEL

Coin-Op Game Bar, Dive Bar, The Crest Theatre, Ella Dining Room & Bar, Malt & Mash, Darling Aviary, Nash & Proper, Beach Hut Deli

THE DOCO
The Golden One Center, Kimpton Sawyer, Phenom, Lids, Sourced BBQ, Yard House, Urban Outfitters, Cinemark Century DOCO, Revival, Burger Lounge, Estelle Bakery, 24 Hour Fitness, Chipotle, Panda Express, Jamba Juice, Insomnia Cookies, Topsy Putt, Tom's Watch Bar, Polanco Cantina

CAPITOL MALL

CROCKER ART MUSEUM

CALIFORNIA STATE CAPITOL PARK

NEARBY OFFICE & HOUSING



1

Office SF : ±341,243
Multi-Family Units : 63

2

Office SF : ±435,182
Multi-Family Units : 651

3

Office SF : ±1,718,809
Multi-Family Units : 8

4

Office SF : ±409,658
Multi-Family Units : 0

5

Office SF : ±1,417,566
Multi-Family Units : 723
Proposed Multi-Family Units : 849

6

Office SF : ±3,204,787
Multi-Family Units : 400

7

Office SF : ±3,347,444
Multi-Family Units : 1,423
Proposed Multi-Family Units : 438

FOR MORE INFORMATION PLEASE CONTACT

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