

AVAILABLE FOR SALE OR LEASE



2012-2014 K STREET | SACRAMENTO, CALIFORNIA

NEWMARK

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PROPERTY HIGHLIGHTS

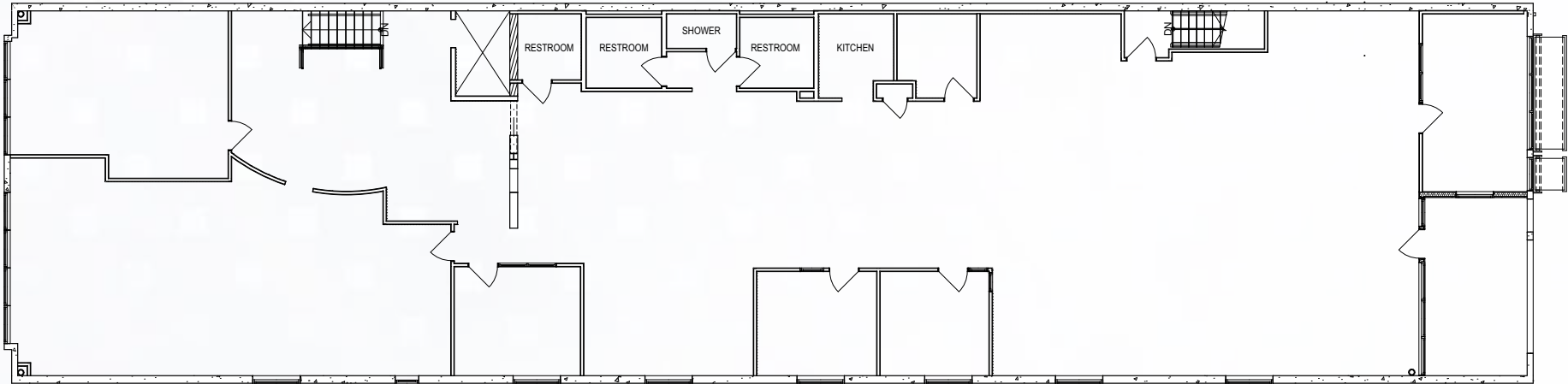
- ±6,800 SF of creative office space which is elevator served
- Outside patio and indoor parking for up to 4 cars
- Within walking distance to the State Capital, Central Business District, and numerous restaurants and entertainment venues
- Extensive window lines
- Ground floor retail space is leased offering an owner/user existing income
- Easy access to freeway, bus lines and light rail

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AMENITIES LOCAL DINING



FLOOR PLAN SECOND FLOOR OFFICE + MEZZANINE ±6,800 SF



DETAILS

APN# 007-0086-005-0000

Building Area: 12,800 SF

1st Floor Retail: ±4,162 SF

1st Floor Alley High Bay Suite: ±1,273 SF

2nd Floor Office + Mezzanine: 6,800 SF

No. of Stories: 2

Year Built: 1947

Construction: Tilt-up (pre-cast concrete)

Zoning: C-2-SPD

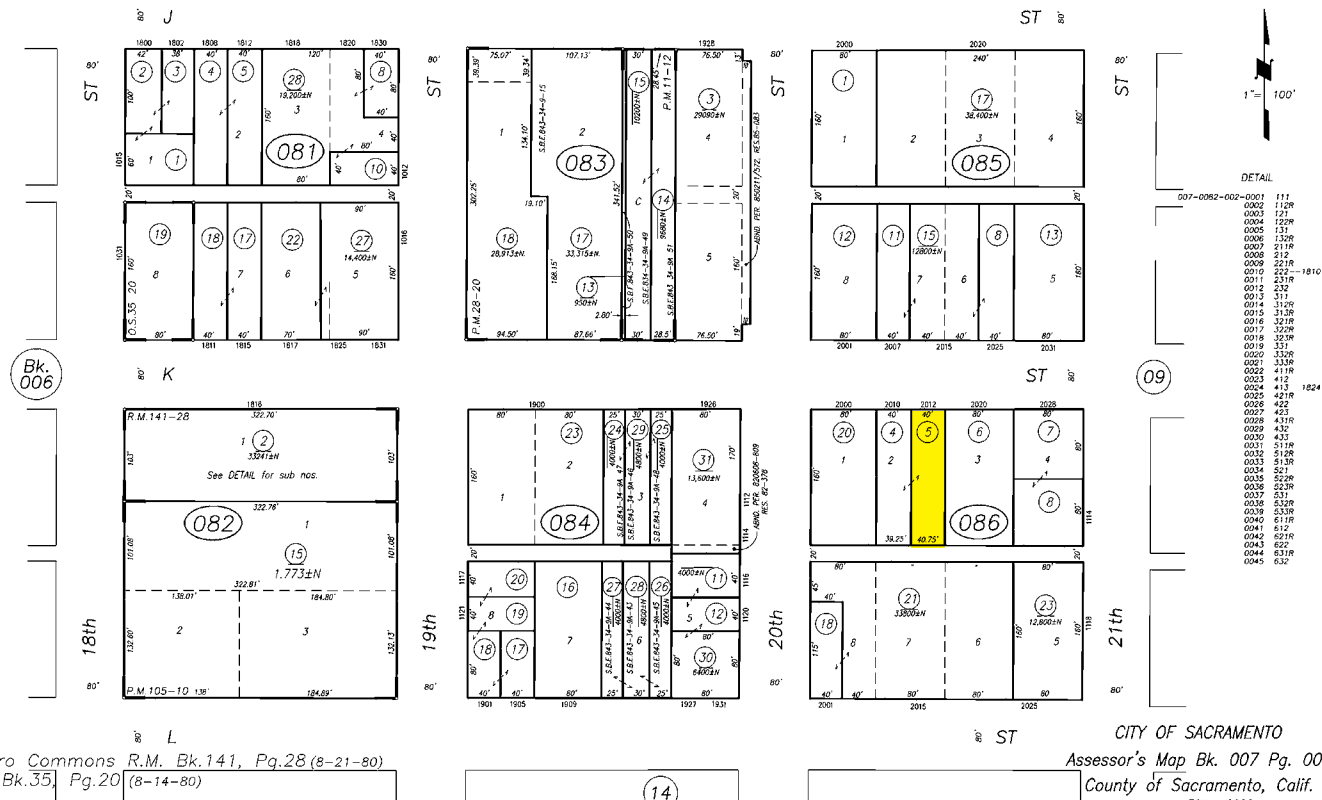
Opportunity Zone: Yes

Gas Provider: PG&E

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POR. SEC. 6, T.8N., R.5E., M.D.B. & M.

007-008



Marbro Commons R.M. Bk. 141, Pg. 28 (8-21-80)
O.S. Bk. 35 Pg. 20 (8-14-80)

CITY OF SACRAMENTO
Assessor's Map Bk. 007 Pg. 008
County of Sacramento, Calif.

AREA HIGHLIGHTS



Downtown Sacramento offers a perfect mix of urban energy and small-city charm. The area is buzzing with new development, from modern apartments to a thriving scene of local restaurants, galleries, and theaters. It's a highly walkable neighborhood that celebrates the city's creative community while keeping its historic roots—like the State Capitol and Old Sacramento—front and center.

For professionals, the central location is a huge win. Being close to major hubs in government, tech, and healthcare means shorter commutes and a better work-life balance. Whether you're hopping on the light rail or using the city's bike-friendly paths, getting around is simple and convenient.

The best part? You get a high-end urban lifestyle—complete with craft coffee, rooftop bars, and vibrant street festivals—at a much more approachable price point than San Francisco or L.A. It's an engaging, evolving place to call home, whether you're just starting your career or looking to downsize into a more connected community.

- Capital Opportunity: As California's political hub, it offers stable careers in government and law.
- California Value: Provides a significantly lower cost of living and more affordable housing than the Bay Area or L.A..
- Outdoor Haven: Home to 200+ parks and the American River Parkway, with Tahoe and Napa just a short drive away.
- Inclusive Culture: Ranked among the nation's most diverse cities, boasting a global food scene.
- Economic Growth: A surging market for healthcare, tech, and clean energy.
- Academic Hub: Proximity to top-tier institutions like UC Davis and Sacramento State.
- Vibrant Arts: A creative epicenter for public murals, live music, and theater.

