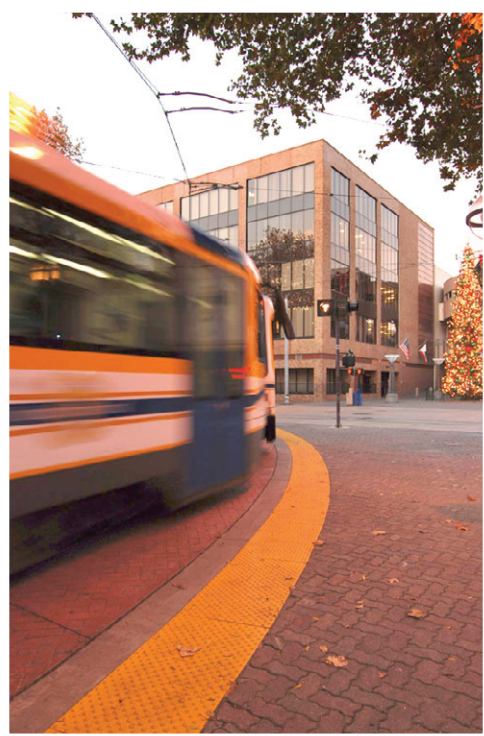


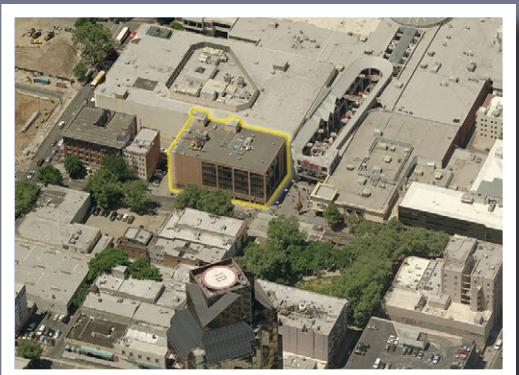
RETAIL/FLEX SPACE FOR LEASE



630 K Street is a 5 story, 85,000 square foot office/retail building on the southwest corner of 7th and K Streets in downtown Sacramento. The building is strategically located at the east entrance to the Downtown Plaza, a 970,000 square foot Macy's / Century Theater anchored regional mall. The property is a short 5 minute walk to the State Capitol and is at the center of the City of Sacramento's redevelopment plans. This property offers excellent visibility and value with a prime mall entrance location.

VALUE - At mall entrance without premium mall entrance pricing

VISIBILITY - Prominent rooftop and store front signage available



For More Information Contact

J-E Paino

office **916-930-0960**

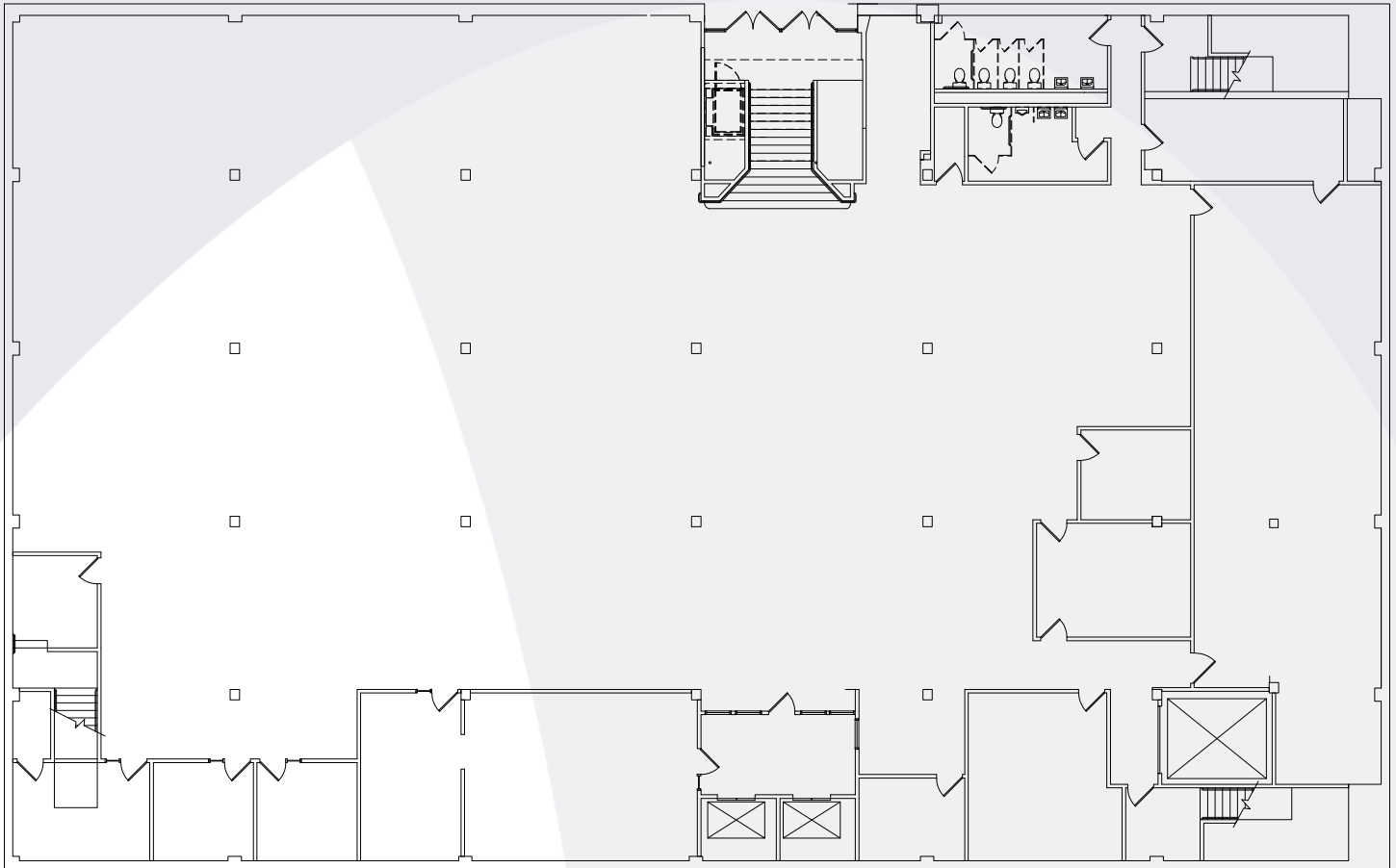
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fax **916-930-0970**

jpaino@rubinconpartnersinc.com

630 K STREET
SACRAMENTO CA

7th Street



Location Highlights

- Junior anchor space next to Macy's
- At entrance of mall without entrance price
- Entrance and frontage off 7th Street
- Excellent rooftop and storefront signage
- 12 million visitors to the mall annually
- Parking in contiguous City of Sacramento garage

Space Highlights

- 15,000 square foot retail space
- Potential 13' ceilings
- Dock-high loading
- Freight elevator access



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