

The Metro

@ 701 L STREET

Iconic Retail Opportunities in the Heart of Downtown

INDIE CAPITAL

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LOCATION IS EVERYTHING
Position your brand at the epicenter of the grid. Discover why this high-visibility L Street address offers the ultimate foundation for your flagship concept.



*Outdoor seating shown here does not have City approval at this time or will necessarily be approved by Owner

701 L Street

The true magic of this location lies in its modular synergy. The architectural plans unveil an ecosystem of complementary businesses: an airy boutique café, an upscale fitness or wellness studio, a vibrant casual eatery, and an inspiring, light-filled co-working environment.

This isn’t just a collection of storefronts; it is a highly curated lifestyle hub built for the modern consumer who demands connection, convenience, and impeccable design.

For visionary operators, this L Street address doesn't just offer square footage—it offers a rare opportunity to define the cultural and culinary pulse of the capital.

Flexible enough to thrive as distinct, standalone businesses or integrate seamlessly into a singular, grand vision, these spaces are primed to anchor downtown’s thriving entertainment district.

Mapped for Multiple Visions

+/-1,440 - +/-10,200SF Available for Lease

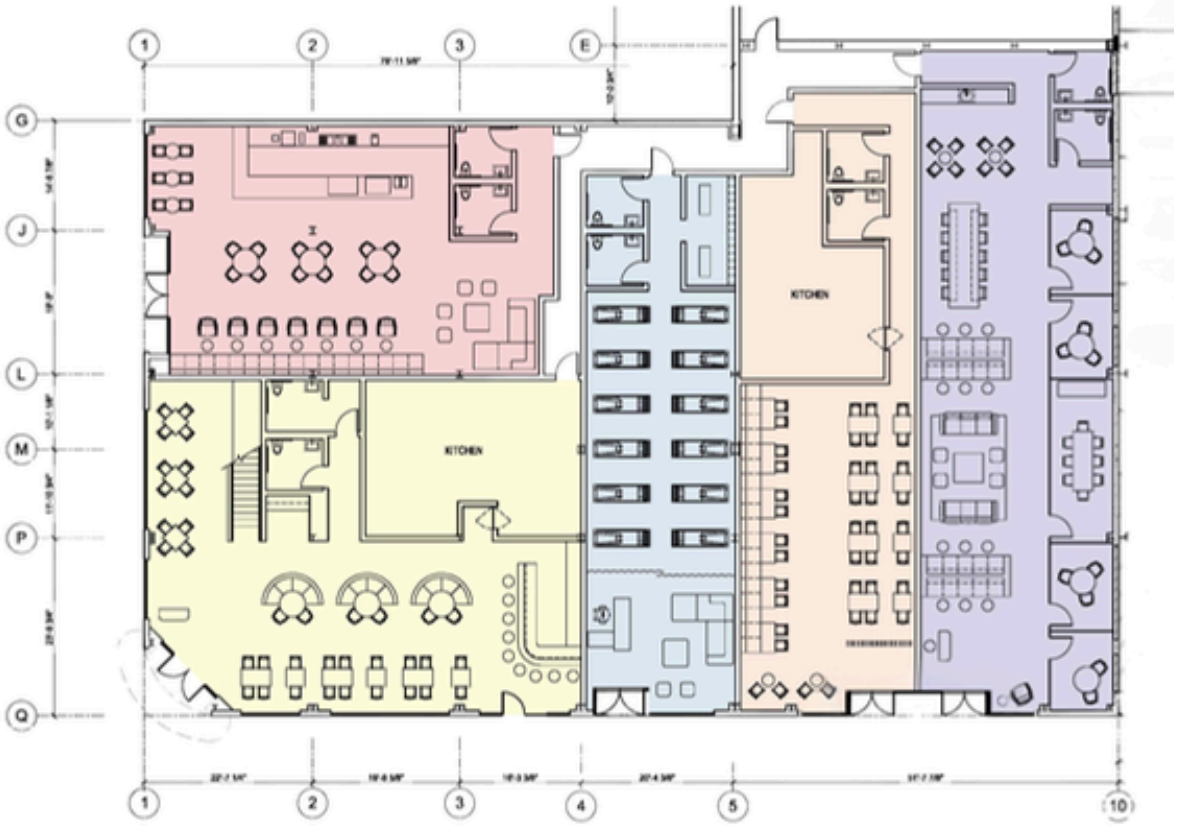
SUITE 100
+/- 1,740 SF

SUITE 101
+/- 2,500 SF &
+/- 800 SF MEZZ

SUITE 102
+/- 1,440 SF

SUITE 103
+/- 1,850 SF

SUITE 104
+/- 2,670 SF



A FULLY CUSTOMIZABLE, MULTI-TENANT OR SINGLE-FLAGSHIP FOOTPRINT

The architectural concepts presented in this lookbook showcase just a glimpse of the building's structural versatility. The property offers a highly modular footprint designed to accommodate a diverse ecosystem of boutique operators—or completely combine into a singular, high-impact flagship destination. From scaling down to a single compact boutique footprint to securing the entire multi-level landmark, spaces are fully customizable and open to your brand's unique specifications.

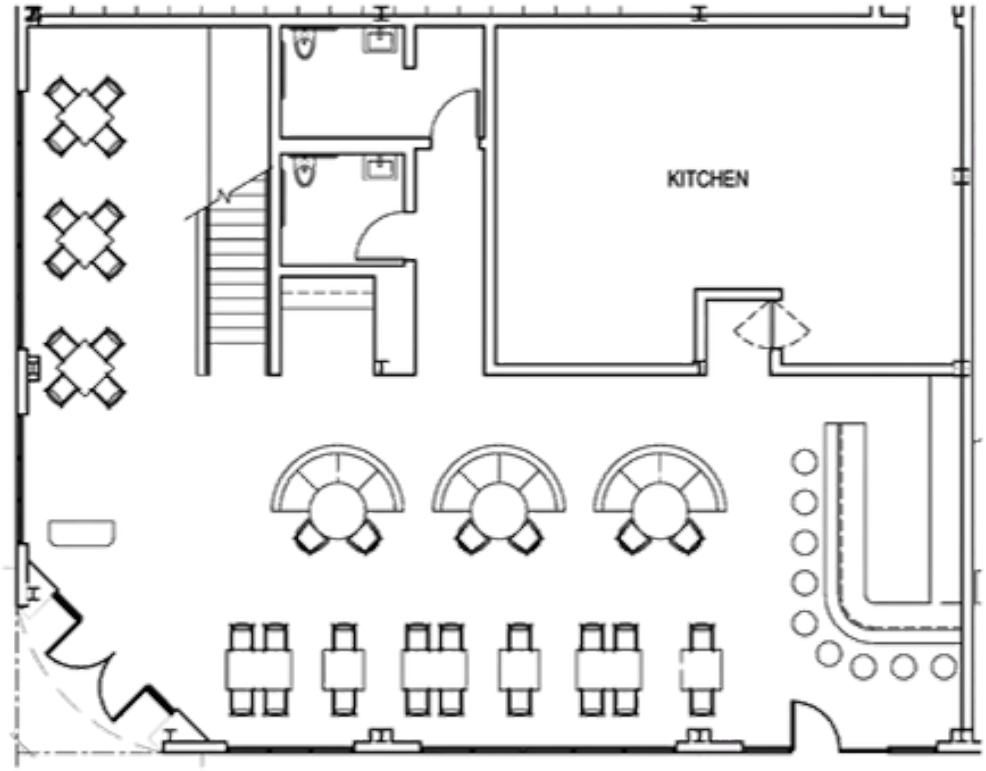
Renderings and floor plans are conceptual and subject to change.



The Corner Flagship

CONCEPT 1: FULL-SERVICE RESTAURANT

An exceptional culinary concept requires an equally exceptional stage. This premier shell space anchors the building’s commanding, softly curved corner architectural feature, offering an uncompromised blank canvas for a visionary restaurateur. The high-volume footprint is uniquely engineered to accommodate a dramatic mezzanine layout, giving an operator the rare ability to design a multi-tiered, day-to-night dining experience. Flooded with natural light and boasting unparalleled street visibility, this customizable shell presents the ultimate foundation to build Sacramento's next destination flagship.



SUITE 101 IMAGINED AS A FULL SERVICE RESTAURANT
+/- 2,500 SF AND +/- 800 SF MEZZANINE
Renderings and floor plans are conceptual and subject to change.

THE FOOTPRINT

- Asset Condition: Primed for a completely custom, build-to-suit flagship design.
- Main Level: +/- 2,500 SF of high-volume ground floor space.
- Mezzanine Level: An optional +/- 800 SF of architectural mezzanine space, ideal for elevated private dining or lounge seating.
- Frontage Presence: Commanding curved-corner facade will feature expansive window lines designed for maximum street visibility and natural light.


Renderings and floor plans are conceptual and subject to change.



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A premier, multi-level blank canvas engineered to transition seamlessly from sunlit daytime lunches to an intimate, glowing evening atmosphere.



Renderings and floor plans are conceptual and subject to change.

The Daytime Anchors

CONCEPTS 2 & 3: BOUTIQUE CAFÉ & CASUAL EATERY SPACES

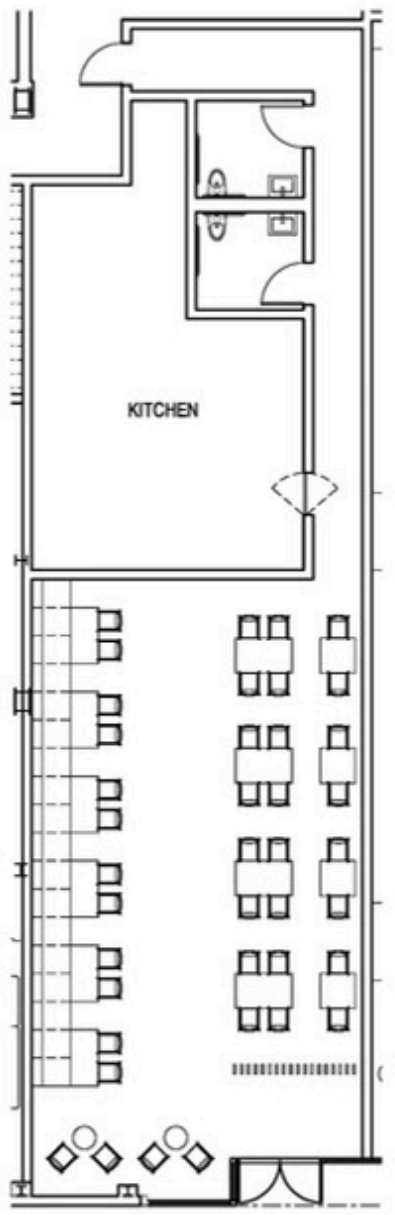
Positioned to capture the modern rhythm of the grid, these inline retail footprints are engineered for high-volume engagement and seamless daily operations. Spaces offer an uncompromised blank canvas optimized for high-exposure storefront design and exceptional foot-traffic flow. Whether utilizing the plans to introduce a sunlit specialty coffee hub, an artisanal bakery, or a fast-casual dining concept, these versatile layouts provide the ideal structural framework. It is a premier opportunity to tap into Sacramento's built-in daytime workforce and active urban crowd from a perfectly tailored, custom-built space.



Renderings and floor plans are conceptual and subject to change.



Renderings and floor plans are conceptual and subject to change.



SUITE 103 IMAGINED AS CASUAL EATERY
+/- 1,850 SF
Renderings and floor plans are conceptual and subject to change.

THE FOOTPRINT

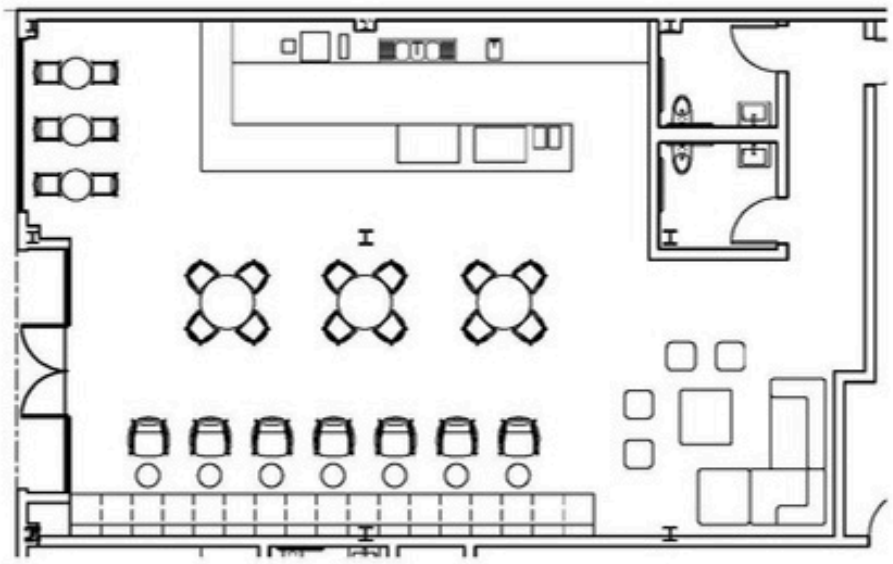
- Asset Condition: Fully customizable interior spaces to allow for tenants' exacting operational needs.
- Total Space: +/- 1,850 SF of efficient, inline ground floor space optimized for fluid customer ordering and high-volume turnover.
- Back-of-House: Layout imagined to accommodate a dedicated commercial kitchen and prep assembly area.
- Visibility: Prominent storefront window lines designed to maximize pedestrian exposure and draw in the active L Street daytime crowd.



Renderings and floor plans are conceptual and subject to change.

THE FOOTPRINT

- Asset Condition: Fully customizable interior spaces to allow for tenants exacting operational needs.
- Total Space: +/- 1,740 SF of prime, easily accessible ground floor space.
- Layout Synergy: Positioned immediately adjacent to the main corner entrance, making it a natural morning destination for the neighborhood's built-in workforce.
- Natural Lighting: Features expansive glass frontage potential to create a bright, inviting café atmosphere with high visual appeal from the street.



SUITE 100 IMAGINED AS CAFÉ
+/- 1,740 SF
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Impeccably positioned inline footprints imagined to foster community, drive daily pedestrian foot traffic, and bring bespoke dining to the heart of the grid.



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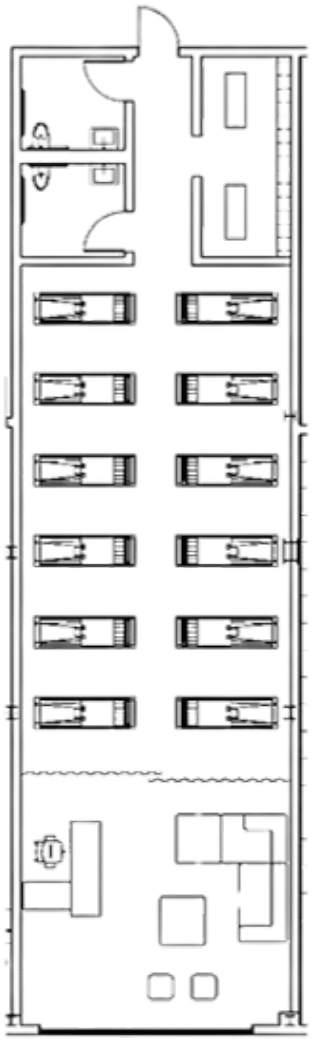
The Design For Movement

CONCEPT 4: BOUTIQUE PILATES STUDIO SPACE

Modern urban centers are anchored by wellness, and this boutique fitness footprint is perfectly positioned to capture Sacramento's active, health-conscious demographic. The space provides an exceptional blank canvas for a premier fitness operator to engineer a bespoke, light-filled studio experience. The intentional layout offers a dedicated, self-contained environment optimized for specialized equipment, intimate class settings, and high-end client amenities. It is a rare opportunity to build a landmark wellness destination from the ground up, seamlessly integrating your brand into a vibrant, design-driven urban ecosystem.



Renderings and floor plans are conceptual and subject to change.



SUITE 102 IMAGINED AS PILATES STUDIO
+/- 1,440 SF
Renderings and floor plans are conceptual and subject to change.

THE FOOTPRINT

- Asset Condition: A clean slate to install custom performance flooring, specialized lighting, and tailored audio infrastructure.
- Total Space: +/- 1,440 SF of highly efficient, dedicated ground floor footprint.
- Acoustic & Privacy Potential: Positioned intentionally within the imagined floor plan to allow a self-contained, boutique studio environment that operates seamlessly alongside adjacent retail concepts.
- Traffic Driver: Highly visible storefront presence designed to attract upscale, recurring daily memberships from the surrounding downtown core.

The Collective Intelligence

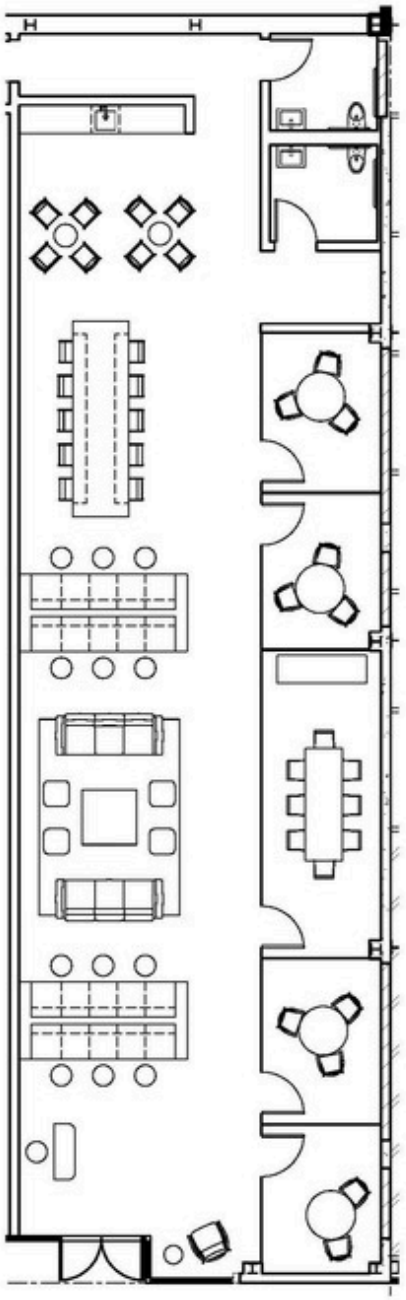
CONCEPT 5: COLLABORATIVE OFFICE SPACE

As the line between lifestyle and livelihood continues to blur, modern professionals demand workspaces that inspire connection, focus, and creativity. Positioned at the literal crossroads of Sacramento's corporate and cultural centers, this premium inline footprint is optimized to capture the city's evolving remote workforce and entrepreneurial class. The space serves as an adaptable blank canvas engineered for progressive spatial programming—from quiet, acoustic hot-desks and private executive suites to open, light-filled collaborative lounges. It is the ultimate foundation to design an elevated, next-generation workplace that plugs directly into the high-earning energy of the downtown core.



THE FOOTPRINT

- Asset Condition: A customizable condition, allowing an operator complete design freedom to curate a custom office or retail space.
- Total Space: +/- 2,670 SF of flexible, wide-open ground floor footprint—the largest of the inline concepts.
- Strategic Location: Placed with direct proximity to neighboring lifestyle and dining concepts, offering access to morning coffee and midday lunch destinations.
- Spatial Versatility: Highly modular layout potential uniquely suited to accommodate a balanced mix of open collaborative lounges, private call booths, and dedicated glass-walled executive suites.

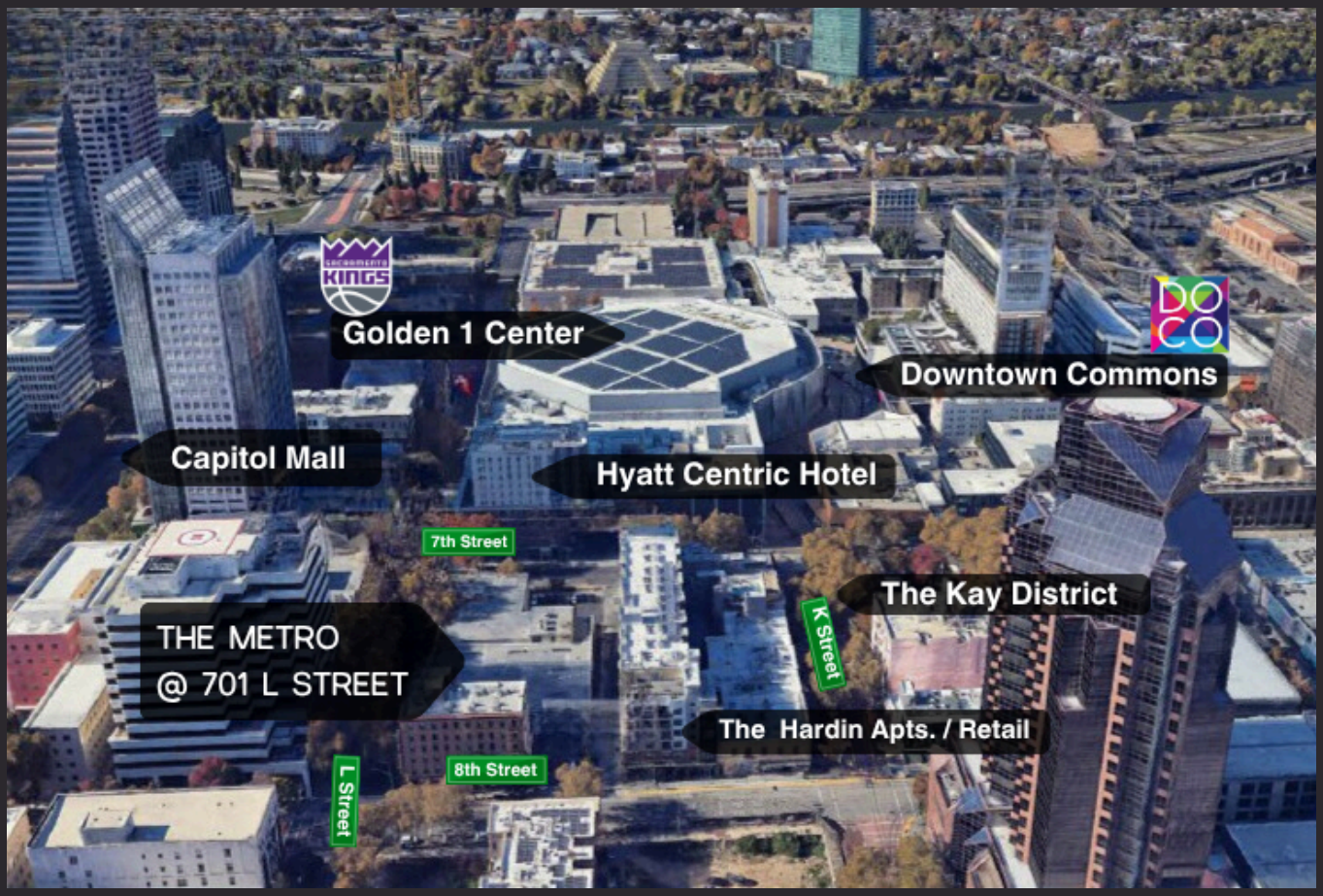


SUITE 104 IMAGINED AS COLLABORATIVE OFFICE SPACE
+/- 2,670 SF
Renderings and floor plans are conceptual and subject to change.



Location is Everything

Where Capitol Energy Meets Retail Opportunity.



A Nexus of Commerce: Positioned at 701 L Street, the property sits directly adjacent to Sacramento's primary economic and entertainment anchors, including the Golden 1 Center, DOCO, and the bustling Capitol Mall corridor.

AT THE INTERSECTION OF INFLUENCE AND INFLUX

Located just blocks from the historic State Capitol building, 701 L Street sits at the confluence of Sacramento's high-earning daytime workforce, evening event-goers, and thriving urban residents. It is a rare corporate-meets-culture corridor where upscale dining, hospitality icons like the Hyatt Centric, and premier business hubs blend into a single, high-traffic ecosystem.

With the world-class Golden 1 Center and Downtown Commons (DOCO) acting as immediate neighbors, a storefront here benefits from a built-in audience of millions of annual visitors. Positioning your business on this premier civic stage means unlocking unparalleled brand visibility and embedding your concept into the very fabric of the Capitol's urban renaissance.





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701 L Street

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