



## **Exclusive: Asian-themed sports bar coming to site near arena**

**Sacramento, July 22, 2015** – The owner of the midtown bar and grill Alley Katz has signed a lease to bring an Asian-themed sports bar to an existing space a block from the future Golden 1 Center.

The owner was not immediately available to comment. But broker Dave Herrera of Colliers International Sacramento said he plans to remodel and open the venue in the 5,367-square-foot space at 403-405 J St. The bar could open early next year.

“His motivation was to pull from that draw the arena has, and in the future, the draw of the railyard as it develops,” Herrera said.

The space has two floors, with the street-level floor planned to be the main bar and restaurant area. Remodels will include adding several TVs there and in an outdoor patio space as well, Herrera said. The other floor will be used as a kitchen, dry goods storage and other back-of-the-house functions.

Depending on whether he can get city approval, Herrera said, the owner would also like to establish seating on the front of the building along J. The building will also get a new paint job and lighting to make it more attractive from the street, and the restaurant owner is counting on pass-through traffic from parking garages and lots near Golden 1 Center as sources of potential customers.

The space has proved unlucky for other restaurants. Both a Chinese buffet and more recently an Indian restaurant came and went there; it appears from Yelp reviews nothing has operated in the space since 2010.

But Herrera, who marketed the space on behalf of the landlord, said interest was high. “We had multiple offers on the spot, sports bars with all different styles of restaurants,” he said. “This seemed to be a good fit.”

Herrera worked on behalf of the building owner, while Brenda Miller of Associates West Commercial Real Estate represented the leasee.

Ben van der Meer | Staff Writer | Sacramento Business Journal



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**For further information, please contact:**

David Herrera, Senior Vice President  
Sacramento, Colliers International  
Phone: 916 563 3032  
Email: [David.Herrera@colliers.com](mailto:David.Herrera@colliers.com)