

Q3 2016 Downtown Sacramento: Investment & Activity

More than \$1.1 billion in private and public investments were made downtown in the past decade. New investment in the urban core is changing the landscape with new office, retail, residential, cultural, and transit projects. We expect \$5 billion will be invested in the core over the next decade.

Recent Property Sales

Building	Qtr. Sold	Owner
1001 K Street Unit 400	Q2 2015	California Republican Party
920, 924, 930 K Street	Q2 2015	The Smith Firm LLC
Senator Hotel	Q2 2015	Swift Real Estate Investors
1005 12th Street	Q3 2015	California Grocers Association
Cosmopolitan 1000	Q3 2015	Brad Management
Citizen Hotel	Q3 2015	Platinum Equity
Golden Hotel	Q4 2015	Lynard Khan
1007 7th Street	Q4 2015	700 J Street LLC
918 J Street	Q4 2015	1624 Abbott Kenney LLC
923 K Street	Q4 2015	Ismail Abukhdair
Renaissance Tower 801 K Street	Q1 2016	GPT Properties
Wong Center	Q1 2016	Standard Properties
1601 L Street	Q3 2016	California New Car Dealer's Association
1234 H Street	Q3 2016	Eason & Tamborini Law
520 Capitol Mall	Q4 2016	LeFevor Mattson
400 Capitol Mall	Q4 2016	Starwood Capital

New Businesses



Development Projects

Project Name	Project Sq. Ft.	Housing Units
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Completed

Golden 1 Center	2,279,000	
16 Powerhouse	60,000	50
2500 R Midtown	46,500	34
California Family Fitness	32,000	
California New Car Dealer's Association	13,000	
Cannery Place Apartments	110,000	180
Tapestri Square	120,000	58
The Ridgeway	14,156	22
Warehouse Artist Lofts (WAL)	314,400	116
Eviva	180,000	118
M.A.Y Building	38,000	21

Under Construction

700 Block of K Street	250,000	137
E. Claire Raley Studio for Performing Arts	45,963	
The Sawyer at DOCO	380,730	44
Railyards	10,000,000	
Rochdale Building	10,400	
Sacramento Intermodal Facility	127,000	
The Bridge District	12,300,000	6,000
The Creamery	121,837	117
The Mill at Broadway	TBD	1,000
Downtown Commons (DOCO)	1,500,000	
Kaiser Permanente	200,000	
Ice Blocks	200,000	150
B Street Theatre	40,000	

Proposed

1500 S Street Mixed Use	108,000	76
515 T Street	15,458	14
Community Center Theatre	66,758	
County Courthouse	405,000	
Cathedral Square	472,020	233
Kaiser Hospital (Railyards)	1,200,000	
Marshall Hotel/Hyatt Centric	103,979	
MLS Soccer Stadium	TBD	
Museum of Railroad Technology	100,000	
Powerhouse Science Center	TBD	
Q19	TBD	68
Sacramento Commons	TBD	1,470
Senior Artist Community	156,481	160
The Docks Project	1,263,240	1,100
Township 9	2,800,000	2,200
Vanir Tower	372,000	
Yamane	TBD	134
Metro Crossing	TBD	200
Arch/Nexus Sac	8,250	
301 Cap Mall	1,000,000	100
1430 Q Street	TBD	73
Aura	600,000	283
1717 S Street	TBD	150

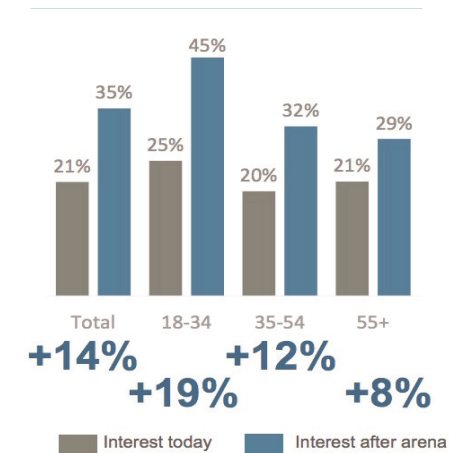
Office Market Study Findings

In 2014, the Downtown Partnership commissioned Mering Carson for a research study of Downtown Sacramento's office market to understand strategic advantages and opportunities.

Key Findings:

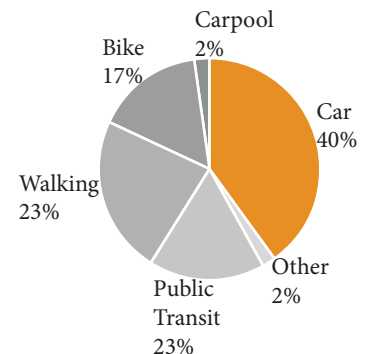


Downtown is perceived as the region's business hub where everything intersects.



The arena is helping buoy interests in working and living Downtown.

Preferred Mode of Transportation



There is a desire in the market for multi-modal transportation.

As of September 2016

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