

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
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
Completed		
18th & N Streets	14,049	25
15th & R Street Reuse	15,000	--
16 Powerhouse	66,000	50
Cannery Place	TBD	180
Eviva	180,000	118
15 Reconnection Project	--	--
E. Claire Raley Studio	45,963	--
Tapestri Square	128,000	58
Golden 1 Center	2,279,000	--
M.A.Y. Building	38,000	22
Under Construction		
Sacramento Intermodal Transport Facility	127,000	--
Ice Blocks	200,000	142
The Creamery	326,700	117
700 Block of K Street	250,000	137
Rochdale Building (formerly B&G Bldg.)	10,400	--
B Street Theatre	40,000	--
The Bridge District	12,300,000	4000
The Sawyer at DOCO	380,730	45
The Mill at Broadway	TBD	825
Kaiser Permanente	200,000	--
Downtown Commons (DOCO)	1,000,000	--
Truitt Park	--	--
Railyards	10,000,000	6,000
Township 9	2,800,000	2,981
20 PQR	TBD	32
California Brownstones Project	13,068	12
Proposed		
The Docks Project	1,263,240	1,100
Museum of Railroad Technology	100,000	--
Community Center Theater	66,758	--
Aura	600,000	283
Marshall Hotel/Hyatt Centric	103,979	--
800 Block of K Street	TBD	150
Downtown Riverfront Streetcar	--	--
Sacramento Commons	441,698	1,470
Senior Artist Community	156,481	132
I Street Bridge Replacement	--	--
1500 S Street Mixed-Use	108,000	76
M.L.S. Soccer Stadium	375,000	--
Vanir Tower	372,000	--
Kaiser Hospital	TBD	--
Q19	TBD	68
Market 5-ONE-5	11,200	--
Metro Crossing	316,000	200
301 Cap Mall	1,100,000	100
15Q Mixed-Use	158,355	73
Seventeen 17 S Street	TBD	150
Bel-View Apartments	29,000	40
Yamane	177,032	134
21st & U Streets	21,426	15
19J (Mohannas)	TBD	173
The Press	TBD	253

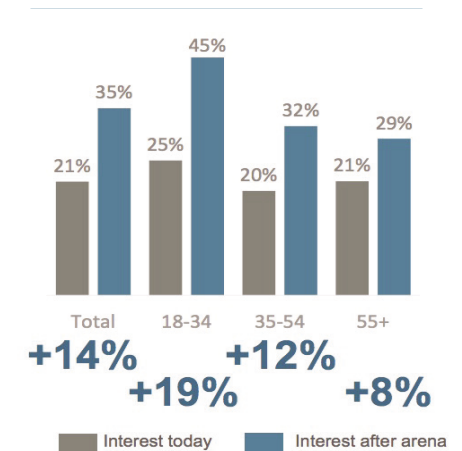
Office Market Study Findings

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:

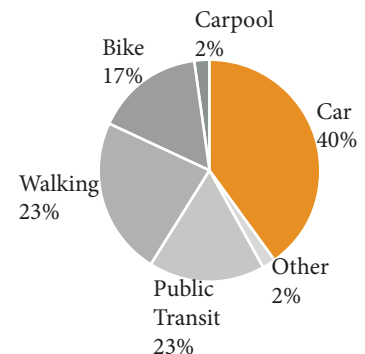


Downtown is perceived as the region's business hub where everything intersects.



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.