

# Q4 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<br>Unit 400         | Q2 2015   | California Republican Party    |
| 920, 924, 930<br>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<br>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 |
|--|-----------------|---------------|
| <b>Completed</b>                         |                 |               |
| 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            |
| <b>Under Construction</b>                |                 |               |
| 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            |
| <b>Proposed</b>                          |                 |               |
| 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           |

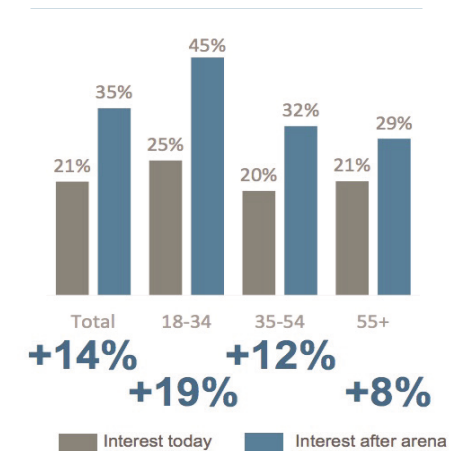
## Office Market Study Findings

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:

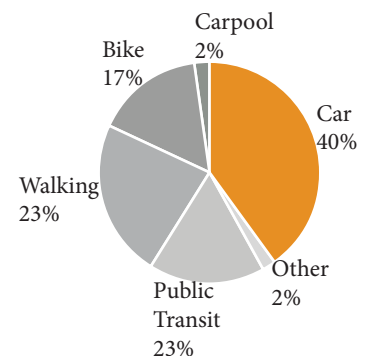


Downtown is perceived as the region's business hub where everything intersects.



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.