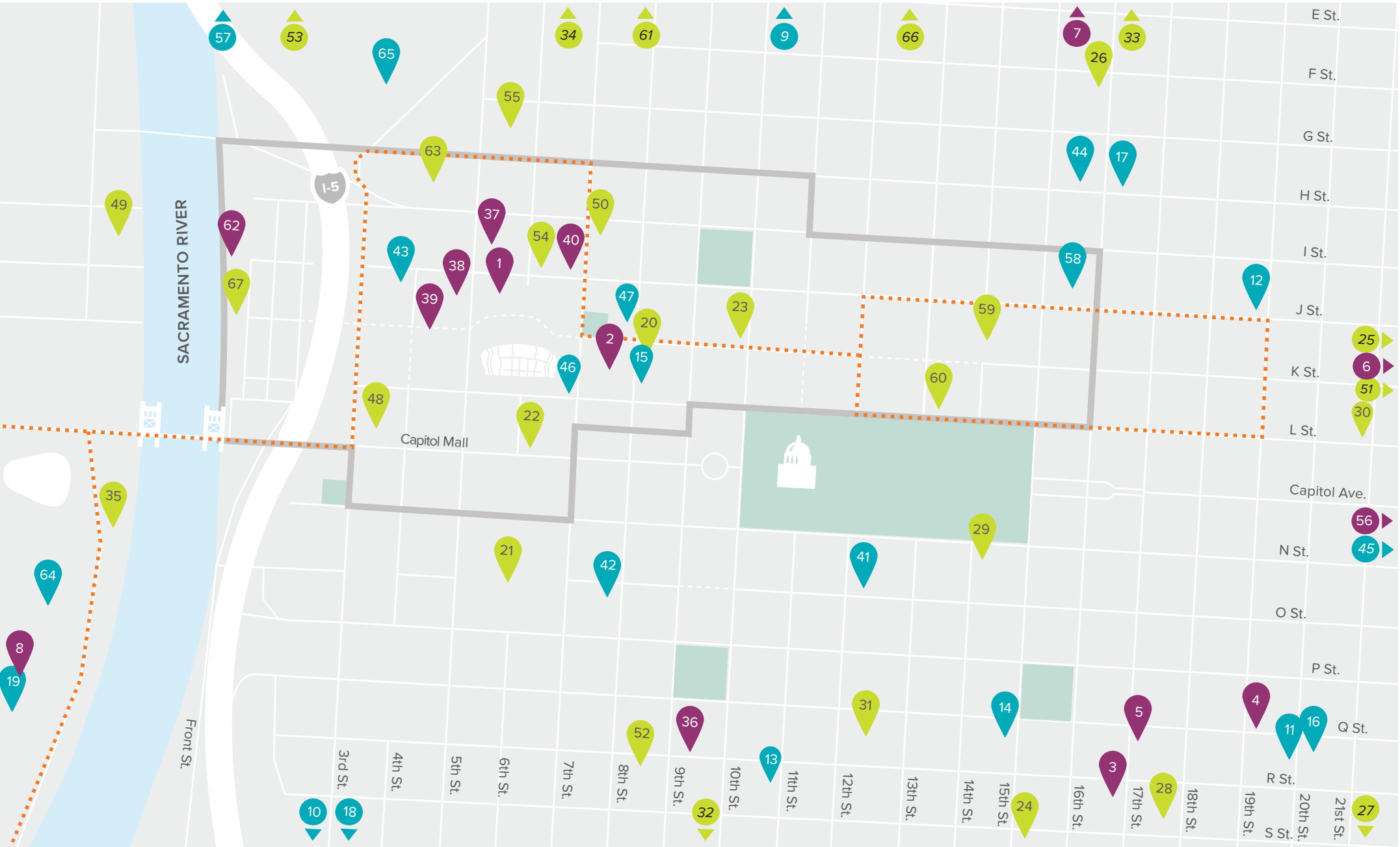


DOWNTOWN SACRAMENTO DEVELOPMENT MAP

HOUSING

- 1) The Residences at The Sawyer - 500 J St.** 45 for-sale condominiums located above the Kimpton Sawyer Hotel.
- 2) The Hardin - 700 K St.** 250,000 SF Mixed-use project with 137 mixed-income units and retail space.
- 3) Ice Blocks - R St., between 16th & 18th Sts.** Mixed-use project with 142 units, 55,000 SF retail space and 106,000 SF office space.
- 4) Q19 - 19th & Q Sts.** Mixed-use project with 68 units and 2,000 SF retail space.
- 5) California Brownstones - 1700 Q St.** 12 for-sale single family units.
- 6) 2301 K - 2301 K St.** Mixed-use project with 8 market-rate units and 1,600 SF of retail space.
- 7) Mansion Flats Modern - 1509 D St.** 8 for-sale single family units.
- 8) 980 Central - 980 & 974 Central St.** 55 unit market-rate apartment project.
- 9) The Creamery - 1013 D St.** 122 for-sale single family units.
- 10) The Mill at Broadway - 3rd–5th Sts. & Broadway.** 1,000 single family units planned, more than 200 completed.
- 11) 20 PQR - 20th St., between P & R Sts.** 32 for-sale single family units.
- 12) 19J - 19th & J Sts.** Mixed-use project with 173 standard and micro units and 6,600 SF of retail.
- 13) 1024 R Street - 1024 R St.** Mixed-use project with 26 units and 16,000 SF commercial space.
- 14) 1430 Q - 1430 Q St.** Mixed-use project with 75 units and 9,000 SF retail space.
- 15) Bel-Vue Apartments - 809 L St.** 29,000 SF project with 22 affordable units. *Part of the 800 K/L St. mixed-use project.*
- 16) The Press - 21st & Q Sts.** Mixed-use project with 277 units and 8,000 SF retail space.
- 17) H16 - 16th & H Sts.** 75 unit apartment project with 5 live-work units.
- 18) 3rd & Broadway - 401 Broadway.** 59 unit apartment project.
- 19) The Foundry - North of Mill St.** 69 unit apartment project with 19 single family homes.
- 20) 800 K/L St. - 800 K St.** 280,000 SF mixed-use project with 148 units and 20,000 SF retail space.
- 21) Sacramento Commons - 5th–7th Sts., between N & P Sts.** Mixed-use project with 1,470 units, 300 hotel rooms and 74,000 SF retail space.
- 22) 601 Cap Mall - 601 Capitol Mall.** 600,000 SF mixed-use project with 162 units and 5,800 SF commercial space.
- 23) 10K - 10th & K Sts.** Mixed-use project with 186 units, 205 hotel rooms and 7,400 SF retail space.
- 24) 1500 S - 1500-1522 S St.** 80,000 SF mixed-use project with 76 units and 13,000 SF commercial space.



COMPLETED **UNDER CONSTRUCTION** **PROPOSED** **STREETCAR** **PBID BOUNDARY**

- 25) Yamane - 2500 J St.** Mixed-use project with 134 units and 14,000 SF commercial space.
- 26) Lavender Courtyard - 16th & F Sts.** 54 senior LGBT-friendly units.
- 27) 21st & U - 2115 21st St.** 21,426 SF mixed-use project with 15 units and 6,225 SF commercial space.
- 28) 1717 S Street - 1717 S St.** 6-story, mixed-use building with 159 mixed-income units and 11,400 SF retail space.
- 29) Vantage Condominiums - 14th & N Sts.** 87 for-sale condos and 2,990 SF retail space.
- 30) 2025 L Street Mixed-Use - 2025 L St.** Mixed-use project with 141 units and 53,000 SF commercial space.
- 31) Q Art Lofts - 1208-1220 Q St.** 51 unit apartment project.

- 32) 10U - 2030 10th St.** 21 units with 3,000 SF of retail space.
- 33) E@16 - 16th & E Sts.** 95 apartment units and work-live units.
- 34) Railyards Mixed-Use - Railyards Blvd. & 6th St.** 303 units and 3,800 SF retail space.
- 35) West - S.E. Corner of Riverfront St, & Ballpark Ave.** Mixed-use project with 273 units and 16,000 SF of retail space.

RETAIL | OFFICE

- 36) Market 5-ONE-5 - 915 R St.** 11,200 SF urban grocery market.
- 37) Kaiser Permanente DOCO Medical Center - 501 J St.** 200,000 SF corporate center and outpatient clinic.

- 38) 428 J Renovation- 428 J St.** 92,000 SF mixed-use office and retail renovation project.
- 39) Downtown Commons (DOCO) - 660 J St.** 1,000,000 SF mixed-use project with 630,000 SF retail space and 250,000 SF office space.
- 40) The Bank - 629 J St.** 30,000 SF food hall featuring bar areas and leased food stalls.
- 41) O Street Office Building - 1215 O St.** 370,000 SF new state office building.
- 42) State Resources Building - 7th & 8th Sts. between O & P Sts.** 838,000 SF new state office building.
- 43) California Fruit Building - 1006 4th St.** Conversion of office building into a 100 room hotel.
- 44) Mansion Inn- 16th & H Sts.** 156,481 SF boutique hotel with 110 hotel rooms.

- 45) Paragary Hotel- 28th & Capitol Ave.** 105 room boutique hotel.
- 46) Hyatt Centric - 1122 7th St.** 103,979 SF hotel mixed-use project with 170 hotel rooms and 6,546 SF retail space.
- 47) 731 K Street Renovation - 7th & I Sts.** Renovation of 15,000 SF office will include 7,654 SF of first-floor retail.
- 48) Tower 301 - 301 Capitol Mall.** Mixed-use project with 791,647 SF office space, 24,653 SF Retail and 100 residential units.
- 49) CalSTRS Expansion - 100 Waterfront Place.** Expansion of the current CalSTRS headquarters to add 265,000 SF of office space.
- 50) 7+I Hotel - 7th & I Sts.** 179 room AC Marriott hotel with ground-floor retail.
- 51) Hyatt House Midtown - 2719 K St.** Conversion of historic Eastern Star Building to a 133-room hotel.

- 52) CADA R Street Garage - R St. between 8th & 9th Sts.** 800 parking space garage with 12,000 SF of ground-floor retail.
- 53) Kaiser Permanente Medical Center - Northwest Corner of the Railyards Site.** 1,200,000 SF hospital and medical facility.
- 54) Vanir Tower - 601 J St.** Mixed-use project with 100,000 SF office space, 50 residential units and 250 luxury hotel rooms.
- 55) Sacramento County Courthouse - 6th & G Sts.** 540,000 SF facility with 53 courtrooms.

ARTS & CULTURE

- 56) The Sofia (B Street Theatre) - 27th & Capitol Ave.** 45,000 SF theater with 4,000 SF retail space.
- 57) Powerhouse Science Center - Jibboom St.** 43,000 SF science, space, and technology museum near Old Sacramento Waterfront.
- 58) Memorial Auditorium - 1515 J St.** Modernization of the existing 149,000 SF auditorium.
- 59) Sacramento Convention Center - 1400 J St.** Expansion to 338,000 SF will include increased exhibit, ballroom and meeting space.
- 60) Community Center Theater - 1301 L St.** Transformation of current performance center to 115,000 SF, scheduled to begin 2019.
- 61) Railyards Soccer Stadium - Railyards, east of 7th St.** 375,000 SF outdoor, multi-use MLS soccer stadium with seating for approximately 22,000.

STREETSCAPE & CIRCULATION

- 62) Embarcadero Project - Front Street.** Replacement of 70,635 SF wooden boardwalk with stamped concrete.
- 63) Sacramento Valley Station Phase III - 4th & I Sts.** Expansion of the 68,000 SF train station that will include a relocation of the current light rail station.

- Downtown Riverfront Streetcar**
An urban circulator connecting people in West Sacramento, Downtown and Midtown.

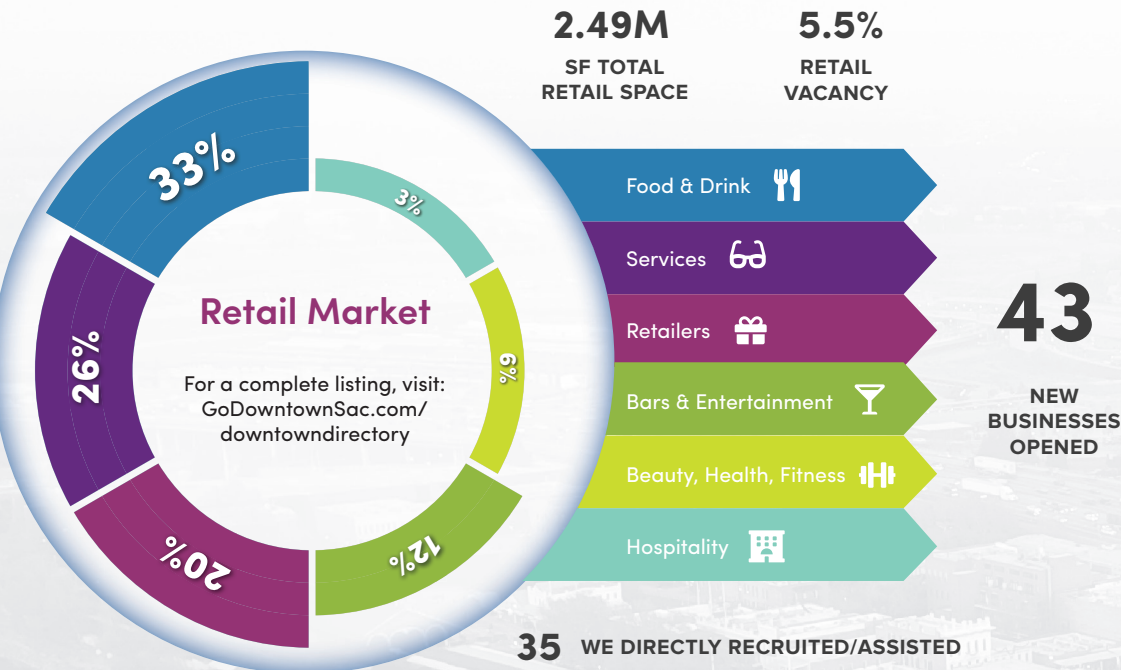
LARGE-SCALE PROJECTS

- 64) The Bridge District - West Sacramento.** 188-acre mixed-use project with 4,000 residential units and 5,000,000 SF commercial space.
- 65) Railyards - 5th & I Sts.** 244-acre mixed-use project with up to 6,000 residential units, 1,000 hotel rooms, 1,000,000 SF retail space and 5,000,000 SF office space.
- 66) Twin Rivers Project - Richards Blvd., River District.** 86-acre mixed-use project with 3,387 mixed-income residential units, 840,000 SF office space and 146,194 SF retail space.
- 67) Old Sacramento Waterfront Redesign - Front Street.** Plans to activate waterfront include leasing the North and South public markets with 10,000 SF retail space.

MOVING *downtown*

By day, downtown is the region’s largest employment center with amenities rivaling any corporate campus. By night, it’s a vibrant entertainment district.

RETAILERS CHOOSING *downtown*



43

NEW
BUSINESSES
OPENED

35

WE DIRECTLY RECRUITED/ASSISTED

Retail Market

For a complete listing, visit:
GoDowntownSac.com/
downtowndirectory

DEMOGRAPHICS *downtown*

1-MILE 21.4K | 3-MILE 141.8K
CURRENT POPULATION

1-MILE \$63.9K | 3-MILE \$79.4K
AVERAGE HOUSEHOLD INCOME

1-MILE 40 | 3-MILE 38
AVERAGE AGE

1-MILE 11.9K | 3-MILE 63.1K
HOUSEHOLDS

1-MILE 6.4K | 3-MILE 36.1K
BACHELOR'S DEGREE OR HIGHER

1-MILE 103K | 3-MILE 185.6K
EMPLOYEES

LIVING *downtown*

6,034
TOTAL RENTAL
UNITS

95%
OCCUPANCY

851
UNITS
COMPLETED

977
UNDER
CONSTRUCTION

15,346
UNITS PLANNED

OFFICE MARKET *downtown*

Home to more than one-third of the region’s Class A office space, downtown is the region’s premier urban corporate campus.

20.62M
SF TOTAL
OFFICE SPACE

8.1%
VACANCY
RATE

\$2.56
RENTAL RATE
PER SF

	Class A	Class B	Class C
Office Inventory (SF)	9,158,445	5,865,459	5,592,475
Vacancy Rate	7.1%	12.6%	5.3%
Rental Rate per (SF)	\$2.98	\$2.39	\$1.85

Source: CoStar

EMPLOYERS CHOOSING *downtown*

Lockton Companies
400 Capitol Mall

Oak Valley Community Bank
455 Capitol Mall

Merrill Lynch
555 Capitol Mall

2.9% UNEMPLOYMENT

NOTABLE PROPERTY SALES *downtown*

621 Capitol Mall
\$161 million
366,000 SF

555 Capitol Mall
\$78.2 million
385,178 SF

770 L Street
\$44.5 million
170,267 SF

1018-1030 J Street
\$5 million
68,889 SF

731 K Street
\$1.7 million
16,892 SF

#SACCOLADES

ONE OF NORTH
AMERICA'S
BEST
EMERGING
DESTINATIONS
– Lonely Planet



#1 | MOST
UNDERRATED
CITY IN
CALIFORNIA
– Thrillist



#1 | CITY IN
CALIFORNIA
FOR
POPULATION
GROWTH
– California
Department of
Finance



#3 | CITY
IN THE U.S.
WHERE
MILLENNIALS
ARE MOVING
– SmartAsset.com



#28 | BEST
PLACE IN
AMERICA
TO START A
BUSINESS
– Inc.com

DEVELOPING *downtown*

DOWNTOWN SACRAMENTO PARTNERSHIP