
1130

K STREET

COMPLETELY REMODELED URBAN OFFICE SPACE FOR LEASE
CENTRAL URBAN LOCATION 1 BLOCK FROM THE STATE CAPITOL



**NEW LEASE
RATES STARTING
AT \$2.65/SF/MO
FULL SERVICE!**

1130 K



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THE PROPERTY

184,471

SF BUILDING

513-129,242

SF AVAILABLE

102,200

MAX CONTIGUOUS SF

6

FLOORS

11,347

SF TERRACE

NEW LEASE RATES STARTING AT: \$2.65 PER SF PER MONTH FULL SERVICE!!!

1130 K Street is a 184,471 square foot office building strategically located less than one block from the California State Capitol building in Sacramento. 1130 K Street offers direct access to light rail, numerous restaurants and shopping along K and L Streets, and is just a short walk east to Sacramento's vibrant Midtown submarket and west to the booming Downtown Commons (DOCO) entertainment district surrounding Golden 1 Center.

Constructed in 1924 as the original Weinstock's de-

partment store, this stunning landmark building features a Romanesque four-story-high arched entranceway and a half-dome colonnade window line spanning the fourth floor. The building was converted to an office building in 1979 when Weinstock's relocated and has since been occupied by a variety of public and private tenants over the years. The building has had a recent top to bottom renovation with two new steel frame floors added featuring floor to ceiling glass and a generous terrace. The property has also been fully

upgraded to LEED Gold, along with seismic, title 24 and ADA building standards. 1130 K offers on-site showers, a bike room and a fitness center.

Located 1 block from the State Capitol and Convention Center, 2 blocks from the City's largest public parking garage, 3 blocks from City Hall, 4 blocks from Golden 1 Center and DOCO, and within easy walking distance of every major hotel, 1130 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.

1130 K STREET HAS HAD A TOP-TO-BOTTOM RENOVATION WITH TWO NEW FLOORS ADDED WITH A WRAP AROUND DECK OVERLOOKING DOWNTOWN



PROPERTY DETAILS

- Approximately 184,471 SF total
- Up to 12,144 SF of ground floor retail
- Contiguous office space up to ± 102,200 RSF (3rd - 6th Floor)
- Timeless and modern design
- Elevator served
- Concrete and steel construction, brand new building infrastructure

LOWER LEVEL

| | |
|---------------------|-----------------|
| Suite 15 | 750 SF |
| Suite 50 | 4,396 SF |
| Available SF | 5,146 SF |

FLOOR 4

| | |
|---------------------|------------------|
| Suite 400 | 16,360 SF |
| Suite 415* | 795 SF |
| Suite 450 | 14,888 SF |
| Available SF | 32,043 SF |

FLOOR 1

| | |
|---------------------|------------------|
| Suite 100 | 12,144 SF |
| Available SF | 12,144 SF |

FLOOR 5

| | |
|--------------------------|------------------|
| Suite 500 | 10,465 SF |
| <i>Suite 500 Terrace</i> | <i>11,347 SF</i> |
| Suite 515* | 403 SF |
| Suite 550 | 9,186 SF |
| Available SF | 20,054 SF |

FLOOR 2

| | |
|---------------------|-----------------|
| Suite 215 | 774 SF |
| Suite 220 - 230 | 2,910 SF |
| Suite 240 | 2,002 SF |
| Suite 260 - 270 | 4,065 SF |
| Available SF | 9,751 SF |

FLOOR 6

| | |
|---------------------|------------------|
| Suite 600 | 10,762 SF |
| Suite 615* | 407 SF |
| Suite 650 | 9,816 SF |
| Available SF | 20,986 SF |

* Suite not individually available for lease.

FLOOR 3

| | |
|---------------------|------------------|
| Suite 300 | 9,696 SF |
| Suite 305 | 7,364 SF |
| Suite 310 | 513 SF |
| Suite 315 | 803 SF |
| Suite 320 | LEASED |
| Suite 340 | 5,380 SF |
| Suite 380 | 5,361 SF |
| Available SF | 29,117 SF |

NEW LEASE RATES!!!
FL #1-4: \$2.65/SF/MONTH
FL #5-6: \$3.25/SF/MONTH
FULL SERVICE GROSS

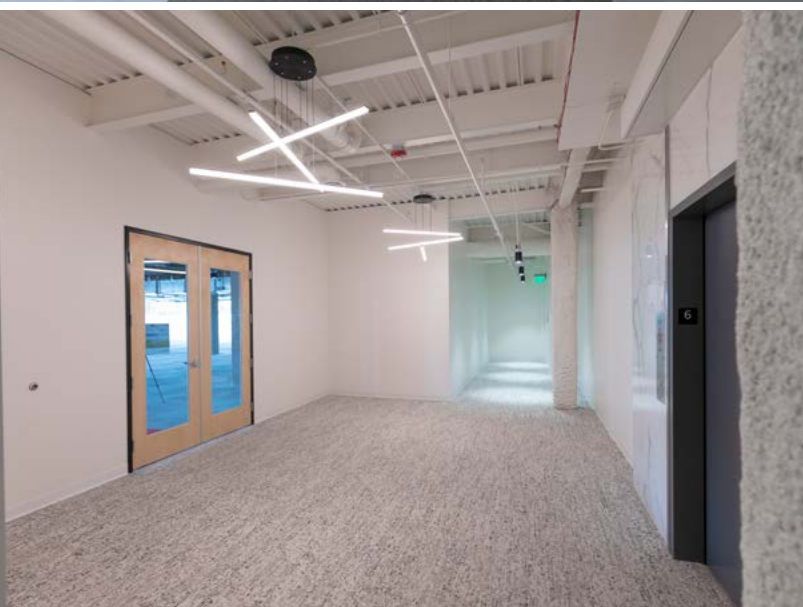






Section One: The Property

1130 K





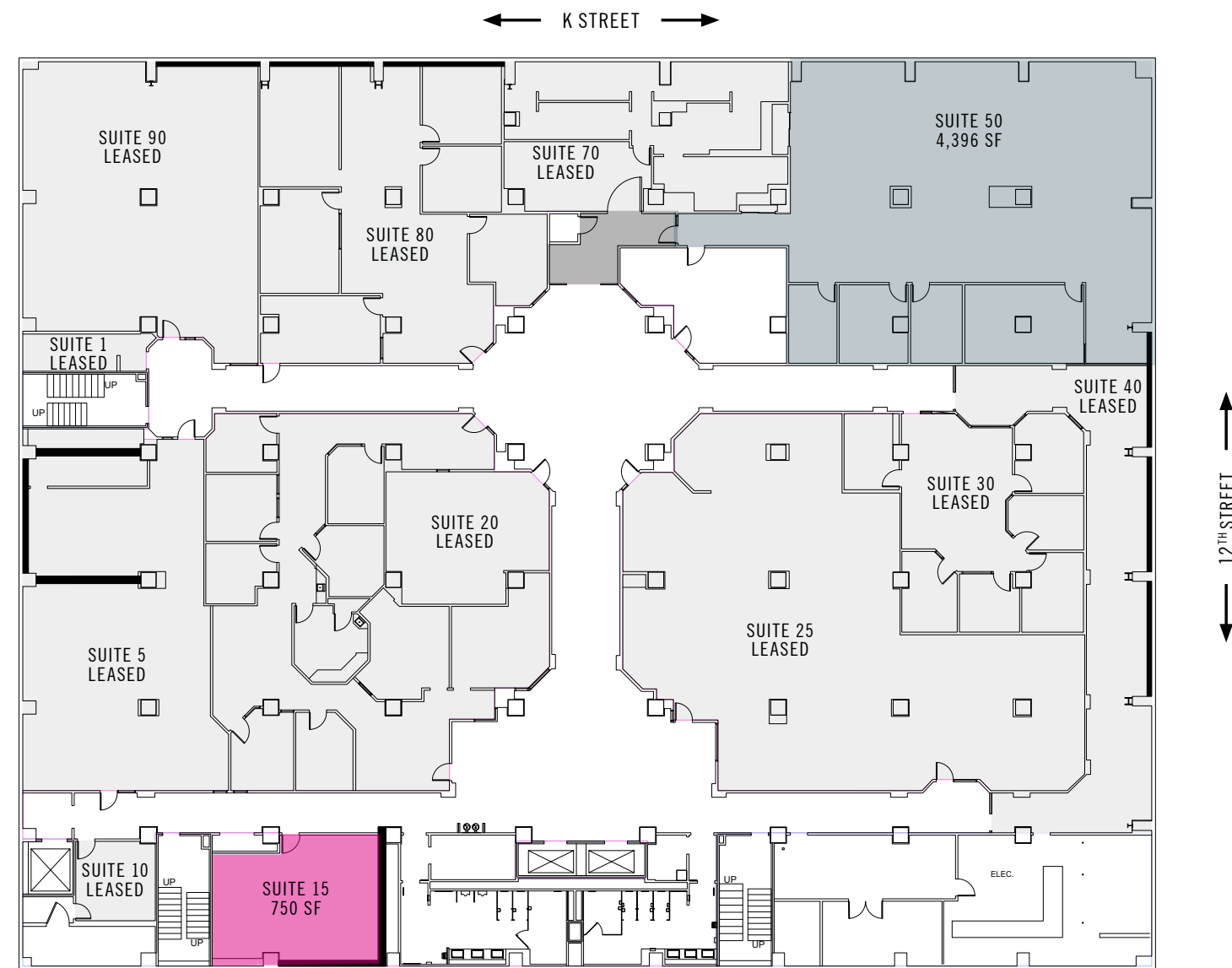
FLOOR PLANS

| | | | |
|-------------------------------|--------------------------------------|-----------------------------|-----------------------------------|
| 19 AVAILABLE SPACES | 513 - 102,200 SF AVAILABLE | 11,347 SF TERRACE | UNLIMITED POSSIBILITIES |
|-------------------------------|--------------------------------------|-----------------------------|-----------------------------------|



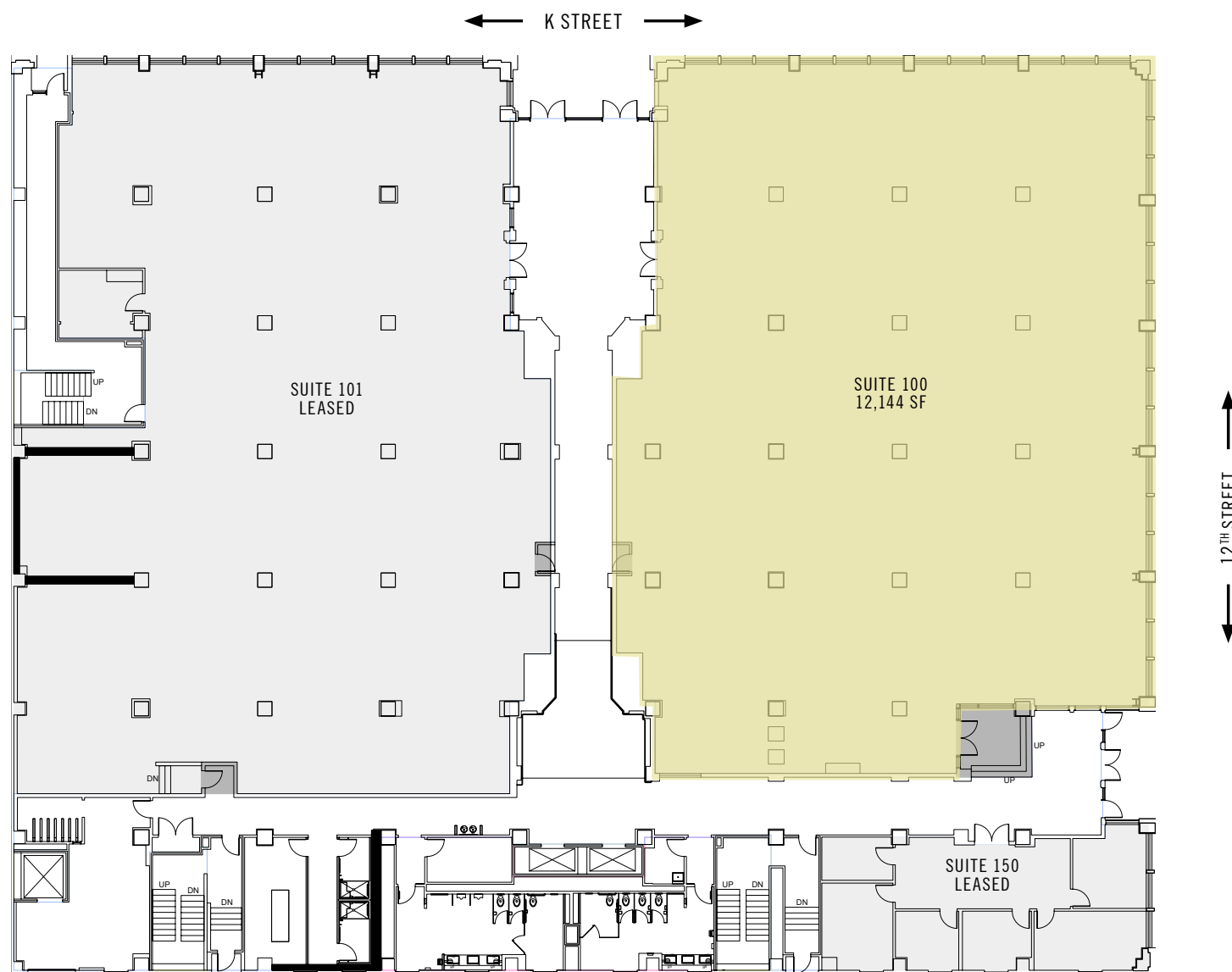
LOWER LEVEL

± 750 - 4,396 SF | TOTAL AVAILABLE: 5,146 SF



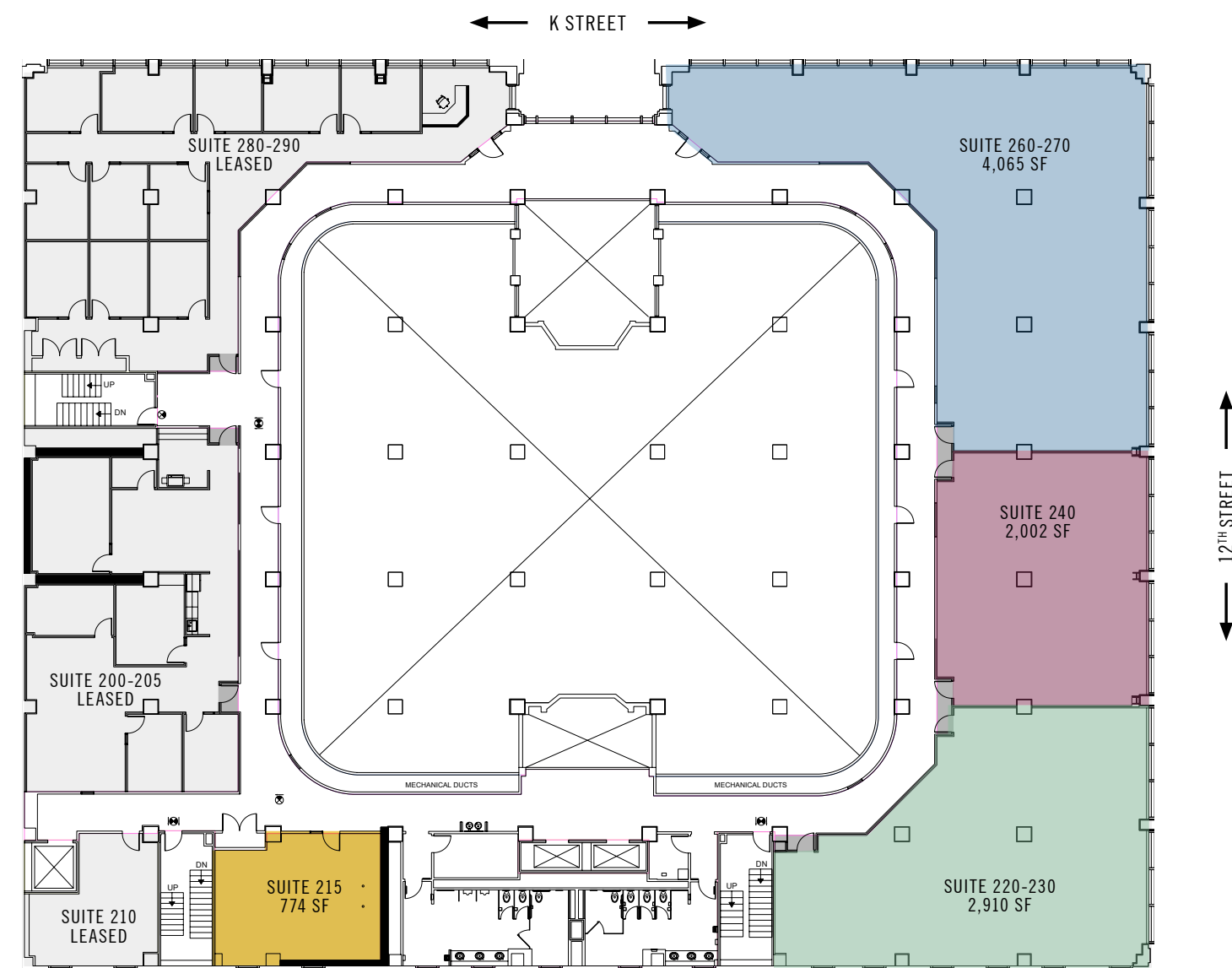
FLOOR 1

± 12,144 SF | TOTAL AVAILABLE: 12,144 SF



FLOOR 2

± 774 - 8,977 SF | TOTAL AVAILABLE: 9,751 SF



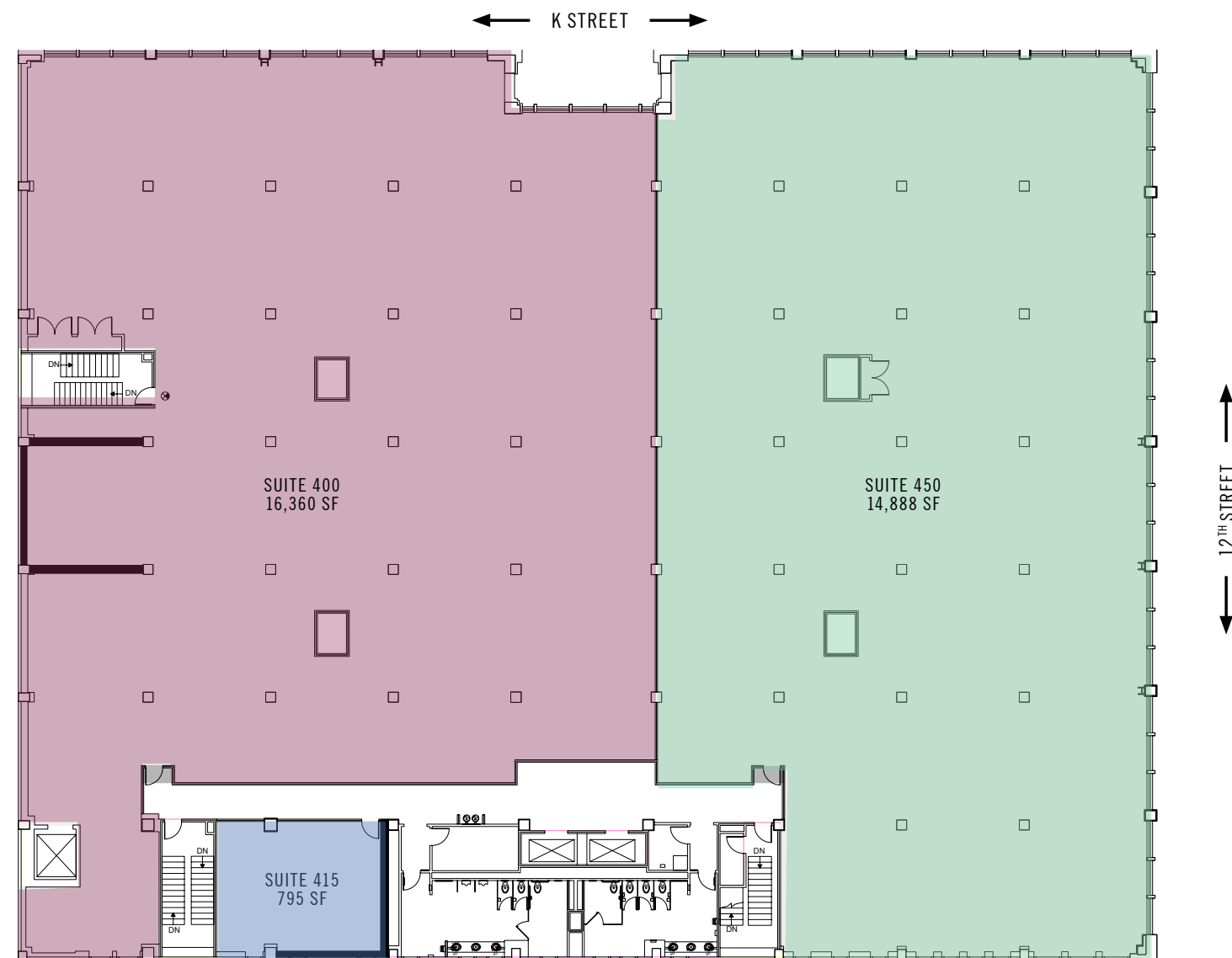
FLOOR 3

± 513 - 29,117 SF | TOTAL AVAILABLE: 29,117 SF



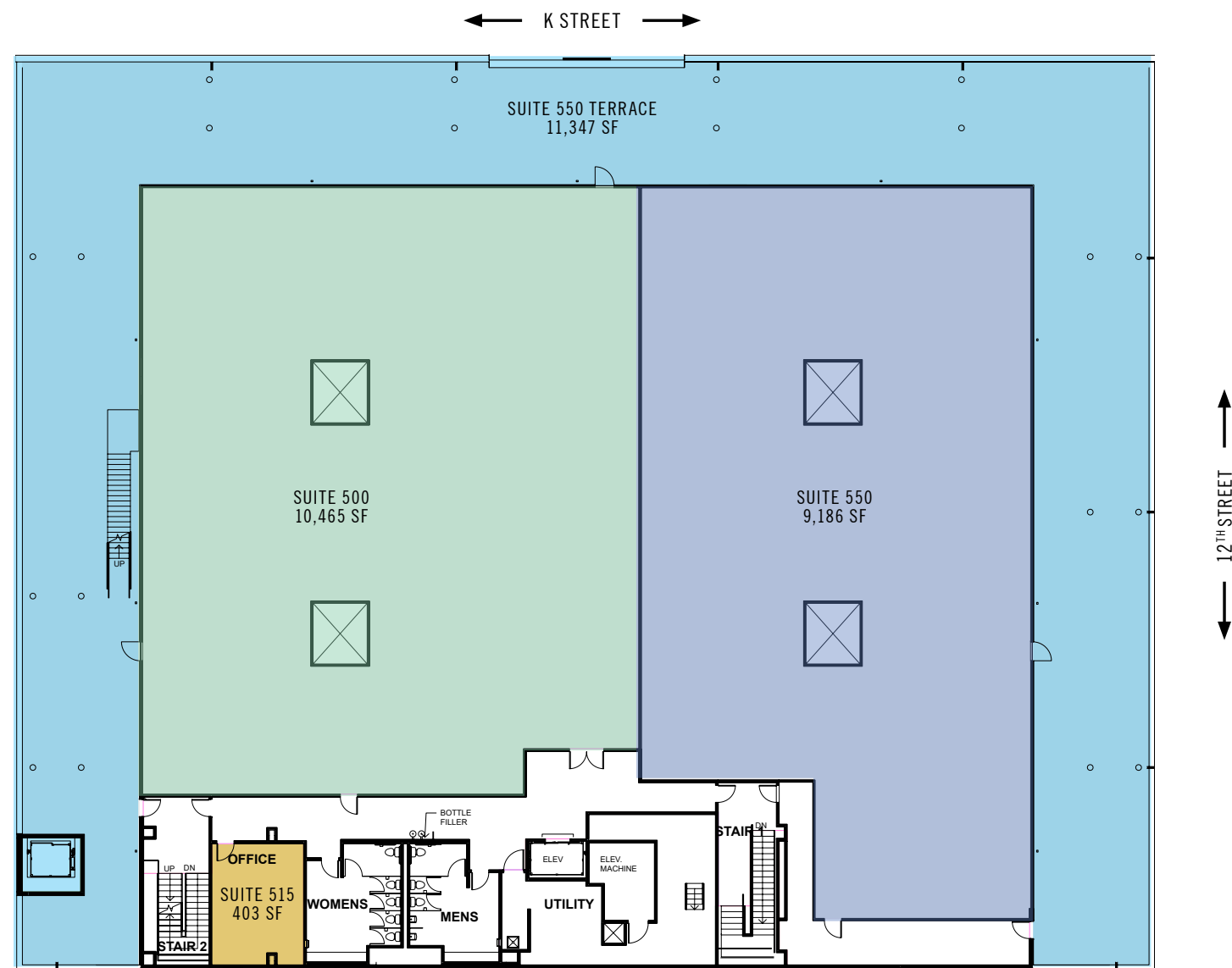
FLOOR 4

± 14,888 - 32,043 SF | TOTAL AVAILABLE: 32,043 SF



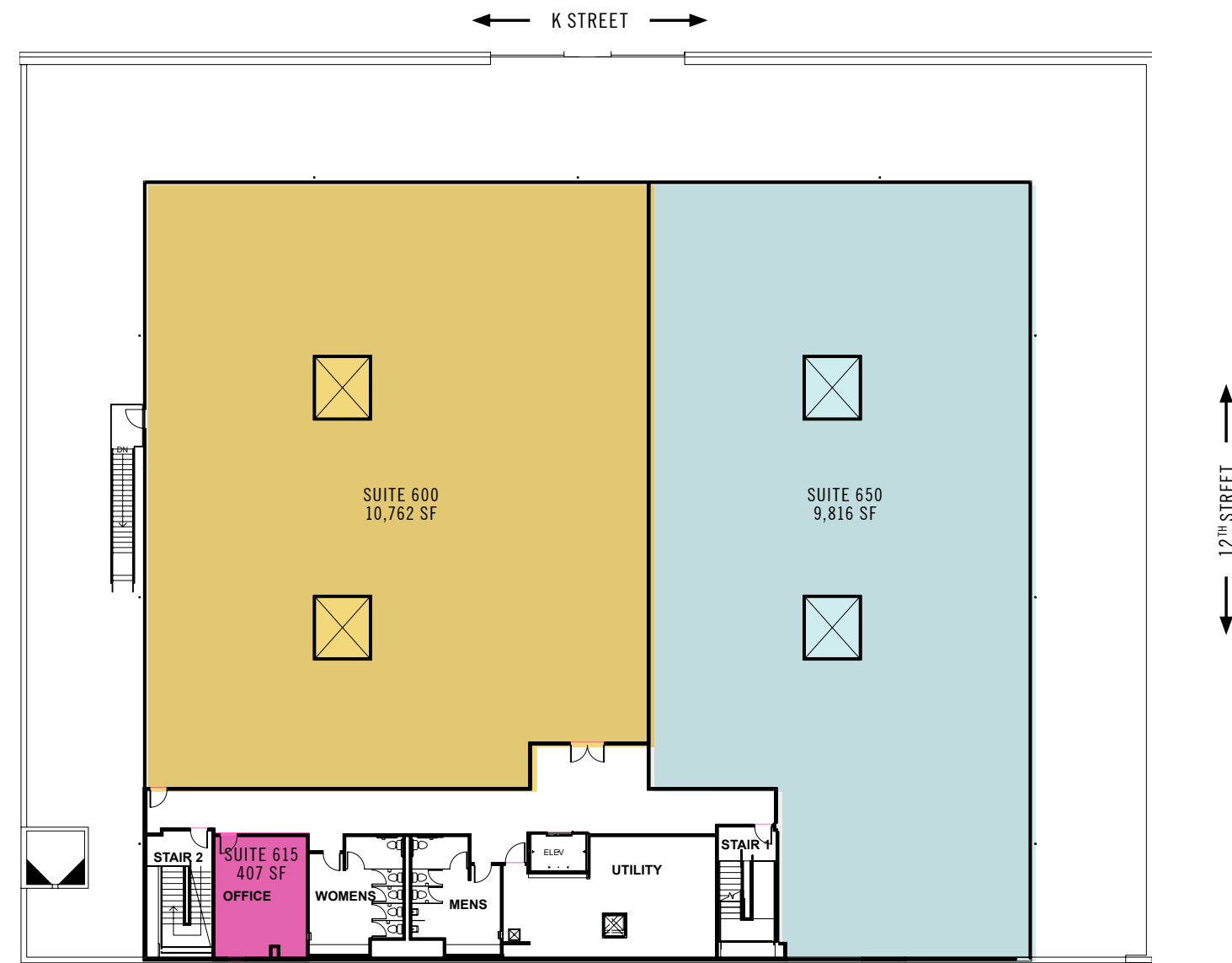
FLOOR 5

± 9,186 - 20,054 SF | TOTAL AVAILABLE: 20,054 SF + 11,347 SF TERRACE



FLOOR 6

± 9,816 - 20,986 SF | TOTAL AVAILABLE: 20,986 SF





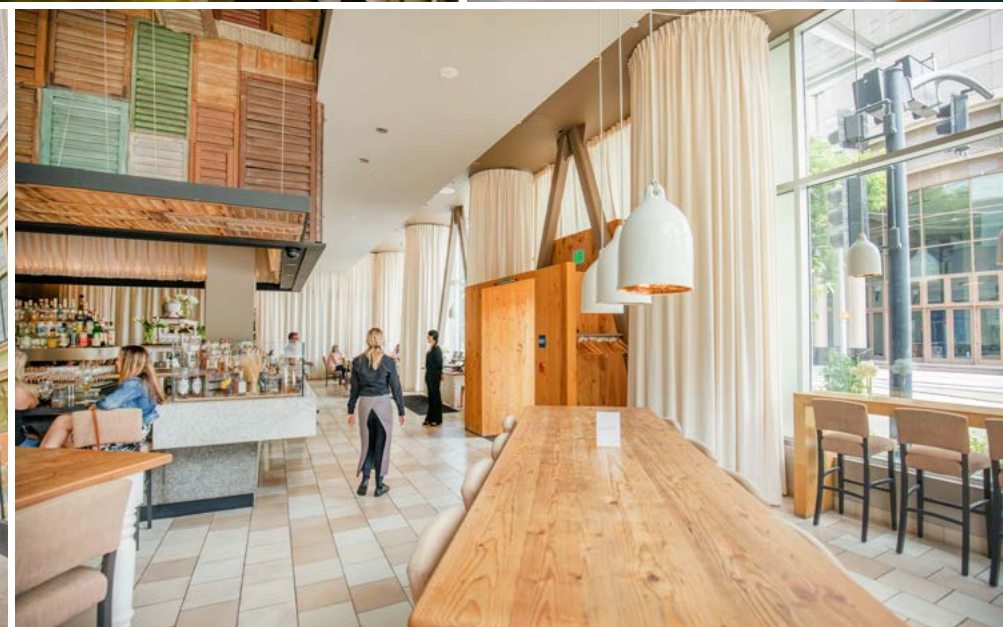
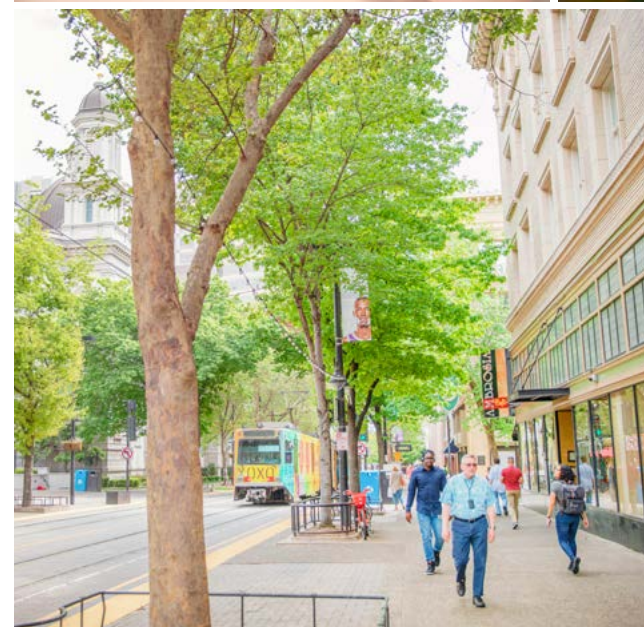
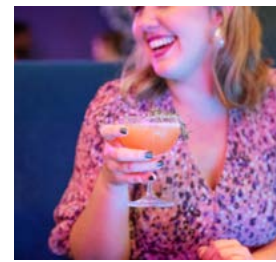
BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

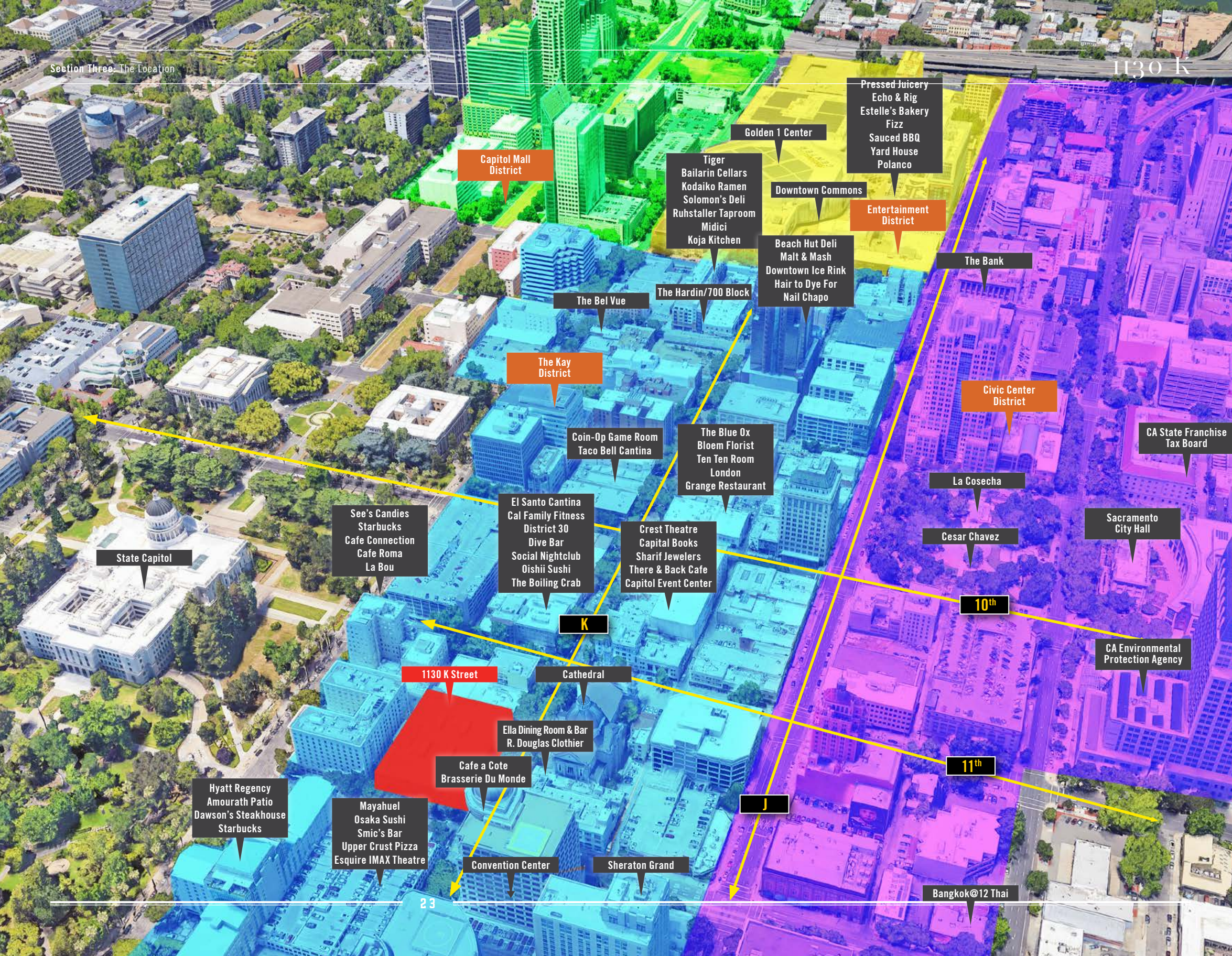
1130 K Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Civic Center District and the thriving K Street Entertainment District (the Kay).

The property sits just one block from the State Capitol and Sacramento Convention Center/Theater, four blocks from the Entertainment District which includes Downtown Commons and Golden 1 Center,

less than two blocks from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core. A short walk is the Capitol Mall District.



Section Three: The Location



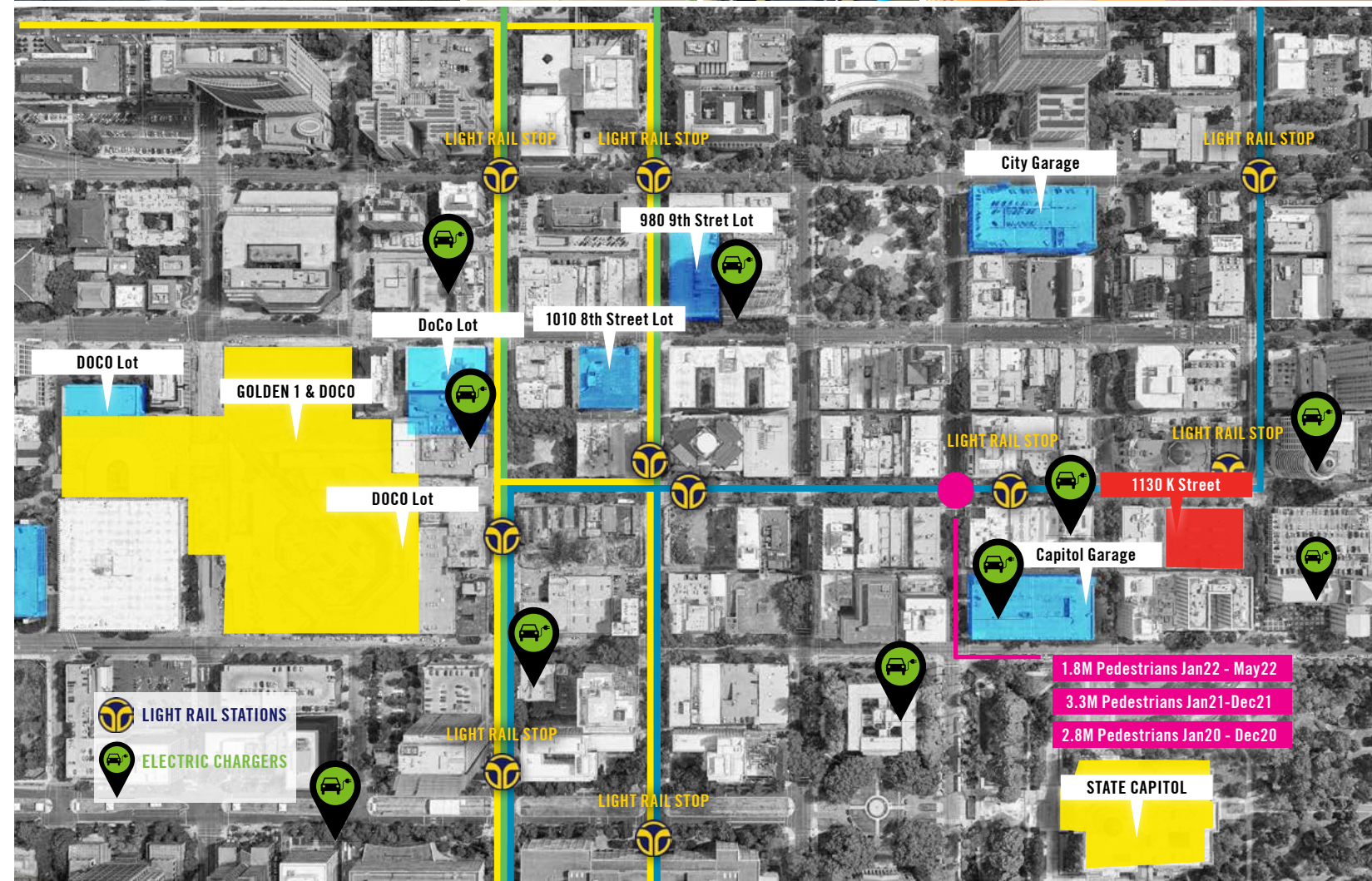


NEARBY AMENITIES

The property benefits from a central location in The Kay District near the Civic Center District, the Entertainment District, and the Capitol Mall District.

POPULAR RESTAURANTS NEAR 1130 K STREET (not all are mentioned here):

- | | | | | |
|----------------------------|-------------------------|--------------------------|-------------------------|-----------------------|
| 58 Degrees & Holding Co. | Centro Cocina Mexicana | Jack's Urban Eats | Nido | Shady Lady |
| Ace of Spades | Chipotle | Jamie's Broadway Grill | Old Soul Coffee | Shoki Ramen House |
| Aioli Bodega Espanola | Cornerstone | Karma Brew | Osaka Sushi | Sun & Soil Juice |
| Amaro Italian Bistro & Bar | Crepeville | Koja Kitchen | Pachamama Coffee | Tank House BBQ |
| Amourath | Darling Aviary | Kru Japanese | Coop | Tapa the World |
| Art of Toys | Dawson's Steakhouse | Kupros Craft House | Paesano's | Tea Cup Cafe |
| Azul Mexican | Der Biergarten | Love Child | Paragary's | Temple Coffee |
| Badlands | Eatuscany Cafe | Lucca | Pizzeria Urbano | Thai Basil |
| Bar West | Elixir Bar & Grill | Luna's Cafe & Juice Bar | Portofino's | Thai Canteen |
| Bento Box | Ella Dining Room & Bar | Mango's/Burgertown | Pronto Pizza | The Golden Bear |
| BevMo | Faces | Make Fish | Pushkin's Bakery | The Mill Coffee House |
| Bike Dog | Federalist Public House | Massulo Pizza | Q Street Bar & Grill | The Porch |
| Bottle & Barlow | Fieldwork Brewing Co. | Mayahueal | R15 | The Rind |
| Brasserie Du Monde | FishFace Poke Bar | Mercantile Saloon | Red Rabbit | The Upper Crust Pizza |
| Broderick Midtown | Fit Eats | Metro Kitchen & Drinkery | Rick's Dessert Diner | The Waterboy |
| Burger Patch | Frank Fat's | MidiCi Neapolitan Pizza | Riverside Clubhouse | Tres Hermanas |
| Burgers and Brew | Ginger Elizabeth | Mikuni Sushi | Roxie Deli and Barbecue | Uncle Vito's Pizza |
| Cafe A Cote | Chocolates | Morgan's Mill | Ruhstaller | University of Beer |
| Cafe Bernardo | Grange | Mulvaney's B&L | Sakamoto | Vic's Ice Cream |
| Cantina Alley | I Love Teriyaki | N Street Cafe | Sauced BBQ & Spirits | Zelda's Pizza |
| | Identity Coffee | | See's Candies | Zocalo |
| | Iron Horse Tavern | | Selland's | |





THE KAY DISTRICT

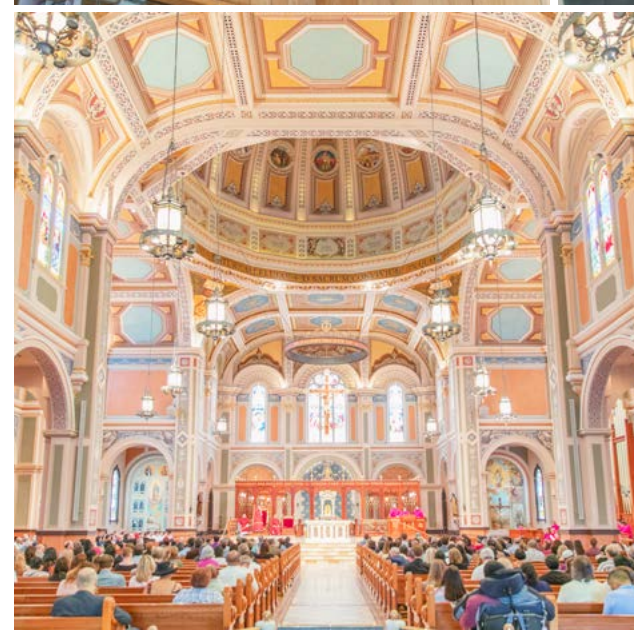
The Kay District encompasses L Street to J Street between 13th and 7th Street and is home to popular restaurants, retailers and businesses.

By day, The Kay buzzes with activity from the mix of mid-rise and high-rise office buildings. After dark, The Kay draws its energy from a diverse mix of hotels, restaurants, nightlife and entertainment venues.

The Kay District is eclectic and a study of contrast. Visitors can dine in a sleek modern restaurant with historic landmarks in the background, spend the night in a hotel which once

was a public market, or catch a live show in one of Sacramento's historic vaudeville houses. The K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the historic and gritty buildings along K Street as an opportunity to create a dynamic entertainment grid with au-

thentic architecture that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle. Today we are seeing that vision come to fruition evidenced by developments like the Hardin, numerous retailers along K Street, and redeveloped office buildings like 1130 K and 830 K Street.





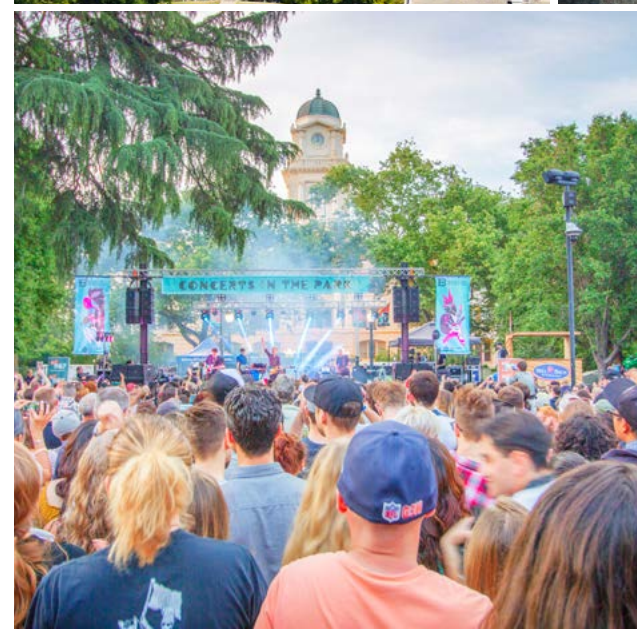
CIVIC CENTER DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street to Interstate 5.

The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States Courthouse. It is also a

major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.





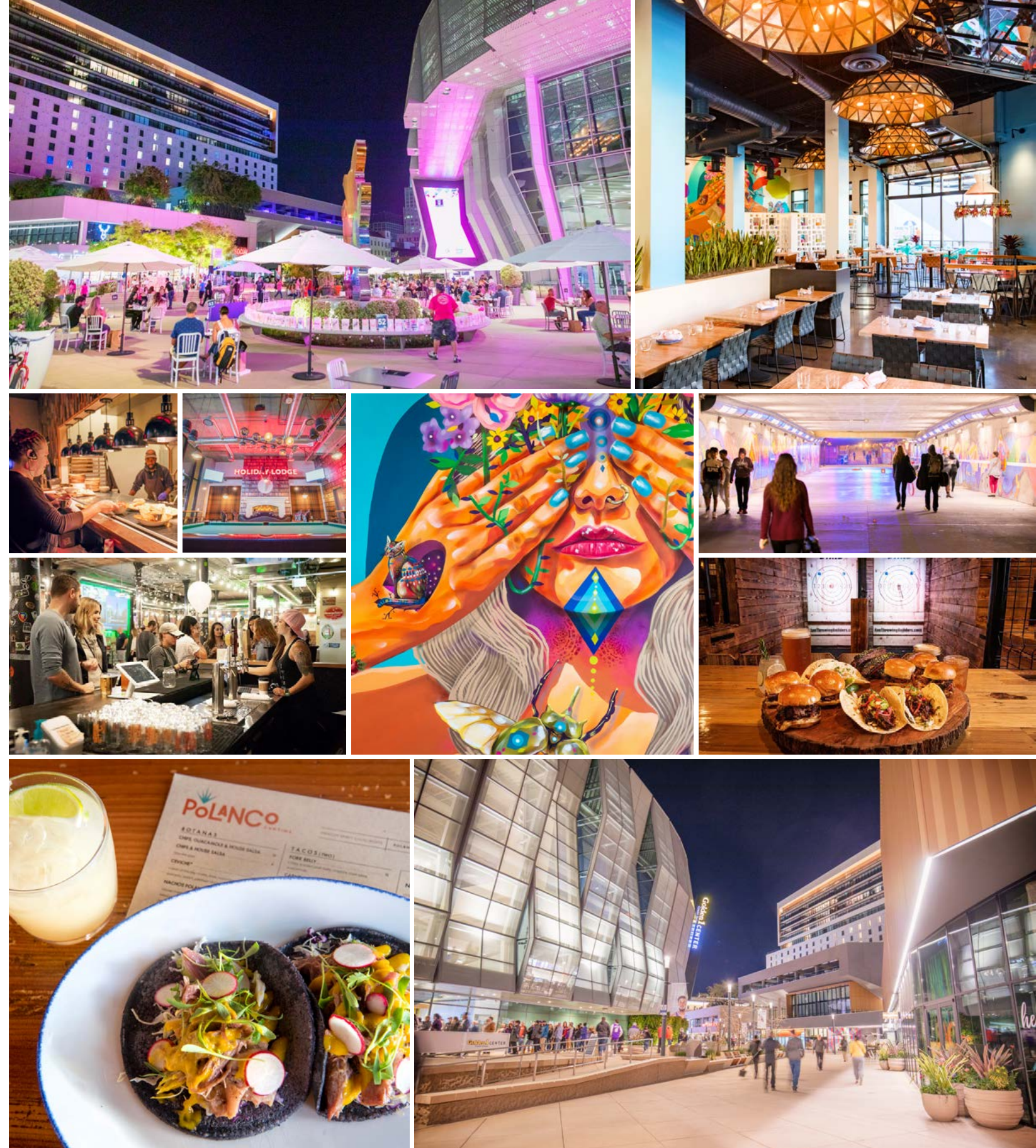
ENTERTAINMENT DISTRICT

Golden 1 Center is booming with people on game and event nights and DOCO is a year-around destination for shopping, dining, hospitality and entertainment

Downtown Commons (“DoCo”) and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with

250 luxury hotel rooms and 45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent

artists. In addition, the property is located adjacent to major development sites. One block away on J Street, Anthem Properties is nearing completion on a seven-story mixed-use project of 153 market-rate units, 10,000 square feet of ground-floor retail with a rooftop deck and fitness center and other amenities.



DOWNTOWN IS THRIVING

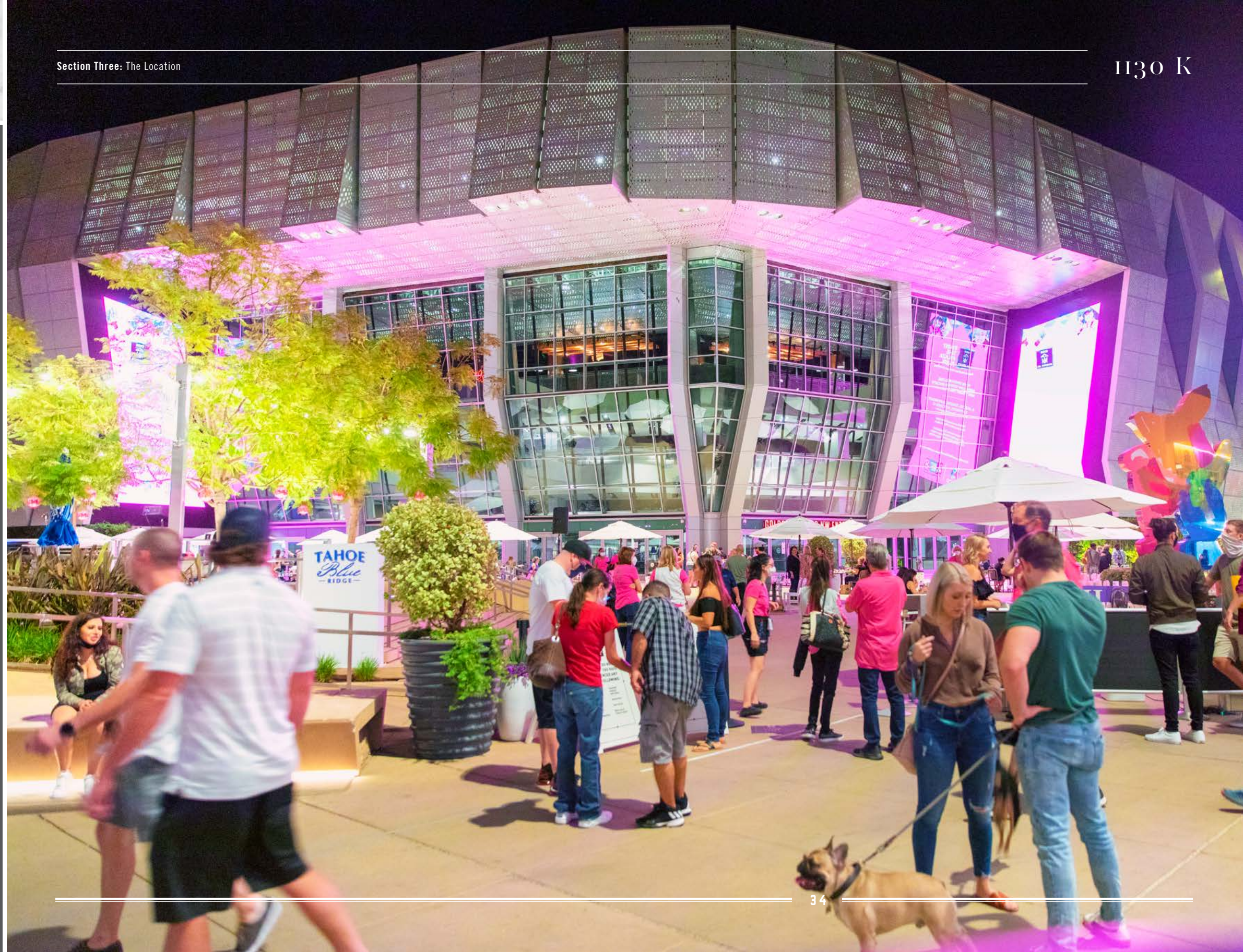
As excitement and interest for proximity to Golden 1 Center increasingly grows, Downtown Sacramento also continues to flourish as the employment hub for the region.

- In the last five years, 150 new ground floor retail businesses opened in Downtown.
- In the last 12 months alone, 25 new ground floor retail businesses opened in Downtown.
- 3 opened in DOCO bringing the total number of DOCO restaurants, bars, eateries, shops, businesses and pop-up kiosk vendors to 36.
- In the year ahead, another 16 new ground floor retail businesses are expected to open.

GOLDEN 1 CENTER'S IMPACT

For the past five years, Golden 1 Center has been one of a number of factors contributing to the increasing growth, vibrancy and opportunity in Downtown

- Pedestrian traffic sees an average 48% increase on Golden 1 Center event days over a typical day.
- Golden 1 Center has welcomed over 5.7 million guests over the past five years to hundreds of ticketed events and hundreds of community and private events held annually.
- For its ticket sales performance in 2020 alone, PollStar ranked Golden 1 Center as 11th in the United States and 22nd in the world, outselling big cities like Boston, Atlanta and San Francisco.
- The impact of increasing foot traffic near Golden 1 Center, with nearby hubs of activity like DOCO's Block Parties and the Downtown Sacramento Ice Rink at 7th and K Streets, are economic drivers for Downtown.





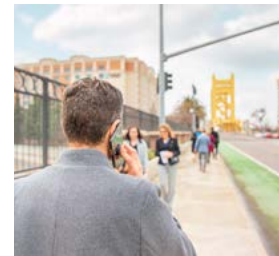
CAPITOL MALL DISTRICT

Capitol Mall is widely recognized as Sacramento's premier address for business. 1130 K Street has excellent access to businesses on this corridor, while enjoying more immediate retail amenities than those on Capitol Mall.

Beginning at the eastern end of Tower Bridge, Capitol Mall is a four-lane boulevard that follows along a landscaped parkway median shared with pedestrian walkways and ground floor restaurants and cafés, to its eastern terminus at the California State Capitol and Cap-

itol Park. The region's preeminent legal, financial, accounting and government-related firms are located across 2.3 million square feet of Class A office towers along Capitol Mall, with a current average occupancy rate of 91.1%. The most recent Class A office developments,

US Bank Tower at 621 Capitol Mall and Bank of the West Tower at 500 Capitol Mall were completed in 2008 and 2009 respectively, each commanding premium rents of \$3.55 to \$3.75 per rentable square foot, per month, full-service gross.





DOWNTOWN HOTELS & ENTERTAINMENT

2.6K

HOTEL ROOMS

455

HOTEL ROOMS CREATED 2015 - 2021

298

HOTEL ROOMS UNDER CONSTRUCTION

Sacramento has more than 2,000 hotel rooms within walking distance of 1130 K Street, including six of the best hotels Sacramento has to offer, like the recently completed Kimpton Sawyer Hotel, brand new Hyatt Centric, newly completed Exchange Sacramento, The Citizen Hotel, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn.

■ Hyatt Centric

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

■ The Citizen Hotel

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

■ Kimpton Sawyer Hotel

Situated in the new heart of Sacramento at the Downtown Commons (DOCO), Kimpton Sawyer Hotel delivers an exclusive experience to the burgeoning city, merging past with future, indoor with outdoor, and urban with rural. The hotel overlooks the new and first-ever indoor/outdoor arena—the Golden 1 Center, home of the Sacramento Kings. It's an urban haven surrounded by great shopping, art galleries, and the city's renowned restaurants and farmer's markets. The 250 guestrooms are inspired by Northern California's breathtaking natural beauty featuring woodwork beautifully milled from California oak and subtle shades of gray and brown echo the Sierra Nevada Mountains.

■ Exchange Sacramento

After more than a century as an office building — and Sacramento's first skyscraper — the

California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1130 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

■ SAFE Credit Union Convention Center

Just one block from 1130 K Street, the brand new SAFE Credit Union Convention Center is the perfect setting to make any size convention a little less, well, conventional. Here, cutting edge design, advanced technology, and unsurpassed scalability converge to give parties the power to take your convention anywhere you want, including well beyond.

The recently completed \$100 million remodel of the Convention Center includes 240,000 square feet of programmable space, 160,000 square feet of exhibition space and 80,000 square feet of meeting room space.

■ SAFE Credit Union Performing Arts Center

The Performing Arts Center features a completely remodeled 2,200 seat theater venue. Originally opened in 1976, the theater was a professional performing arts center in dire need of a transformation. With aging infrastructure, the building needed a comprehensive modernization to meet the escalating requirements of contemporary performance and to present a new face to the public.

The renovation and expansion opens the building to the surrounding urban fabric and brings Sacramento's rich culture of trees into the building. A tree canopy surrounds the formal lobby at

the south and continues to the north as cover to an outdoor room. Major renovations to the audience chamber and orchestra pit included the installation of the largest electro-acoustic enhancement system in California, transforming an acoustically poor and visually confusing interior space into a warm, inviting, acoustically superior performance space.

■ Cesar Chavez Plaza

Just a two block walk from 1130 K Street, Cesar Chavez Park and Plaza has undergone multiple renovations during its 150-year lifetime in order to maintain, beautify, and adapt the space for new public needs. Most recently in 2012, the plaza underwent renovations that included installing new turf, planter boxes and benches, and raising the stage for concerts. The plaza continues to be a popular gathering place for residents and visitors. From May through October, a weekly farmer's market is hosted in the plaza. Many concerts are held there throughout the year, including the ongoing concert series Friday Night Concerts in the Park and thirteen large music events hosted by This916. Cesar Chavez Plaza is also home to the Raley's Grape Escape, an event showcasing the region's food and wine offerings.



DEVELOPMENT

DOWNTOWN HOTEL DEVELOPMENT

Hyatt Centric @ 7th & L



Recently completed 10-story Hyatt boutique hotel with 165 rooms and a rooftop bar. The 103,979 SF project also includes 6,546 SF of ground floor retail.

The Exchange Sacramento



Completed adaptive reuse of a former office building into a 10-story, 100-room hotel. It is operating under the Hilton Curio Collection flag of boutique hotels.

Canopy by Hilton @ 9th & L



14-story 243,431 sq. ft. Canopy by Hilton hotel that will include 50 apartments above 275 hotel rooms. Completion date still to be determined.

AC Hotel @ 7th & I



Hotel project that will house a 179-room AC Marriott hotel and will include ground-floor retail at the southeast corner of seventh and I Street.

DOWNTOWN OFFICE DEVELOPMENT

Capitol Annex Swing Space



Development of a 10-story, 472,000 SF state office building that served as a temporary swing space for California lawmakers. Completed in 2021.

Clifford L. Allenby Building



Construction of a 11-story office building to house 1,200 employees from various state agencies. Has food court and pedestrian plaza. Completed in 2021.

Natural Resources Building



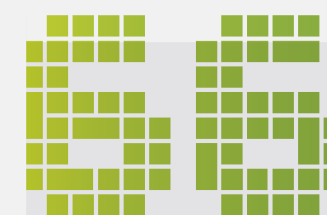
21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

660 J Street



A new design for the four-story, 125,000-square-foot mixed-use office project will lighten up the previously dark, closed off building.

DOWNTOWN



BLOCKS

25.4M

SQUARE FEET OF BUILDING SPACE

7.4M PARCEL SQUARE FOOTAGE

193 PROPERTY OWNERS

5K TOTAL BUSINESSES

2.6K HOTEL ROOMS

528 PARCELS

401 RETAIL BUSINESSES

7 ACRES OF URBAN PARKS

25 NEW BUSINESSES

2.8M SF TOTAL RETAIL SPACE

7.9% RETAIL VACANCY

#1 CITY IN THE USA WITH THE HOTTEST HOUSING MARKET

REALTOR.COM

96.1% RENTAL OCCUPANCY

562 COMPLETED UNITS

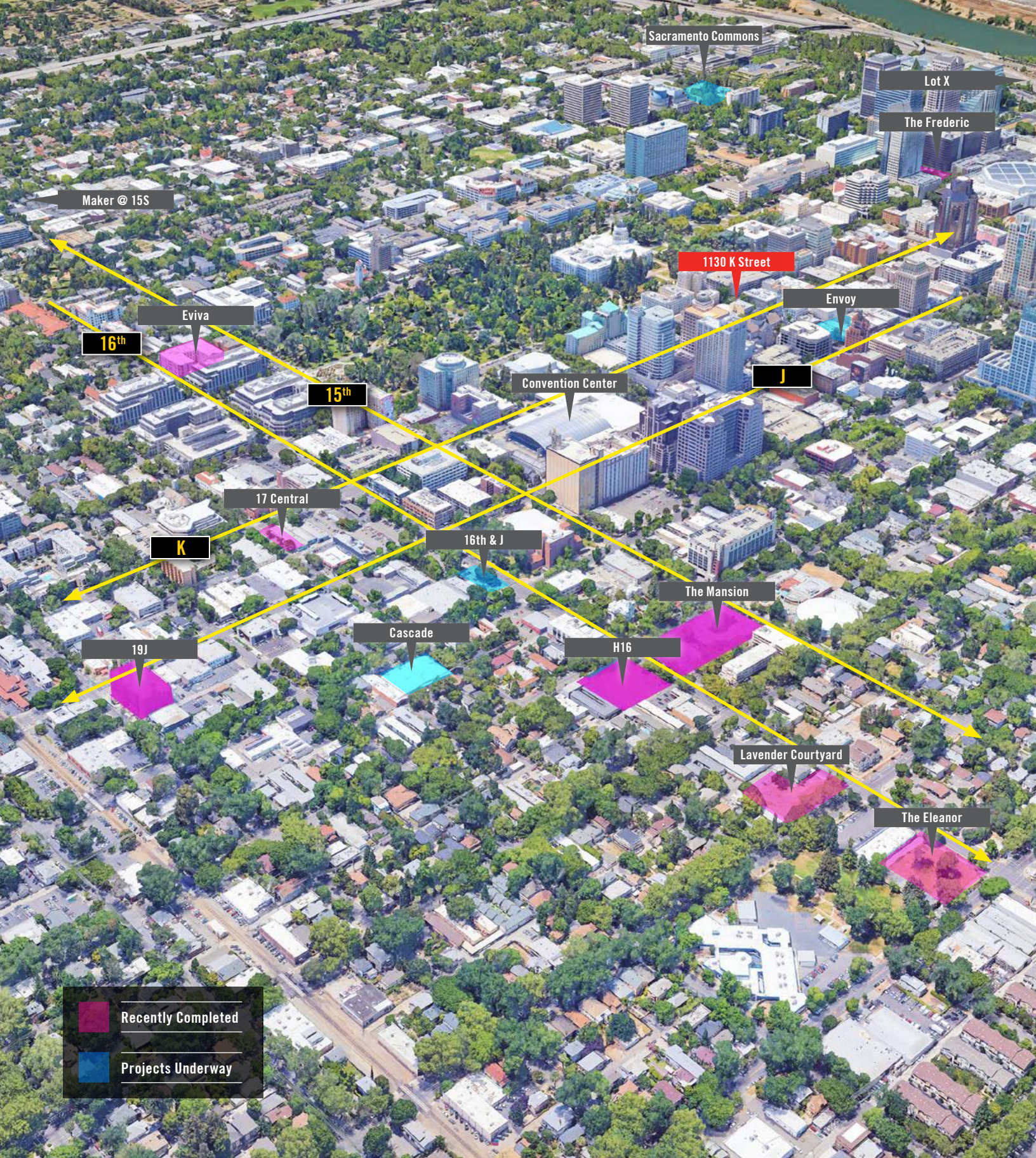
3,332 UNITS UNDER CONSTRUCTION



6,144 TOTAL RENTAL UNITS

16,422 TOTAL UNITS PLANNED

NEW RESIDENTS ON THE GRID



16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

Envoy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

Maker @ 15S



A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023

K STREET DEVELOPMENT

The Hardin



Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property features 140 mixed-income apartments with 75,000 square feet of ground floor retail, much of which is already leased up.

830 K Street



830 K Street is a 63,000 SF four story office building in Downtown on K Street that features a historical brick façade with the original chain driven windows. This iconic K Street property recently underwent a \$13 million top-to-bottom renovation and is currently available for lease both office and retail uses.

UC Regents

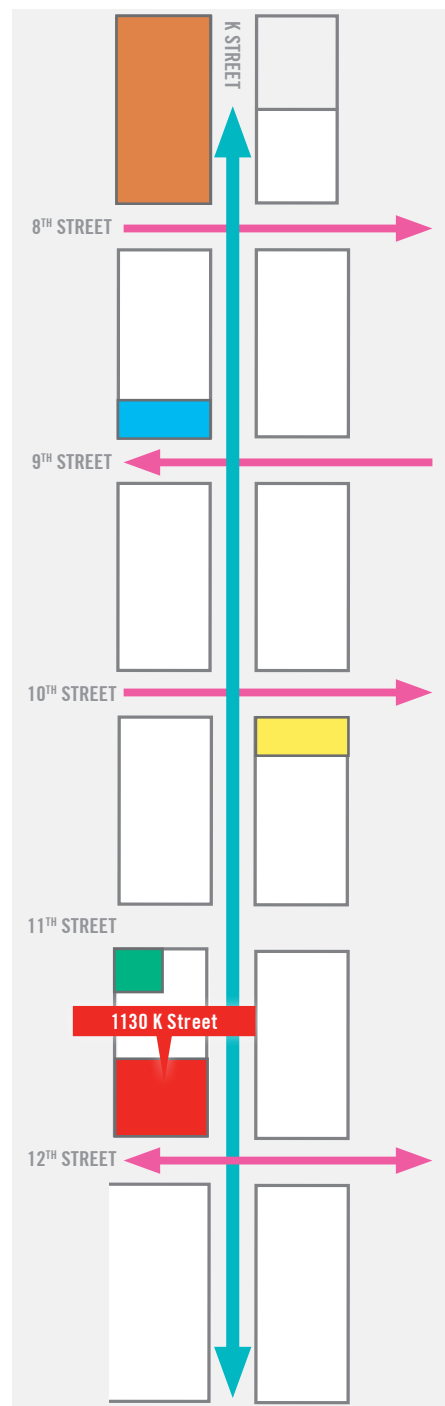


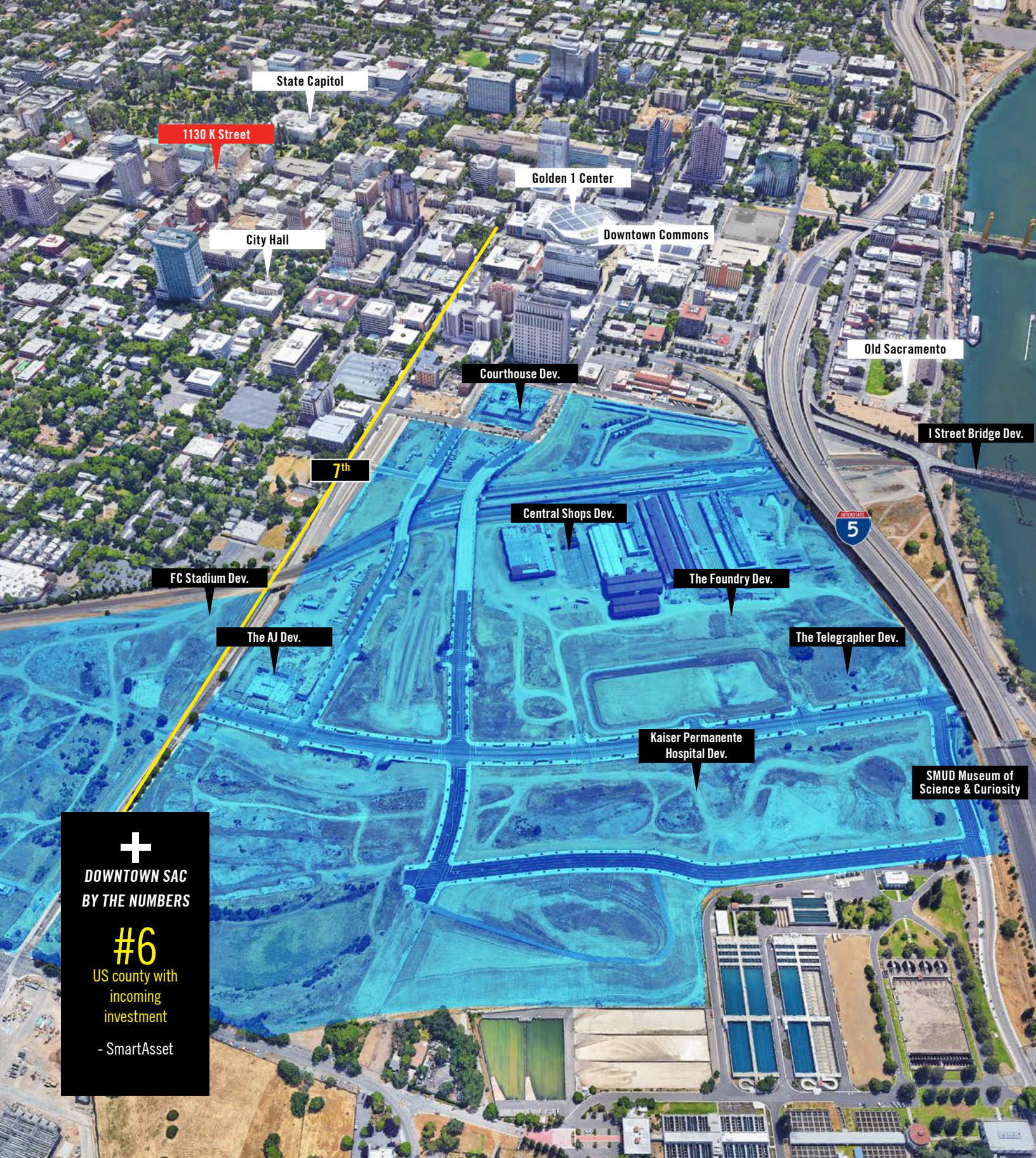
After selling their previous Downtown Sacramento office building, the UC Regents recently purchased 1115 11th Street, just steps from the State Capitol in the heart of Downtown. The UC Regents plan to expand their graduate program offerings and are renovating this office building top-to-bottom.

CA Labor Federation at 1001 K



One of the State's largest labor unions, the California Labor Federation, which is comprised of more than 1,200 labor unions, representing 2.1 million labor union members recently relocated their California headquarters from Oakland, CA to a \$5.5 million, 16,000 square foot office condominium they purchased at 1001 K Street.





+
DOWNTOWN SAC
BY THE NUMBERS
#6
 US county with
 incoming
 investment
 - SmartAsset

RAILYARDS DEVELOPMENT PROJECTS

The Railyards represent one of the nation's largest and most significant infill projects, transforming 244 acres of historically significant land into a thriving, mixed-use urban community that will double the size of Downtown Sacramento, and redefine the region.

The approach to development is intended to design a sustainable, authentic downtown community that is a testament to Sacramento's rich and storied past, and built for our future. Through projects such as The Central Shops District, The AJ delivering 345 units of housing and

retail, the Kaiser Medical Campus, The Foundry, and others, The Railyards will deliver to local residents and visitors, a world-class experience and destination, for business, living and enjoyment.

Central Shops



Project Type: Retail and Entertainment
 Size: 100,000 SF+
 Completion Date: 2024/2025

The Foundry



Project Type: Office
 Size: 150,000 - 300,000 SF
 Completion Date: 2024/2025

The A.J



Project Type: Mixed-Use
 Size: 345 units over 5,000 sf retail
 Completion Date: Winter 2022

The Telegrapher



Project Type: Mixed-Use
 Size: 432 units in 2 buildings over retail
 Completion Date: TBD

Kaiser Permanente



Project Type: Medical Office + Hospital
 Size: 1.2 million square feet
 Completion Date: TBD



WEST SAC DEVELOPMENT PROJECTS

River One



Project Type: Hotel / Residential / Retail
 Size: Est. +/- 350,000 SF
 Completion Date: Est. 2024

Edge Apartments



Project Type: Multi-family
 Size: 64 units
 Completion Date: 2021

The Block



Project Type: Multi-family
 Size: 52 units over 2,200 sf of retail
 Completion Date: 2021

CalSTRS Phase 2



Project Type: Office
 Size: 409,000 SF
 Completion Date: Est. Q4 2022

Project Kind



Project Type: Multi-Family
 Size: 148 units
 Completion Date: Est. 2023

The West



Project Type: Multi-Family
 Size: 286 units
 Completion Date: TBD

River II (50 Waterfront Place)



Project Type: Multi-Family
 Size: 165 units
 Completion Date: TBD

Recently-completed Bridge District projects:

The Foundry

Located in The Bridge District in West Sacramento, The Foundry is home to 69 studio and one bedroom modern residences. Woven into the community design are communal bocce courts, an edible landscape, outdoor decks.

980 Central

980 Central is the latest addition to The Bridge District. This architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes.

The Barn

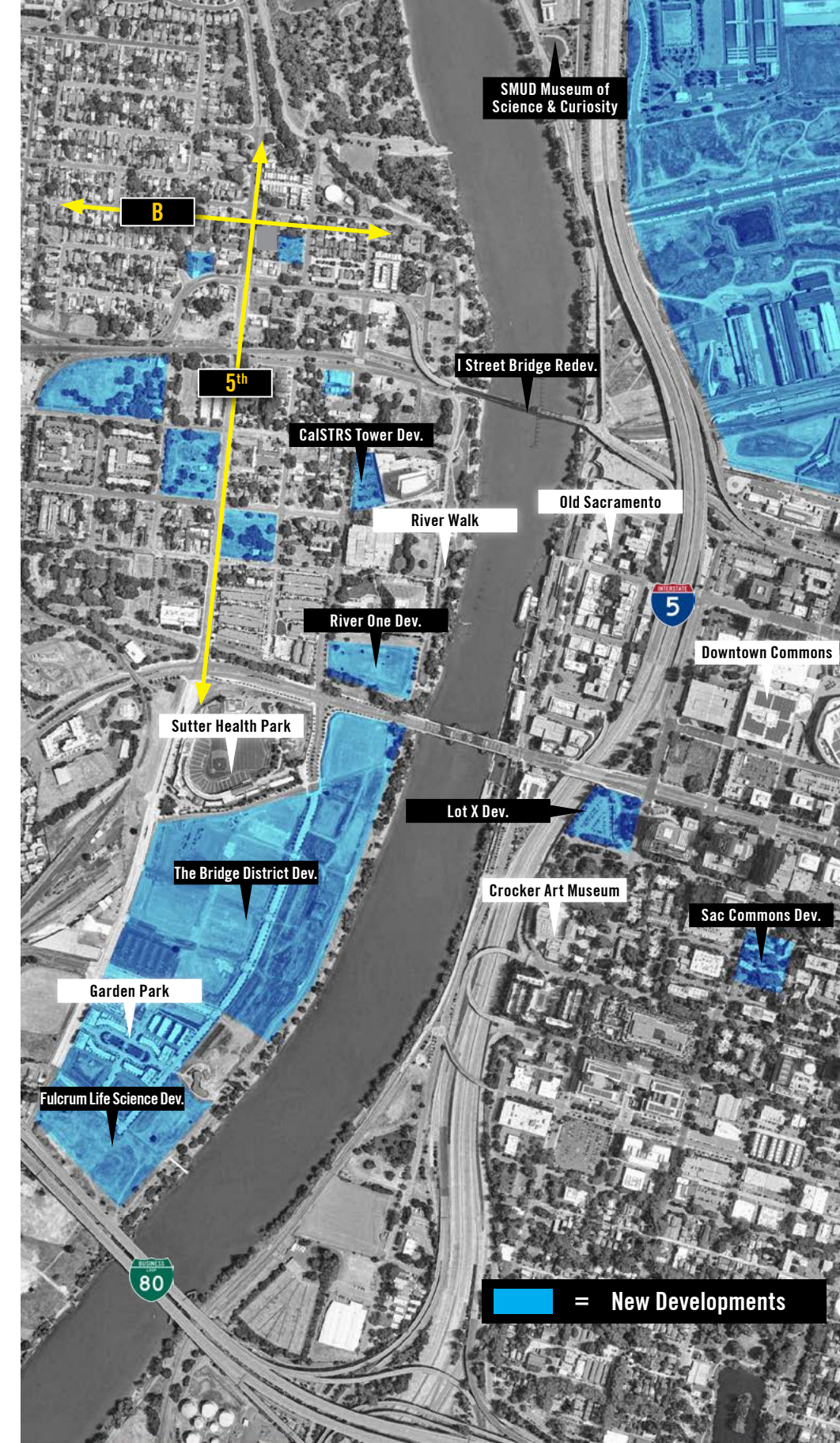
The Barn, literally a bridge on land, provides 6,000sf under canopy shade anchored by approximately 3,000sf of interior usable space, occupied by Drake's Brewing.

Habitat Apartments

The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk Promenade.

The Park Moderns

These 32 single-family homes surround Garden Park to create the sense of an outdoor room. At the heart of this neighborhood park is a massive sierra granite community table under the leafy canopies of four ancient olive trees.





+
DOWNTOWN SAC
BY THE NUMBERS

#4
 Best place to live
 in California
 - U.S. News

SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

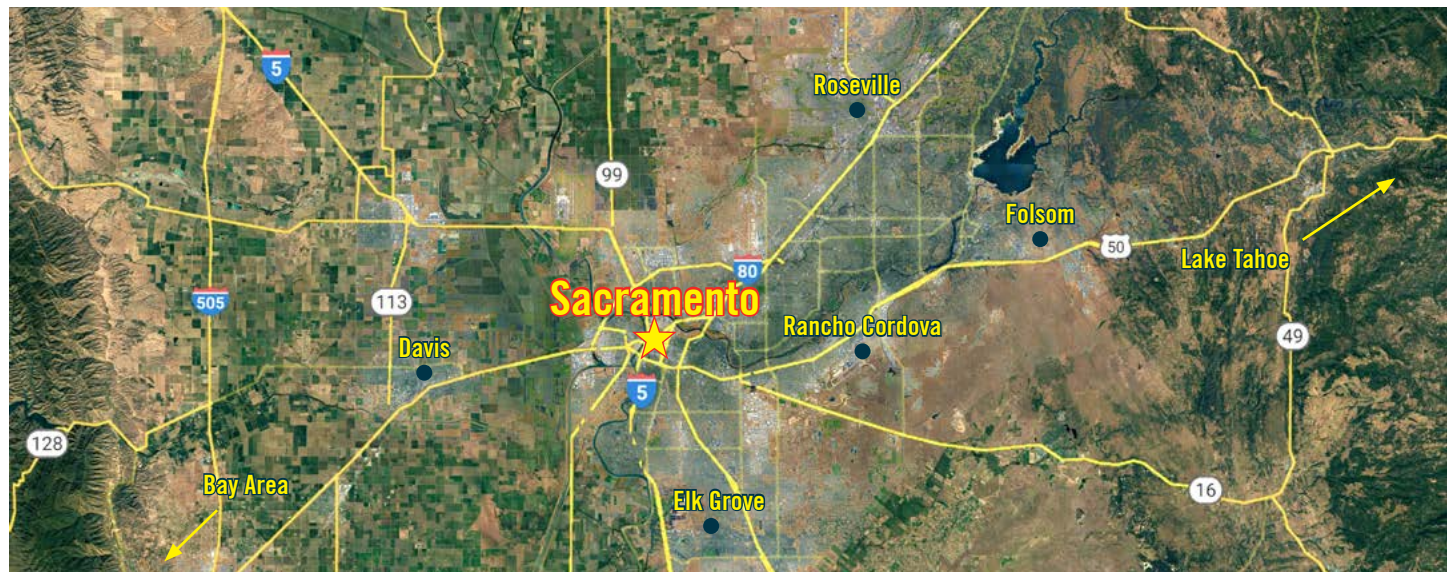
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of

living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest

vacancy rates. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.





SACRAMENTO'S CENTRALIZED LOCATION

2,558,519
GREATER SAC POPULATION

1,246,413
GREATER SAC WORKFORCE

\$77,118
MEDIAN HOUSEHOLD INCOME



Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierras, Yosemite and the Coast. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. Employment growth in Sacramento has

largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.



+
DOWNTOWN SAC
BY THE NUMBERS

#1
 City in the USA
 with the hottest
 housing market

- realtor.com



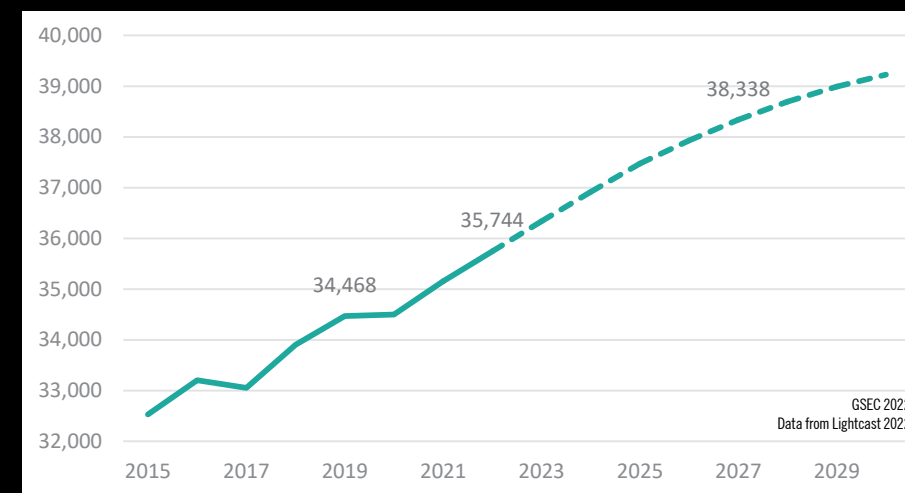
SACRAMENTO CONTINUES TO GROW

Sacramento is, and has been one of the top migratory cities for over a decade. Sacramento is ranked 4th nationally in net positive migration nationally. With newfound residential autonomy as a result of flexible work-from-home policies adopted by an increasing number of national employers, record numbers of Americans have relocated to more economic, and experience friendly, environments like Sacramento over the past three years. Even prior to the pandemic, over 150,000 individuals left the Bay Area. Since March of

2020, this number doubled to over 305,000. This exodus was not simply limited to San Francisco as other Tier 1 Metropolitan cities such as Los Angeles, San Diego, Seattle, New York City, and Washington DC saw similar negative migration. Many of these residents wanted to remain in California however and as a result, Sacramento has benefitted, with the urban core specifically seeing near 10% growth from 2015-22 and additional 9.7% growth forecasted for the next eight years.

As company culture, specifically Bay Area tech company culture, continues to evolve giving people greater freedom to live where they choose, we at Turton Commercial see no slowing down in the residential growth of California's capitol city. And as we look to the future we believe 301 Capitol Mall is especially well positioned to benefit from its migration and work-from-home paradigm.

SACRAMENTO URBAN CORE POPULATION TREND AND PROJECTION



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

SACRAMENTO'S CITY RANKINGS:

- #1 **Happiest Workers in Mid-sized City**
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

POPULATION GREATER SACRAMENTO REGION

2,588,519

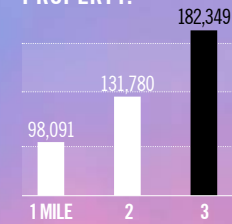
GSEC 2022
Applied Geographic Solutions & GIS Planning 2021

PERCENTAGE OF POPULATION WITH A COLLEGE DEGREE:

43%

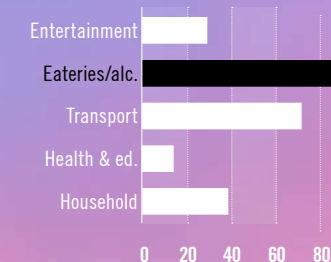
GSEC 2022
Applied Geographic Solutions & GIS Planning 2021

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



*Based on data from 2019

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



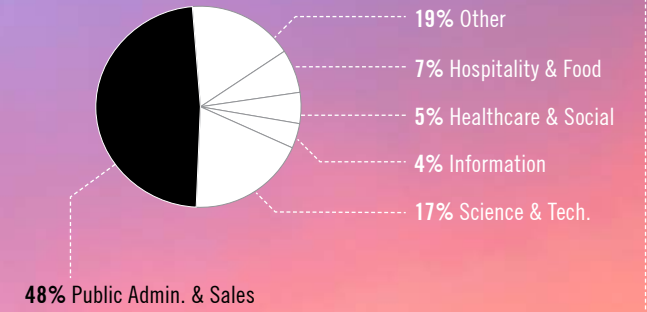
*Numbers in millions

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

| | |
|---------------------------|--------------------|
| Grocery will cost: | 17.67% less |
| Housing will cost: | 54.92% less |
| Utilities will cost: | 20.04% less |
| Transportation will cost: | 8.63% less |
| Healthcare will cost: | 7.37% less |

GSEC 2022
Data from Q1 2021 - Q1 2022 - www.coli.org

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO: OWNERS VS. RENTERS



GSEC 2022
Applied Geographic Solutions & GIS Planning 2021

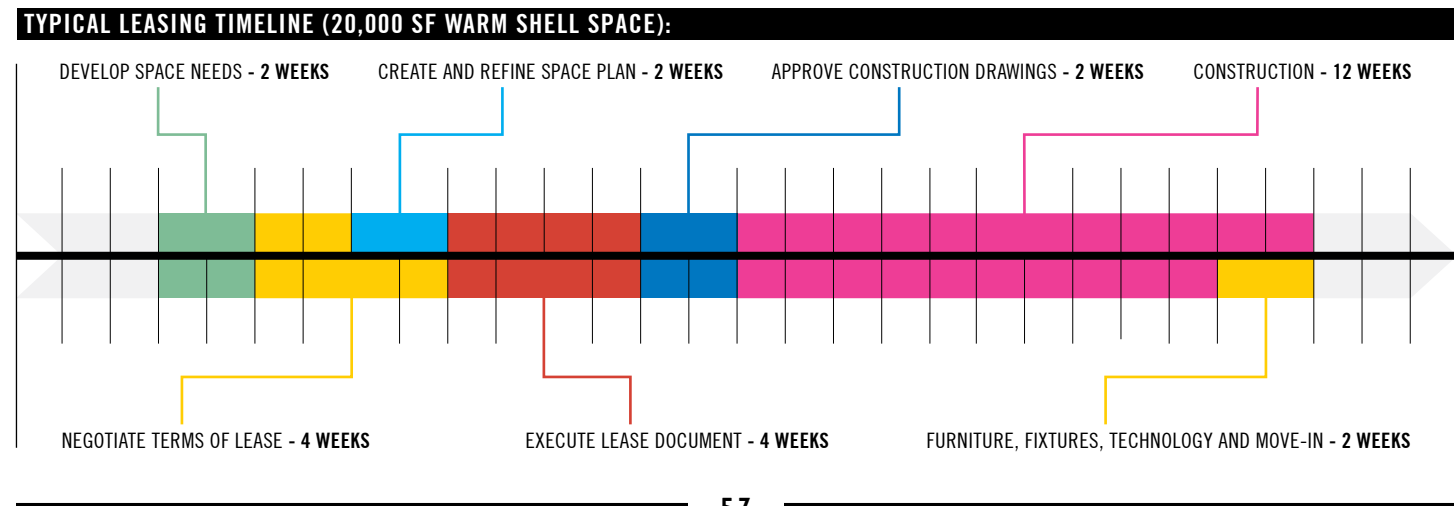
WALK SCORE:
90

BIKE SCORE:
98

TRANSIT SCORE:
69

LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD





TURTON
COMMERCIAL REAL ESTATE