

# the boulevard

sacramento, ca  
howe ave and fair oaks blvd

Fair Oaks Blvd

110,000 ADT



Howe Ave



TAKE A TOUR



For further information, contact:  
**Andrea Sessions**  
andrea@theedwardsco.com  
Lic # 01434048

**Miles Edwards**  
miles@theedwardsco.com  
Lic # 02186200

**Retail Space Available**  
*High End Lifestyle Center*

Limited Space Remaining | Now Deliverable

# DEVELOPMENT HIGHLIGHTS

## Sacramento's Rodeo Drive

Walking distance to CSU  
Sacramento  
**32,000+** students



**\$156,000**

Average Primary  
HH Income



**110,000**

ADT



the boulevard

# SITE PLAN

±31,056 SF Leasable Space

the boulevard



# MONUMENT SIGNAGE

the boulevard

Three Monument Sign Locations Available



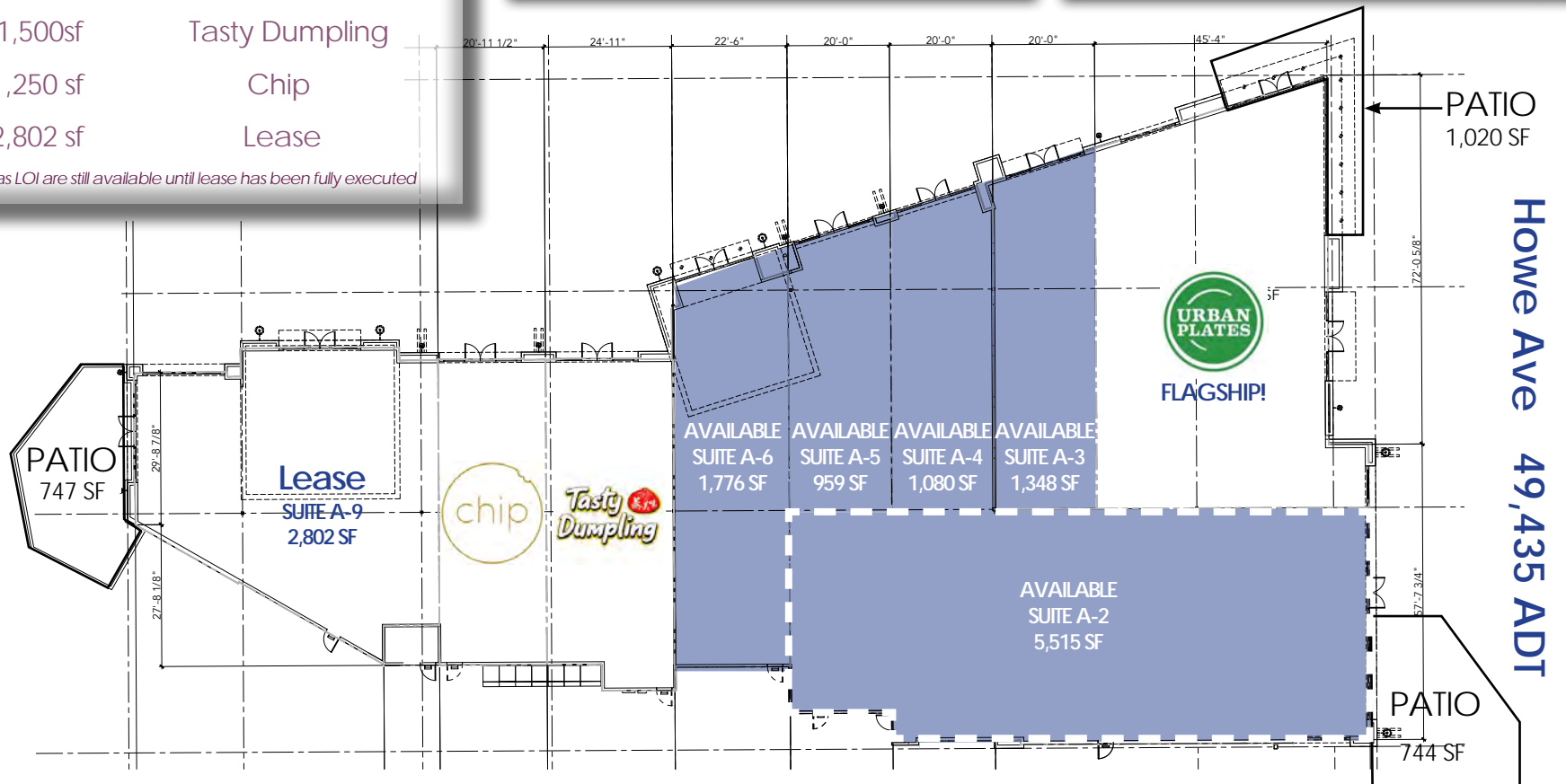
The Boulevard is a vibrant retail experience in the urban core of Sacramento. You'll find everything from restaurants, fine dining, to local boutiques and more.



## East Building | ±19,647 SF Floor Plan | Conceptual Site Plan 1

Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	5,515 sf	Available
A-3	1,348 sf	Available
A-4	1,080 sf	Available
A-5	959 sf	Available
A-6	1,776 sf	Available
A-7	1,500sf	Tasty Dumpling
A-8	1,250 sf	Chip
A-9	2,802 sf	Lease

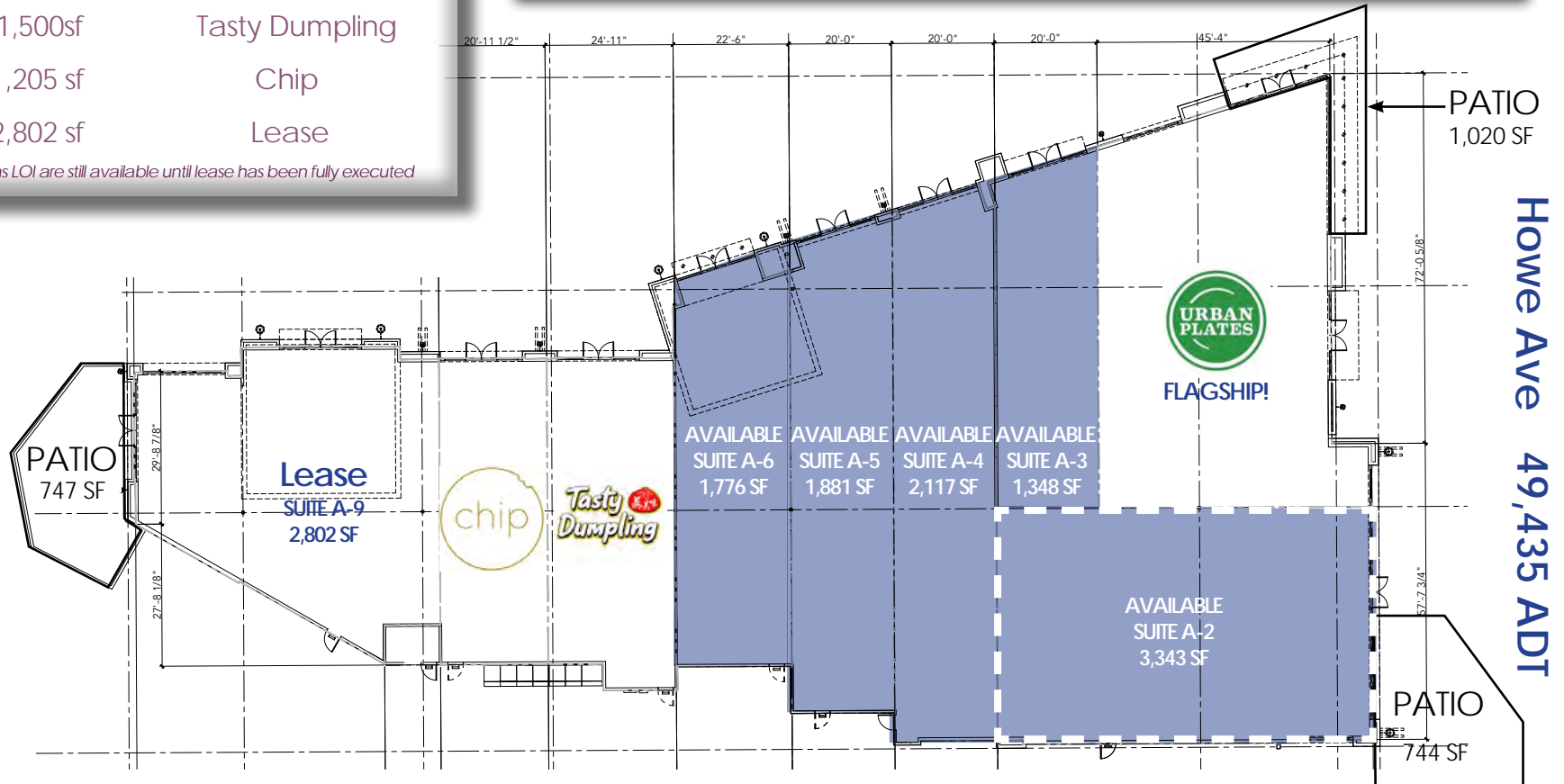
*\*all spaces shown as LOI are still available until lease has been fully executed*



## East Building | ±19,647 SF Floor Plan | Conceptual Site Plan 2

Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	3,343 sf	Available
A-3	1,348 sf	Available
A-4	2,117 sf	Available
A-5	1,881 sf	Available
A-6	1,776 sf	Available
A-7	1,500sf	Tasty Dumpling
A-8	1,205 sf	Chip
A-9	2,802 sf	Lease

*\*all spaces shown as LOI are still available until lease has been fully executed*



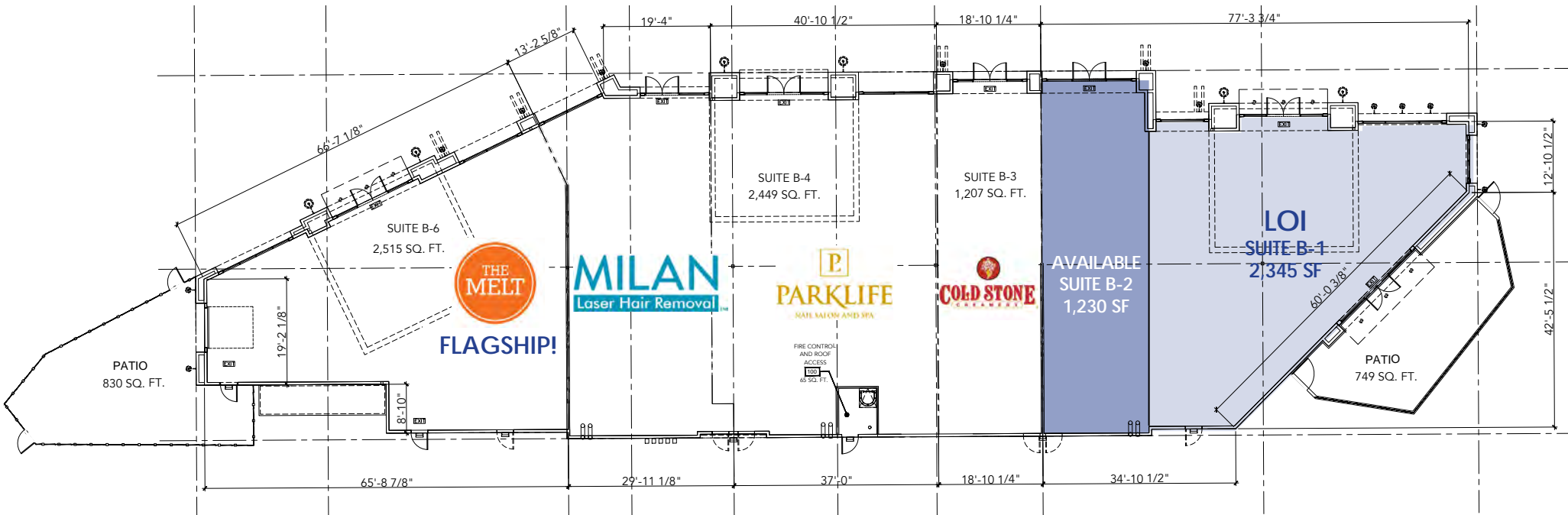
## West Building | ±11,409 SF Floor Plan

Suite	SF	Tenant
B-1	2,345	LOI
B-2	1,230	Available
B-3	1,207	Cold Stone
B-4	2,449	Park Life
B-5	1,668	Milan Laser
B-6	2,515	The Melt - Flagship!

\*all spaces shown as LOI are still available until lease has been fully executed

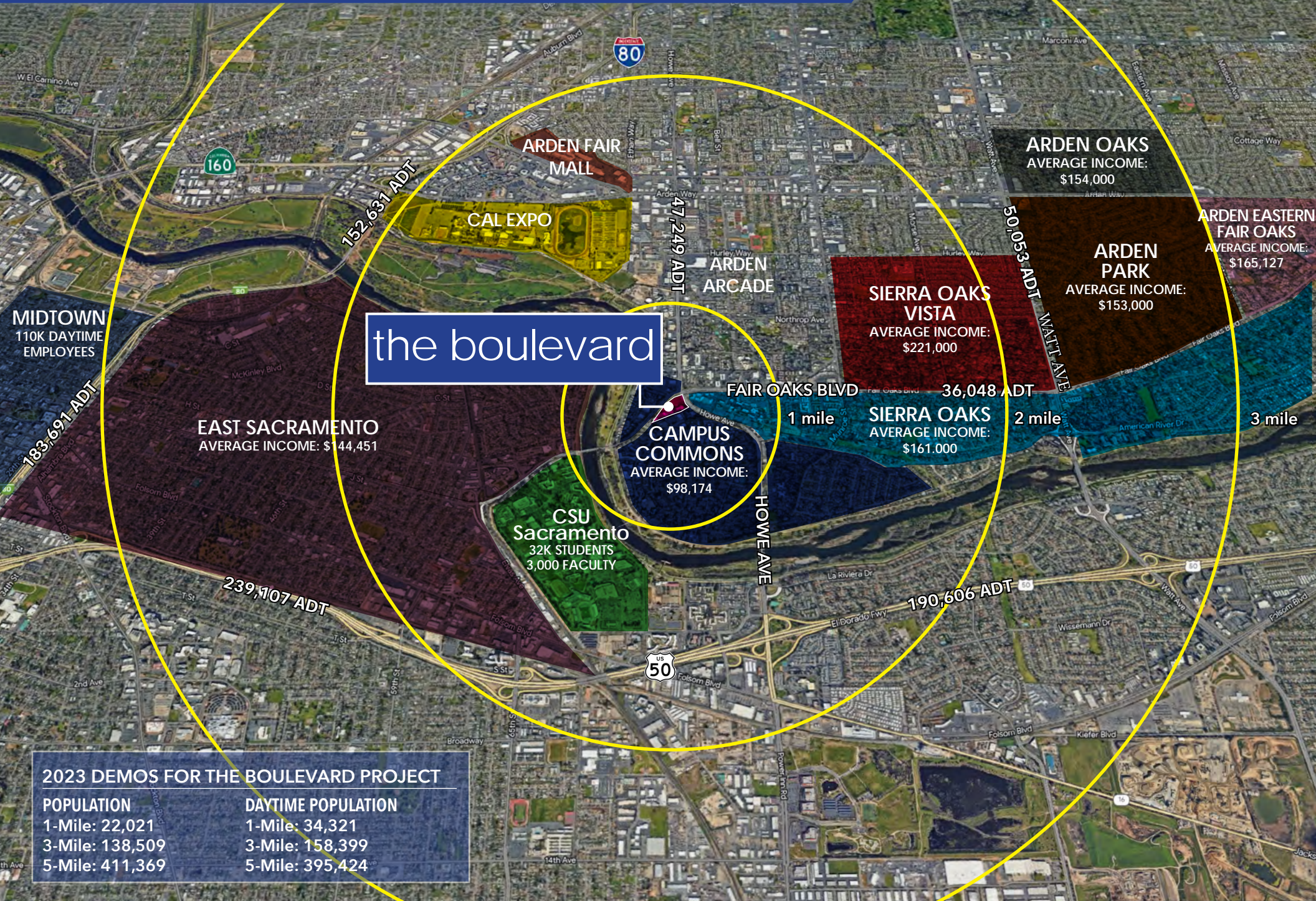


### Fair Oaks Blvd 44,957 ADT



# REGIONAL OVERVIEW

sacramento, ca

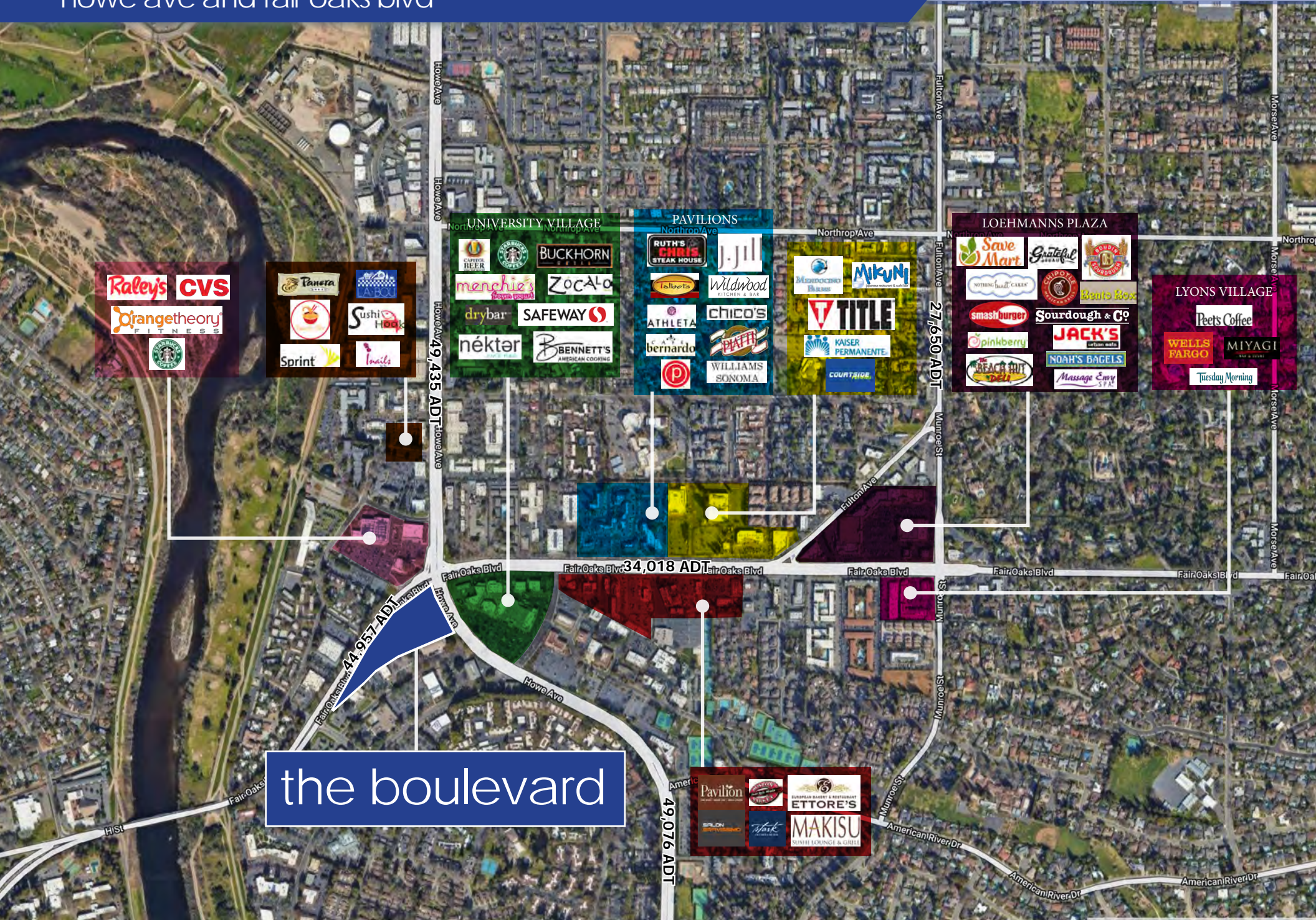


2023 DEMOS FOR THE BOULEVARD PROJECT	
<b>POPULATION</b>	<b>DAYTIME POPULATION</b>
1-Mile: 22,021	1-Mile: 34,321
3-Mile: 138,509	3-Mile: 158,399
5-Mile: 411,369	5-Mile: 395,424



# NEARBY AMENITIES & SITE LOCATION

howe ave and fair oaks blvd



Raley's CVS  
Orangetheory FITNESS  
Starbucks

Panera Bread  
Sushi Hook  
Sprinkles  
Sprinkles

UNIVERSITY VILLAGE  
BUCKHORN  
menchie's  
Zocalo  
drybar  
SAFeway  
nékter  
BENNETT'S AMERICAN COOKING

PAVILIONS  
RUTH'S CHRIS STEAK HOUSE  
Wildwood  
ATHLETA  
chico's  
bernardo  
WILLIAMS SONOMA

MIKUNI  
TITLE  
KAISER PERMANENTE  
COURTAGE

LOEHMANN'S PLAZA  
Save Mart  
Grateful  
Smashburger  
Sourdough & Co  
pinkberry  
JACK'S  
NOAH'S BAGELS  
Message My SPA

LYONS VILLAGE  
Peets Coffee  
WELLS FARGO  
MIYAGI  
Tuesday Morning

the boulevard

Pavilion  
ETTORE'S  
MAKISU

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For leasing information, contact:

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

**Andrea Sessions**  
andrea@theedwardsco.com  
Lic # 01434048

**E** THE  
**EDWARDS**  
COMPANY

The Edwards Company 916.277.8120

**Miles Edwards**  
miles@theedwardsco.com  
Lic # 02186200

Another landmark  
project by:

**P**ETROVICH  
DEVELOPMENT  
COMPANY