

SAC
RAILYARDS

1862

BUILDING THE FUTURE OF SACRAMENTO

The Railyards – Rooted in History, Alive with Possibility

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A NEW STORY IS BEING WRITTEN...

The Railyards is a chance to transform the vision of Sacramento, and you're invited to make it happen. Two hundred and forty-four acres of former railyards are being reimagined into a quarter million square feet of retail, up to 10,000 homes, 1200 hotel rooms, three hundred thousand square feet of offices, downtown's largest medical campus, a professional soccer stadium and thirty acres of green space.

“This isn’t a rehab. It’s a resurrection.”

For over a century, iron and steam powered the Railyards. Today, it's about people, culture, and momentum. The Railyards is calling for visionaries – chefs with a point of view, retailers with vision, makers who know that space isn't just square footage, it's a stage. Come write your chapter in Sacramento's future and help us become a partner in this generational opportunity.





A new district is on the horizon ...





The opportunity is now!



PHASE ONE

THE PAINT SHOP & STADIUM DISTRICT

RENT: Negotiable + NNN's

TI PACKAGE: Negotiable

INFRASTRUCTURE: Delivered to space

Every city has a place where its future first takes shape. In The Railyards, that place is the Paint Shop – a historic structure now being built as a 3,600 seat capacity live music venue set to open in 2028. It will be one of Sacramento's most magnetic and culturally iconic destinations, hosting concerts, comedy, and cultural events. It's expected to host more than 120 events each year, drawing thousands of visitors annually.

And just steps away, two more powerhouses are rising: the Sacramento Republic FC stadium, currently under construction and slated to open in 2028 and the Kaiser Permanente Railyards Medical Center set to open in 2029. Designed as a 12,000± seat soccer-specific venue, the stadium will be a regional draw for soccer fans, major concerts, and year-round activity. These two sports and music anchors– will deliver unmatched traffic and energy into the The Railyards Central Shops. The 18 acre Kaiser Permanente Railyards campus will be completed in 2029 and feature a spacious healing environment where thousands of physicians and health care professionals will deliver high-quality care using leading-edge technology.

The Paint Shop has two ground-floor spaces available now, positioned to capture the flow of concert-goers, sports fans, and daily visitors. Add to that a new building rising in the center of the plaza, and you have a front-row opportunity in what will become the busiest corner of Sacramento's new urban destination.

Future tenants will form the foundation of the Central Shops entertainment district that will redefine how our region gathers. For food, beverage, and retail operators ready to be part of Sacramento's most ambitious rebirth, this is the beginning.

“This is where the story begins.”



**“The foundation of Sacramento’s
next great urban destination.”**





SACRAMENTO'S PERMIER URBAN DESINATION

Walk into the Central Shops and you feel it immediately: the weight of history and the momentum of what's next. Once the industrial core of the Railyards, these industrial cathedrals are being transformed into 220,000± square feet of space for dining, entertainment, retail, and cultural experiences.

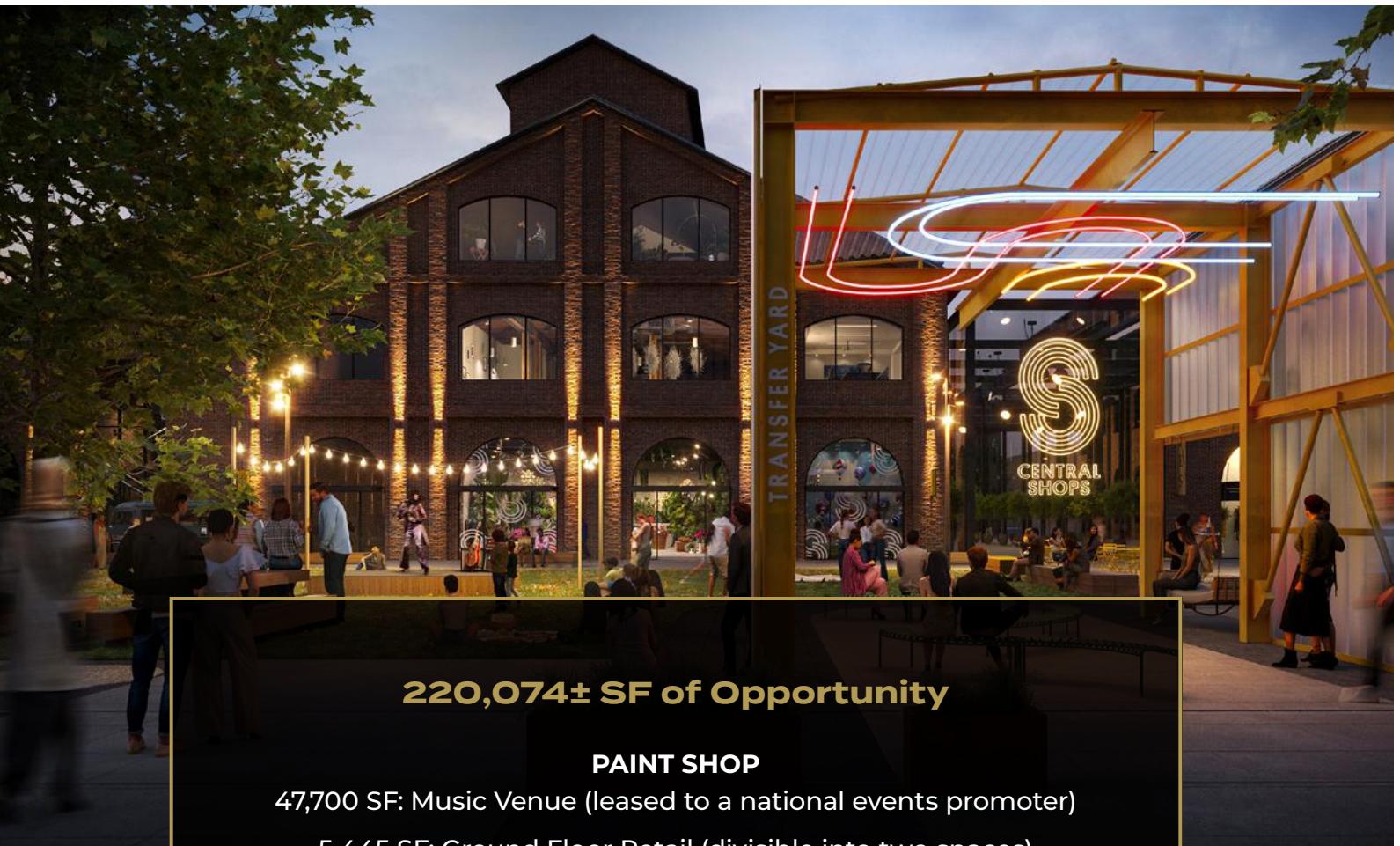
“Central Shops is the anchor of Sacramento’s next economic engine.”

At the center is the Paint Shop, a 47,700 SF live music venue under construction that will anchor the entertainment district and draw over a half million patrons annually. It will include two signature food and beverage opportunities designed to thrive on event programming and generate daily foot traffic. Surrounding it, the Central Shops form a larger retail and entertainment district – a network of historic brick-and-steel buildings with pedestrian access to Sacramento Valley Station, these buildings are now available for tenants to explore.

These buildings will compile the shops and experiences that will define Sacramento's future. Large-format anchors will share the stage with boutique operators, creating a mix that attracts everyone from concert-goers and soccer fans to local residents and weekend explorers.

Construction has started. Book your tour today!





220,074± SF of Opportunity

PAINT SHOP

47,700 SF: Music Venue (leased to a national events promoter)

5,445 SF: Ground Floor Retail (divisible into two spaces)

6,125 SF: Office / Retail

TRANSFER STATION BUILDING

9,460 SF (divisible into four spaces)

Now Pre-Leasing

BUILDING 3

35,092 SF

BUILDING 4

59,258 SF

BUILDING 5

28,130 SF

BUILDING 6

27,914 SF

BUILDING 7 & 8

Occupied by the State of California

CENTRAL SHOPS FIRST FLOOR



FIRST FLOOR AVAILABILITY – TOTAL 157,471 SF

BUILDING 1 – The Paint Shop

Suite A: 2,925± SF

Suite B: 2,520± SF

Suite C: 1,015± SF

Suite D: 238± SF ea. (Qty. 4)

Venue: 47,700± SF (Leased)

BUILDING 4 – Planning Mill

30,337± SF

BUILDING 5 – Car Machine Shop

14,065± SF

BUILDING 6 – Blacksmith Shop

27,912± SF

BUILDING 2 – Transfer Station

9,460± SF

BUILDING 7 – Erecting Shop

Occupied: State of California

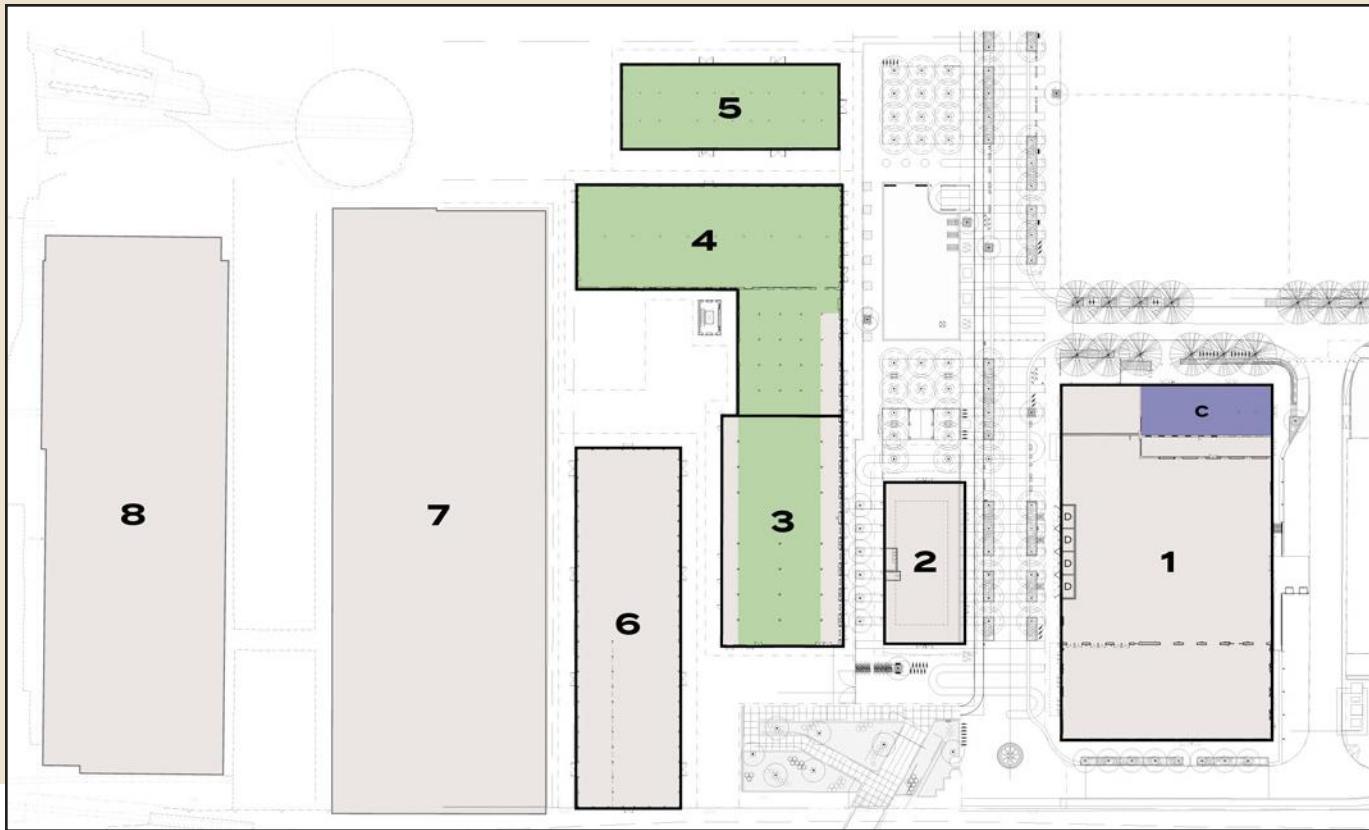
BUILDING 3 – Car Shop No.3

20,585± SF

BUILDING 8 – Boiler Shop

Occupied: State of California

CENTRAL SHOPS SECOND FLOOR



SECOND FLOOR AVAILABILITY – TOTAL $62,603\pm$ SF

BUILDING 1 - The Paint Shop

Suite C: $5,110\pm$ SF

BUILDING 5 - Car Machine Shop

$14,065\pm$ SF

BUILDING 2 - Transfer Station

No Second Floor

BUILDING 6 - Blacksmith Shop

No Second Floor

BUILDING 3 - Car Shop No.3

$14,507\pm$ SF

BUILDING 7 - Erecting Shop

Occupied: State of California

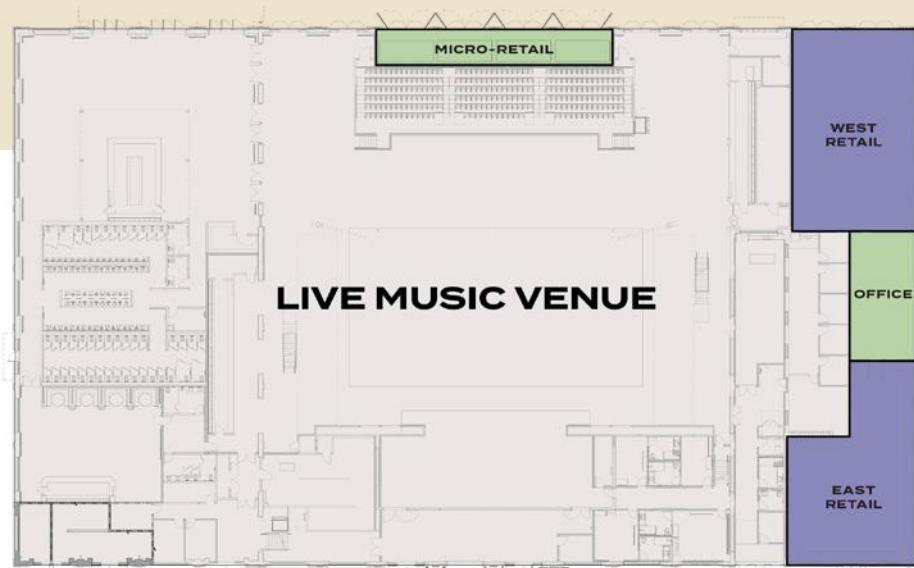
BUILDING 4 - Planning Mill

$28,921\pm$ SF

BUILDING 8 - Boiler Shop

Occupied: State of California

THE PAINT SHOP



SPACES AVAILABLE

West Retail

2,925 SF

Micro-Retail

950 SF: Divisible by four tenants

East Retail

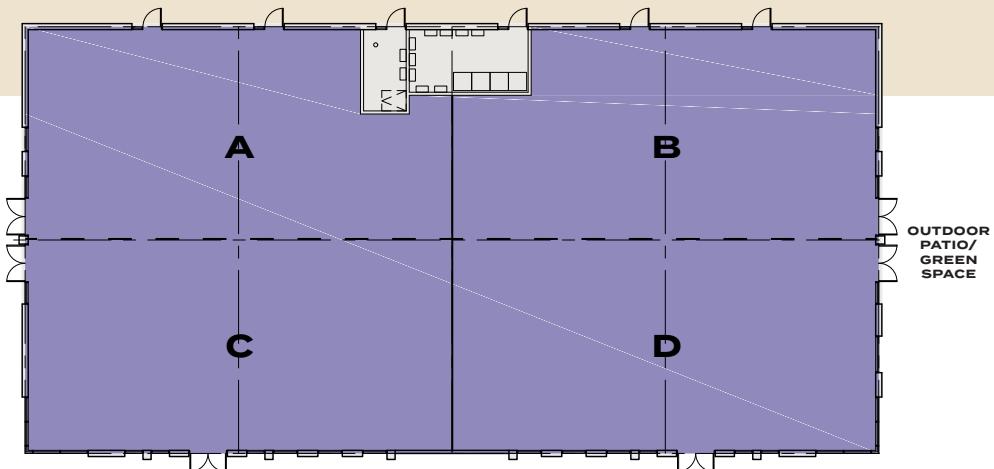
2520 SF

Office/ Event / Retail Space

1,015 SF: 1st Floor

5,110 SF: 2nd Floor

TRANSFER STATION



SPACES AVAILABLE

Total Building

9,200 SF: Divisible by 3-4 tenants depending on concepts

Tenants B & D: Have access to a 7,000 SF patio/green space area

Tenants A & C: Patio space available



**220,074± SF
of
Opportunity!**

Available Now!

**AJ APARTMENTS
RETAIL AT AJ APARTMENTS**

2027

**THE PAINT SHOP – LEASING!
FC STADIUM**



2029

CENTRAL SHOPS - LEASING!
APARTMENTS
KAISER

2030

HOTEL
RESIDENTIAL
INNOVATION DISTRICT

2031

HOTEL

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PHASE TWO

A PLACE TO LIVE

Every Urban destination is more than offices, restaurants, and nightlife. It needs people who call it home – who wake up, walk the streets, and make the neighborhood their own. At The Railyards, that future is already taking shape.



REGIONAL GROWTH: 2.56M people ▪ 20,000 new residents annually ▪ 70,000+ Bay Area transplants since 2019



URBAN CORE MOMENTUM: 15.3M annual visitors ▪ 71,335 daytime employees ▪ 8.9% vacancy (lowest in region)



HOUSEHOLDS & INCOME: Average \$77,118 annually
34% Bachelor's degree or higher ▪ 68% some college



HOUSING SHIFT: 10,000+ new homes planned ▪ 62% owners
38% renters



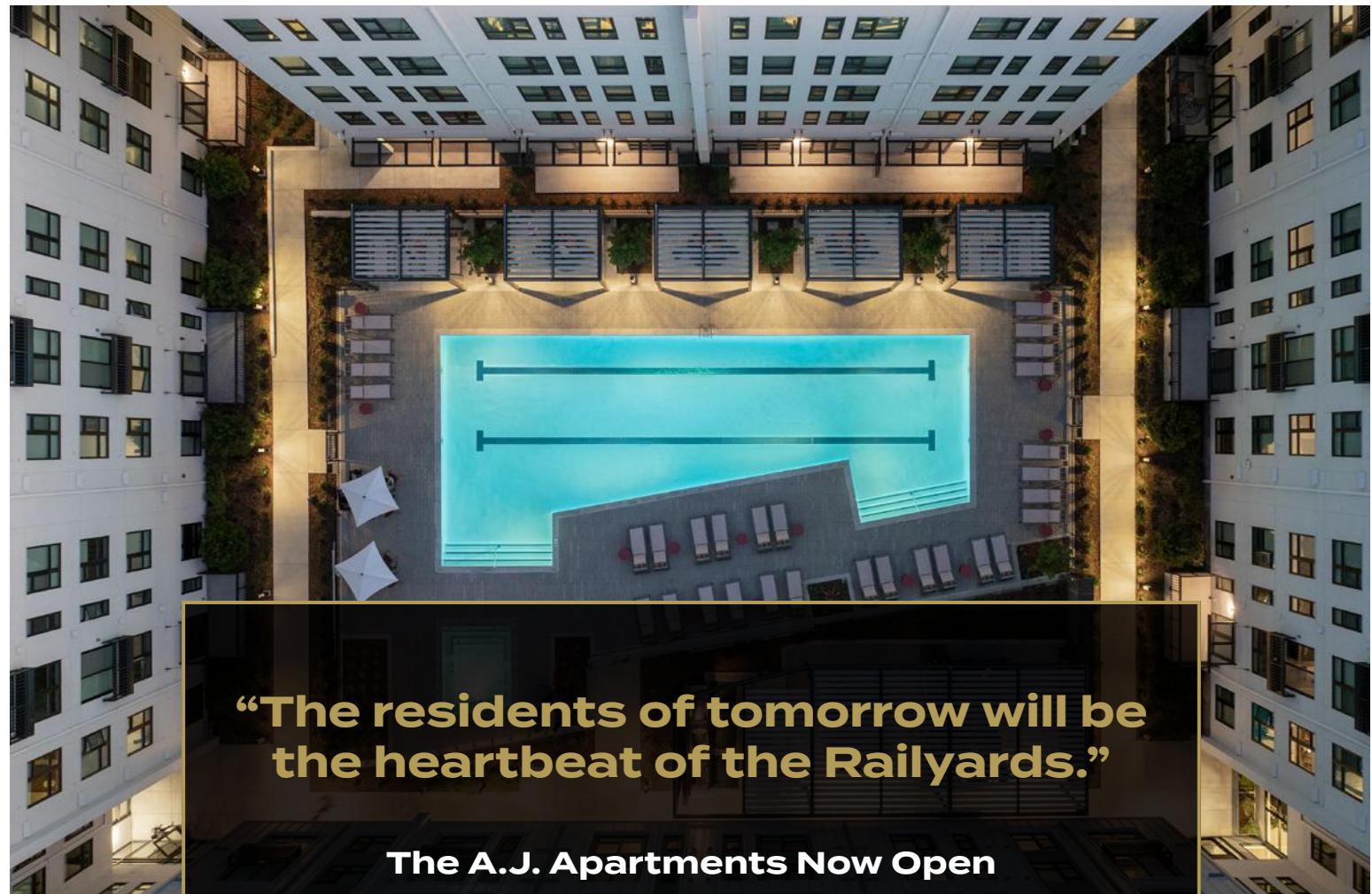
LIFESTYLE SCORES: Walk 97 ▪ Bike 98 ▪ Transit 55

The first wave of residents has arrived! The A.J. Apartments are now open, with 345 units and more than 5,000 SF of retail.

But this is only the beginning. Just around the corner are the Telegrapher Apartments, delivering 310 units of residential over retail by 2029. Concurrent with the Telegrapher, Lot 43 Residential Apartments will add hundreds more homes south of the tracks by 2029. Altogether, these projects are part of a master plan to bring 6-10,000 new residences to the Railyards.

Imagine the daily rhythm: morning coffee on the plaza, biking the riverfront trails, walking to concerts at the Paint Shop, grabbing dinner at the Central Shops, all without leaving your neighborhood.

JV Partnership and land opportunities available. Set up a call today.



“The residents of tomorrow will be the heartbeat of the Railyards.”

The A.J. Apartments Now Open

LOCATED ACROSS FROM THE NEW SOCCER STADIUM!

Tenant 1: 1,650 SF

Tenant 2A & 2B: 2,430 SF

Tenant 3: 1,662 SF

Negotiable Rents & TI Packages Available

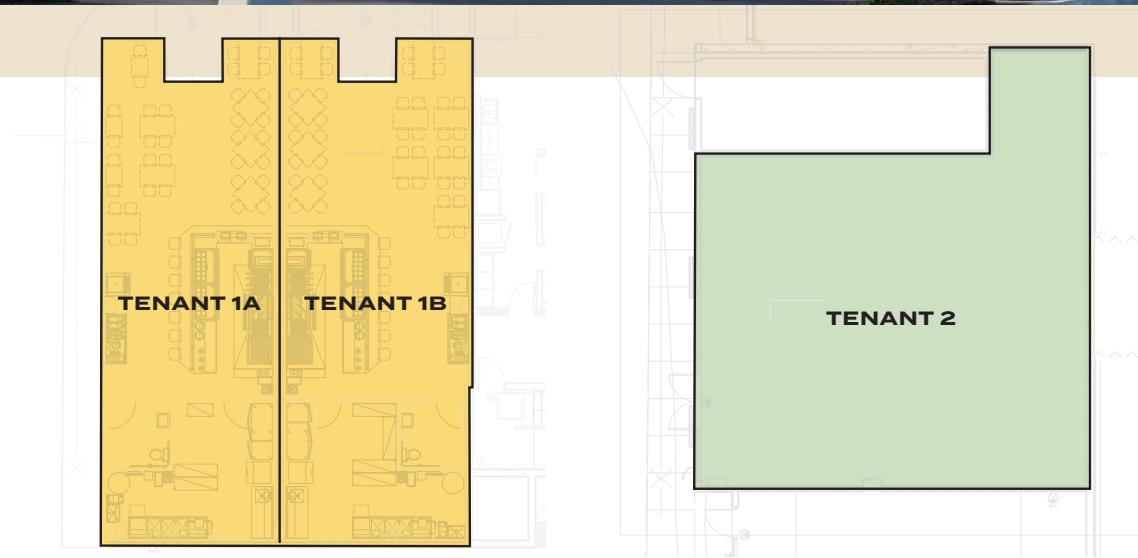


RETAIL AT THE AJ – NOW LEASING!

BASE RENT: \$3.50

NNN: ±\$1.25

TI PACKAGE: Negotiable.



SIXTH STREET FOR LEASE

Tenant 1A: 1,169 SF

Tenant 1B: 1,261 SF

Tenant 2: 1,650 SF

The retail space for Tenant 1 offers premier visibility at a prominent hard corner of The AJ Apartments, just steps from the new Sacramento Republic Soccer Stadium.

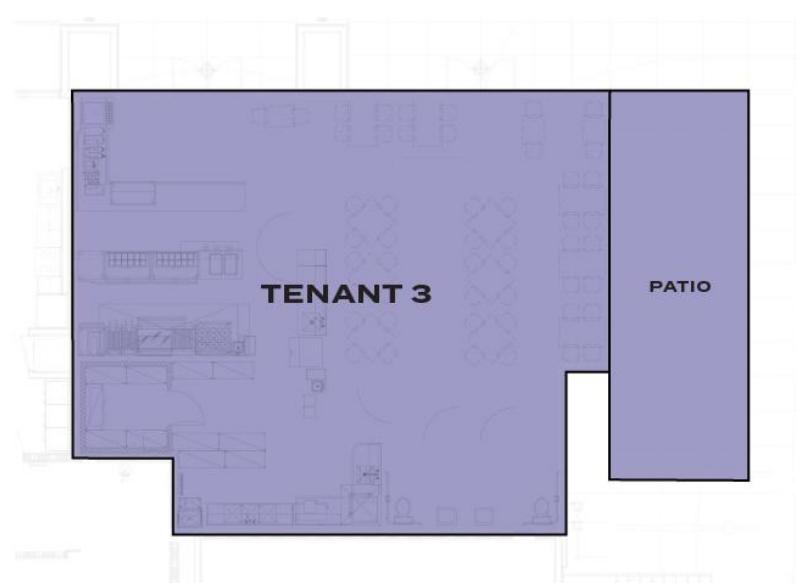
Tenant 2's retail space sits directly adjacent to the main entrance of The AJ Apartments, with frontage along a key artery leading back into Downtown Sacramento. The manageable square footage makes it ideal for a light grab-and-go concept or a specialty coffee operator.

RETAIL AT THE AJ – NOW LEASING!

BASE RENT: \$3.50

NNN: ±\$1.25

TI PACKAGE: Negotiable.



SEVENTH STREET FOR LEASE

Tenant 3: 1,662 SF

This retail space offers ample patio space and visibility on a hard corner of The AJ Apartments which faces the new Sacramento Republic Soccer Stadium. Be the first and last stop for fans leaving the stadium!



CENTRAL SHOPS

220,000 SF ▪ Est. delivery 2028

THE FOUNDRY

150,000–300,000 SF

TRANSIT CONNECTED

Amtrak, SacRT Light Rail and bus hub, bike grid

DESIGNED FOR

Tech ▪ Bioscience ▪ Professional Services ▪ Innovators



PHASE THREE

WORK AT THE RAILYARDS

Every great Urban destination needs more than just homes and entertainment, but places where ideas are born and companies thrive. At The Railyards, we're building something entirely different – an office district designed for innovation, technology, biosciences, and the way people actually work today.

**“An office community so good,
it’s worth relocating to.”**

The plan begins with 300,000 SF of modern office in The Foundry office campus – slated for 2030 – anchored by ±220,000 SF of retail at the Central Shops, creating the backbone of Sacramento’s new innovation hub.

THESE AREN’T YOUR PARENTS’ OFFICES.

They’re purpose-built environments that merge cutting-edge infrastructure with thoughtful third-space design. Fiber-rich connectivity, abundant natural light, and collaboration zones make work less about where you sit and more about how you thrive.

The Railyards’ office vision is also about biosciences and technology – industries that rely on adaptable space, knowledge-sharing, and a creative ecosystem. These buildings will be equipped for gathering, research, and tech operations, designed to meet the needs of fast-moving companies.

**If you need a central office for your company,
we will build it for you. Let’s Connect.**

THE LOCATION

LOCATION, LOCATION, LOCATION.

You've heard it from brokers, old restaurateurs, and retail sages. It's cliché for a reason. Location is where every story starts, and it's what carries through to the bottom line.

The Railyards is the hinge where Sacramento turns. To the south: Golden 1 Center, DOCO, and the Capitol. To the west: Old Sacramento and the riverfront. To the east: Midtown's bars, galleries, and late nights.

NEARBY AMENITIES

Step outside and you're in the thick of the city's best. To the south, DOCO hums with 630,000 SF of retail and the glow of Golden 1 Center. To the west, Old Sacramento's cobblestone streets carry 2M annual visitors. To the east, Midtown pours cocktails and spins vinyl with 215± bars, restaurants, and cafes.

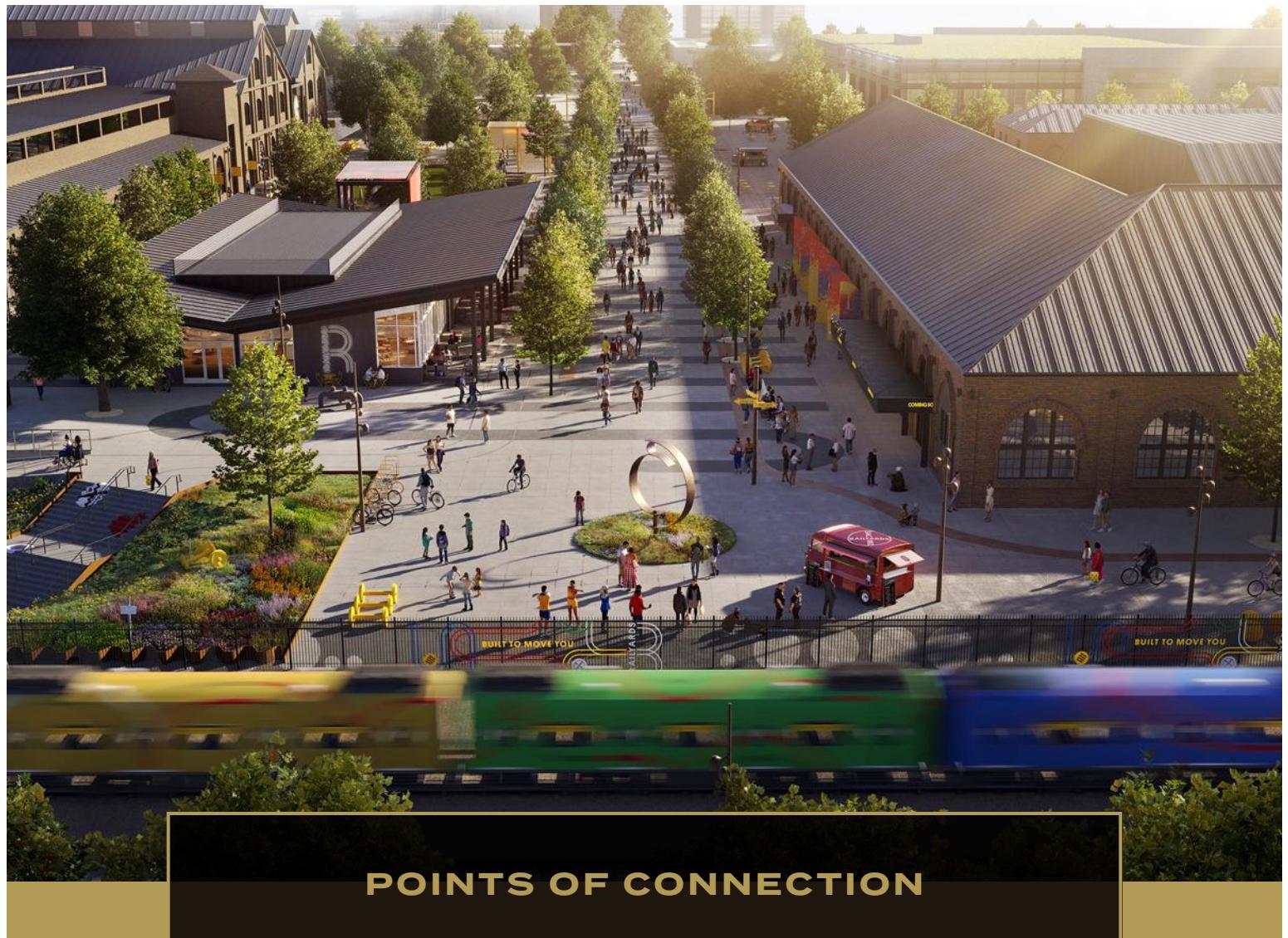
This is where Michelin-starred chefs share the block with taco trucks, where coffee fuels the morning and cocktail bars own the night. Sacramento wears its history proudly – murals, neon, and oak-shaded patios where deals are struck.

Golden 1 Center already draws millions downtown. DOCO layers in hotels, retail, and entertainment. But this is only the beginning. A new courthouse is open, Kaiser Permanente's 1.3M SF medical campus is underway, the Republic FC stadium will open in 2027, the Paint Shop live music venue is under construction, and a dual-branded hotel is coming.

This is Sacramento's next defining moment, and the gates are about to open. From the Crocker Art Museum to the SMUD Museum of Science & Curiosity, from the new I Street Bridge to the expanding bike grid, The Railyards is being stitched directly into Sacramento's identity.

**The Central Shops: Pre-leasing has begun.
Let's find a home for your brand.**





POINTS OF CONNECTION

SACRAMENTO VALLEY STATION

Amtrak, SacRT Light Rail and bus

FUTURE I STREET BRIDGE

Direct link to West Sacramento

NEW LIGHT RAIL STATION

Planned in the Railyards

IMMEDIATE FREEWAY ACCESS

I-5, I-80, Hwy 50, Hwy 99

BIKE & PEDESTRIAN TRAILS

Link to Midtown, Old Sac,
American River Parkway

TRANSIT & ACCESSIBILITY

CONNECTED BY DESIGN

The Railyards has always been about connection – once by rail, now by road, bridge, and trail. New streets tie directly into downtown, with Sacramento Valley Station next door and a new light rail stop coming soon.

The I Street Bridge will link to West Sacramento, while riverfront bike and pedestrian paths connect to Old Sacramento and the city core. With I-5, I-80, Hwy 50, and Hwy 99 minutes away, The Railyards is built for easy access from every direction.





2.56M & COUNTING!

POPULATION

2.56M and counting!



GROWTH

20,000± annually

70,000± Bay Area transplants since 2019

WORKFORCE

1.25M

71,335 daytime employees within 1 mile



HOUSING

62% owners

38% renters

VISITORS

15.3M annually



HOUSEHOLDS & INCOME

Average \$77,118 annually

34% Bachelor's degree or higher

68% some college

SCORES

Walk
97



Bike
98

Transit
55



“Every number is energy flowing into your business.”





NOW LEASING

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