



# IT'S HAPPENING HERE.

SACRAMENTO **URBAN** DEVELOPMENTS

WINTER 2021

FOR MORE INFORMATION CONTACT:

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**CBRE**

# OVERVIEW

SACRAMENTO, CA



## ARENA

Completed in 2017, the Golden 1 Center is a versatile indoor venue for sports and entertainment adding up to 1.5 million square feet of additional development including 475,000 square feet of office, 350,000 square feet of retail, a 250-room Kimpton hotel, and 44 residential units.

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / # OF UNITS/ROOMS
1	Golden 1 Center	K St Between 5th & 7th St	Sports/Entertainment Arena	C	17,608 seats
2	Downtown Commons (DOC0)	K St Between 5th & 7th St	Mixed-use (Hotel/Retail/Residential)	C	1.5 million SF
3	Kimpton Sawyer Hotel	500 J	Mixed-use (Hotel/Office/Retail/Residential)	C	250 rooms

C COMPLETED

### 3 THE SAWYER KIMPTON PLAZA TOWER

1

2

### DOWNTOWN COMMONS

# RAILYARDS

Located only a few short blocks from the Entertainment & Sports Center (ESC), the Railyards is set to serve as Downtown Sacramento's state-of-the-art transportation hub. In addition, the area is expected to include over one million square feet of retail, 2.3 million square feet of office, a hotel, varying residential housing units, and recreational and cultural uses. At 244 acres, the Railyards is the largest urban infill development project in the country.



PROPOSED HOUSING



PROPOSED HOUSING

THE FOUNDRY

6TH ST

1



KAISER PERMANENTE

2

15

3

5

14

13

10

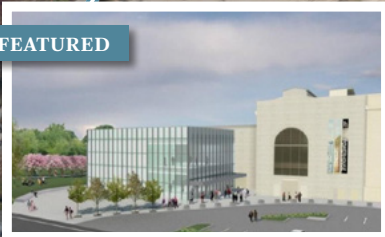
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9

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## FEATURED

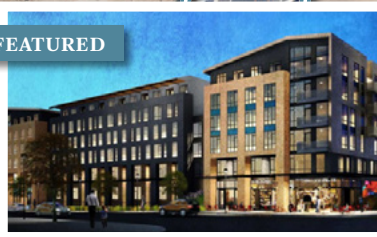


### POWERHOUSE SCIENCE CENTER

The new 50,000 sq. ft. Powerhouse Science Center will include a full-size planetarium, classrooms, and design space to replace the older museum located on Auburn Boulevard.

Source: Powerhouse Science Center (picture) & Sac Biz Journal (content)

## FEATURED



### THE A.J.

The A.J. will feature a mixed-sed residential project with 345 units, 69 of which will be affordable housing and 5,000 Sf of ground floor retail space. Developers are anticipating a winter 2022 completion date.

Source: <https://railyards.com/blog/the-railyards-breaks-ground-on-first-project-the-aj>

# RAILYARDS

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / # OF UNITS/ROOMS
1	Kaiser Permanente Medical Center	Railyards Blvd & 5th St	Medical	PR	1.2 million SF
2	Sacramento Republic FC Stadium	7th St & Railyards Blvd	Sports/Entertainment Arena	PR	20,000 attendees
3	The Innovation District / The Foundry	700 N 7th St	Office	PR	300,000 SF
4	Richards Boulevard Office Complex	4468 Richards Blvd	Office	PR	1.3 million SF
5	Central Shops	Camille St	Retail	PR	500,000 SF
6	Sac IML Transportation Facility	4th & I St	Specialty Building	PR	68,000 SF
7	U.S. Glass Inc.	840 Richards Blvd	Industrial	C	19,980 SF
8	Sacramento County Courthouse	6th St & G St	Courthouse	UC	53 courtrooms
9	Mirasol Village	1209 Sitka St	Residential	UC	487 units
10	Pintworks	116 N. 16th St	Retail	UC	4,800 SF
11	North B Housing	14th, B & C St	Residential	PR	34 micro units
12	Metro at 7th	700 G St	Residential	PR	150 units
13	Hawthorn Suites by Wyndham	321 Bercut Dr	Mixed-use (Hotel/Residential)	PR	102 units and 170 rooms
14	Powerhouse Science Center	560-598 Jibboom St	Specialty- Museum	UC	50,000 SF
15	The A.J.	6th St & Railyards Blvd	Residential	UC	345 units

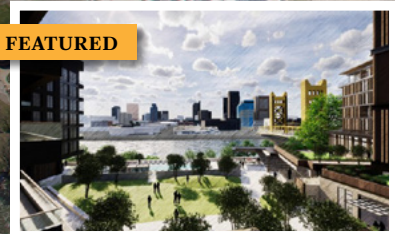
PR PROPOSED

UC UNDER CONSTRUCTION

C COMPLETED

# THE BRIDGE DISTRICT

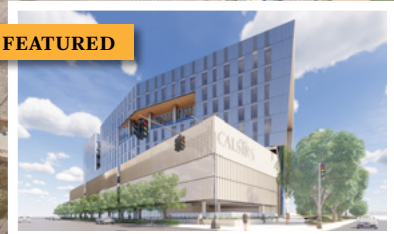
Located on the Sacramento River, directly across from Downtown, West Sacramento's Bridge District is poised for rapid growth. Once completed, the area will house over 9,000 residents and produce 16,000 jobs. The District is currently home to the World Series Champion San Francisco Giants' Triple-A affiliate, the Sacramento River Cats.



## RIVER ONE

River One will be a hybrid development of both condominiums and a hotel. There will be a total of 57 condominiums for private ownership in one building and a hotel with 192 rooms in the other. The buildings will surround a central courtyard overlooking the Tower Bridge.

Source: Sac Biz Journal



## CALSTRS EXPANSION

Expansion will feature a new ten-story tower totaling over 200k SF of additional office space as well as 400 additional parking spaces for staff, CalSTRS members and the public. The new building will occupy the space to the west of the current headquarters and parking garage.

Source: <https://www.calstrs.com/post/calstrs-expanding>

# THE BRIDGE DISTRICT

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / # OF UNITS/ROOMS
1	The Park Moderns	495 Garden St	Residential	C	32 units
2	Rivermark	959 Bridge St	Residential	C	70 units
3	Drakes: The Barn	985 Riverfront St	Entertainment	C	8,000 SF
4	Habitat	505 Garden St	Residential	C	96 units
5	980 Central	980 Central St	Residential	C	55 units
6	West Gateway Place	820 Delta Ln	Mixed-use (Retail/Residential)	C	77 units
7	301 D St	301 D St	Residential	UC	40 units
8	CalSTRS Expansion	100 Waterfront Pl	Office	UC	275,000 SF
9	West	805 S River Rd	Mixed-use (Retail/Residential)	UC	287 units
10	The Block	Riverfront St	Mixed-use (Retail/Residential)	PR	52 units
11	The Foundry	998 Riverfront St	Residential	C	69 units
12	River One	Tower Bridge Gateway	Mixed-use (Hotel/Residential)	PR	57 units & 197 hotel rooms
13	The Strand	Lighthouse Dr & Douglas St	Residential	UC	408 units
14	Home2Suites	1020 W. Capitol Ave	Hospitality Hotel	UC	115 rooms
15	Edge	Mill & Fifth St	Residential	UC	64 units
16	Mercy Housing West Capitol	1801 W. Capitol Ave	Residential	UC	85 units
17	Icon West Sacramento	218 4th St & 407 B St	Residential	PR	25 units
18	Kierland	317 & 331 F St	Residential	PR	16 units
19	Four 40 West	412 6th St	Residential	PR	104 units
20	West Gateway Place II	801-810 Delta Ln	Residential	PR	60 units
21	Washington Commons	316-330 G St	Residential	PR	35 units
22	681 West Capitol	681 W Capitol	Mixed-use (Office/Retail)	PR	27,000 SF
23	The Five Fifties	550 C St	Mixed-use (Residential/Retail)	PR	14 units
24	The Savoy	641 Fifth St	Residential	PR	25 units
25	I Street Bridge	Railyards Blvd & C St	Specialty	PR	TBD
26	California Indian Heritage Center	Marina Way & Lighthouse Dr	Specialty- Museum	PR	120,000 SF
27	Ro Homes	Garden & Mill St	Residential	C	19 units

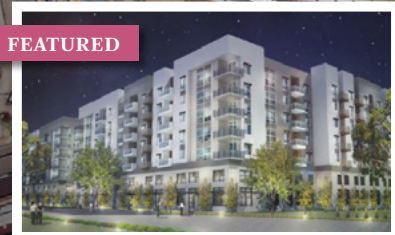
PR PROPOSED

UC UNDER CONSTRUCTION

C COMPLETED

# DOWNTOWN

Downtown Sacramento has been enjoying a recent resurgence with no signs of slowing down. Businesses once satisfied with suburban locations have begun relocating to the CBD to take part in its revitalization. Much of this activity can be directly attributed to the buzz surrounding the currently-under-construction Golden 1 Center, which will be home to the NBA's Sacramento Kings, and the amenities that will accompany it.



## FEATURED

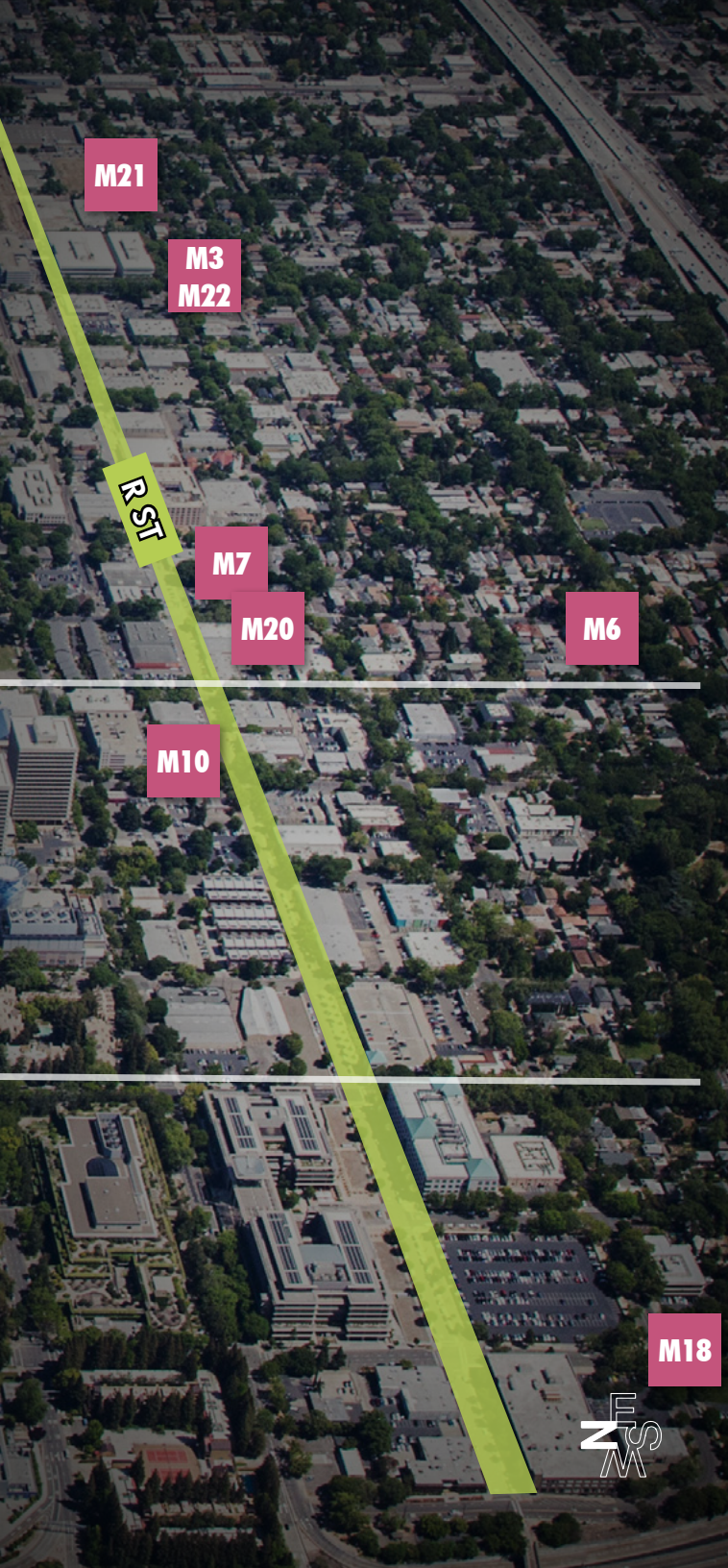


### SACRAMENTO COMMONS

The Sacramento Commons, a project by developer Weidner Apartment Homes, is a multiphase housing project. The project is anticipated to provide an additional 1,470 new housing units to the district.

Source: Kennedy Wilson (picture) & Sac Biz Journal (content)

## DOWNTOWN



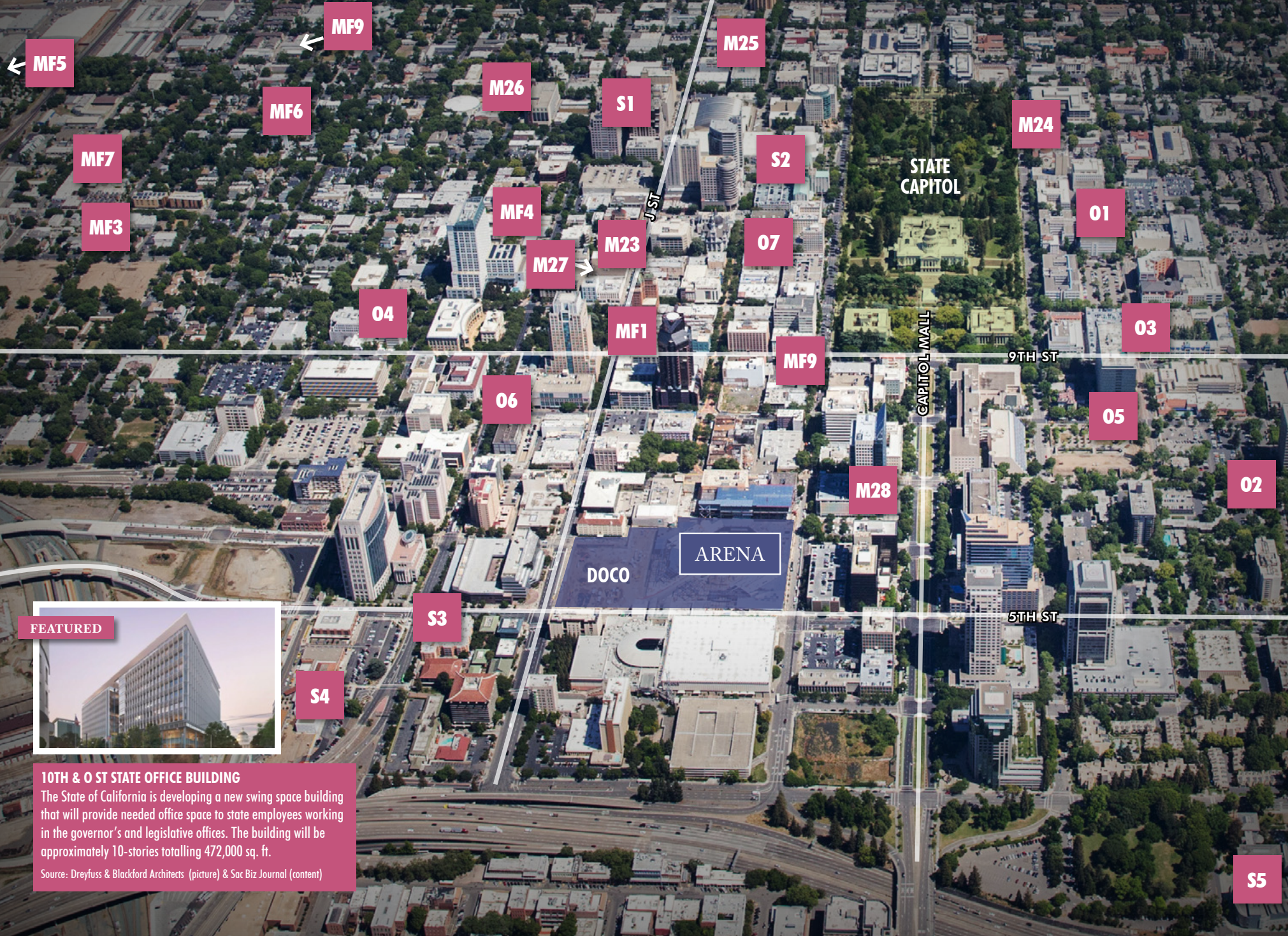
	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / NUMBER OF UNITS/ROOMS
H1	Hyatt Centric	1122 7th St	Hospitality Hotel	UC	159 rooms
H2	The Exchange Hotel	1006 4th St	Hospitality Hotel	UC	100 rooms
H3	AC Hotel by Marriott	730 I St	Hospitality-Hotel	PR	179 rooms
H4	14i Hotel	826 14th St	Hospitality-Hotel	PR	19 rooms
MED1	Kaiser Permanente Medical Offices	501 J St	Medical	C	210,000 SF
M1	The Metropolitan	921 10th St	Mixed Use	PR	TBD
M2	Kress Building	818 K St	Mixed Use	PR	12 units
M3	1500 S	1500 S St	Mixed Use (Residential/Commercial)	PR	137 units & 8,900 SF
M4	Courtyard	1320 O St	Mixed Use (Residential/Retail)	PR	56 units & 1,030 SF
M5	Alkali Flats on 12th	330 12th St	Mixed Use (Residential/Retail)	PR	24 units & 5,412 SF
M6	10 U	2030 10th St	Mixed Use (Residential/Retail)	UC	21 units & 3,000 SF
M7	The Carlaw	1028 R St	Mixed Use (Residential/Retail)	C	46 units & 16,000 SF
M8	Shasta Hotel	1017 10th St	Mixed Use (Residential/Specialty)	UC	80 units
M9	1201 J St	1201 J St	Mixed Use (Retail/Coworking/Specialty)	UC	50,000 SF
M10	8R9 Parking Structure	805 R St	Mixed Use (Specialty/Retail)	PR	800 spaces & 12,000 SF
M11	Canopy by Hilton	831 L Street	Mixed-use (Hotel/Residential)	PR	256 hotel rooms & 55 apartments
M12	10K	10th & K St	Mixed-use (Hotel/Residential/Retail)	PR	218 units & 205 hotel rooms
M13	7+I Hotel	7th St & I St	Mixed-use (Hotel/Retail)	PR	179 units
M14	800 Block of K St	800 K St	Mixed-use (Office/Retail/Residential)	UC	150 units & 10,000 SF of Retail Space
M15	428 J (Renovated 2018)	428 J St	Mixed-use (Retail/Office)	C	110,000 SF
M16	The Hardin	1110 8th St	Mixed-use (Retail/Residential)	C	137 units
M17	1430 Q	1430 Q St	Mixed-use (Retail/Residential)	C	75 units
M18	S3 Apartments	1900 3rd St	Mixed-use (Retail/Residential)	PR	40 units & 2,200 SF of Retail Space
M19	Sacramento Commons	Between N & P, 5th & 7th St	Mixed-use (Retail/Residential)	UC	218 units & 2,090 SF of retail space
M20	1024 R	1024 R St	Mixed-use (Retail/Residential)	UC	16,000 SF & 26 units
M21	1717 S St	1717 S St	Mixed-use (Retail/Residential)	PR	159 units & 11,000 SF of Retail Space
M22	Mid Fifteen	1500 S St	153 units & 10,890 SF of Retail Space	PR	Mixed-use (Retail/Residential)

PR PROPOSED

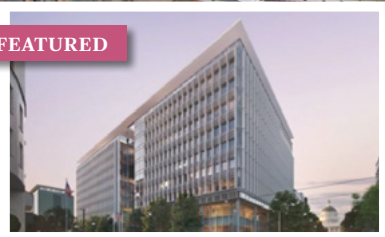
UC UNDER CONSTRUCTION

C COMPLETED

# DOWNTOWN



## FEATURED



### 10TH & O ST STATE OFFICE BUILDING

The State of California is developing a new swing space building that will provide needed office space to state employees working in the governor's and legislative offices. The building will be approximately 10-stories totalling 472,000 sq. ft.

Source: Dreyfuss & Blackford Architects (picture) & Sac Biz Journal (content)

S5

## DOWNTOWN (continued)

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / NUMBER OF UNITS/ROOMS
<b>M23</b>	Cathedral Square	11th St @ J street	Mixed-use (Retail/Residential)	PR	86 units & 1,600 SF of Retail Space
<b>M24</b>	Vantage Condominiums	14th St & N	Mixed-use (Retail/Residential)	PR	111 units & 1,608 SF of Retail Space
<b>M25</b>	17 Central	1631 K St	Mixed-use (Retail/Residential)	PR	186 units & 3,010 SF of Retail Space
<b>M26</b>	The Mansion	700 16th St	Mixed-use (Retail/Residential)	PR	4 units & 5353 SF of Retail Space
<b>M27</b>	1021 J St Redevelopment	1012 J St	Mixed-use (Retail/Residential)	PR	162 units & 7,000 SF of Retail Space
<b>M28</b>	The Frederic	601 Capitol Mall	Office	PR	372,000 SF
<b>O1</b>	Clifford L. Allen by Building	1215 O St	Office	UC	838,000 SF
<b>O2</b>	CA Natural Resources Agency	P St & 7th st	Office	UC	472,000 SF
<b>O3</b>	10th & O St State Office Building	10th & O St	Office	UC	75,000 SF
<b>O4</b>	Christofer Center Renovation	1000 G St	Office	UC	TBD
<b>O5</b>	Natural Resources Building Renovation	1416 9th St	Office	PR	TBD
<b>O6</b>	8th & I St	8th & I St	Office	PR	140,908 SF
<b>O7</b>	1130 K St Renovation	1130 K St	Residential	PR	27 units
<b>MF1</b>	Golden Lofts	1010 1/2 10th St	Residential	C	51 units
<b>MF2</b>	Q Art Lofts	1208-1220 Q St	Residential	PR	122 units
<b>MF3</b>	The Creamery	1013 D St	Residential	C	109 units & 4,372 SF of Retail Space
<b>MF4</b>	1220 H Street Apartments	1220 H St	Residential	PR	21 units
<b>MF5</b>	Icon@14C	14th & C St	Residential	C	10 units
<b>MF6</b>	14E	1414 E St	Residential	C	21 units
<b>MF7</b>	Icon@13C	1300 C St	Residential	PR	134 units
<b>MF8</b>	Capitol Park Hotel Conversion	1125 9th St	Residential	PR	10 units
<b>MF9</b>	1517 E St	1517 E St	Retail	PR	11,200 SF
<b>R1</b>	Market 5-ONE-5	915 R St	Specialty	C	300,000 SF
<b>S1</b>	SAFE Credit Union Convention Center Expansion	1400 J	Specialty	UC	66,758 SF
<b>S2</b>	SAFE Credit Union Performing Arts Center Renovation	1301 L St	Specialty Building	UC	100,000 SF
<b>S3</b>	Museum of Railroad Technology	5th & I St	Specialty Building	PR	TBD
<b>S4</b>	Sacramento Valley Station	401 I St	Specialty-Museum	PR	TBD
<b>S5</b>	Crocker Art Museum Art Park	216 O St	Specialty-Museum	PR	TBD

PR PROPOSED

UC UNDER CONSTRUCTION

C COMPLETED

# MIDTOWN

Positioned directly east of Downtown, Midtown has long been known as the city's center of arts, entertainment and culture. This reputation coupled with an abundance of dining, bars and nightclubs has made it a desired housing location for Sacramentans with its appeal to both trendy and traditional. Developers have taken note, resulting in the numerous high-density residential projects currently underway. These developments, many of which feature ground-floor local retailers, are as unique as Midtown itself.

16TH ST

M10

M2

M1

M11

M9

M7

M5

M8

M13

M17

M14

M3

M12

H1

E1

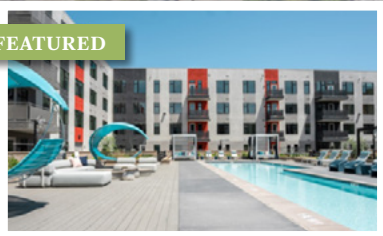
M16

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## FEATURED

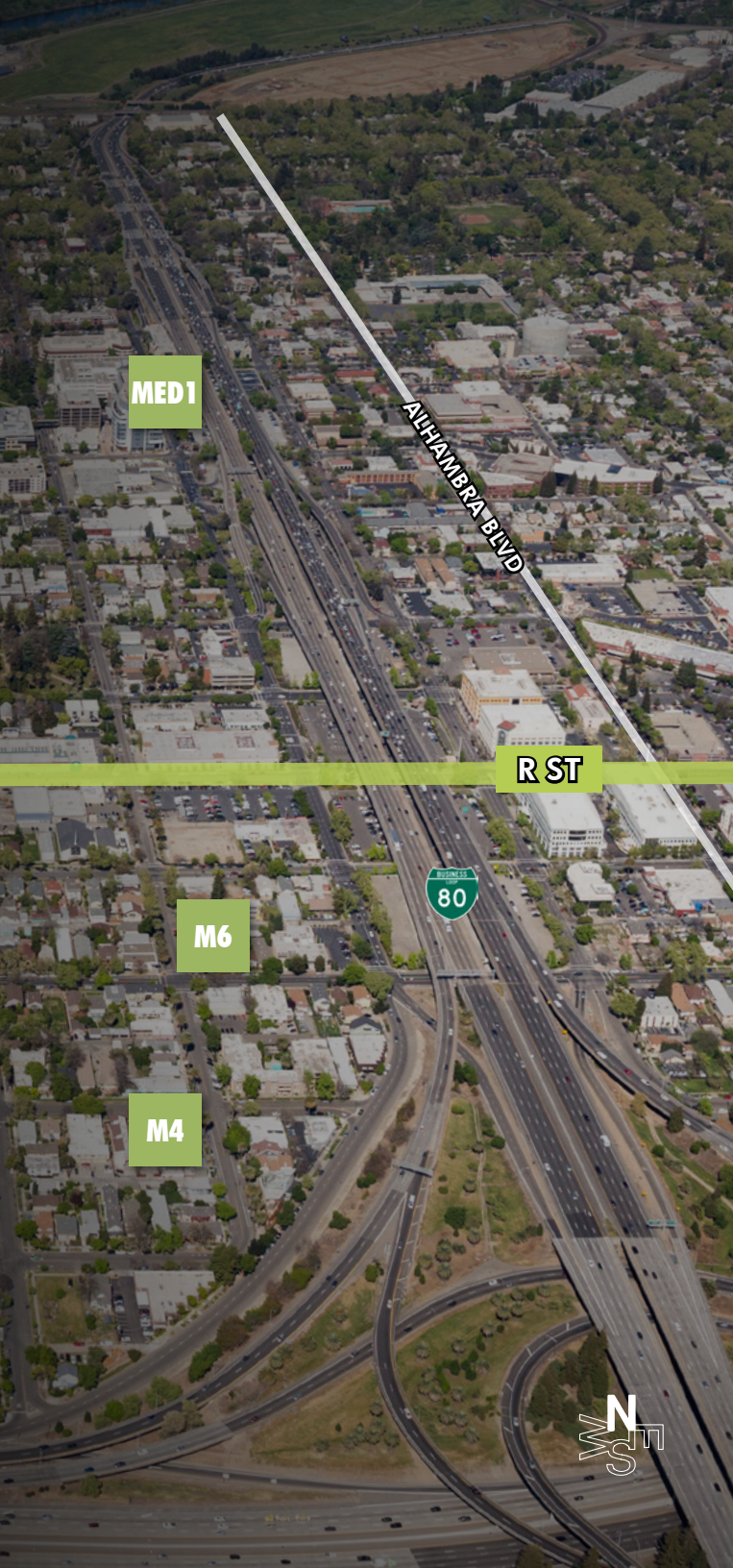


### THE PRESS

The Press, a multifamily development was completed in late 2020 with 253 units now leasing. This project was designed with modern technology in mind with units including a wine fridge, Amazon Alexa speakers built in, smart door locks, smart thermostat and more.

Source: <https://livethepress.com>

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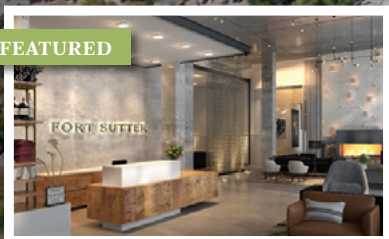
# MIDTOWN

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / NUMBER OF UNITS/ROOMS
E1	The Sofia	2700 Capitol Ave	Entertainment/Arts	C	48,000 SF
H1	Hyatt House Midtown	2719 K St	Hospitality Hotel	PR	133 units
MED1	Sutter Medical Center Expansion	2825 Capitol Ave	Medical	C	242 units
M1	1908 O St	1908 O St	Mixed Use	PR	TBD
M2	Former Jefferson School Site	1619 N St	Mixed Use	PR	TBD
M3	2413 J St	2413 J St	Mixed Use (Residential/Retail)	UC	TBD
M4	The Nest	2030 28th St	Mixed Use (Residential/Retail)	UC	8 units
M5	17th & J	17th & J St	Mixed Use (Residential/Retail)	PR	70 units & 5,000 SF
M6	28th & S Mixed Use	2800 S St	Mixed Use (Residential/Retail)	PR	38 units
M7	Cascade	17th & I St	Mixed Use (Residential/Retail)	PR	206 units & 3,050 SF
M8	Tribute Building	1926 Capitol Ave	Mixed-use (Retail/Office)	PR	48,000 SF
M9	1616 I Street	1616 & 1630 I St	Mixed-use (Retail/Office)	PR	26,000 SF
M10	Eviva	1531 N St	Mixed-use (Retail/Residential)	C	118 units
M11	20PQR	1610 20th St	Residential	C	32 units
M12	Yamane	25th St & J St	Mixed-use (Retail/Residential)	PR	134 units
M13	19J	1827-1831 J St	Mixed-use (Retail/Residential)	C	175 units
M14	K Street Mixed Use	2301 K St	Mixed-use (Retail/Residential)	C	8 units & 1,500 SF of Retail Space
M15	1813 Capitol Ave	1813 Capitol Ave	Mixed-use (Retail/Residential)	C	4 units
M16	Ice Blocks	18th St & R St	Mixed-use (Retail/Residential/Office)	C	106,000 SF
M17	18th St & Kayak Alley	1116 18th St	Mixed-use Retail/Residential/Office)	PR	3490 SF of Retail, 3490 of Office SF, 15 units
O1	2001 20th St	2001 20th St	Office	PR	17,080 SF
O2	1800 24th St	1800 24th St	Office	PR	22,147 SF
O3	Lionakis Office Building	2025 19th St	Office	PR	39,800 SF

# MIDTOWN



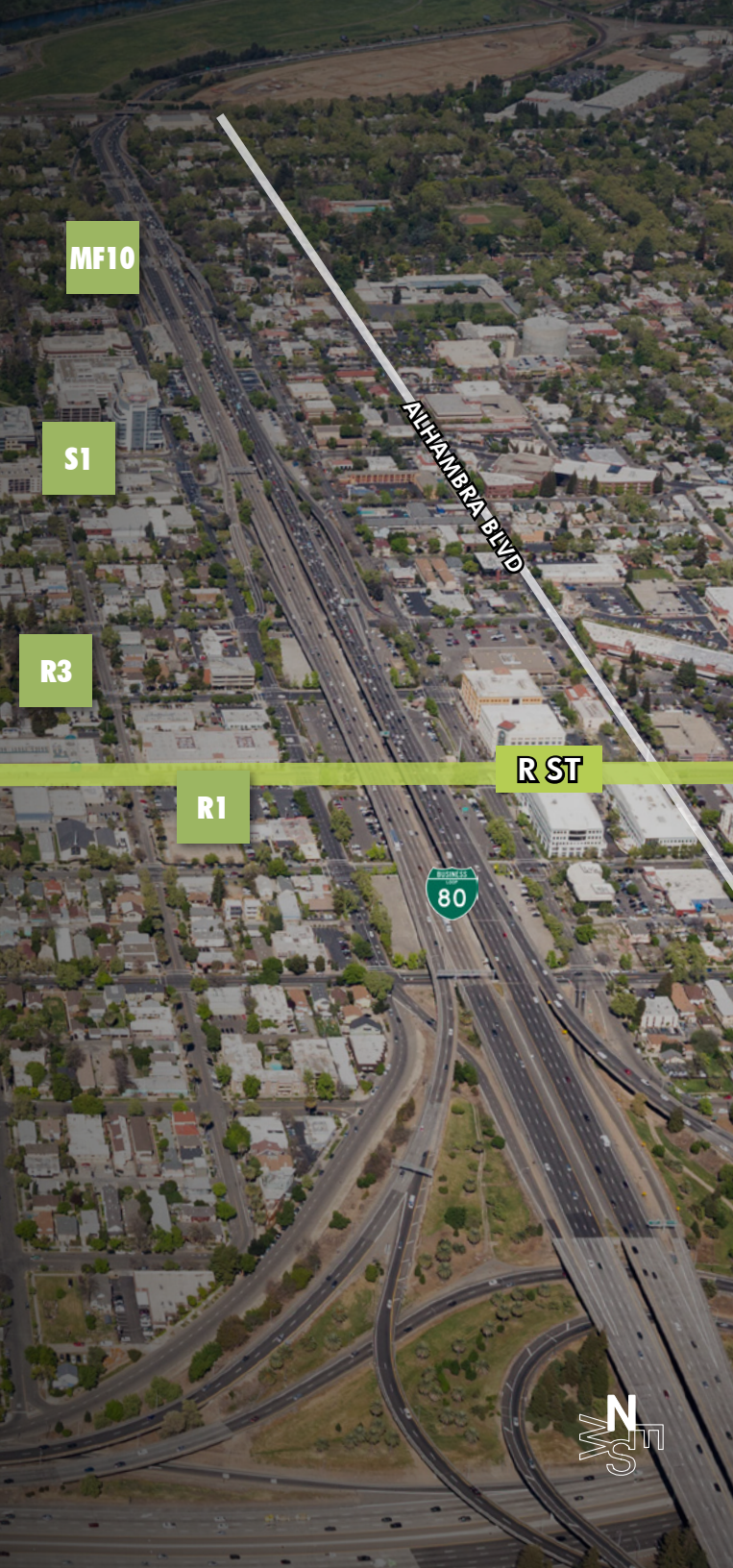
## FEATURED



### FORT SUTTER HOTEL

Sacramento Restaurant owner Randy Paragary expanded his foot print in the region to hotels. Fort Sutter is a boutique style hotel located in the heart of Midtown completed in late 2020. It features the signature restaurant "Café Bernardo" on site as well as the new Four Palms bar.

Source: <https://www.portsutterhotel.com>



## MIDTOWN (continued)

	PROPERTY NAME	ADDRESS	BUILDING TYPE	STATUS	SQ.FT. / NUMBER OF UNITS/ROOMS
	MF1	T6 Powerhouse	1606 P St	Residential	C 53 units
	MF2	Legado de Ravel	1520 16th St	Residential	C 84 units
	MF3	H16	1613 H St	Residential	C 95 units
	MF4	Lavender Courtyard	16th St & F St	Residential	PR 53 units
	MF5	Eleanor Apartments	16th St & E St	Residential	C 95 units
	MF6	The Press	1714 21st St	Residential	C 253 units
	MF7	17 Central	1631 K St	Residential	UC 107 units & 2,580 SF of Retail Space
	MF8	Mid Fifteen	1500 S St	Residential	PR 137 units
	MF9	The Mansion	700 16th St	Residential	UC 186 units
	MF10	Historic Alley Apartments	29th St & Historic Alley	Residential	PR 12 units
	MF11	I & 23rd	2226 I St	Residential	PR 7 units
	MF12	E Street Condos	1523 E St	Residential	PR 9 units
	MF13	Marshall School	2718 G St	Residential	PR 45 units
	R1	Sacramento Natural Food Co-op	2820 R St	Retail	C 26,000 SF
	R2	Target Renovation	1707 J St	Retail	UC 23,024 SF
	R3	Winn Park Eatery	1616 28th St	Retail	PR TBD
	R4	2025 L St	2025 L St	Retail Supermarket	PR
	R5	Golden Road Brewing	1830 L St	Retail/Restaurant	C 7,027 SF
	S1	Fort Sutter Hotel	28th & Capitol	Specialty	C 105 units
	S2	Packard Building	825 15th St	Specialty-Museum	PR TBD

PR PROPOSED

UC UNDER CONSTRUCTION

C COMPLETED

# SACRAMENTO **URBAN** DEVELOPMENTS

WINTER 2021

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