

ESTD



1912

# CANNERY

## ON THE BOULEVARD



SCAN OR CLICK FOR PROPERTY VIDEO



FULCRUM



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THE MODERN AND HISTORIC HEART  
OF SACRAMENTO'S CO-WORKING,  
ENGINEERING, DESIGN, AND MEDICAL  
SECTORS

# THE CANNERY

±2,424 - 18,212  
RSF OF SPACE AVAILABLE

4  
SPACES LEFT

93%  
LEASED

## ONE AWESOME URBAN EXPERIENCE

The Cannery represents one of Sacramento's most distinctive adaptive reuse office opportunities, encompassing an entire city block along the rapidly evolving Alhambra Corridor. The ±275,363 SF two-story masonry building offers a rare combination of scale, character, and urban connectivity, ideally positioned between Midtown and East Sacramento with immediate access to the region's major freeway systems. Defined by expansive open floor plates, exposed

brick and concrete construction, dramatic ceiling heights, skylights, and industrial architectural elements, The Cannery offers an authentic creative-office environment increasingly sought after by local, regional, and national tenants alike. What truly differentiates The Cannery is its location at the intersection of two of Sacramento's most desirable urban districts. To the west, Midtown delivers a vibrant, walkable environment known for its eclectic mix of locally owned restaurants,

cafés, boutiques, nightlife, and creative culture. To the east, East Sacramento offers a more refined neighborhood atmosphere characterized by tree-lined streets, classic architecture, and some of the city's most established dining and residential amenities. The Cannery uniquely bridges these two environments, creating an experience that is both energetic and authentic while remaining highly accessible and connected within Sacramento's urban core.

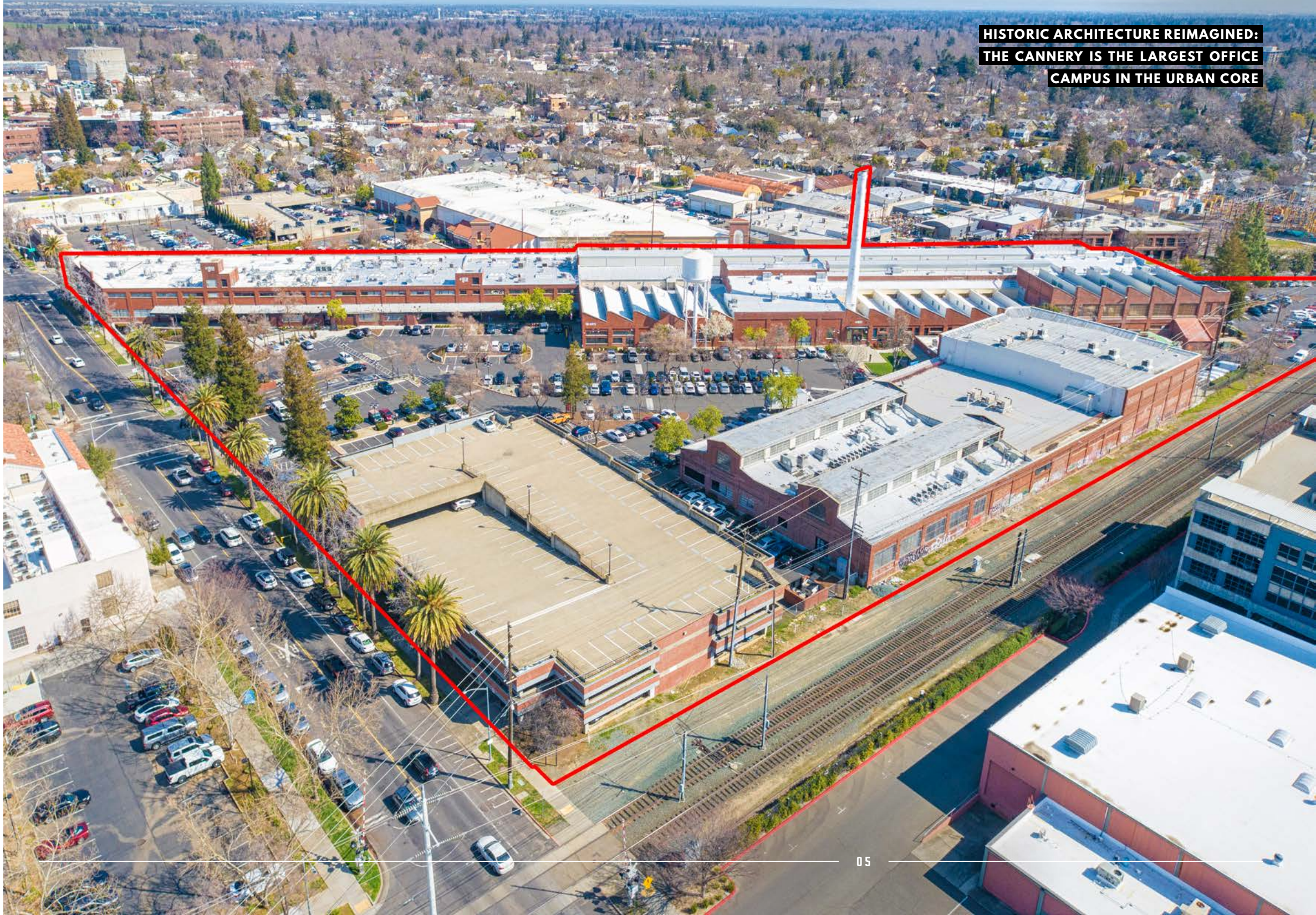




Section One: The Property

CANNERY  
ON THE BOULEVARD

HISTORIC ARCHITECTURE REIMAGINED:  
THE CANNERY IS THE LARGEST OFFICE  
CAMPUS IN THE URBAN CORE



# PROPERTY DETAILS

|                           |                                                   |                       |
|---------------------------|---------------------------------------------------|-----------------------|
| Total SF:                 | ±275,363 SF                                       |                       |
| Current available spaces: |                                                   |                       |
| 1601 Alhambra             |                                                   |                       |
| Suite 100:                | ±6,515 RSF                                        |                       |
| 1631 Alhambra             |                                                   |                       |
| Suite 100:                | ± 6,626 RSF                                       | Combined<br>9,273 RSF |
| Suite 110:                | ±2,647 RSF                                        |                       |
| Suite 130:                | ±2,424 RSF                                        |                       |
| Features:                 |                                                   |                       |
| •                         | Mix of flat and sawtooth roof with skylights      |                       |
| •                         | 700 On-site parking stalls available              |                       |
| •                         | On-site fitness center with indoor pool (InShape) |                       |
| •                         | On-site showers and lockers                       |                       |
| •                         | On-site bike storage available                    |                       |
| •                         | High ceiling options with exposed HVAC            |                       |
| •                         | ADA restroom cores in place                       |                       |





## AVAILABLE SPACES

Suite 100:  $\pm 6,515$  RSF

1601

1631

Suite 100:  $\pm 6,626$  RSF  
Suite 110:  $\pm 2,647$  RSF  
Suite 130:  $\pm 2,424$  RSF

Combined  
9,273 RSF

1651-100

1651-110/200

1651-120

1667

1671

1675 B

1675 G

1675 F

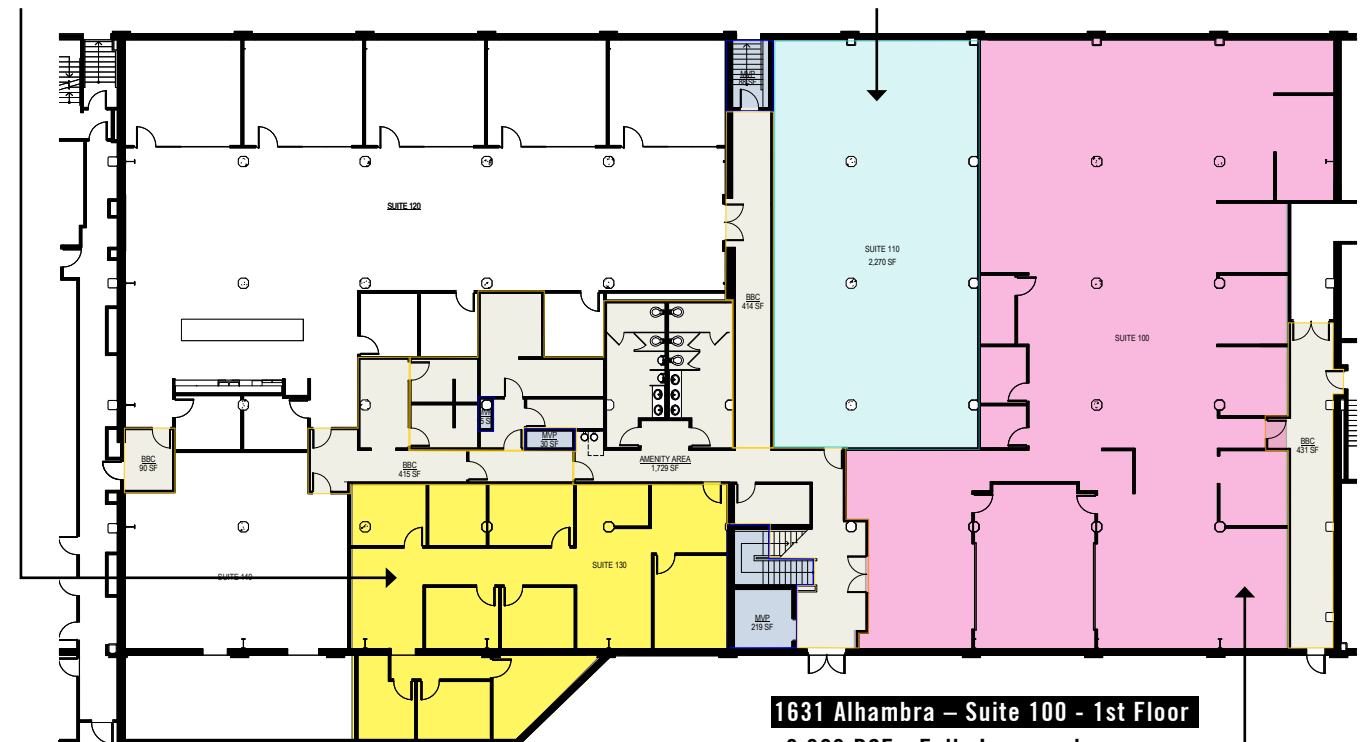
1675-E

Parking

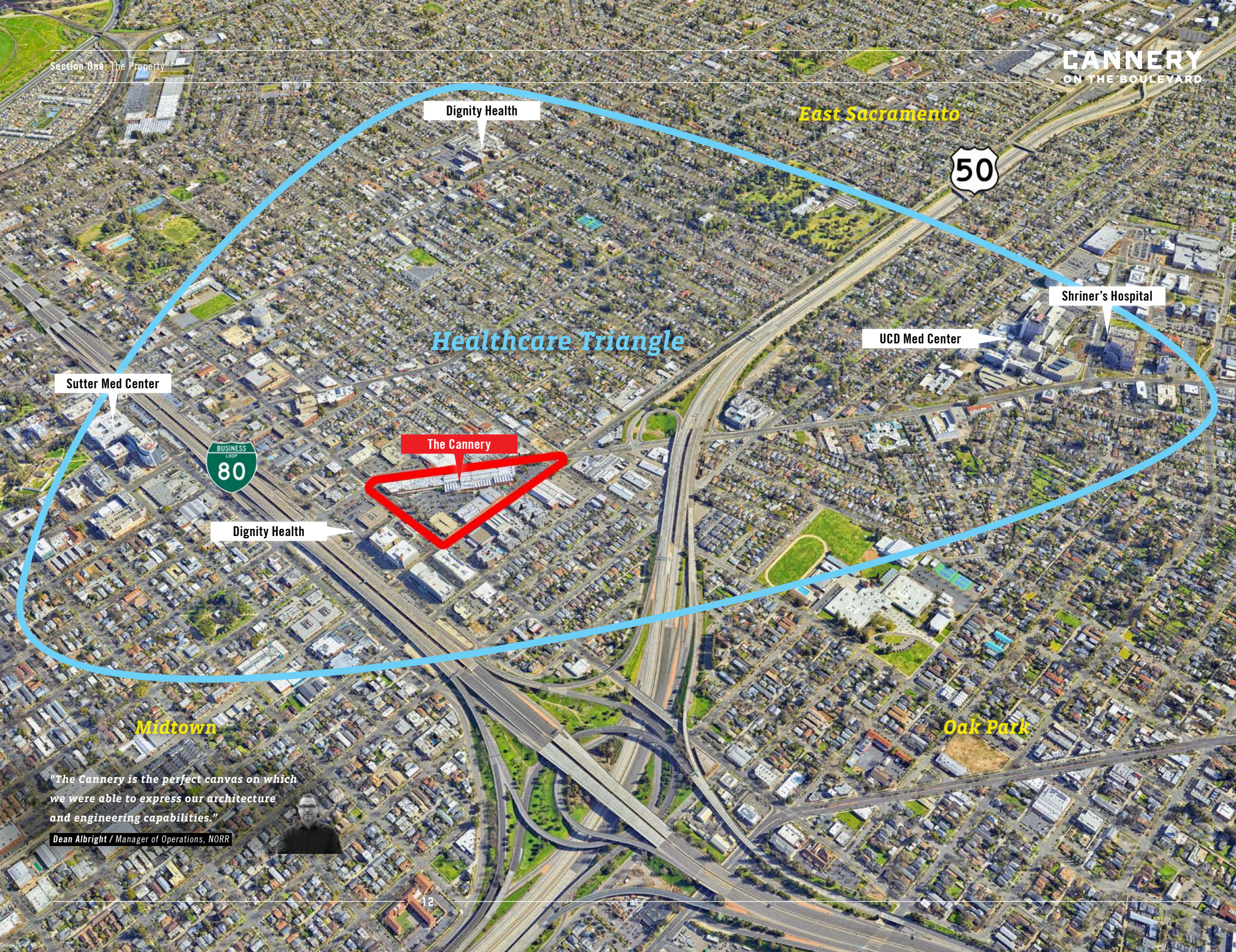
1631 Alhambra, Suite 110  
**Available**

1675 Alhambra, Suite 200  
**Sola Salon**





**1631 Alhambra - Suite 100 +110 Can be Combined for ± 9,273 RSF**



# CANNERY ON THE BOULEVARD

East Sacramento



Dignity Health

Healthcare Triangle

Sutter Med Center



Dignity Health

The Cannery

UCD Med Center

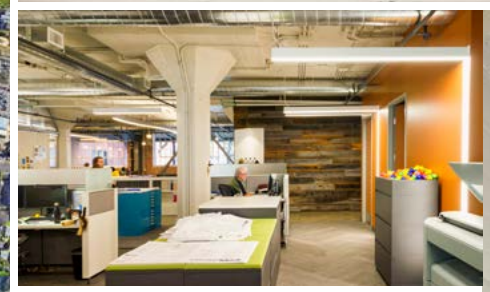
Shriner's Hospital

Midtown

Oak Park

"The Cannery is the perfect canvas on which we were able to express our architecture and engineering capabilities."

Dean Albright / Manager of Operations, NORR



CANNERY  
ON THE BOULEVARD



THE LOCATION

|                     |           |                         |
|---------------------|-----------|-------------------------|
| 1.6M                | 723,600   | \$89,600                |
| RESIDENT POPULATION | EMPLOYEES | MEDIAN HOUSEHOLD INCOME |

Placer AI 2026  
Sacramento County

SACRAMENTO COUNTY'S 1.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

The Cannery is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriners' Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, The Cannery is close to home not only to medical pro-

fessionals, but many of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and The Cannery enjoys the benefits of both. Tenants can take

advantage of the proximity to the interstate freeways that are the boundary of Midtown and East, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid".



THERE'S A REASON EVERYONE IS  
COMING HERE.





### Section Three: The Location

## CANNERY ON THE BOULEVARD



## MIDTOWN SACRAMENTO

Business owners, residents and investors near and far have flocked to Midtown - the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events, Midtown caters to the daytime workforce as well as the weekend neighborhoods. Embedded in canopies of old growth elms, oak, sycamore and maple trees,

Midtown provides the most walkable live/work district in the region. Twenty of the best 25 restaurants in the region are located in the urban core. Businesspeople and dog walkers alike fill the regions most distinct and eclectic cafes. Midtown is regarded as the heart-beat of Sacramento culture. This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular estab-

lishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects. With over 2000 residential units constructed since 2018 and another 2,000 planned, the outlook for business and retail in Midtown is very bright indeed.

# CANNERY ON THE BOULEVARD

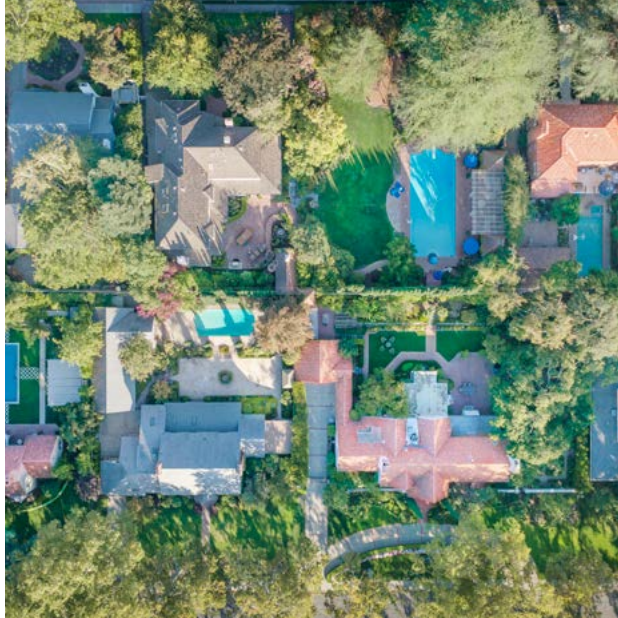


## EAST SACRAMENTO

The Cannery sits in the nexus of two incredibly dynamic and booming submarkets: Midtown and East Sacramento. Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desirable. East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$500, which is significantly higher than the Sacramento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few high-end office buildings exist in East Sacramento, spaces that are truly architecturally unique like The Cannery are tough to find, and often lease very quickly. East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have

flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket. East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupelo Coffee House.





Renderings: [aggiesquare.ucdavis.edu](https://aggiesquare.ucdavis.edu)

### Section Three: The Location

## CANNERY ON THE BOULEVARD



## AGGIE SQUARE *1.2 Million SF expansion of UC Davis Medical Campus*

UC Davis' Aggie Square is a mixed-used innovation district adjacent to the UC Davis Medical Center in Sacramento. Phase I is under construction with a capital investment of \$1.1 billion and 1.2 million square feet of life sciences, research, wet labs, and residential housing, with the first phase delivering in late 2024. Asking rents are \$84-\$108 / SF annually. Estimated construction pricing to complete Aggie Square is estimated at \$1,000+ / SF. **Anchor tenants include Amazon Web Services, Cytiva, and The Alice Waters Institute.** The project will spur \$5 billion in annual economic impact for the region.

Aggie Square will feature state-of-the-art research facilities, modern office and mixed-use space and world-class amenities. It will create new public space with welcoming, accessible entry points that connect the university with its neighboring communities. The result will be a unique live/learn/work/play environment that values inclusion and creates chance encounters among creative people. Construction started in June 2022 and is proceeding on schedule for completion in 2025-2026. At Aggie Square, leading-edge UC Davis research, innovative companies and startups, and talent from across our community come together to create a

thriving new Sacramento innovation district. Aggie Square is designed to host whole "ecosystems" in emerging areas of technology and life sciences, with inclusive teaching and training programs from entry level jobs to doctoral degrees.

Aggie Square is where university, industry, and community meet to create opportunities for everyone.

Aggie Square will advance human health, enrich lifelong learning, enhance emerging technologies, and set the stage for future collaborations. The type of office product is not expected to be a competitive threat to The Cannery.

#### Life-long Learning:

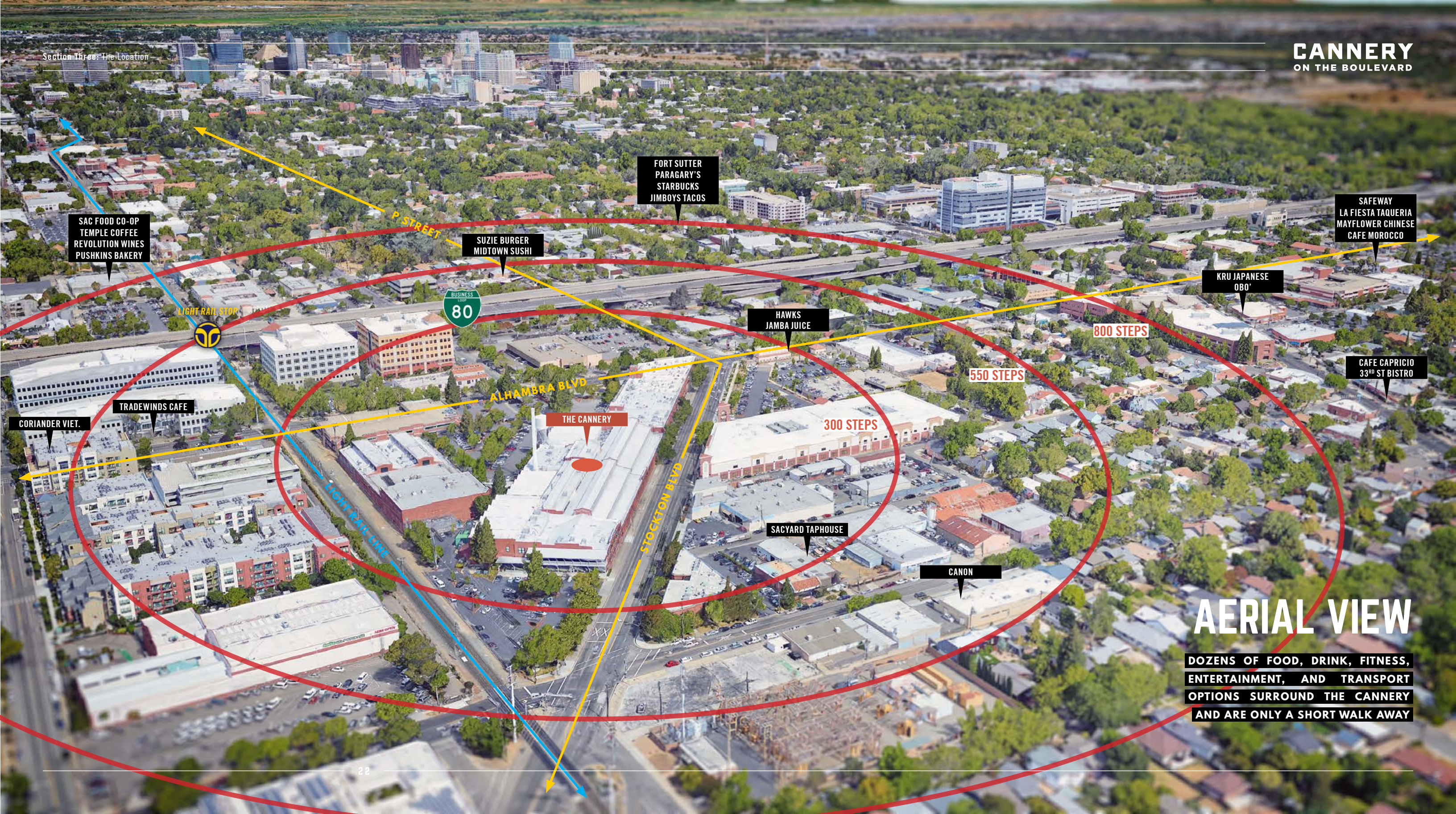
- Office and classroom tower with front door on Aggie Square
- ±250,000 SF
- Anchored by professional education
- Corporate partnerships on next gen IT
- Career development with education partners

#### Life Sciences:

- ±500,000 SF
- Emerging cell and gene therapies
- Medical device development
- Digital health innovations
- Biomedical engineering
- STEM career development
- Technology incubators and accelerators

#### Housing and Market Plaza:

- Undergraduate and graduate students
- University affiliates
- Farmers' Market Pavilion
- Food literacy and education
- Healthy food offerings
- Storefront community-facing programs



FORT SUTTER  
PARAGARY'S  
STARBUCKS  
JIMBOYS TACOS

SAFeway  
LA FIESTA TAQUERIA  
MAYFLOWER CHINESE  
CAFE MOROCCO

KRU JAPANESE  
OBO'

CAFE CAPRICIO  
33<sup>RD</sup> ST BISTRO

HAWKS  
JAMBA JUICE

SUZIE BURGER  
MIDTOWN SUSHI

SAC FOOD CO-OP  
TEMPLE COFFEE  
REVOLUTION WINES  
PUSHKINS BAKERY

CORIANDER VIET.

TRADEWINDS CAFE

BUSINESS  
80

ALHAMBRA BLVD

THE CANNERY

STOCKTON BLVD

SACYARD TAPHOUSE

CANON

**AERIAL VIEW**

DOZENS OF FOOD, DRINK, FITNESS,  
ENTERTAINMENT, AND TRANSPORT  
OPTIONS SURROUND THE CANNERY  
AND ARE ONLY A SHORT WALK AWAY



**A BOCCIE BALL COURT AND FOOD  
TRUCK DINING AREA ARE AVAILABLE  
TO ALL TENANTS**



# GETTING HERE

- 4  
MAJOR FREEWAYS
- 2  
LIGHT RAIL STOPS
- 703  
PARKING STALLS

## FRET OVER PARKING IN THE URBAN CORE NO MORE

With four major freeway routes immediately accessible and hundreds of on-site parking spots, The Cannery sidesteps a common woe of businesses located in the Urban Core. The two light rail stops nearby enable employees to commute from afar without the hassle of a car.

And, with the Midtown, East sacramento, Curtis Park, Oak Park, and Tahoe park neighborhoods flanking all sides, it's reasonable to assume that many workers will live close by and walk or bike to the office (making good use of those new bike racks!)

TENANT  
PARKING ONLY

MAXIMUM VERTICAL CLEARANCE 6FT. 9 IN.



