

ESTD



1912

CANNERY

ON THE BOULEVARD



SCAN OR CLICK FOR PROPERTY VIDEO



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

THE CANNERY

±2,424 - 21,096
RSF OF SPACE AVAILABLE

3
SPACES LEFT

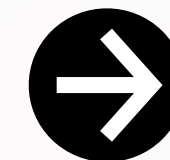
90%
LEASED

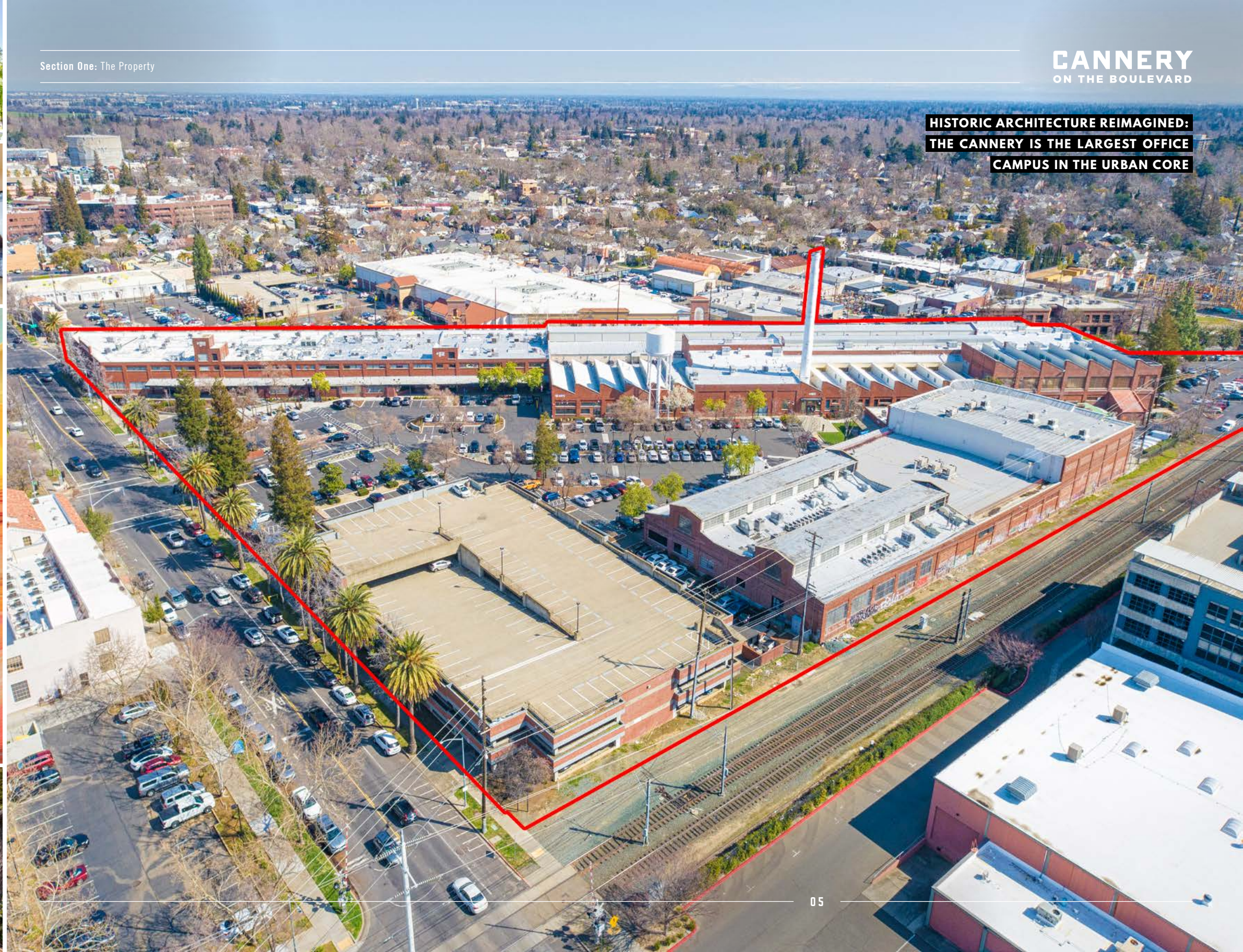
ONE AWESOME URBAN EXPERIENCE

The Cannery is one of Sacramento's most distinct and prominent office leasing opportunities in the City of Sacramento. Encompassing an entire city block in the rapidly improving Alhambra Corridor the ±275,363 SF masonry two story building will attract local, regional, and national tenants as a result of its ideal location to the freeway systems and the close proximity to the amenities

of the very active Midtown submarket.

The Cannery offers expansive open floor plates of brick, concrete, and glass with possible 18 foot ceilings, skylights, and is within close proximity to the best restaurant and entertainment venues in the urban core. The market is waiting to be truly exposed to Sacramento's exciting urban office opportunity.





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: ±12,746 RSF

Suite 150: (shell) ±8,350 RSF

Suite 100 + Suite 150: ±21,096 RSF

1631 Alhambra

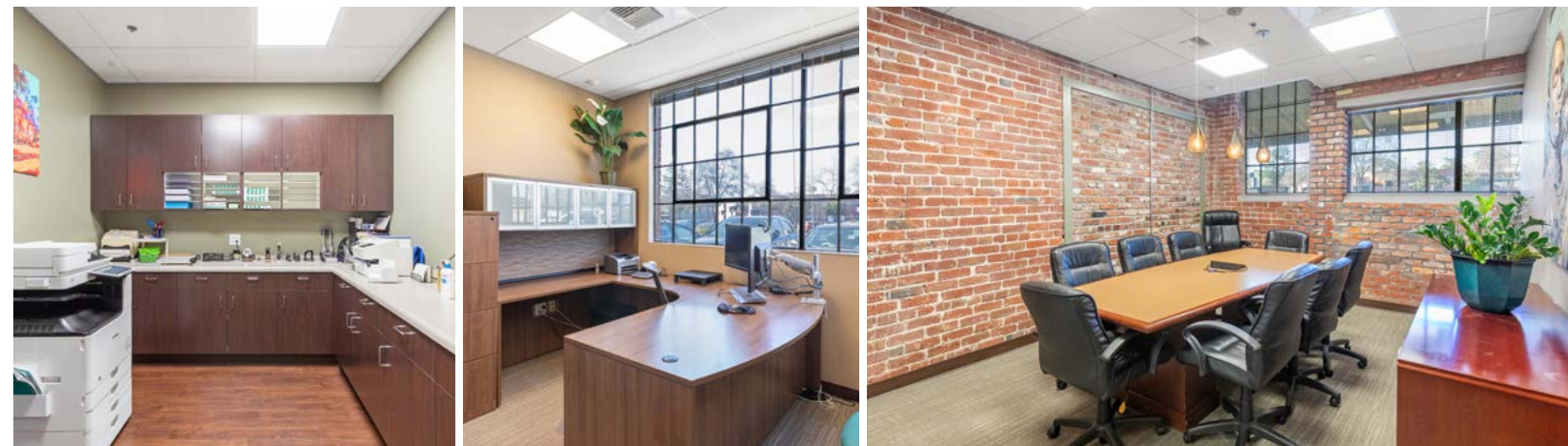
Suite 130: ±2,424 RSF

Features:

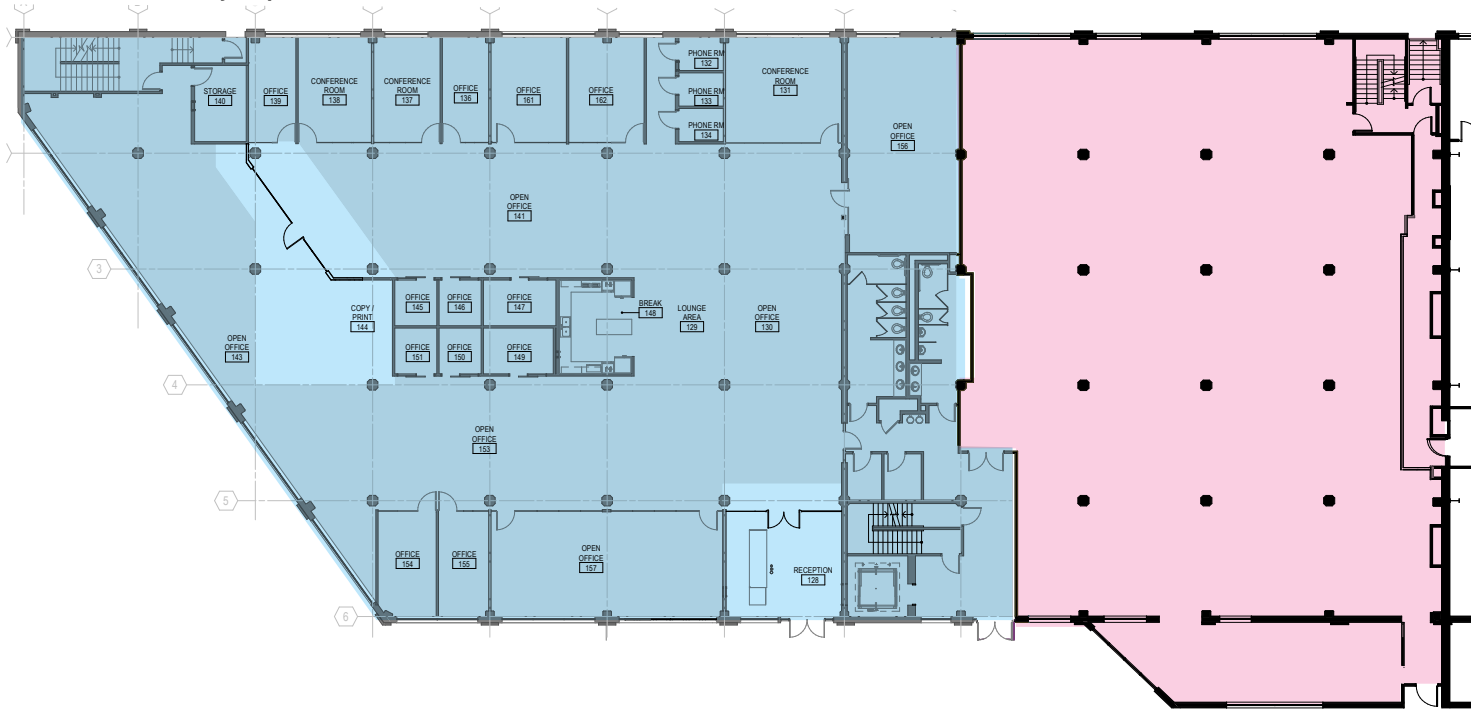
- Mix of flat and sawtooth roof with skylights
- 700 On-site parking stalls available
- On-site fitness center with indoor pool (InShape)
- On-site showers and lockers
- On-site bike storage available
- High ceiling options with exposed HVAC
- ADA restroom cores in place



FLOOR PLANS

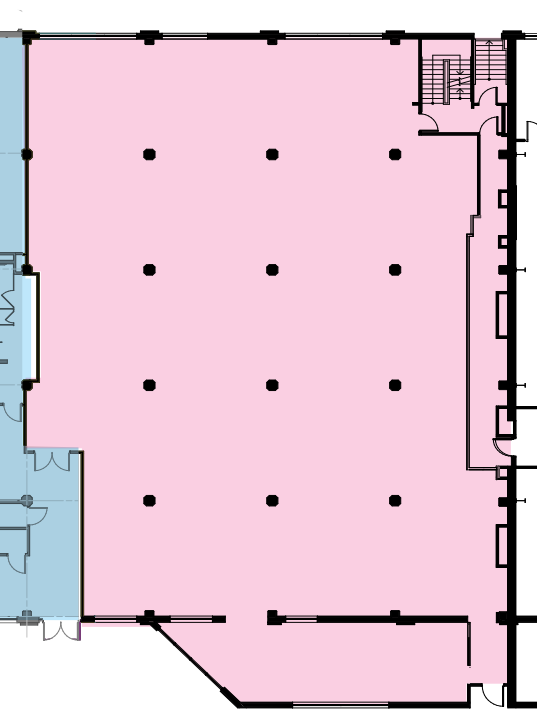


1601 Alhambra – Suite 100 - 1st Floor
±12,746 RSF - Fully Improved

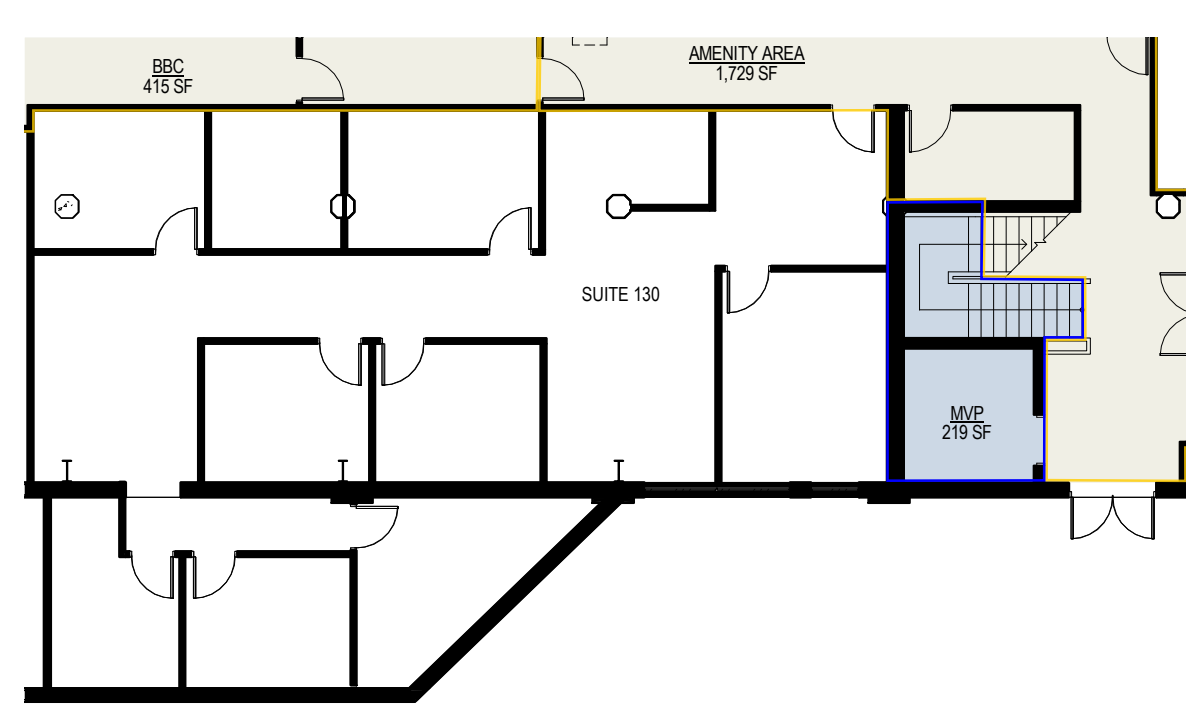


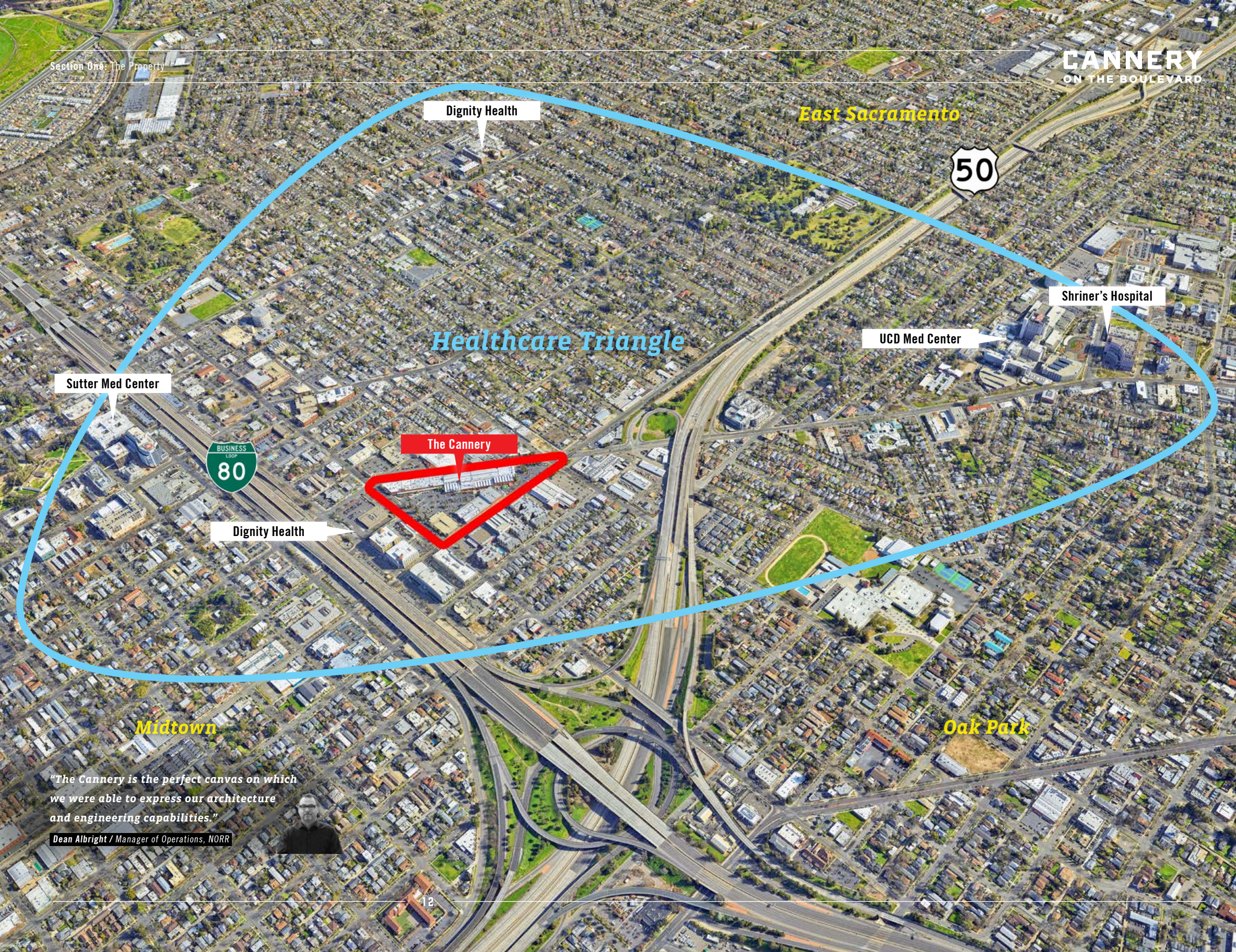
CAN BE COMBINED FOR ±21,096 RSF

1601 Alhambra – Suite 150 - 1st Floor
±8,350 RSF - Shell Condition



1631 Alhambra – Suite 130 - 1st Floor
±2,424 RSF - Fully Improved



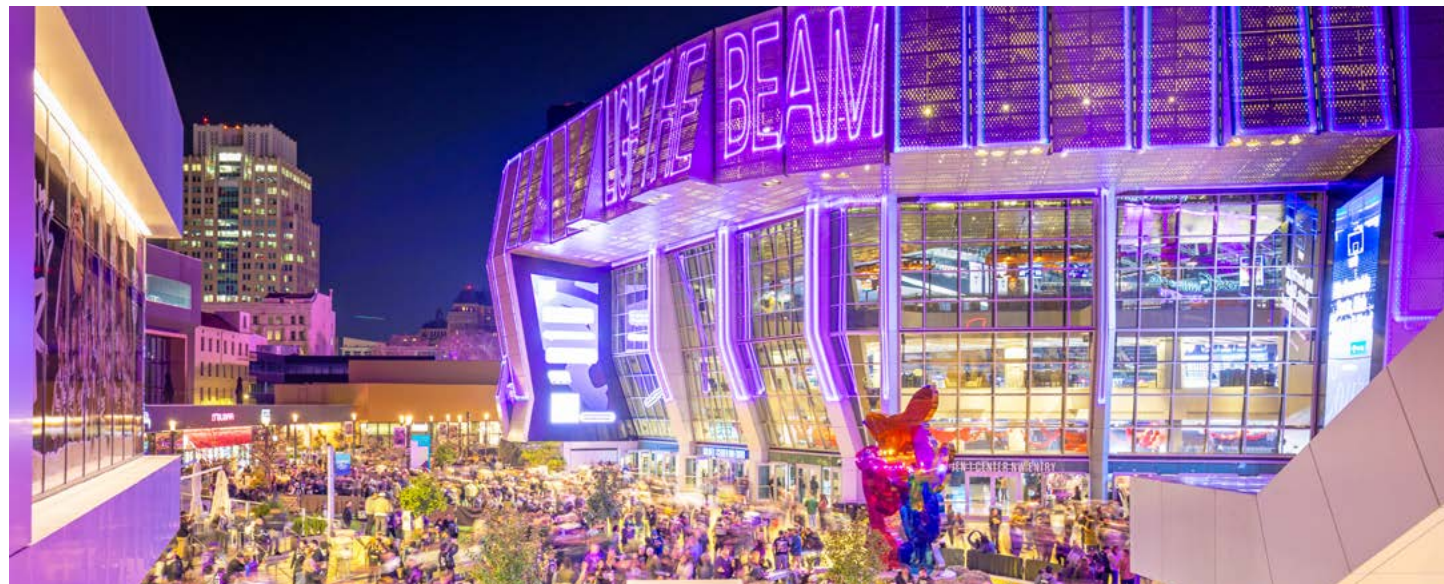


"The Cannery is the perfect canvas on which we were able to express our architecture and engineering capabilities."

Dean Albright / Manager of Operations, NORR



CANNERY ON THE BOULEVARD



THE LOCATION

1.6M RESIDENT POPULATION	723,600 EMPLOYEES	\$89,600 MEDIAN HOUSEHOLD INCOME	Placer AI 2026 Sacramento County
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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".



Section Three: The Location



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.



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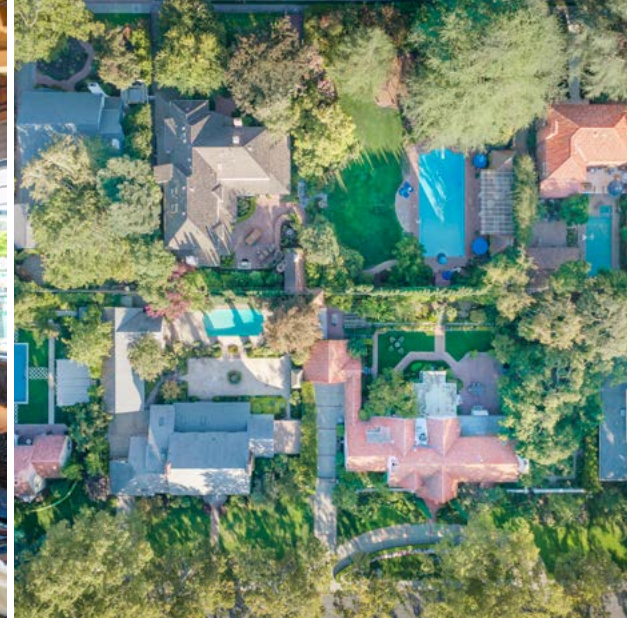


EAST SACRAMENTO

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.



Section Three: The Location



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.

Renderings: aggiesquare.ucdavis.edu



Life-long Learning:

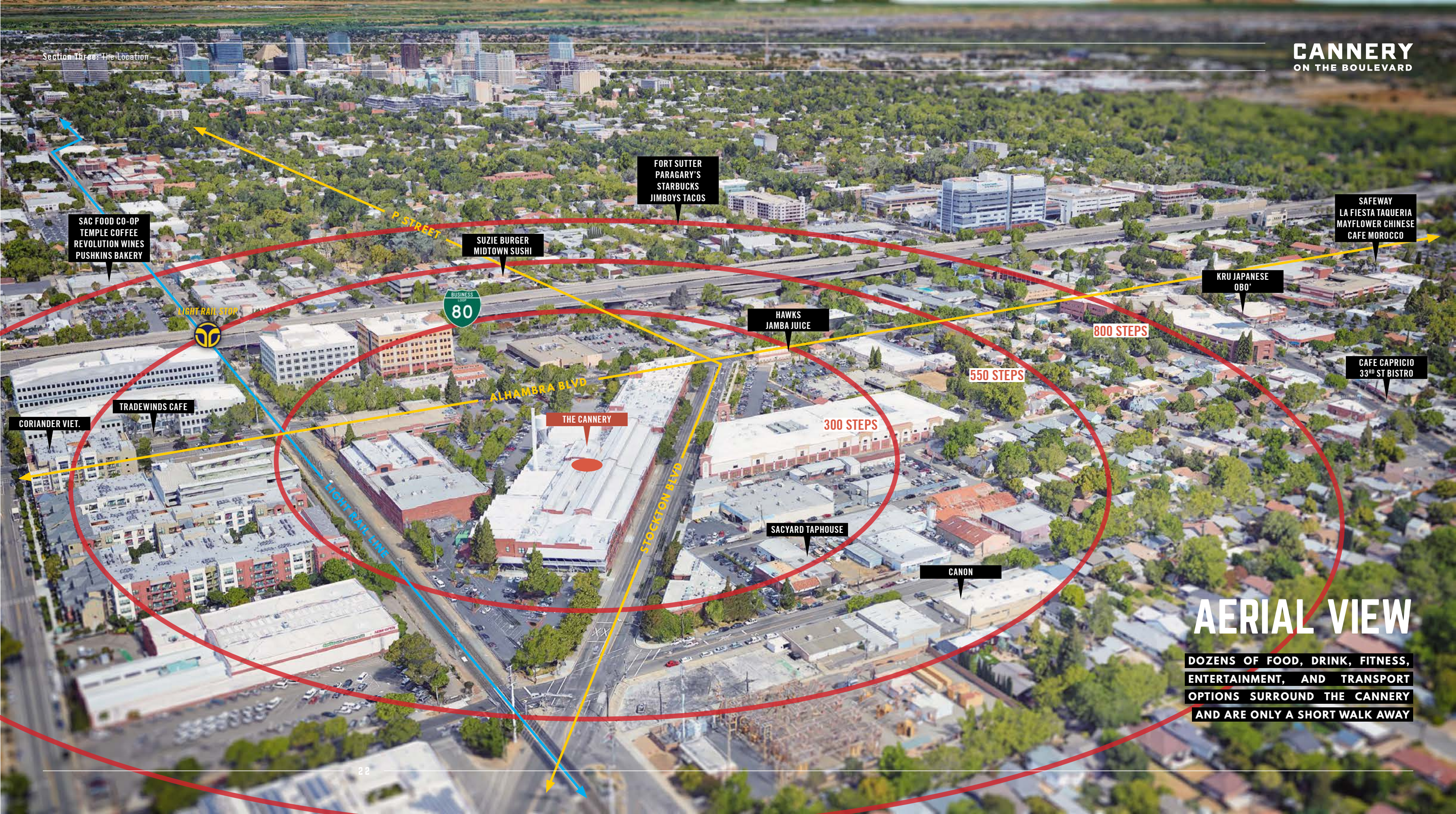
- Office and classroom tower with front door on Aggie Square
- ±250,000 SF
- Anchored by professional education
- Corporate partnerships on next gen IT
- Career development with education partners

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

SAC FOOD CO-OP
TEMPLE COFFEE
REVOLUTION WINES
PUSHKINS BAKERY

SUZIE BURGER
MIDTOWN SUSHI

KRU JAPANESE
OBO'

HAWKS
JAMBA JUICE

800 STEPS

LIGHT RAIL STATION

BUSINESS
80

550 STEPS

ALHAMBRA BLVD

THE CANNERY

300 STEPS

TRADEWINDS CAFE

STOCKTON BLVD

SACYARD TAPHOUSE

CANON

CORIANDEr VIET.

LIGHT RAIL LINE

AERIAL VIEW

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



A BOCCE 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 9 FT. 9 IN.



