

CAPITOL TOWERS MIDRISE

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Luxury Living + Class A Retail for Lease

1421 5th Street



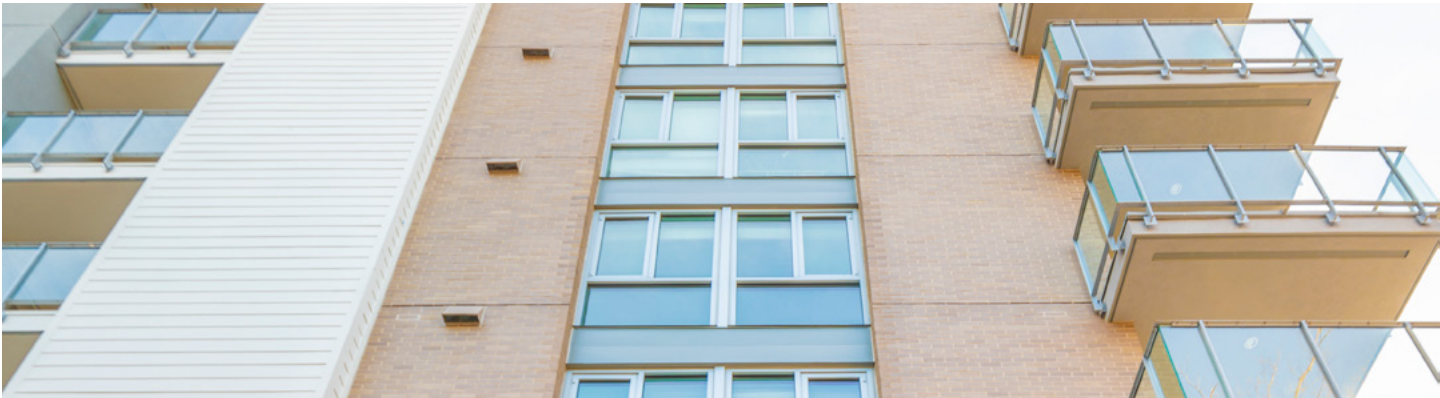
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THE OPPORTUNITY

612,126	5,890	436	2	7
SF BUILDING	SF RETAIL	RESIDENTIAL UNITS	MIXED-USE TOWERS	STORIES EACH

URBAN SACRAMENTO’S LARGEST MIXED-USE DEVELOPMENT

Capitol Towers Midrise, the largest and highest profile mixed-use project in Sacramento’s urban core, provides 436 new multi-family apartments and retail space located in the block bordered by 5th & 7th Streets and N and P Streets not far from the Golden 1 Center. Since added to the 325 units at the existing Capitol Towers community, the development totals 761 apartments over the roughly 10-acre site.

Capitol Towers Midrise is Weidner’s first project in Northern California. They not only built this new addition, but they plan to both own and manage the

property for many years to come.

The Capitol Towers Midrise project consists of two separate mixed-use buildings that is seven stories and offers 5,890 feet of commercial space for restaurants, retail stores and services relevant to the residents and neighborhood. Since 2022, Capitol Towers Midrise is an exciting new opportunity for Sacramento’s urban professionals to live and work in the downtown core. By boosting population density, Capitol Towers Midrise contributes to the city’s increasingly vibrant downtown and makes it more convenient and environmentally friendly for

workers in the capital city.

Capitol Towers Midrise retailers benefits greatly from hundreds of thousands of residents, daytime office employees, the State Capitol, nighttime entertainment, and transient traffic from major hotels nearby. Be part of the newest development in Sacramento’s urban core!

About Weidner: With more than 304 communities and 65,427 units both owned and managed throughout the US and Canada, Weidner is currently ranked as the 14th largest apartment owner in the nation.



CAPITOL TOWERS MIDRISE WILL
CONTRIBUTE TO THE CITY'S
INCREASINGLY VIBRANT DOWNTOWN
AND CAPITAL CITY!





PROPERTY DETAILS

Location:	1421 & 1501 5th Street
Building Size:	Residential Units: 436
	Live-work Units: 36
	Retail 1: 2,322 SF
	Retail 2: 3,568 SF
Parking:	24 dedicated retail stalls and 140 bicycle parking spaces
Delivery Date:	July 2022
Retail Lease Rate:	\$3.25 per SF NNN

Section Two: The Location



Daytime & Nighttime Activity:
 - 97,000 daytime employee population
 - 4,900 employers





DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.





**DOWNTOWN SACRAMENTO PROVIDES
AMENITIES FROM SUNUP TO SUNDOWN
AND IS THE HUB FOR LOCAL
DEVELOPMENT**



WORK
EAT
PLAY

Located at 1421 5th Street, Capitol Towers Midrise is in the heart of the urban core! Sacramento Commons will contribute to the city's growing vibrant downtown while boosting the convenient and environmentally friendly lifestyle.



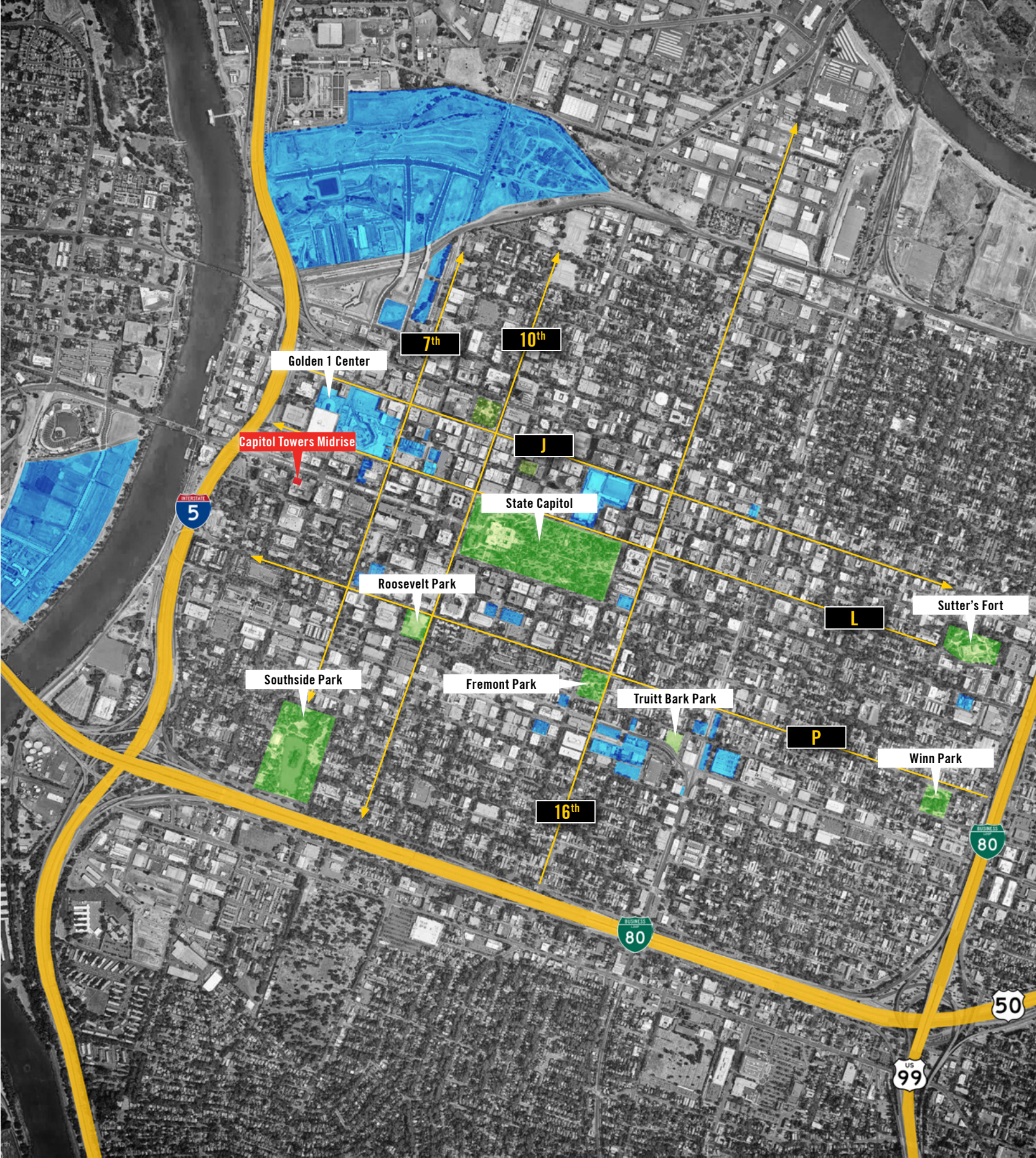


NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR CAPITOL TOWERS MIDRISE (not all are mentioned here):

58 Degrees & Holding Co.	Cornerstone	Kru Japanese	Paragary's	Tapa the World
Ace of Spades	Crepeville	Bombay Bar & Grill	Pizzeria Urbano	Tea Cup Cafe
Aioli Bodega Espanola	Der Biergarten	Kupros Craft House	Portofino's	Temple Coffee
Amaro Italian Bistro & Bar	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Basil
Art of Toys	Elixir Bar & Grill	Lucca	Pronto Pizza	Thai Canteen
Azul Mexican	Faces	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Bread Store
Badlands	Federalist Public House	Mango's/Burgertown	Q Street Bar & Grill	The Golden Bear
Bar West	Fieldwork Brewing Co.	Make Fish	R15	The Mill Coffee House
Bento Box	FishFace Poke Bar	Massulo Pizza	Red Rabbit	The Porch
BevMo	Fit Eats	Mercantile Saloon	Rick's Dessert Diner	The Press
Bike Dog	Fox & Goose Public House	Metro Kitchen & Drinkery	Riverside Clubhouse	The Rind
Block Butcher Bar	Ginger Elizabeth Chocolates	Mikuni Sushi	Roxie Deli and Barbecue	The Waterboy
Bottle & Barlow	Grange	Monkey Bar	Saddle Rock	Tower Theatre Cafe
Broderick Midtown	Highwater	Mulvaney's B&L	Sakamoto	Tres Hermanas
Buckhorn Grill	Hot Italian	N Street Cafe	See's Candies	Uncle Vito's Pizza
Burger Patch	I Love Teriyaki	Nekter	Selland's	University of Beer
Burgers and Brew	Identity Coffee	Nido	Shady Lady	Vic's Ice Cream
Cafe Bernardo	Iron Horse Tavern	Nishiki Sushi	Shoki Ramen House	Waffle Square Country Kitchen
Cantina Alley	Jack's Urban Eats	Old Soul Coffee	Squeeze Inn	Yogurt a GoGo
Centro Cocina Mexicana	Jamie's Broadway Grill	Pachamama Coffee Coop	Sun & Soil Juice	Zelda's Pizza
Chipotle	Karma Brew	Paesano's	Tank House BBQ	Zocalo



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION
GREATER SACRAMENTO REGION

2,623,204

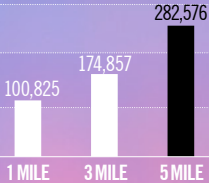
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%

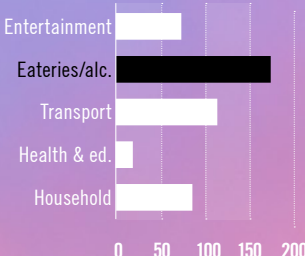
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.91% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

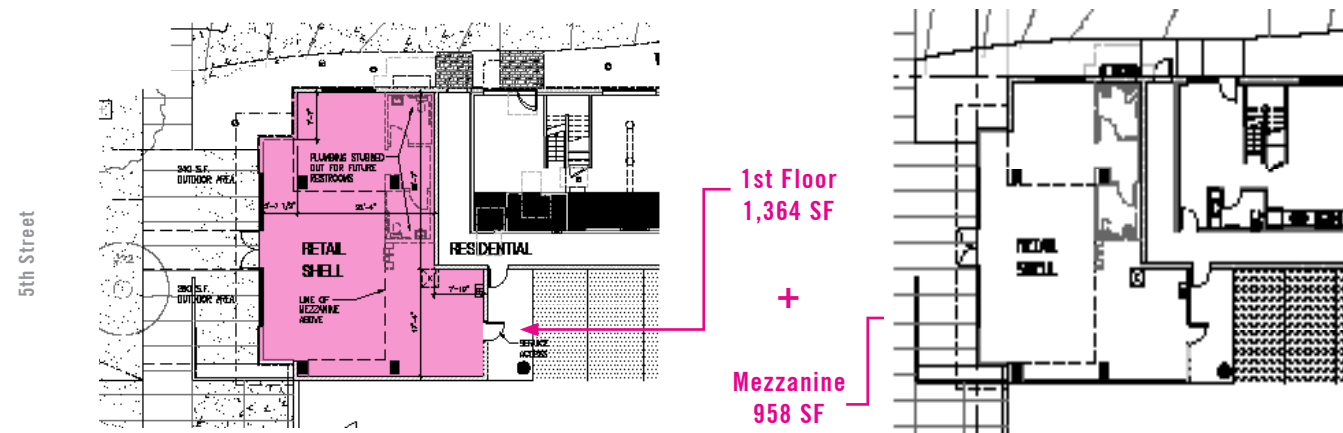
BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

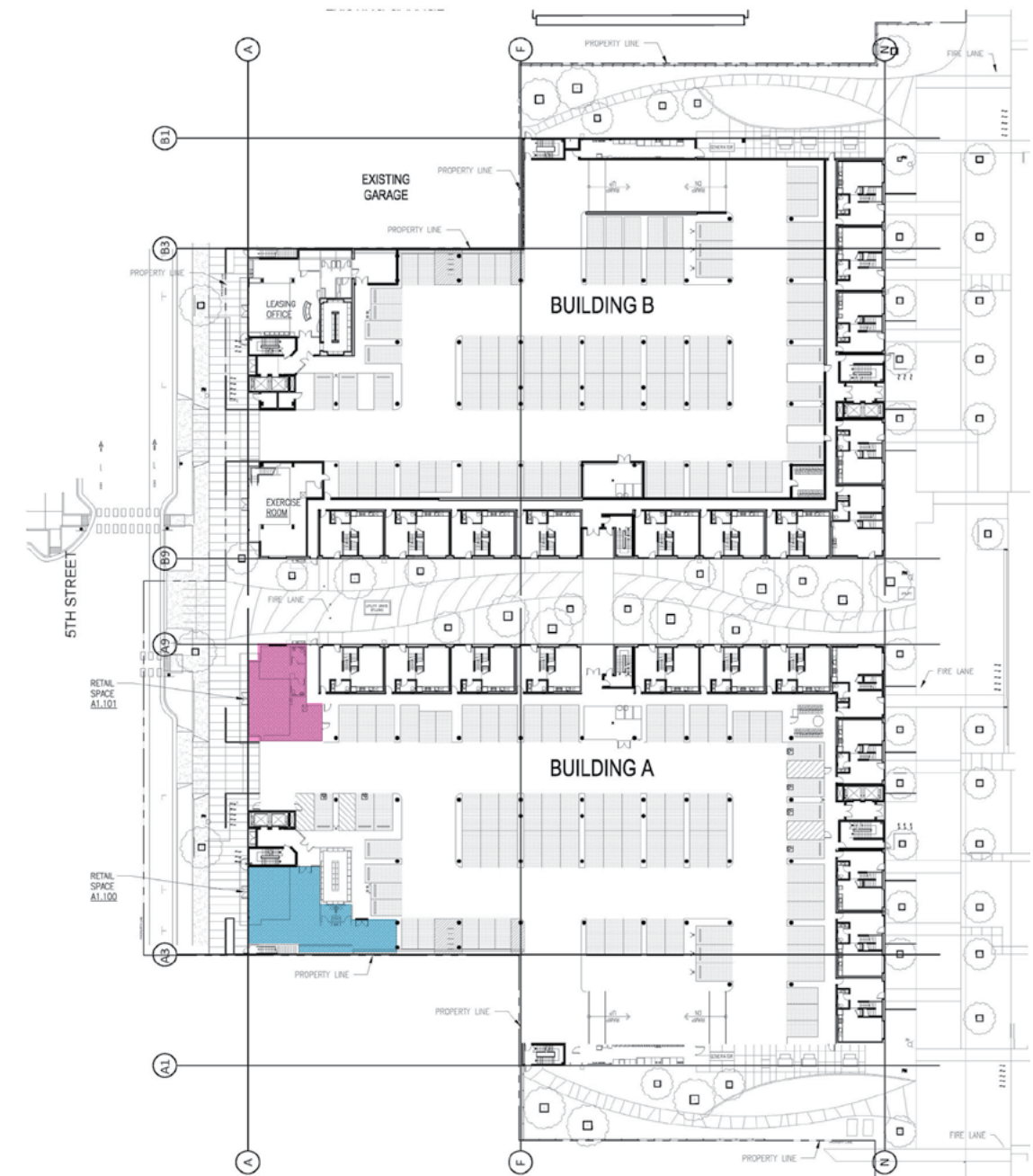
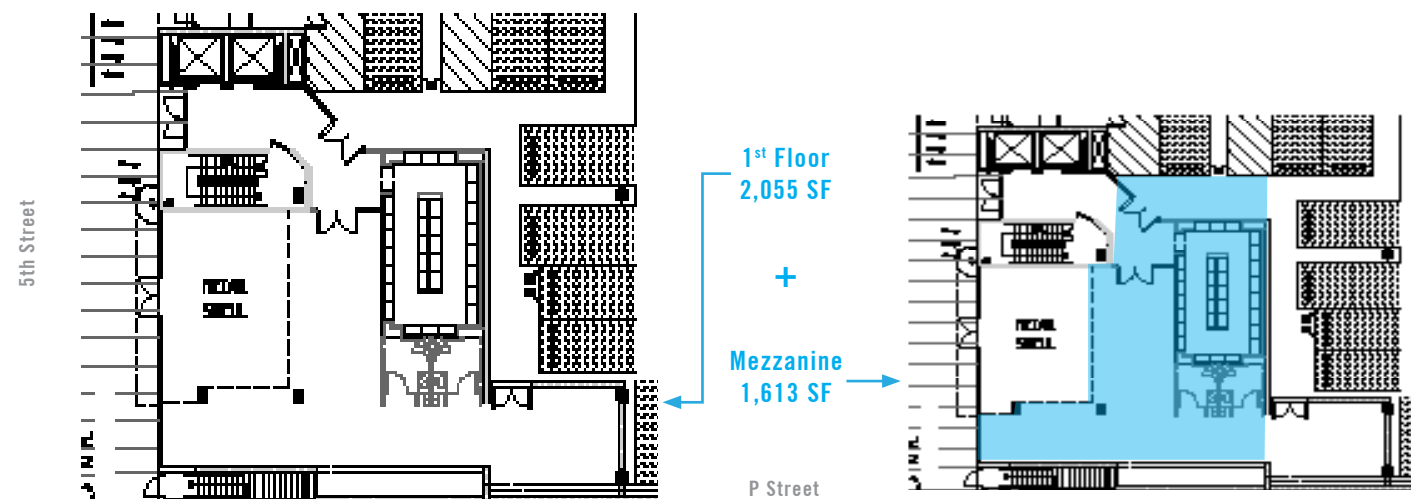
walkscore.com
1500 Capitol

FLOOR PLANS

SUITE 101 - 2,322 SF



SUITE 100 - 3,688 SF





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