

# **“LOT X”**

**Sacramento’s Premier Infill Development Opportunity**



**TURTON**  
COMMERCIAL REAL ESTATE



**JLL**





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# THE OFFERING

±2.56  
ACRE SITE

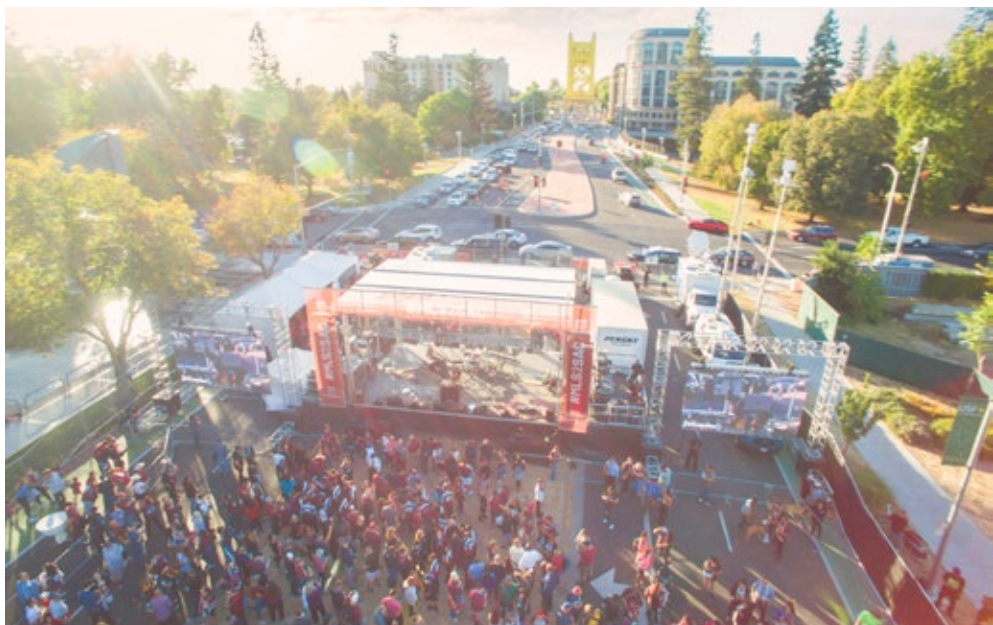
±111,641  
SQUARE FEET

UNLIMITED  
POSSIBILITIES

JLL and Turton Commercial Real Estate are pleased to offer the Lot X development site (“the Property”), the largest undeveloped assemblage of prime real estate located in downtown Sacramento. Consisting of three contiguous parcels, with existing parking income on two of its parcels, this highly coveted Capitol Mall location presents maximum zoning flexibility for many uses, including high density

office, residential, or hotel and the option to develop the Property in phases. The Property is located at the south west corner of Capitol Mall and 3rd Street at the gateway to Capitol Mall, Sacramento’s most prestigious office address. Capitol Mall accounts for nearly one-third of the region’s Class A office buildings, and is home to many of the top-tier trophy assets that garner the highest rents and

occupancy rates in the CBD and distinguish the downtown skyline. The Property also provides unmatched access to downtown’s vibrant anchor, Downtown Commons (DOC), Kimpton The Sawyer Hotel and Golden 1 Center, the multiple award-winning sports and entertainment complex, best in class new home of the Sacramento Kings NBA franchise and Sacramento’s most prized civic center.







## OFFERING HIGHLIGHTS

### PRIME DEVELOPMENT SITE

Located in Sacramento, the fastest-growing major city in California, the Property's landmark location on Capitol Mall presents an opportunity for a distinct development and offers a rare assemblage of parcels large enough to build one or more significant structures of various property types including high-rise office, hotel, high density multi-family apartments and condos.

### PARKING INCOME

Approximately 1.39 acres accounting for 54% of the Property is currently utilized as a surface parking lot. Parking demand is driven primarily by adjacent Capitol Mall office buildings, Crocker Museum patrons, and nearby events. The parking lot is managed by the City of Sacramento at a current daily flat rate of \$15 and a monthly rate of \$145 per month per stall. In the 12 months prior to the Pandemic, from March 2019 to February 2020, the average monthly revenue was \$41,608 for a total of \$499,295, net of parking management expenses. Historically, there has been strong and steady demand for parking downtown, as high-rise office developments have been restricted to as maximum

parking ratio of 2 per 1,000 square foot causing many office tenants to look outside of their office building for additional parking. Additionally, most companies and the State of California do not pay for employee parking, and the Property offers a below market rate for monthly parking at \$145 per month compared to the average market rate of \$200 per month.

### FLEXIBLE ZONING

The Property is zoned C-3 and is the only classification in the City of Sacramento with no maximum height limit and provides for the most intense residential, retail, commercial and office development in the city. The maximum density is 450 dwelling units per acre and a maximum FAR of 15.0.

### SWEEPING VIEWS

The Property's unique position provides the opportunity to deliver unique views to its future occupants. From the Sacramento River, Iconic gold Tower Bridge, Sutter Health Park, and River Walk to the west and city views of the downtown skyline, Downtown Commons (DOCO) and Capitol Mall to the east, Tenants and residents will enjoy striking views in any direction.

### INTERCONNECTED LOCATION

Lot X has excellent access to major freeways, is fifteen minutes from the Sacramento International Airport, and sits four blocks from the 7<sup>th</sup> and Capitol Mall SacRT Light Rail station which connects to a broad regional public transportation system. The property is also five minutes from the Sacramento Intermodal Transportation Facility, a hub for Amtrak train and bus service and the planned California High Speed Rail. Amtrak's Capitol Corridor offers eight daily trains along its 168-mile route that connects Sacramento to the San Francisco Bay Area and San Jose.

### PEDESTRIAN AND BIKE FRIENDLY

Green dedicated bike lanes hug the pedestrian sidewalks that currently run along either side of the four lane Capitol Mall. The City of Sacramento has taken initial steps to implement a re-imagined Capitol Mall that would include a realignment of traffic lanes, additional landscape and trees and a substantial increase in the size of the pedestrian sidewalks that would allow for public art, flexible event spaces, additional café's and retail amenities.





# MAKE YOUR MARK

This is a rare opportunity to build a  
skyline-defining development.







# PROPERTY DETAILS

PROPERTY INFO

APN:	006-0135-028, -029, and -030
Zoning:	C-3 SPD
Size:	Three parcels totaling ± 111,641 square feet (2.563 acres)
Parking:	± 181 surface parking stalls on parcels 006-0135-028 and 029
Parking Income:	\$379,331 for 2020 Fiscal Year and \$429,750 for 2019 Fiscal Year
Price:	<b>\$17,000,000 (\$152.27/SF)</b>

PROPERTY LOCATION

Orientation:	Three parcels located at the SW corner of Capitol Mall and 3rd Street
County:	County of Sacramento
Land Area:	± 111,641 square feet (2.563 acres)
Assessor’s Parcel:	006-0135-028, -029, and -030
Zoning:	C-3 SPD
Density:	Dwelling Unit/Acre: 61 – 450 FAR: 3.0 - 15.0

UTILITY SERVICES

Electricity:	Sacramento Municipal Utilities District
Gas:	Pacific Gas and Electric (PG&E)
Water/ Sewer/ Trash:	City of Sacramento
Storm Drain:	County of Sacramento







## PROPERTY DETAILS (CONTINUED)

### NEIGHBORING PROPERTY USES

North:	City of Sacramento Unimproved Land
South:	Crocker Park and Crocker Museum
East:	300 Capitol Mall, an 18-story Class A office building measuring ±383,000 square feet.
West:	Interstate 5 and Embassy Suites by Hilton

### SEISMIC ZONE

The State of California does not publish an Earthquakes Hazards Map for this location because there are no identified earthquake hazards in the area.

### EXISTING IMPROVEMENTS

The current improvements on the Property comprise of the following:

	APN	Size	Improvements
1)	006-0135-028	52,707 Square Feet (1.21 acres)	Surface parking lot
2)	006-0135-029	7,969 Square Feet (0.18 acres)	Surface parking lot
3)	006-0135-030	50,965 Square Feet (1.17 acres)	Vacant clean land*

\*Parcel has undergone certified remediation and has received a no further action letter.

## LAND SALES COMPARABLES



**1900 J Street** (completed)  
Price: \$2,500,000 (\$195.31/SF)  
Size: ±12,800 square feet (±0.29 AC)  
Land Sale Date: January 2016



**1018-1030 J Street** (underway)  
Price: \$5,000,000 (\$173.61/Sf),  
Size: ±28,800 square feet (±0.70 AC)  
Land Sale Date: September 2018



**831 L Street** (proposed)  
Price: \$5,000,000 (\$183.82/SF)  
Size: ±27,200 square feet (±0.62 AC)  
Land Sale Date: January 2017



**601 Capitol Mall** (underway)  
Price: \$7,000,000 (\$179.62/SF)  
Size: ±38,972 square feet (±0.90 AC)  
Land Sale Date: May 2018





# THE LOCATION

AAA  
LOCATION

75+  
NEARBY AMENITIES

1,000+  
NEW HOUSING UNITS

## X MARKS THE SPOT

This property is located in Sacramento, the capital city of California, only 90 miles from San Francisco and 90 miles from Lake Tahoe. Bounded by Capitol Mall, 3<sup>rd</sup> Street, and N Street, the Property is uniquely positioned at the intersection of business, modern housing, culture and history, all within a short walk of Sacramento's crown jewel, the Golden 1 Center and home of the Sacramento Kings. Completed in 2016, the \$558 million entertainment and sports complex hosts hundreds of events - per year and is the world's first LEED Platinum and 100% solar powered arena.

## NORTH OF LOT X

Just north of Lot X is Sacramento's largest visitor destination, the Old Sacramento Waterfront, located only one block north of the Property. The 6-block historic district which caters to over 3 million visitors annually is bound by the Sacramento River and Interstate 5, between I Street and the Capitol Mall. The district is a National Historic Landmark and a popular amenity-rich destination with over 125 shopping, dining, events, and attractions and host to popular seasonal events such as the Gold

Rush Days, the Sacramento Jazz Festival and Christmas Light Parade.

## SOUTH OF LOT X

Located immediately south of the Property is the culturally significant Crocker Art Museum and Crocker Park. The Crocker Art Museum founded in 1885, is the oldest art museum west of the Mississippi River. The Crocker is renowned for its holdings of European master drawings and international ceramics and features the world's foremost display of California art. The Crocker serves as the Sacramento region's primary resource for the study and appreciation of fine art and offers a rotating calendar of exhibitions, events, and programs.

Crocker Park, positioned between the Crocker Museum's front door and the south side of the Property, is a 3-acre parcel with significant planned renovations to convert the largely unimproved park into a highly engaging, multi-functional, art focused, civic space to include a sculpture garden and new event center.

## EAST OF LOT X

Capitol Mall is widely recognized as Sacramento's premier address for business. Beginning at

the eastern end of Tower Bridge at 1st Street, Capitol Mall a four-lane boulevard follows along a landscaped parkway median shared with pedestrian walkways and ground floor restaurants and cafés, to its eastern terminus at the California State Capitol and Capitol Park at 10th Street. The region's preeminent legal, financial, accounting and government-related firms are located across 2.3 million square feet of Class A office towers along Capitol Mall, with a current average occupancy rate of 92%. The most recent Class A office developments, US Bank Tower at 621 Capitol Mall and Bank of the West Tower at 500 Capitol Mall were completed in 2008 and 2009 respectively, each commanding premium rents of \$3.55 to \$3.75 per rentable square foot, per month, full-service gross.

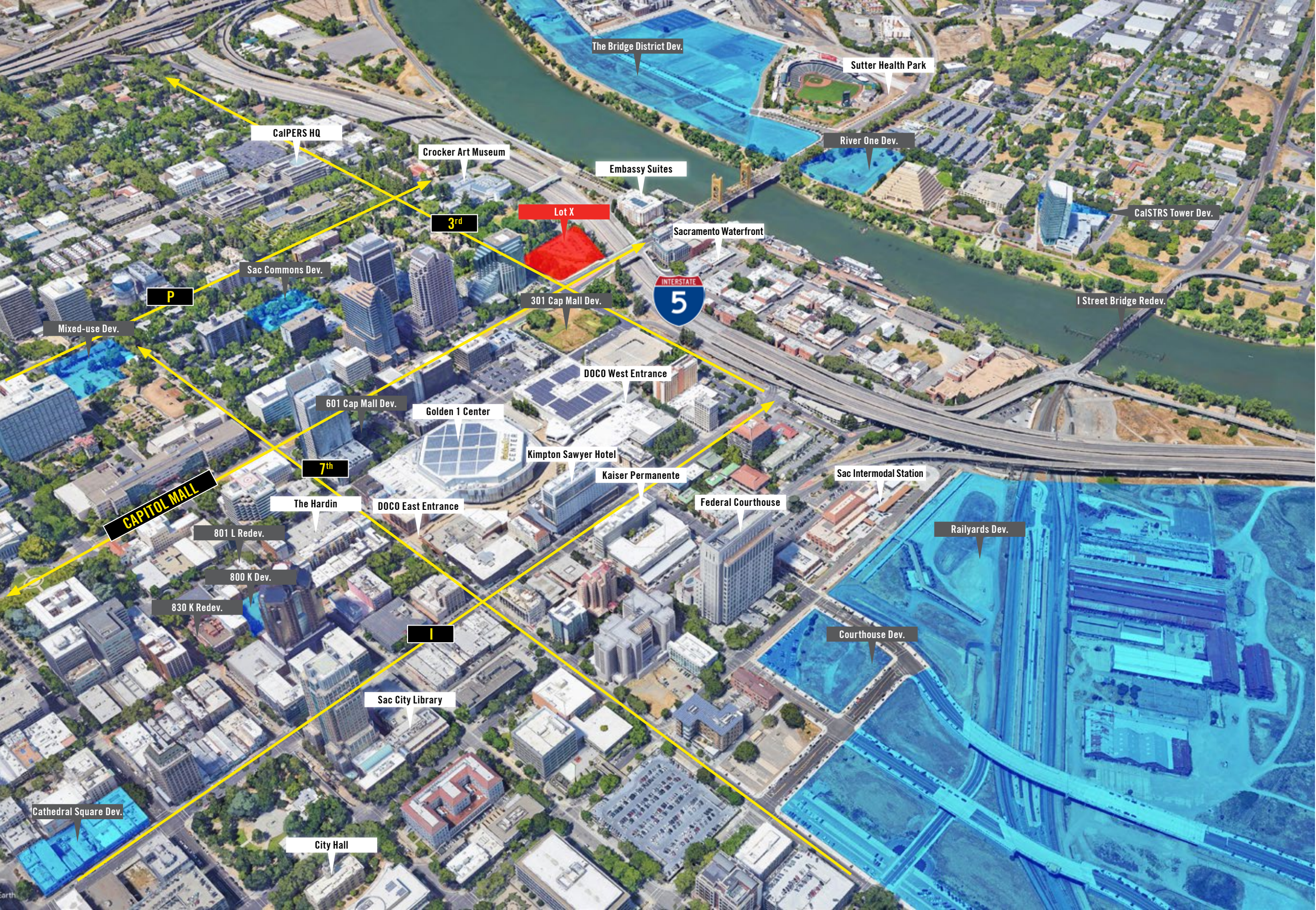
## WEST OF LOT X

The Property is located at the eastern entry to Tower Bridge Gateway, the vehicular and pedestrian connection across Tower Bridge to West Sacramento. An established 242-room Embassy Suites by Hilton sits adjacent to Riverfront Promenade on the eastern bank of the Sacramento River. On the western side of the Sacramento River is the sprawling Bridge

District, a ±5 million square foot waterfront oriented urban mixed-use development along the riverbank in West Sacramento. More than a dozen multi-family projects have been completed in recent years, most notably Fulcrum Properties completion of nine unique projects ranging from studio apartments to 4-bedroom townhomes, delivering over 400 units to date. The Capitol Yards, another large-scale multi-family Bridge District project offers 350 market rate apartments in a community-like setting. The Bridge District also boasts Sutter Health Field, the home of the Sacramento River Cats, a Minor League Baseball team of the Pacific Coast League and the Triple-A affiliate of the San Francisco Giants. Large public agencies are located along the waterfront to the north of Sutter Health Field including the ±373,725 square foot California Department of General Services Headquarters at the Ziggurat Building, the ±409,000 square foot CalSTRS Headquarters at 100 Waterfront Place and the ±275,000 square foot CalSTRS expansion tower that is scheduled for completion in Fall 2022.

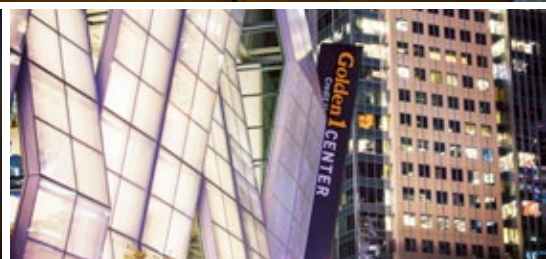
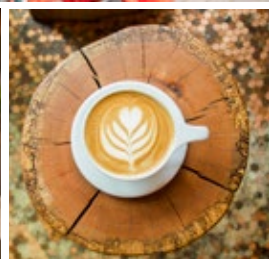
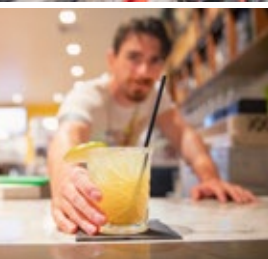






The property features an unmatched AAA location along with Sacramento's most flexible commercial zoning, and open configuration offers numerous possible projects including apartments, hotel, office, townhomes, and/ or mixed-use with ground floor retail, live/work. With home sales prices increasing steadily higher and severely limited inventory of housing stock, there is also an opportunity for single-family home or condominium development. Current studies indicate population growth for Sacramento and the urban core, will outpace supply for the foreseeable future. Lot X is an extremely rare Downtown infill opportunity of its size and location.





## Section Two: The Location



## NEARBY AMENITIES

This property has one of, if not, the finest locations in the highly-desirable Downtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

### POPULAR RESTAURANTS NEAR LOT X (not all are mentioned here):

58 Degrees & Holding Co.	Crepeville	Il Fornaio	Nido	Solomon's Delicatessen
Ace of Spades	Darling Aviary	Insomnia Cookies	Old Soul Coffee	Squeeze Inn
Aioli Bodega Espanola	Der Biergarten	Iron Horse Tavern	Pachamama Coffee Coop	Sun & Soil Juice
Amaro Italian Bistro & Bar	Dos Coyotes	Jack's Urban Eats	Paesano's	Taco Bell Cantina
Art of Toys	Eatuscany Cafe	Karma Brew	Paragary's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Polanco's	Tapa the World
Badlands	Elixir Bar & Grill	Kru Japanese	Portofino's	Tea Cup Cafe
Bar West	Estelle Bakery & Patisserie	Bombay Bar & Grill	Pronto Pizza	Temple Coffee
Beach Hut Deli	Faces	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Federalist Public House	Lowbrau	R15	Thai Canteen
BevMo	Fieldwork Brewing Co.	Lucca	Rare Tea	The Golden Bear
Bottle & Barlow	FishFace Poke Bar	Luna's Cafe & Juice Bar	Red Rabbit	The Mill Coffee House
Broderick Midtown	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Porch
Buckhorn Grill	Fizz	Make Fish	Roxie Deli and Barbecue	The Rind
Burger Patch	Flatstick Pub	Mercantile Saloon	Roots Coffee	The Waterboy
Burgers and Brew	Fox & Goose Public House	Metro Kitchen & Drinkery	Ruhstaller BSMT	Tres Hermanas
Cafe Bernardo	Ginger Elizabeth Chocolates	MidiCi Neapolitan Pizza	Sakamoto	Uncle Vito's Pizza
Camden Spit & Larder	Grange	Mikuni Sushi	Sauced	University of Beer
Cantina Alley	Highwater	Morton's	See's Candies	Waffle Square Country Kitchen
Centro Cocina Mexicana	House	Mulvaney's B&L	Shady Lady	Yogurt a GoGo
Chipotle	I Love Teriyaki	N Street Cafe	Shoki Ramen House	Zelda's Pizza
Cornerstone	Identity Coffee	Nekter	Sibling by Pushkin's	Zocalo





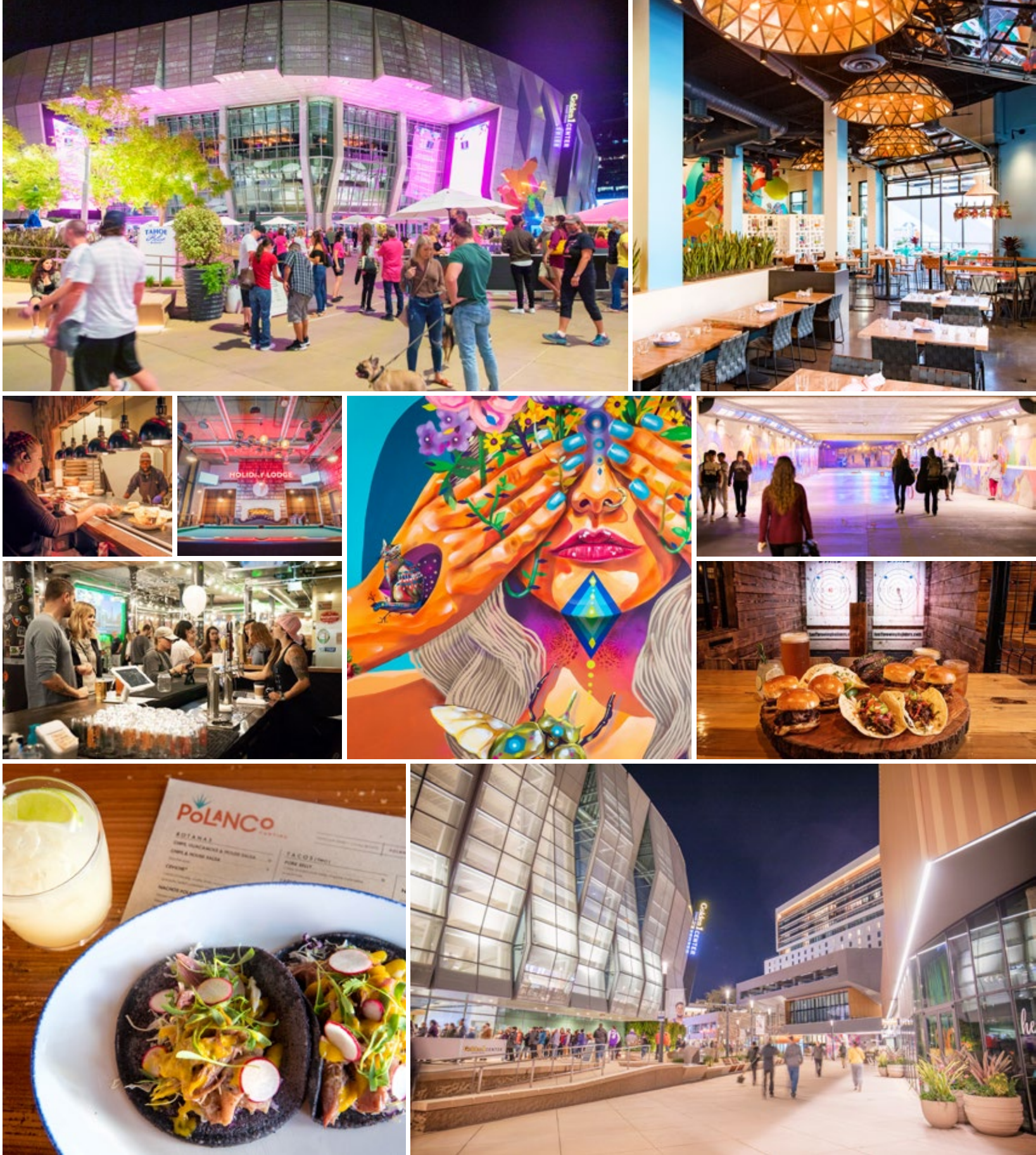
# DOCO & GOLDEN 1 CENTER

Booming with people on game, concert and event nights, and a perennial destination for locals and visitors to enjoy the best that Sacramento has to offer. Lot X is just around the corner.

Golden 1 Center has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons (DOCO), the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and

45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists

including Jeff Koons Coloring Book #4, located at the main entrance Golden 1 Center. Since the opening of Golden 1 Center in 2016, nearby property sales, investment activity and new development has accelerated, and Downtown's residential population has notably increased.







# SACRAMENTO

15.3 MILLION	71,335	215+
ANNUAL REGIONAL VISITORS	DAYTIME EMPLOYEES	BARS / RESTAURANTS

*California’s fastest-growing metropolitan area!*

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento’s urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San

Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid are the most desirable, amenity-rich locations for business in the Sacramento region and easily boast the lowest vacancy rates. As of Q3 2020, the Class A Office vacancy rate in Downtown was 6% while Midtown was 1.4%, and when combined with Class B Office vacancy, 11.7% and 7.5% respectively. These figures are impressive

when factoring in many Class B buildings on the market are functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.







# INFLUX OF COOL

Downtown Sacramento is a dense, vibrant,  
economically thriving urban core.





# SACRAMENTO OVERVIEW

Sacramento is the capital of the State of California and the seat of Sacramento County. The city is located towards the north of California’s expansive Central Valley and has an

estimated population of 513,625, making it the sixth most-populous city in California. The four-county Sacramento MSA has 2.5 million residents, making it the largest MSA in the

Central Valley and the fifth largest in California behind greater Los Angeles, the San Francisco Bay Area, the Inland Empire and San Diego.

## DIVERSIFIED AND RESILIENT ECONOMY

As the capital of California, a large portion of Sacramento’s employment has historically been dominated by the State government and other public sector employers. Today, State government accounts for 12% of all non-farm employment, while government as a whole employs just over a quarter of the region’s labor pool. However, as the population of Sacramento has grown, the economy has become increasingly diverse, attracting major employers in a number of private sector industries such as professional services, healthcare, education and trade, transportation and utilities, with education and health services sectors seeing the strongest growth.

## HIGHLY EDUCATED WORKFORCE

Sacramento is home to two highly respected public universities: The University of California, Davis and California State University, Sacramento. These universities along with several high-ranking private universities, five community colleges and specialty trade schools, help foster organic growth within the labor force, producing quality talent for many of the region’s top corporate occupiers. The Sacramento region features a highly skilled and educated workforce with 34% of the population holding a bachelor’s degree or higher. Thanks to the relative affordability and excellent quality of life, the region has also been attracting the millennial workforce, making Sacramento the #3 location in the country, and #1 in California, for net millennial migration.

UC Davis is ranked as the fifth-best public university in the United States in the 2021 Wall Street Journal Higher Education College Rankings. It is also among the most published and

cited U.S. research universities in agricultural, environmental, food and soil sciences. The university offers the only food science PhD program in California and is home to the world’s largest and most productive academic research program in the study of grapes and wine.

## UC DAVIS SACRAMENTO CAMPUS (AGGIE SQUARE)

UC Davis, in partnership with developers Wexford Science & Technology and GMH Capital Partners, are breaking ground on Aggie Square in 2021, a \$1.1 billion infill project located in Sacramento, approximately four miles from the Property. Phase 1 of Aggie Square, a new UC Davis Sacramento Campus will include approximately 1.2 million square feet of office and classrooms of which 500,000 sq. ft. will be dedicated to life science-anchored commercial lab space. According to an economic impact report released in July 2020, the campus will add nearly \$5 billion to the Sacramento region’s economy each year and support 25,000 on going jobs. This innovation hub will create a new “knowledge community” with significant economic development impact for the Sacramento region.

## MAJOR PRIVATE SECTOR EMPLOYERS

The strength of the regions’ labor force, competitive cost of living and ease of access to the San Francisco Bay Area and other major employment hubs, creates significant value for employers. The top private employers in the region include Kaiser Permanente, Sutter Health, Dignity Health, Intel, Hewlett Packard, Apple, Centene, VSP Global, Health Net, Blue Shield of California, Franklin Templeton, Aerojet, and Delta Dental.

## THE RAILYARDS

Situated just north of downtown and adjacent to the Sacramento Intermodal station, the Railyards will become a thriving mixed-use community over the next several years. Consisting of 244 acres, it is the largest infill development site on the West Coast. Kaiser Permanente is planning an 18-acre medical campus that will include a 200-bed hospital to be located within the project. Plans also include 6,000 mixed-income housing units, a museum, a hotel and 30 acres of green space and parks. Other notable project in the works at the Railyards include a new 17-story, 405,000 SF Sacramento County courthouse and plans for a new \$250 million Major League Soccer stadium.







# SACRAMENTO OFFICE MARKET OVERVIEW

Sacramento's office market consists of nearly 44 million square feet of non-owner occupied (this excludes state government and other owned facilities) Class A and B product spread between the Central Business District (CBD) and 10 primary suburban submarkets. Unlike other metropolitan office markets, the CBD is not the largest submarket (due to its high con-

centration of Government-owned facilities), but it still attracts the region's top legal, financial and government-related industries, due in part to the proximity to the State Capitol. The suburban submarkets of Roseville & Rocklin and the Highway 50 Corridor make up the largest share of office inventory and have benefitted from regional growth and expansions in healthcare and

a resurgence of professional services. However, since 2014 and the announced development of the Golden 1 Center, the CBD has become the top performing submarket in terms of absorption and rental growth with Tenants seeking to locate in the amenity-rich urban core as a means to attract and retain top talent.

# SACRAMENTO CBD OFFICE MARKET OVERVIEW

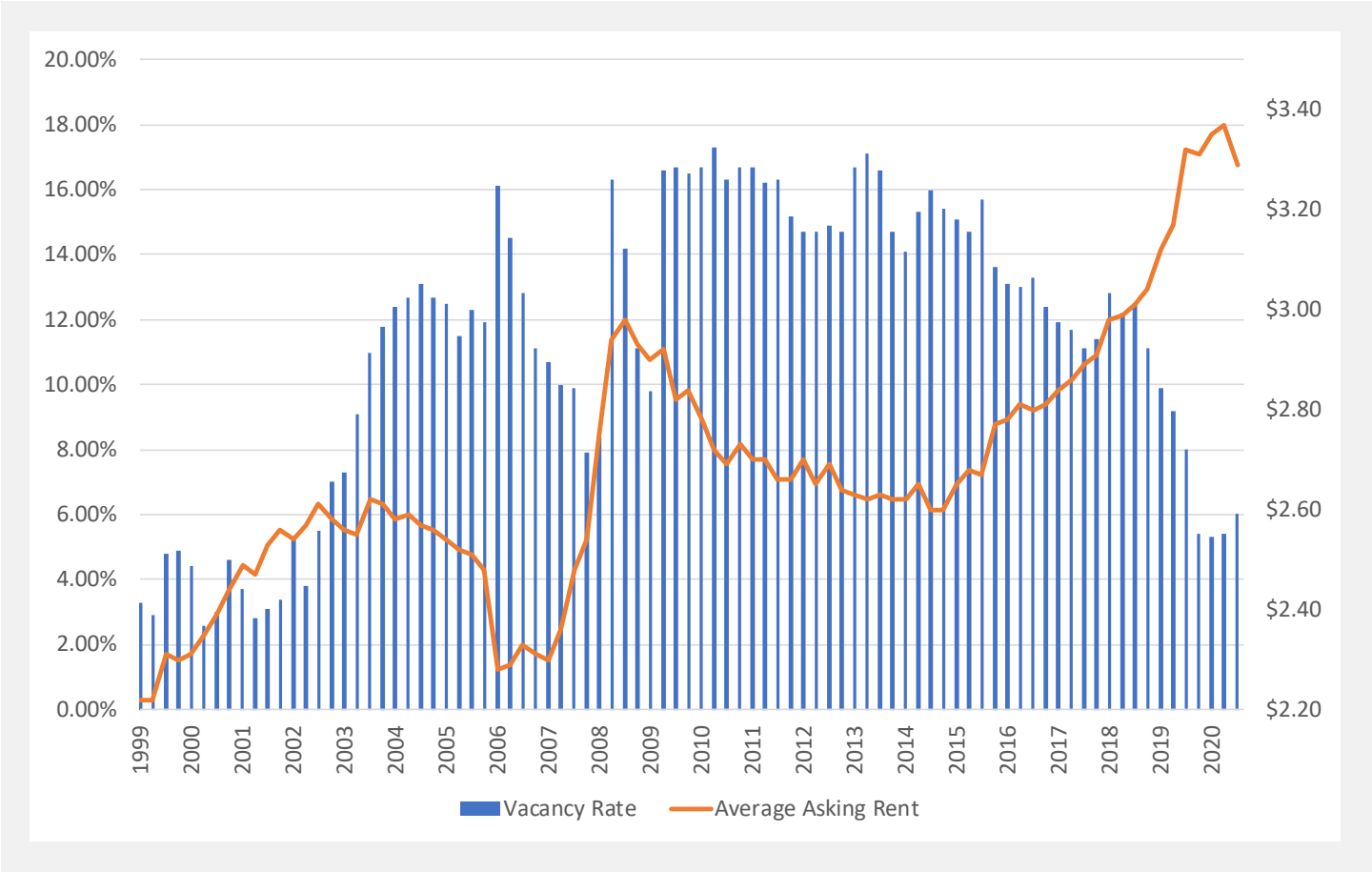
There are currently 7.5 million square feet of Class A and B office buildings located in Downtown Sacramento, with Class A buildings totaling 5.2 million square feet and Class B buildings totaling 2.2 million square feet. These totals do not include the State of California owned and occupied properties, which total approximately

8 million square feet. Sacramento office vacancies continue to trend below the national average, and while availabilities have increased since the onset of the pandemic, Class A vacancy in the CBD has remained in the single digits after hitting 5% in the first quarter of 2020, the lowest figure in nearly two decades. Steady

demand and limited supply throughout the current cycle, has also allowed CBD landlords to push rents up 5% on average, year over year, reaching a market-high average asking rate of \$3.40 PSF for Class A, and putting Sacramento CBD rental growth among the strongest in the nation.

# CBD CLASS A OFFICE VACANCY & AVG ASKING RENTS

Prior to the pandemic, the region had eight straight years of positive net absorption, with annual net absorption of approximately 1 million square feet or greater in the past decade including 2019. While the State of California is currently constructing 1.6 million square feet for various state agencies, there are no major speculative office developments under construction to impact supply in the CBD. As offices begin to reopen in 2021, the flight to quality in the amenity-rich urban core will only intensify as companies look to offer their employees healthy and safe workplaces that address today's top concerns.







# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

## MULTIFAMILY RENTAL TRENDS URBAN CORE:

Class	Inventory (units)	Avg Rent (all types)	Vacancy (all types)	Absorption* (units)	Under Const. (units)
A	1,996	\$2,047	19.8% **	284	809
B	2,624	\$1,586	8.0%	(21)	286
C	10,585	\$1,045	4.9%	(137)	0
All Types	15,235	\$1,392	7.4%	(123)	1,095

\* Past 12 Months, 11/2020  
\*\*4 brand new class A projects recently completed adding to this vacancy rate.

Costar, Multifamily All Unit Mixes

## SACRAMENTO'S CITY RANKINGS:

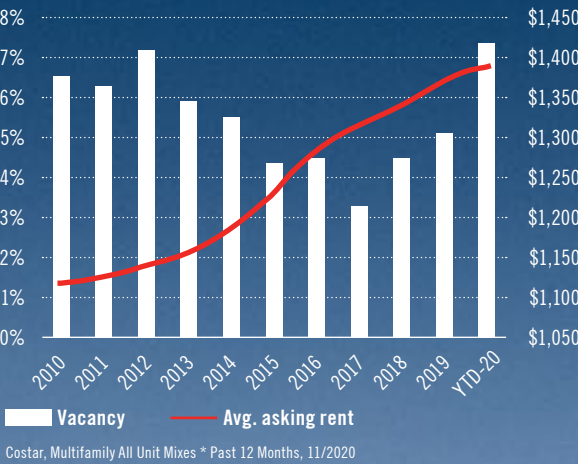
- #1 Happiest workers in midsize cities
- #2 Top 10 most fun, affordable U.S. cities
- #3 in the U.S. for net millennial migration
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

## PERCENTAGE OF POPULATION WITH A BACHELORS DEGREE:

34.3%

SmartAsset 2018

## VACANCY AND AVERAGE RENT TREND IN OUR URBAN CORE:

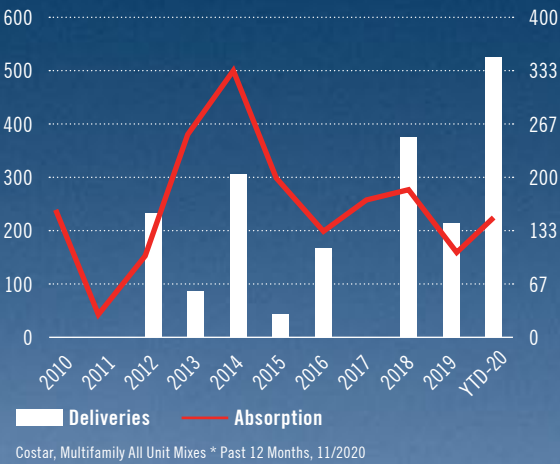


\$3,123 AVERAGE RENT PER MONTH BAY AREA

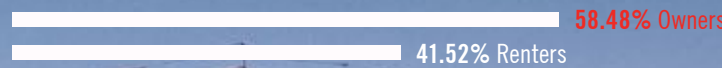
\$1,838 AVERAGE RENT PER MONTH SACRAMENTO

Zillow, August 2020

## DELIVERIES AND ABSORPTION TREND IN OUR URBAN CORE:



## SACRAMENTO: OWNERS VS. RENTERS



GSEC 2020  
Applied Geographic Solutions & GIS Planning





# WEST SAC DEVELOPMENT PROJECTS

## River One



Across Tower Bridge, West of Lot X, the River One Project will be a unique, irreplaceable asset given its unrivaled location, design, and amenities, featuring a 199-room upscale hotel with 55 luxury for-sale residential units, an exclusive restaurant, 222 space parking garage with valet parking, swimming pool, hot tub and fitness center. Groundbreaking is planned for mid 2021 with an opening in the first half of 2023.

## 301 D Street



De Bartolo and Rimanic Design Studio on behalf of the owner American National Investments submitted a design review application for a 40 unit, four story multifamily project at 301 D Street. The design includes multi-level loft units and large outdoor terraces on the upper floors.

## I Street Bridge Replacement



The I Street Bridge Replacement Project will include the construction of a new bridge upstream of the existing I Street Bridge. The bridge will provide a new connection across the Sacramento River between the Sacramento Railyards and the West Sacramento Washington Neighborhood planned developments. It will serve automobile, bicycle, transit, and pedestrian users.

## Ro Homes



These 19 3-story residences line both sides of the South end of Central Street. The contemporary floorplans offer a ground level, two-car garage and flex room/study, a communal second floor for living, dining and kitchen and third floor dedicated to bedrooms, all bathed in natural light. Outdoor spaces include an edible landscape upon entry and a second floor balcony allowing indoor/outdoor living in the heart of the homes.

## CalSTRS Expansion Tower



Increased staffing demands and the desire for more efficient, collaborative work space has prompted CalSTRS to move forward with the planned Phase II expansion. A fundamental goal of the project is a consistent, seamless extension of the materials, details and character of the original building. The Expansion Tower will include 275,000 SF on 5 levels. The expansion will also feature 40,000 SF of active ground floor uses including childcare, food service, coffee shop, and meeting rooms.

## 218 4th Street



Kuchman Architects, on behalf of the owner Next Generation Capital, LLC, have submitted an application for a 25 unit condominium row-house style project at 218 4th Street and 407 B Street.

## Recently-completed Bridge District projects:

### The Foundry

Located in The Bridge District in West Sacramento, The Foundry is home to 69 studio and one bedroom modern residences. Woven into the community design are communal bocce courts, an edible landscape, outdoor decks.

### 980 Central

980 Central is the latest addition to The Bridge District. This architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes.

### The Barn

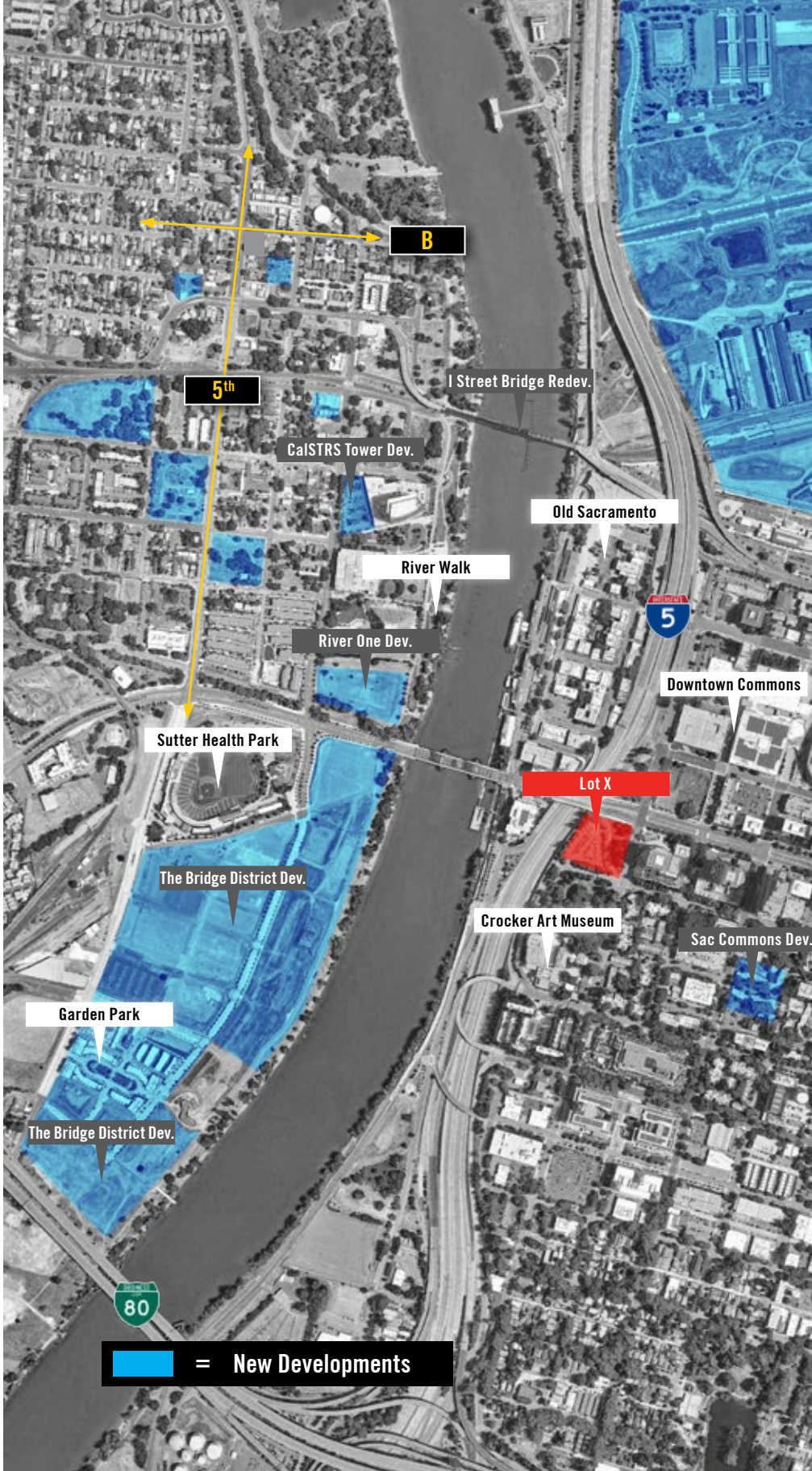
The Barn, literally a bridge on land, provides 6,000sf under canopy shade anchored by approximately 3,000sf of interior usable space, occupied by Drake's Brewing.

### Habitat Apartments

The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk Promenade.

### The Park Moderns

These 32 single-family homes surround Garden Park to create the sense of an outdoor room. At the heart of this neighborhood park is a massive sierra granite community table under the leafy canopies of four ancient olive trees.







# OFFERING GUIDELINES

The Lot X development site is being offered exclusively by **Jones Lang LaSalle Americas, Inc.** “JLL” and **Turton Commercial Real Estate** to a select group of investors. The buyer will be selected by the seller in its sole and absolute discretion.

**JLL** and **Turton Commercial Real Estate** will be available to assist prospective investors to answer questions relative to information contained within this Offering Memorandum.

**PLEASE INCLUDE THE FOLLOWING INFORMATION WHEN SUBMITTING AN OFFER:**

- Offer should be in a non-binding, letter form
- Purchase price
- Source(s) of capital (including debt and equity and relative ratios)
- Deposit structure, to include timing and amount of non-refundable deposits
- Outline of proposed schedule for due diligence and closing
- Description of any physical or environmental assumptions affecting offer price
- List of contingencies, including buyer’s internal approval process, required to close

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