

DOWN
TOWN
DOVA



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

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SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

DAVID SCANLON
SENIOR VICE PRESIDENT - LIC. 01499249
916-573-3317
DAVIDSCANLON@TURTONCRE.COM

SHILO ROCHELLE
SENIOR DIRECTOR - LIC. 02092283
916-573-3305
SHILOROCHELLE@TURTONCRE.COM

A DOWNTOWN DOVA
RANCHO CORDOVA, CA
ENTERTAINMENT
UPSCALE RETAIL
CURATED RESTAURANTS
RESIDENTIAL LIVING
HOSPITALITY



> THE OPPORTUNITY

5,908 SF PLAZA RESTAURANT	5,106 SF PLAZA ROOFTOP	1,691 SF KIOSK RESTAURANT	1,000 SF KIOSK ROOFTOP	57,700 SF CINEMA STUDY BUILDING
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Introducing Downtown DOVA — a transformative, sports anchored mixed use entertainment district designed to redefine the landscape of Rancho Cordova. *Strategically envisioned as a vibrant regional destination, Downtown DOVA combines cutting-edge entertainment, premium retail, upscale hospitality, and dynamic residential living to create a thriving, year-round epicenter. At its core, Downtown DOVA is anchored by a state-of-the-art, 7,500-seat entertainment venue poised to host sporting events, concerts, and special performances over 200 days per year, establishing itself as the premier gathering place for culture and community in the greater Sacramento region. Downtown DOVA — an architecturally stunning vertical mixed-use district, will feature*

a curated selection of retail and dining experiences, catering both to event-goers and everyday visitors and residents. The integration of high-density residential buildings and premium hotels ensures continuous activity, creating a lively environment enriched by diverse demographics. Each component is thoughtfully designed to maximize synergies, enhancing value and ensuring long-term success for residents, businesses, and guests alike. Downtown DOVA stands apart through its innovative urban-influenced design within a suburban context, offering the benefits of urban-style amenities combined with suburban convenience and accessibility. Its master-planned approach incorporates pedestrian-friendly walkways, expansive

public spaces, and subterranean parking to elevate comfort and connectivity. This distinctive development promises tenants and residents unprecedented visibility and exposure, positioning businesses for significant regional attraction and growth. This is more than just a development — it's an opportunity to become part of an iconic community designed for the future. Businesses locating at Downtown DOVA will enjoy unmatched exposure, consistent foot traffic, and association with a project that symbolizes entertainment, innovation, excitement, and forward-thinking transformational development.



AT FULL BUILDOUT, THE PROJECT WILL FEATURE:

STATE-OF-THE-ART ENTERTAINMENT VENUE

Approximately 194,100 SF, featuring 10,000 seats in a high-tech, architecturally striking facility designed for premier sports events, concerts, performances, conventions, and trade shows.

CURATED RETAIL & RESTAURANT SPACE

Approximately 220,000 SF thoughtfully planned to attract both everyday visitors, event-driven audiences, and in-district residents.

VIBRANT MULTIFAMILY MIXED-USE COMMUNITY

Approximately 1,000 residential units integrated within dynamic, multistory buildings, promoting an active and urban-inspired lifestyle.

PREMIER HOTEL COLLECTION

Three distinct hotels totaling approximately 800 hotel rooms, designed to accommodate visitors, tourists, event attendees, and long-term guests.

CONVENIENT PARKING

Efficiently planned parking solutions designed for ease of access and minimal surface disruption.

PHASE 1 PLAZA RESTAURANT BUILDING

5,908 SF building with 5,106 SF rooftop deck.

PHASE 1 KIOSK RESTAURANT BUILDING

1,691 SF building with 1,000 SF rooftop deck.

CINEMA STUDY BUILDING

Approximately 57,700 SF.

TOTAL PROJECT SIZE:
± 1.6 MILLION SF OF THOUGHTFULLY INTEGRATED MIXED-USE DEVELOPMENT



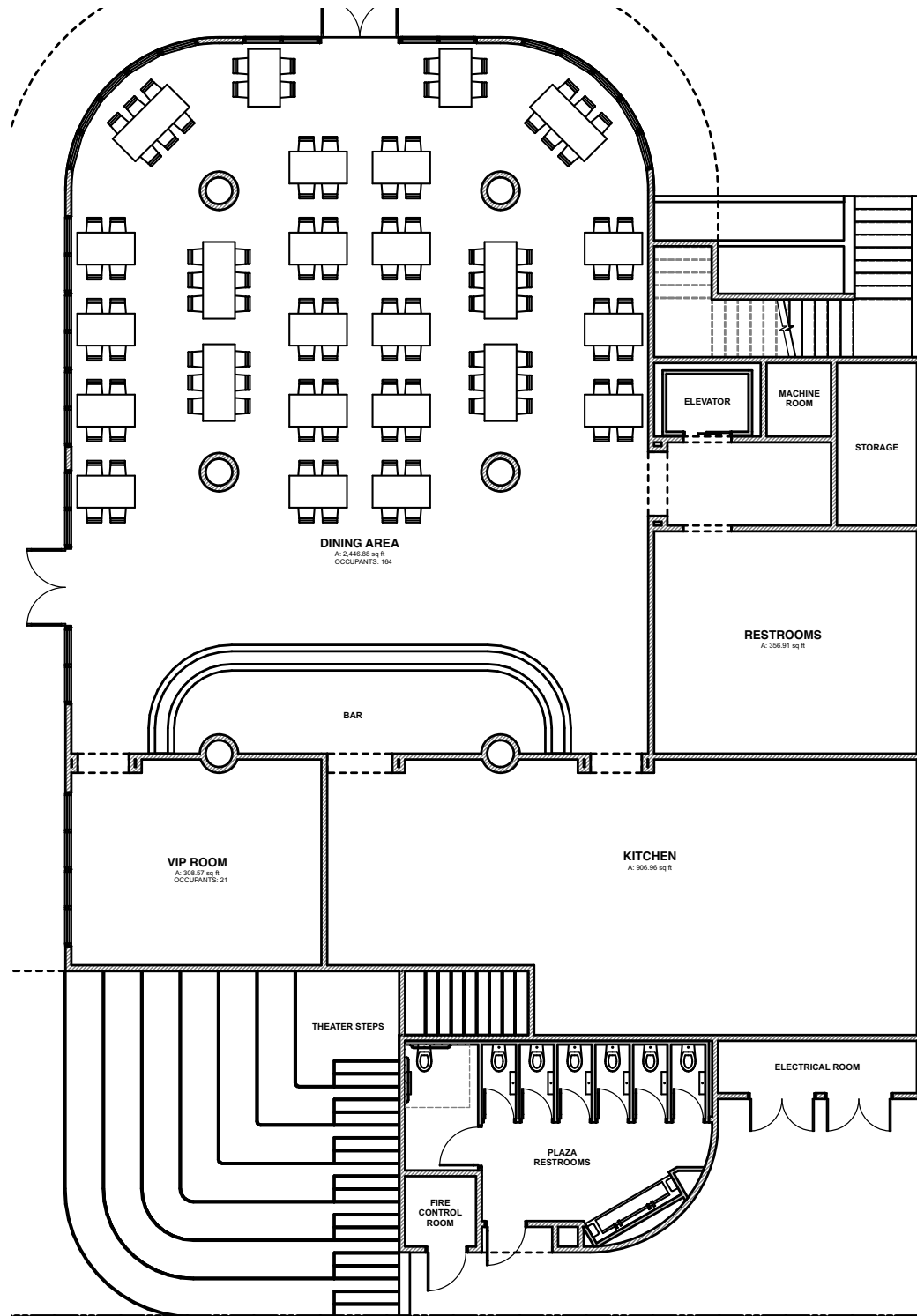
> FLOOR PLANS

PHASE 1 PLAZA RESTAURANT

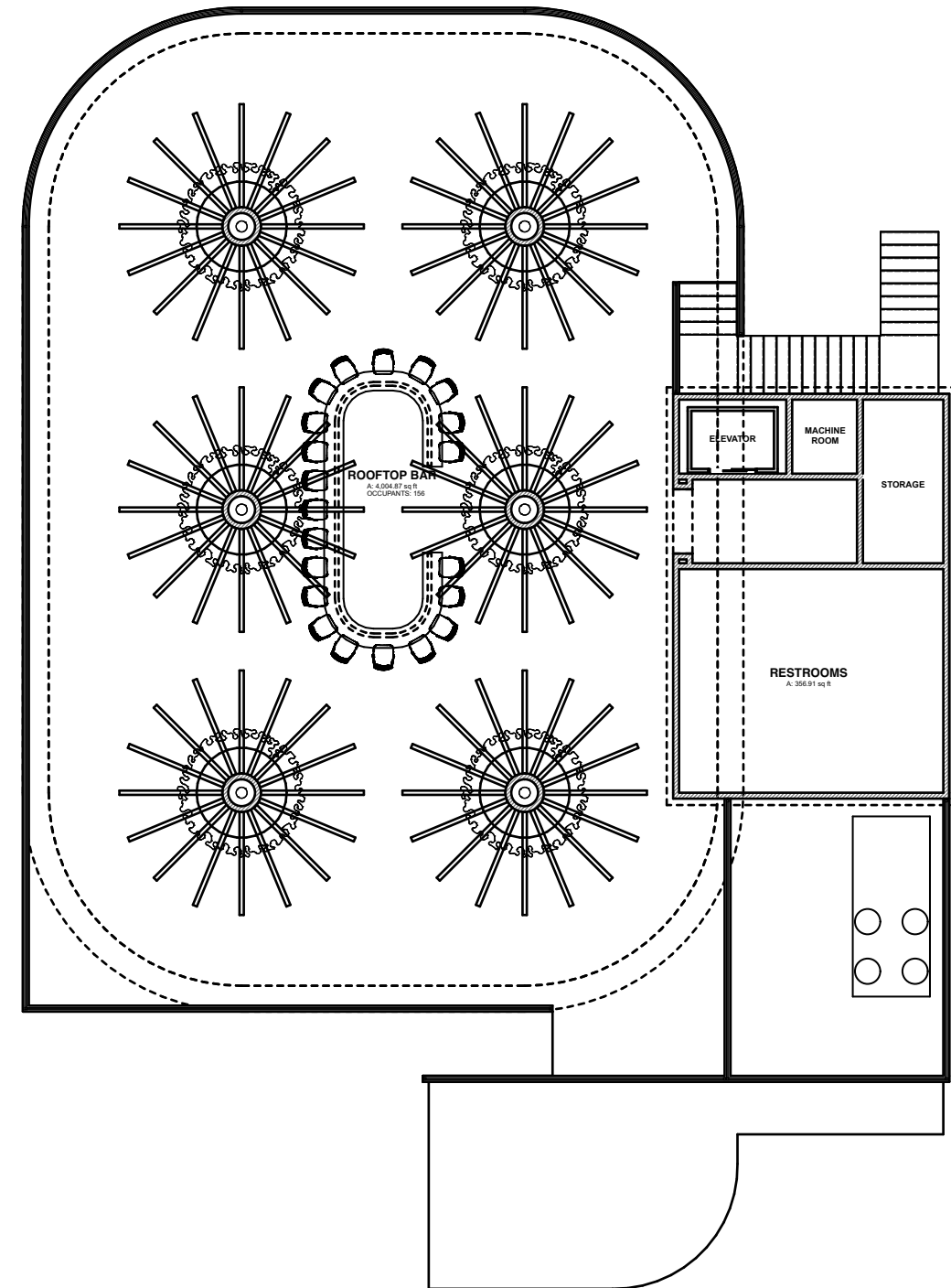




PHASE 1 PLAZA RESTAURANT: 1ST FLOOR
5,908 SF

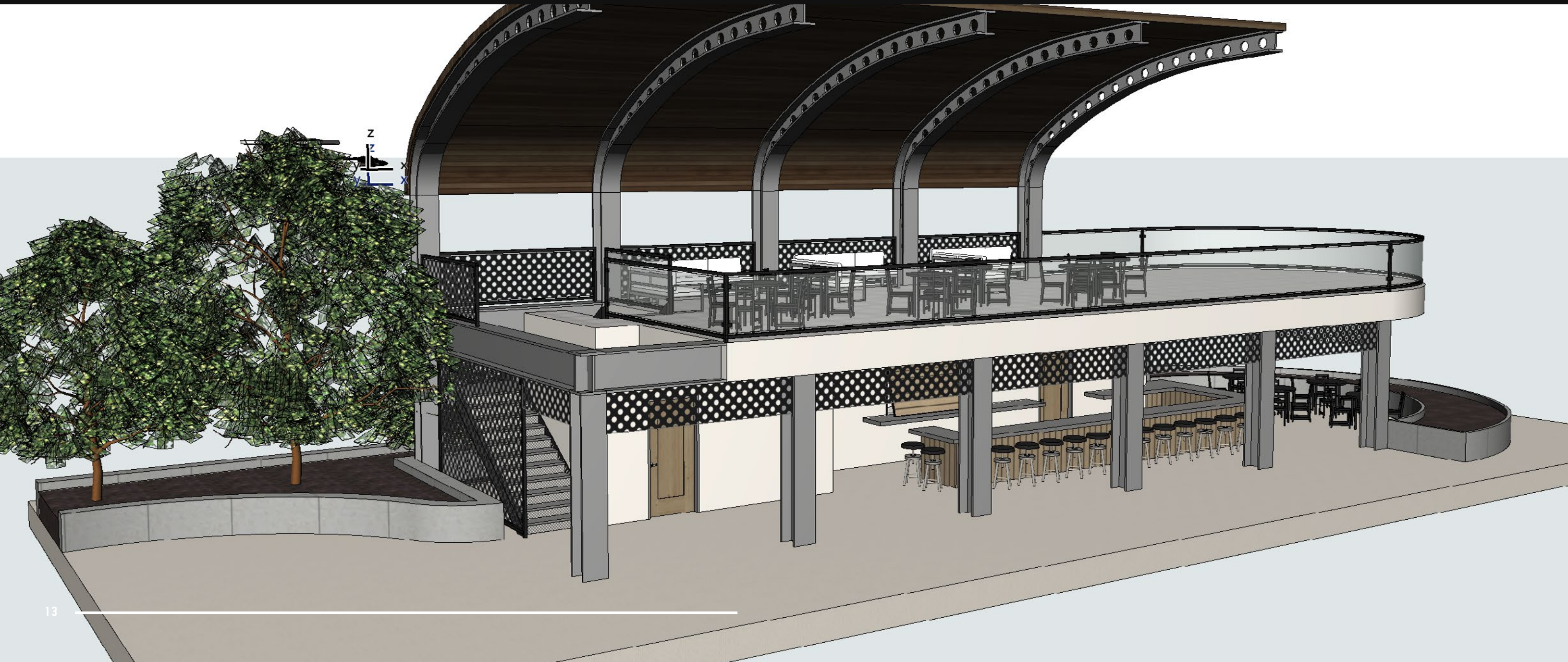


PHASE 1 PLAZA RESTAURANT: 2ND FLOOR
ROOFTOP DECK: 5,106 SF



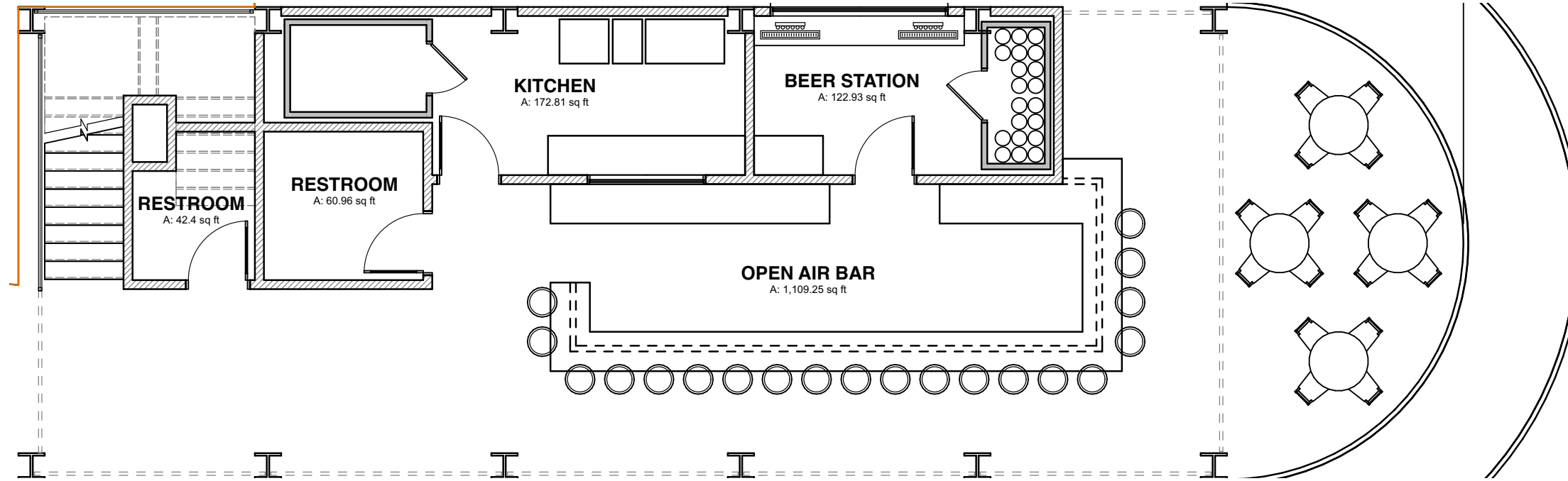
> FLOOR PLANS

PHASE 1 KIOSK RESTAURANT

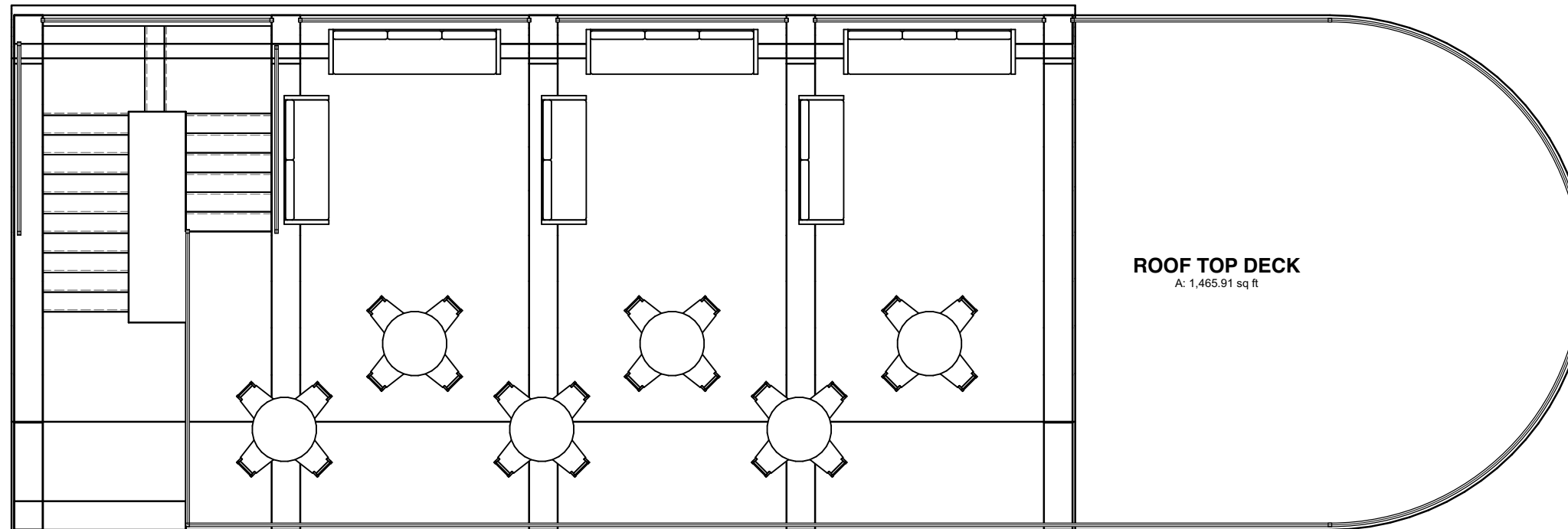




PHASE 1 KIOSK RESTAURANT: 1ST FLOOR
1,691 SF

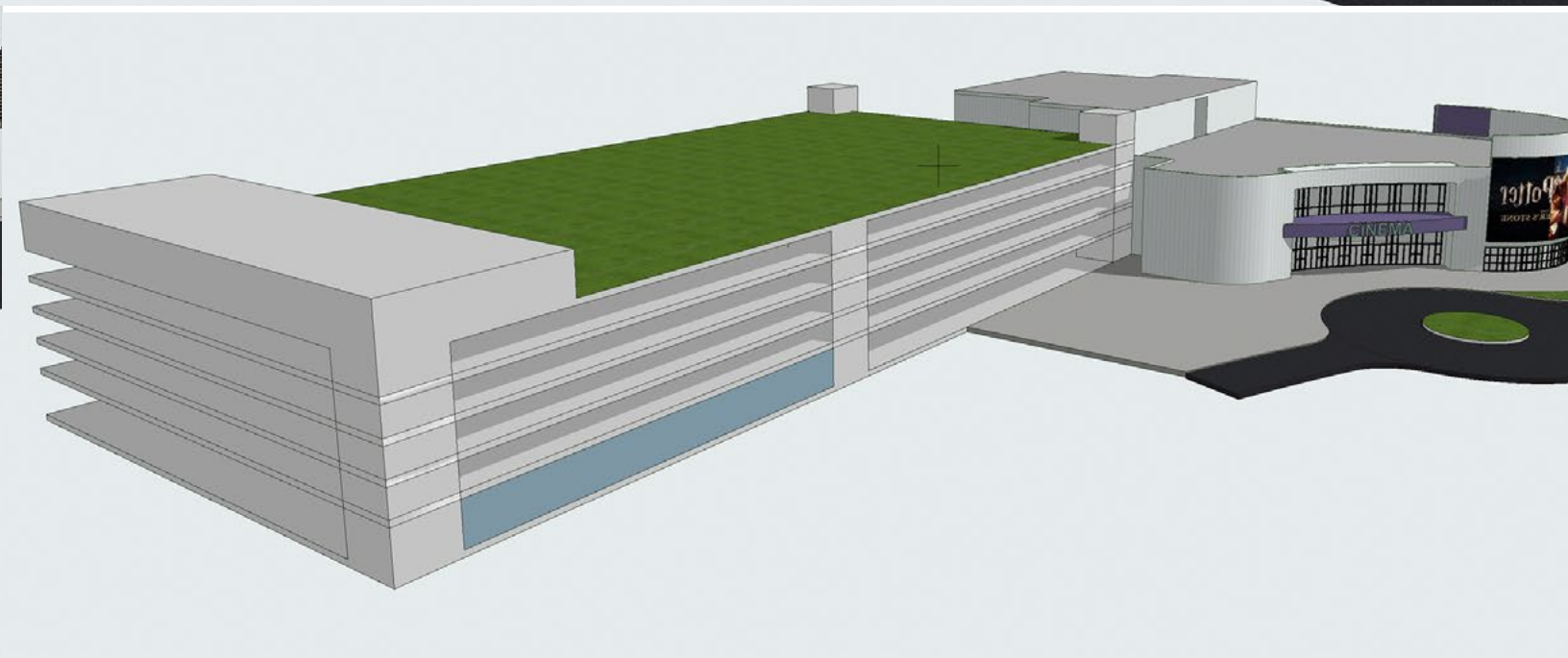


PHASE 1 KIOSK RESTAURANT: 2ND FLOOR
ROOFTOP DECK: 1,000 SF



> FLOOR PLANS

CINEMA STUDY: 57,700 TOTAL SF



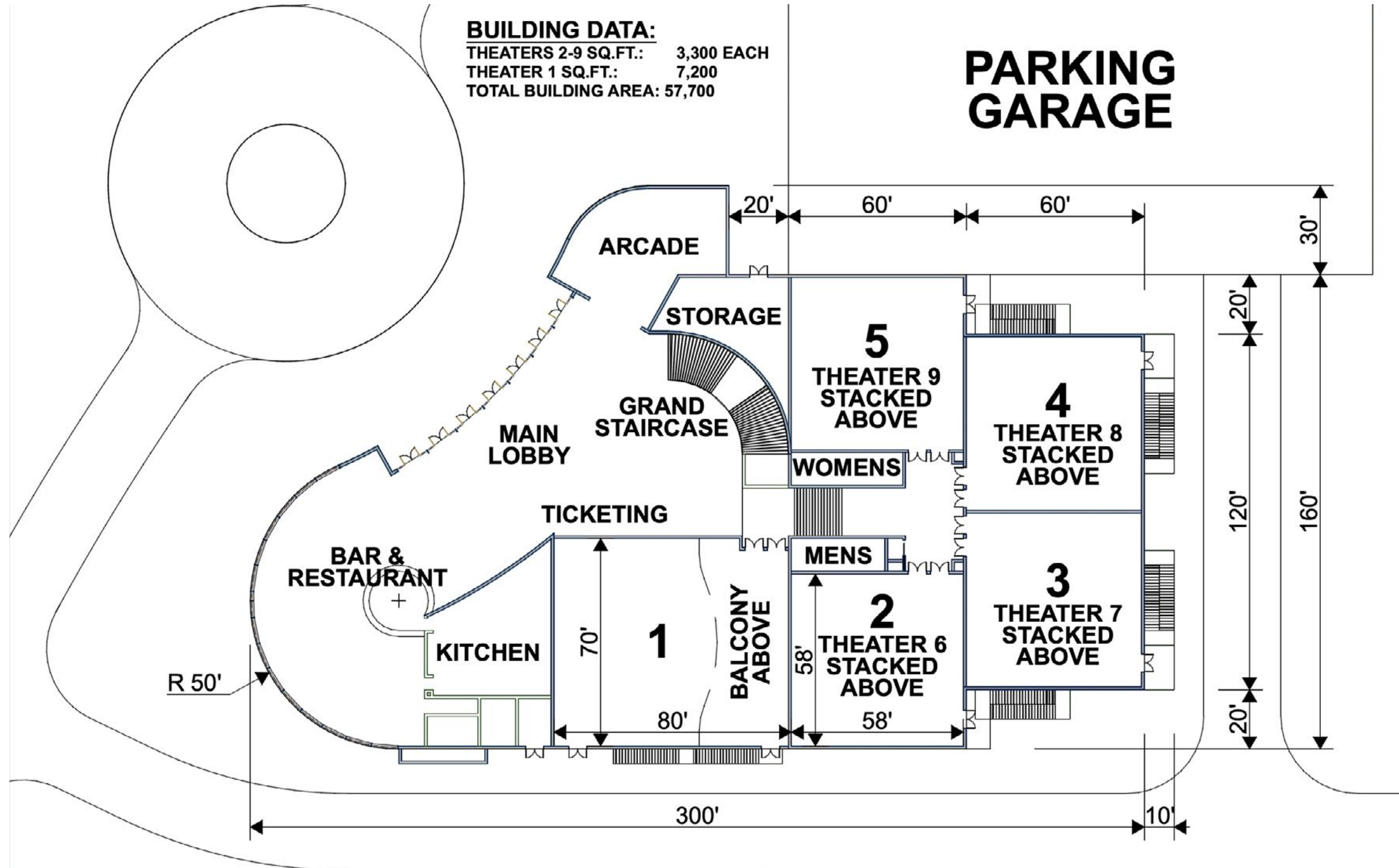


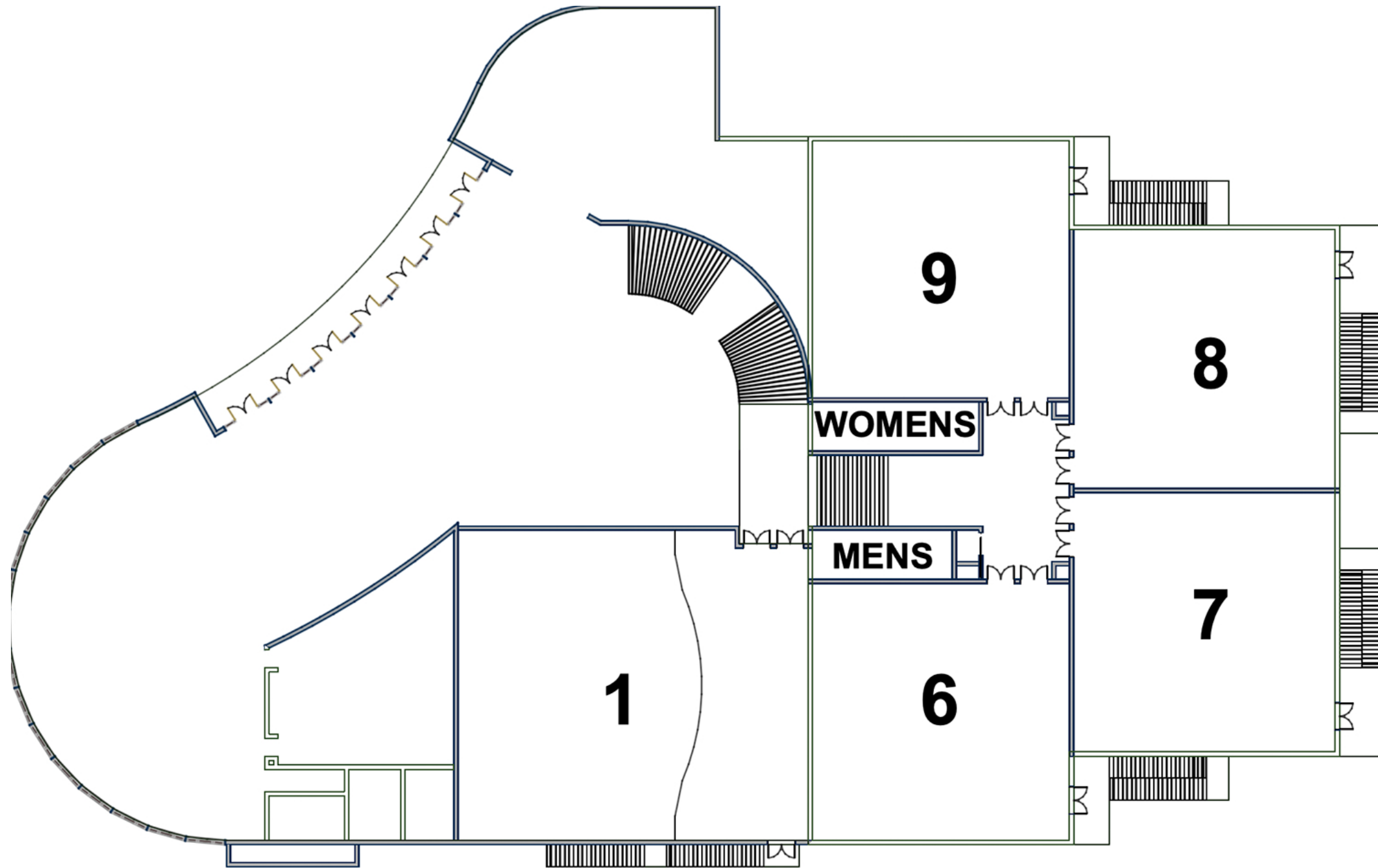
CINEMA STUDY: 1ST FLOOR

BUILDING DATA:

THEATERS 2-9 SQ.FT.: 3,300 EACH
 THEATER 1 SQ.FT.: 7,200
 TOTAL BUILDING AREA: 57,700

PARKING GARAGE





3 DOVA
THE OPPORTUNITY

**MAKE YOUR MARK
IN DOWNTOWN DOVA.**



Cinema Study



Legend

- 1. Arena
- 2. Plaza
- 3. Loading Docks
- 4. Ground Floor Retail
- 5. Tower Hotel
- 6. Corner Hotel
- 7. Plaza Hotel
- 8. Mixed Use - Market | Residential
- 9. Mixed Use - Retail | Residential
- 10. Cinema Study
- 11. Commercial - Retail
- 12. Parking Garage
- 13. Multistory Parking Structure
- 14. Rooftop Amenity - Miniature Golf
- 15. Hotel Entry and Valet
- 16. Pedestrian Passage
- 17. Central District Promenade
- 18. Fire Lane - EVA Only

RANCHO CORDOVA



2	YELLOW CARD	40%	
0	RED CARD	0	
HOME TEAM		SCORE	AWAY TEAM
4	SCORE	4-2	2
40%	POSSESSION %		60%
10	SHOTS		15
5	SHOTS ON TARGET		8
3	CORNERS		2
2	FOULS COMMITTED		5
1	OFFSIDES		3
55%	BALL POSSESSION %		45%
2	YELLOW CARD		1
0	RED CARD		0

ONE VISION, ONE TEAM, ONE GOAL

V THE VISION AT
DOWNTOWN DOVA
PROFESSIONAL SPORTING EVENTS



V THE VISION AT
DOWNTOWN DOVA
PERFORMANCE & MUSIC VENUE

US-50
(134,174+ CARS/DAY)



FOLSOM
BLVD
(89,216+ CARS/DAY)



SUNRISE
BLVD
(100,520+ CARS/DAY)



TRADE CENTER DR
(21,127+ CARS/DAY)



KILGORE RD
(45,008+ CARS/DAY)



> RANCHO CORDOVA

CENSUS BUREAU
CITY OF RANCHO CORDOVA
PLACER.AI



15 MINS
TO DOWNTOWN SAC



125.5K
POPULATION



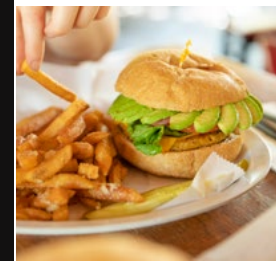
22,771+
UPCOMING DWELLING UNITS

DOWNTOWN DOVA BENEFITS FROM CONSUMER TRAFFIC FROM THE NEARBY TRADE AREA

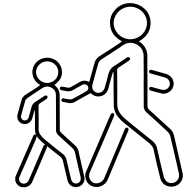
Ideally situated at the northeast corner of Trade Center Drive and Kilgore Road in Rancho Cordova, just 15 minutes from Downtown Sacramento, Downtown DoVa enjoys exceptional visibility and direct access to Highway 50, a major transportation artery linking Rancho Cordova with Sacramento and beyond. Its strategic location places it at the center of Rancho Cordova's bustling commercial district and is near numerous parks and trails, which fosters new developments to flourish nearby while ensuring a focus on health and wellness for its residents. Anatolia, just minutes away, is a rapidly growing residential community in Rancho Cordova known for its family-friendly neighborhoods, top-rated schools, parks, and community facilities. It encompasses about 2,100 single-family homes and is renowned for its modern amenities and

strong sense of community. The area continues to attract young families and professionals seeking quality housing options in a tranquil suburban setting, significantly bolstering local consumer demographics. Folsom Ranch, another burgeoning master-planned community, represents one of the largest and most ambitious residential developments in the region. Projected to house over 11,000 new residences upon completion, Folsom Ranch integrates extensive open spaces, recreational trails, and neighborhood retail centers, further enhancing the local quality of life and consumer base accessible to Downtown DOVA businesses. Adjacent to Folsom Ranch lies the city of Folsom, renowned for its high standard of living, historic charm, vibrant downtown district, and economic vitality. Folsom

boasts exceptional shopping, dining, and recreational amenities, including the renowned Palladio shopping complex, numerous lakeside parks, and a thriving business community anchored by prominent tech firms such as Intel. Downtown DOVA's location ensures businesses benefit from consumer traffic from the immediate trade area, while also drawing from the larger Sacramento metropolitan region. Sacramento and its neighboring cities, such as Rancho Cordova, has shown its passion for sports by keeping the Kings in town, temporarily hosting the Oakland A's, and continuing its efforts to bring Major League Soccer with plans for a stadium. Downtown DOVA positions businesses to tap into a thriving, high-income consumer base eager for quality entertainment, sporting events, dining, retail, and service experiences.

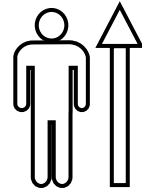


> A CLOSER LOOK AT RANCHO CORDOVA & NEIGHBORING CITIES. NEARBY DATA BITES.



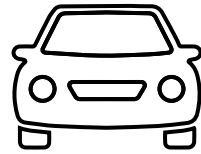
Resident Population

Rancho Cordova: 125.5K
Roseville: 151.6K
Elk Grove: 177.6K
Folsom: 155.3K



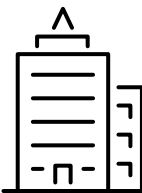
2029 Population Growth

Rancho Cordova: 806,262
Roseville: 724,728
Elk Grove: 544,788
Folsom: 583,932



Out-of-Market Visitors/Yr

Rancho Cordova: 4M
Roseville: 6.3M
Elk Grove: 4.7M
Folsom: 3.8M



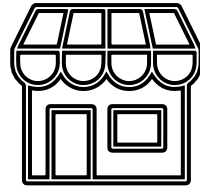
Businesses (10 mile radius)

Rancho Cordova: 41,109
Roseville: 30,043
Elk Grove: 16,391
Folsom: 31,319



Bachelor's Degree or Higher

Rancho Cordova: 31%
Roseville: 33%
Elk Grove: 26%
Folsom: 28%



2024 Households (10 mile radius)

Rancho Cordova: 298K
Roseville: 255.1K
Elk Grove: 173.6K
Folsom: 215.5K



Household Income (10 mile radius)

Rancho Cordova: \$104,603
Roseville: \$117,876
Elk Grove: \$102,409
Folsom: \$123,420



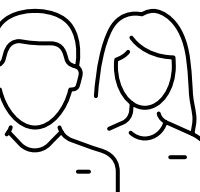
Consumer Spending (10 mile radius)

Rancho Cordova: \$10.45B
Roseville: \$9.88B
Elk Grove: \$6.29B
Folsom: \$8.46B



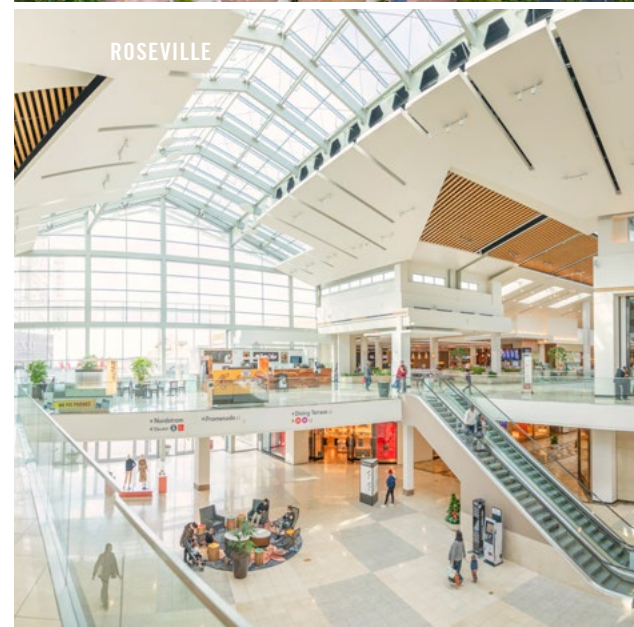
Hotels

Rancho Cordova: 17
Roseville: 17
Elk Grove: 12
Folsom: 10



Employees

Rancho Cordova: 73.2K
Roseville: 99K
Elk Grove: 75.4K
Folsom: 234K



6 DOVA SACRAMENTO

> SACRAMENTO



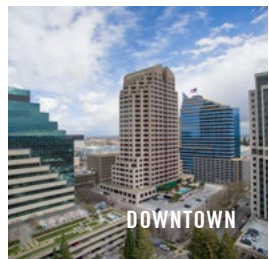
DOWNTOWN



OLD SAC WATERFRONT



CAPITOL MALL



DOWNTOWN



THE RAILYARDS



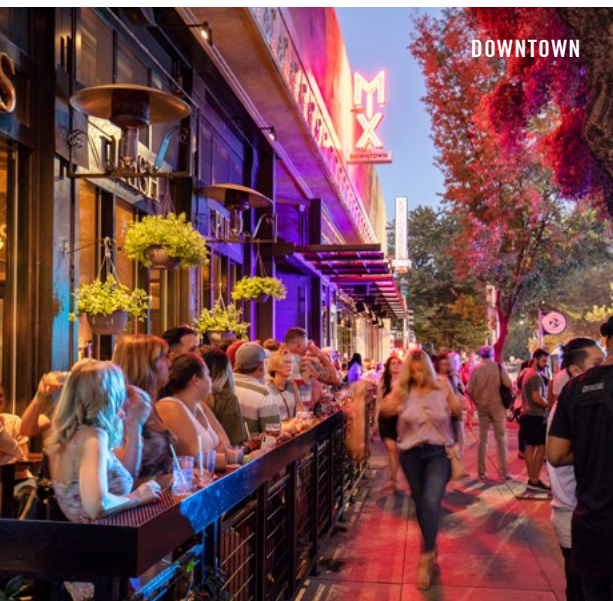
DOWNTOWN COMMONS



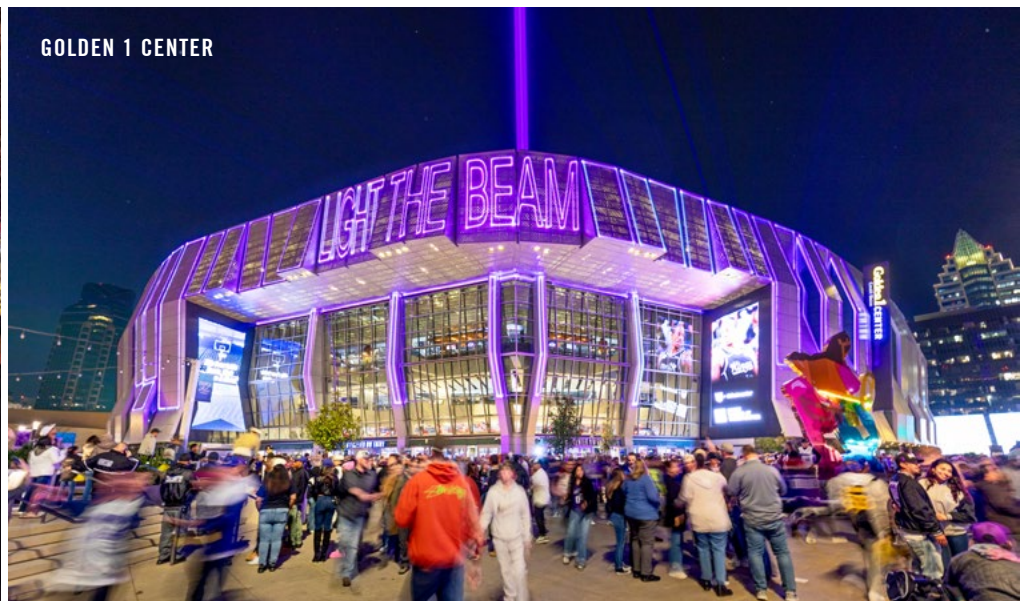
OLD SAC WATERFRONT



THE BRIDGE DISTRICT



DOWNTOWN



GOLDEN 1 CENTER

 **15 MINS**
TO DOWNTOWN DOVA

 **91,637**
TOTAL ESTABLISHMENTS

 **\$92,424**
HOUSEHOLD EXPENDITURE

HIGHLY RANKED FOR LIVABILITY AND BUSINESS FRIENDLINESS

Sacramento is increasingly recognized as one of California’s most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than just a midpoint; it’s a shopping and dining destination in its own right. Businesses are drawn to Sacramento for its balance of affordability, population growth, and cultural vibrancy. With a diversified economy, a strong food culture, and access to fresh, local ingredients as the nation’s Farm-to-Fork Capital, the region offers both stability and buying power.

While other major California metros have seen population declines,

Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County’s population rose by 4.9%, even as places like San Francisco and Los Angeles saw losses (Axios, 2024). In 2025, the Sacramento metro area reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This trend reflects a growing class of professionals and families looking for more space and affordability within and near the Sacramento area — without compromising access to amenities, events, and culture.

This steady inflow of new residents and growing communities fuels demand for a variety of retail, dining, and experiential spaces.

The cost of living remains significantly

lower than San Francisco or San Jose, which allows consumers to spend more on experiences and local goods. For businesses looking to establish a presence in Northern California, Sacramento and its neighboring cities, such as Rancho Cordova, offers a rare opportunity: a major metro with momentum, character, and diverse community. It’s a city where storefronts don’t just open — they thrive. By choosing Sacramento, and specifically Downtown DOVA, businesses align themselves with a forward-looking, economically robust region poised for sustained growth and prosperity.

RANCHO CORDOVA'S LOCATION IS A VALUABLE ASSET.

- 📍 12 MILES TO SACRAMENTO
- 🏰 82 MILES TO SAN FRANCISCO
- 🏔️ 95 MILES TO LAKE TAHOE



Rancho Cordova's location is one of its most valuable assets—and Sacramento is just a short 15 minute drive away. Sacramento offers seamless regional connectivity and puts future development within reach of the entire Northern California mega region. Just 82 miles from San Francisco and close to destinations like Lake Tahoe, Napa Valley, and Yosemite, Rancho Cordova offers a central location that appeals to residents, visitors, and investors alike.

Sacramento—the world's sixth largest economy—plays a central role in being a hub for business, travel, governance, and more recently, sports fan enthusiasts. This strategic role is supported by a growing international airport with nonstop flights to major domestic markets, a strong freight and passenger rail network, and expanding public transit options including light rail.

Tourism continues to play a key role in Sacramento's economy, with millions visiting each year to experience its rich history, award-

winning food scene, and packed calendar of events. From Golden 1 Center shows to festivals and conventions, demand for high-quality hospitality, entertainment, and sports continues to rise. For residents, this connectivity enhances quality of life—offering access to job centers, outdoor recreation, and cultural amenities. For developers, it creates a clear advantage: a high-profile location with built-in infrastructure, multimodal access, and statewide reach. By being within a short drive to Sacramento, Rancho Cordova's up-and-coming Downtown DOVA is poised to become a defining part of what's next in the Northern California mega region.



DOWN
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DOVA



TURTON
COMMERCIAL REAL ESTATE