

# DOWN TOWN DOVA



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

# > THE OPPORTUNITY

## A TRANSFORMATIVE, MIXED-USE DEVELOPMENT REDEFINING RANCHO CORDOVA

Introducing Downtown DOVA—a transformative, mixed-use development 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, 7,000-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 160,000 SF, featuring 7,000 seats in a high-tech, architecturally striking facility designed for premier sports events, concerts, and performances.

### CURATED RETAIL & RESTAURANT SPACE

Approximately 200,000 SF thoughtfully planned to attract both everyday visitors and event-driven audiences.

### VIBRANT MULTIFAMILY MIXED-USE COMMUNITY

Approximately 800,000 SF of residential units integrated within dynamic, multistory buildings, promoting an active and urban-inspired lifestyle.

### PREMIER HOTEL COLLECTION

Three distinct hotels totaling approximately 750,000 SF, designed to accommodate visitors, tourists, event attendees, and long-term guests.

### PERFORMANCE INSTITUTE

Approximately 50,000 SF dedicated to athletic training, wellness, innovation, and performance excellence.

### CONVENIENT SUBTERRANEAN PARKING

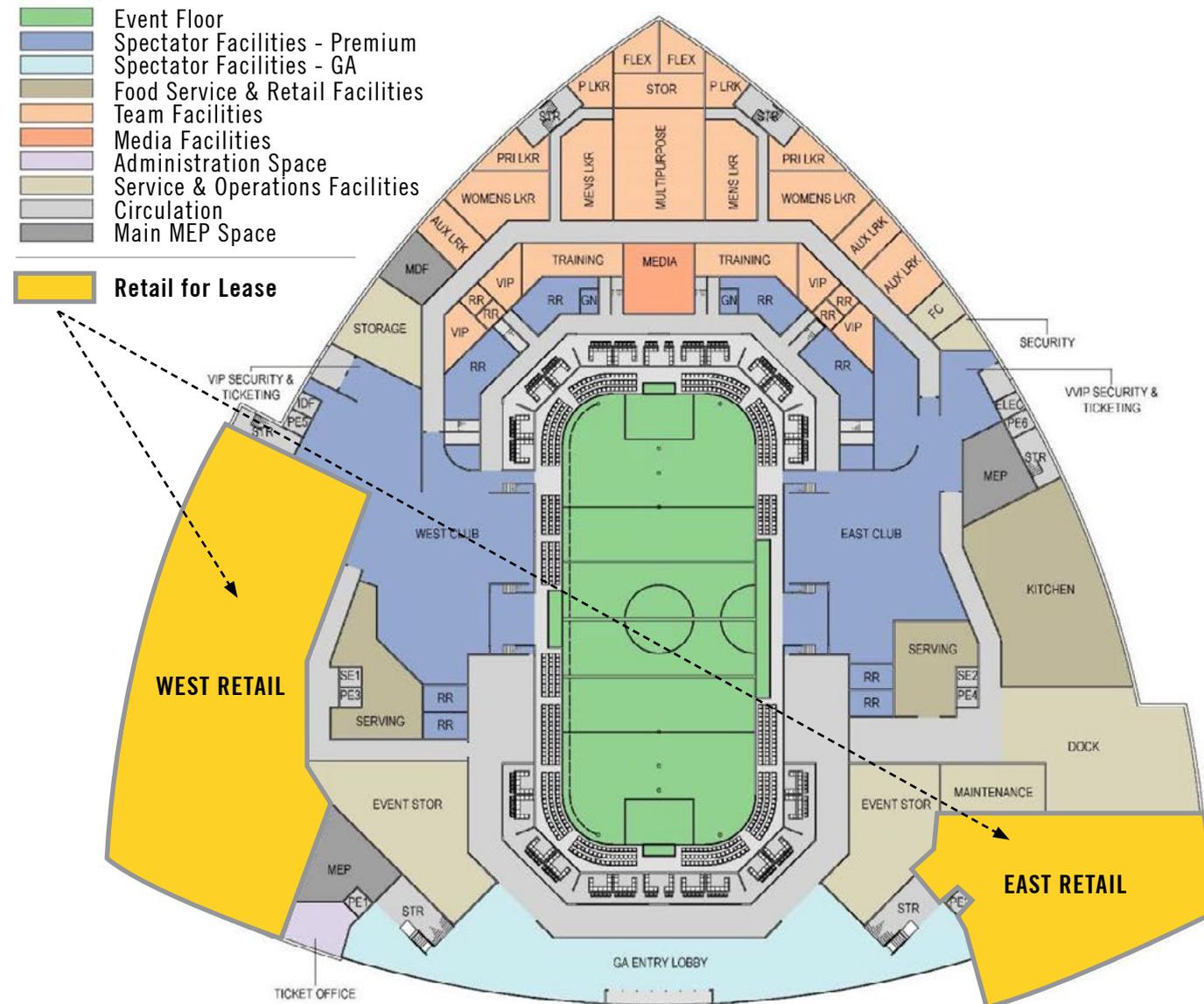
Efficiently planned underground parking solutions designed for ease of access and minimal surface disruption.

## TOTAL PROJECT SIZE:

± 1.6 MILLION SF OF THOUGHTFULLY INTEGRATED MIXED-USE DEVELOPMENT



# YOUR NEXT OPPORTUNITY STARTS AT THE ARENA. LEASE RETAIL HERE.



## INSIDE THE ARENA:

### CONCOURSE-LEVEL SPACES

A variety of concourse-level spaces ideal for concessions, retail, hospitality, and experiential concepts.

### SPACIOUS SUITES

Suites ranging from approximately ± 1,000 SF to ± 10,000 SF.

### TOTAL INTERIOR RETAIL SPACE

± 40,000 SF

## EXTERIOR OF THE ARENA:

### HIGH-VISIBILITY RETAIL & DINING

High-visibility retail and dining storefronts with large exterior patios on the plaza designed to capture pedestrian and event-driven traffic.

### SPACIOUS SUITES

Suites ranging from approximately ± 1,000 SF to ± 10,000 SF.

### TOTAL EXTERIOR RETAIL SPACE

± 40,000 SF



<b>Event Floor:</b>	17,480 SF
<b>Spectator Facilities - Premium</b>	
Entrances/Security/Ticketing:	21,050 SF
West Club:	9,210 SF
East Club:	10,140 SF
South Restrooms:	780 SF
<b>Spectator Facilities - GA</b>	
Entrance/Security/Ticketing:	5,000 SF
<b>Food Service &amp; Arena Retail:</b>	7,850 SF
Kitchen:	4,650 SF
Serving:	3,200 SF
<b>Media Facilities:</b>	
Media/Broadcast:	850 SF
<b>Administration Space:</b>	
Ticket Office:	370 SF
<b>Circulation:</b>	
Service Corridor:	14,000 SF
<b>Event Level Program SF:</b>	111,725 SF

<b>Team Facilities:</b>	17,480 SF
<b>Multipurpose:</b>	2,500 SF
<b>Mens Locker Rooms:</b>	1,940 SF
<b>Womens Locker Rooms:</b>	1,940 SF
<b>Private Locker Rooms:</b>	1,400 SF
<b>Auxillary Changing Rooms:</b>	950 SF
<b>Training Rooms:</b>	1,340 SF
<b>VIP Rooms:</b>	1,280 SF
<b>Service &amp; Operations Facilities:</b>	10,700 SF
<b>Storage:</b>	6,200 SF
<b>Dock Facilities:</b>	3,150 SF
<b>Security:</b>	500 SF
<b>Maintenance Facilities:</b>	1,050 SF
<b>Retail:</b>	22,000 SF
<b>West Retail:</b>	15,000 SF
<b>East Retail:</b>	7,000 SF
<b>MEP Space:</b>	1,075 SF

**MAKE YOUR MARK  
IN DOWNTOWN DOVA.  
LEASE HERE.**



**WHAT'S AVAILABLE TO LEASE:**

**HIGH-VISIBILITY RETAIL & DINING**

Prime retail, restaurant, and service-oriented spaces situated beneath the vertical mixed-use multifamily residences and hospitality towers.

**SPACIOUS SUITES**

Suites ranging from approximately ± 1,000 SF to ± 10,000 SF.

**Buildings & Private Amenities**

- 1. Indoor Entertainment Facility
- 2. Atari Brand Hotel (25 Stories)
- 3. Hotel (15 Stories)
- 4. Hotel (15 Stories)
- 5. Team Alpha Performance Institute (2 Stories)
- 6. Blended-Use Building (3-5 Stories with Ground-Level Retail)
- 7. Multi-Family Residential Tower (18 Stories with Ground-Level Retail)
- 8. Multi-Family Residential Building (5-6 Stories)
- 9. Multi-Family Mid-Rise (9 Stories)
- 10. Parking Structure (1 Level Below Grade, 3 Above)
- 11. Amenity Deck on Structure
- 12. Amenity Courtyard (Ground Level)

**Site & Public Open Space**

- 13. Facility VIP Drop-Off
- 14. Facility Service Area
- 15. TIWANA PASSAGE (Outdoor Patios, Overhead Festival Lighting, Large Planters w/ Unique Seating, Performance Space, Art - Murals, Paving, Pedastals, Etc.)
- 16. Auto Court / Drop-Off Plaza
- 17. Urban Streetscape with On-Street Parking
- 18. Pavilion
- 19. Flexible Event / Rec Courts
- 20. Seating Terraces
- 21. Interactive Art
- 22. Water Feature
- 23. Community Turf
- 24. Bosque with Iconic Swings
- 25. Monumental Art
- 26. Destination Playground
- 27. Forecourt Garden
- 28. Well-Landscaped Street Frontages
- 29. Perimeter Vegetative Buffer

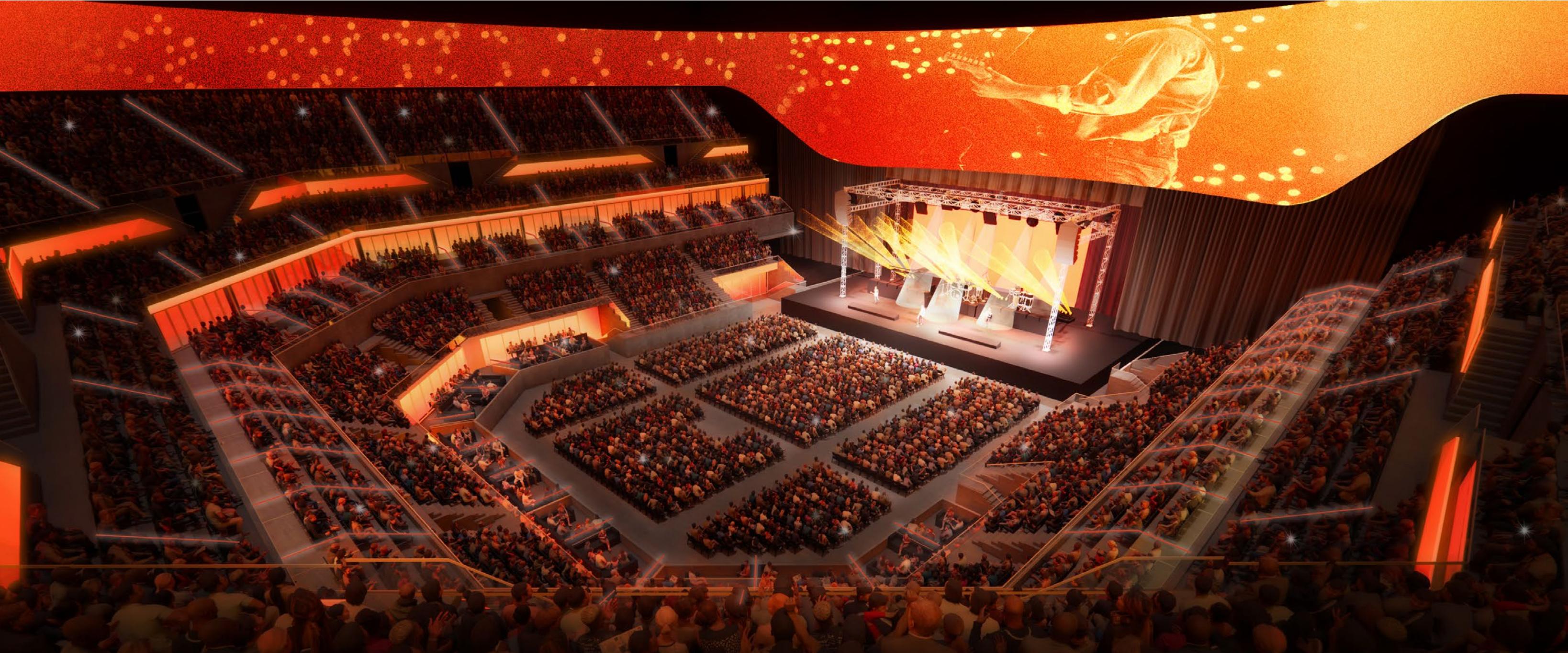
GET LOUD!



MAKE SOME NOISE!



**V** THE VISION AT  
DOWNTOWN DOVA  
PROFESSIONAL SPORTING EVENTS



**V** THE VISION AT  
DOWNTOWN DOVA  
PERFORMANCE & MUSIC VENUE



**THE VISION AT  
DOWNTOWN DOVA**  
CURATED RETAIL & RESTAURANTS  
MIXED-USE COMMUNITY

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

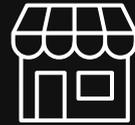
CENSUS BUREAU  
CITY OF RANCHO CORDOVA  
PLACER.AI



15 MINS  
TO DOWNTOWN SAC



125.5K  
POPULATION



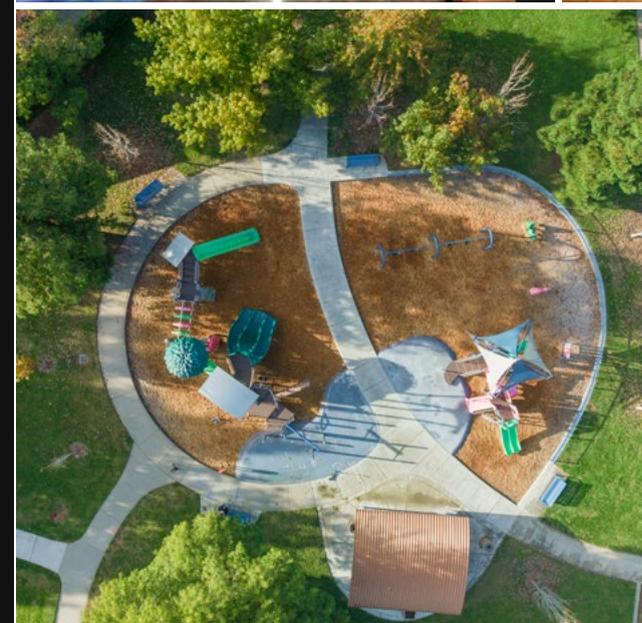
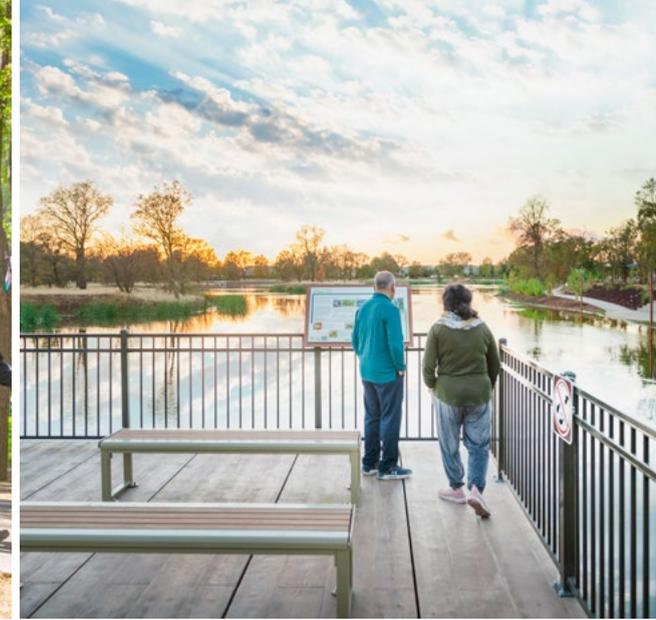
22,771+  
UPCOMING DWELLING UNITS

## 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.



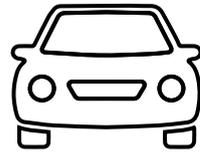
### Resident Population

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



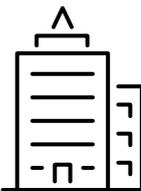
### 2029 Population Growth

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



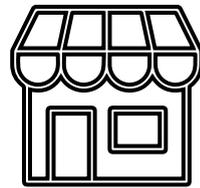
### Businesses (10 mile radius)

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: 215.5



### Household Income (10 mile radius)

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



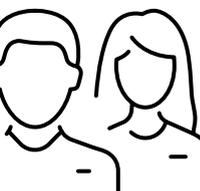
### Consumer Spending (10 mile radius)

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



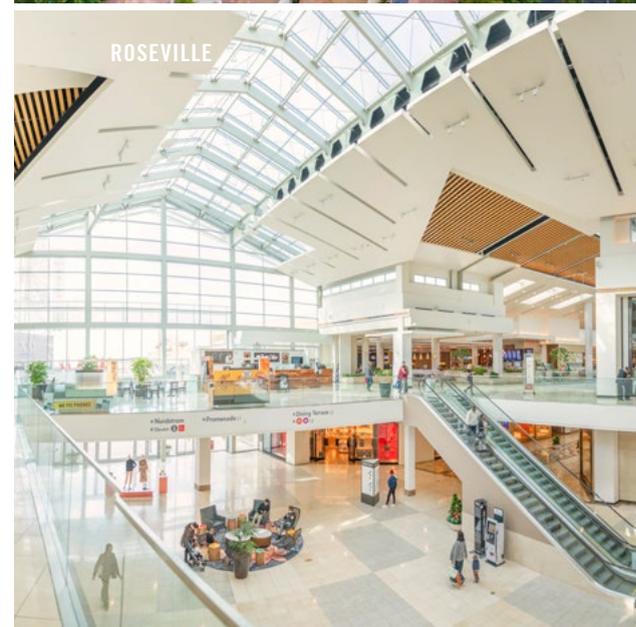
### Hotels

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



### Employees

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



# 4 DOVA SACRAMENTO



DOWNTOWN



OLD SAC WATERFRONT



CAPITOL MALL



DOWNTOWN



THE RAILYARDS



DOWNTOWN COMMONS



OLD SAC WATERFRONT



THE BRIDGE DISTRICT



DOWNTOWN

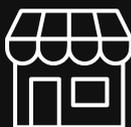


GOLDEN 1 CENTER

# > SACRAMENTO



**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.





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