



700 J STREET
 SACRAMENTO, CALIFORNIA



**FLAGSHIP J STREET
 RETAIL OPPORTUNITY**

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CALIFORNIA STATE CAPITAL



800 BLOCK

The Sacramento Kings completed an acquisition for a new development site on the 800 Block of K street in December 2017. The project shall consist of mixed-use buildings including up to 170 apartments and 20,000 SF of retail space.

700 BLOCK

Adjacent to the Golden 1 Center, the 700 block of K Street is being redeveloped to include 12-15 retail spaces, largely comprised of local businesses, and 137 mixed-income multifamily units, varying from affordable studios to penthouses.

THE KAY ENTERTAINMENT DISTRICT

9TH STREET

CESAR CHAVEZ PARK

8TH STREET



I STREET

J STREET

7TH STREET



DOWNTOWN COMMONS



CENTER



700 J STREET

SACRAMENTO, CALIFORNIA

HIGHLIGHTS

THE BUILDING

700 J Streets historical architecture details are incredibly unique and could not be duplicated today in downtown Sacramento. The property is located in ideal position for retail amenities to take full advantage of the new Downtown Commons and redeveloped Kay Entertainment District.

- J St frontage, main entry to Downtown
- 85,512 Square Feet
- Easy highway access
- Flexible space options

700 J STREET

SACRAMENTO, CALIFORNIA

ACTUAL PHOTO FROM THE 5TH FLOOR FEATURED.

GROUND FLOOR RETAIL

Up to ±11,206 Square Feet

- Corner space with Jst and 7th St frontage
- Vaulted ceilings
- Ideal for restaurant
- Potential new entry from 7th St
- Accessible from J St & lobby
- Can be combined with ±3,968 SF adjacent space - total ±11,206
- Accessible from lobby and K St courtyard

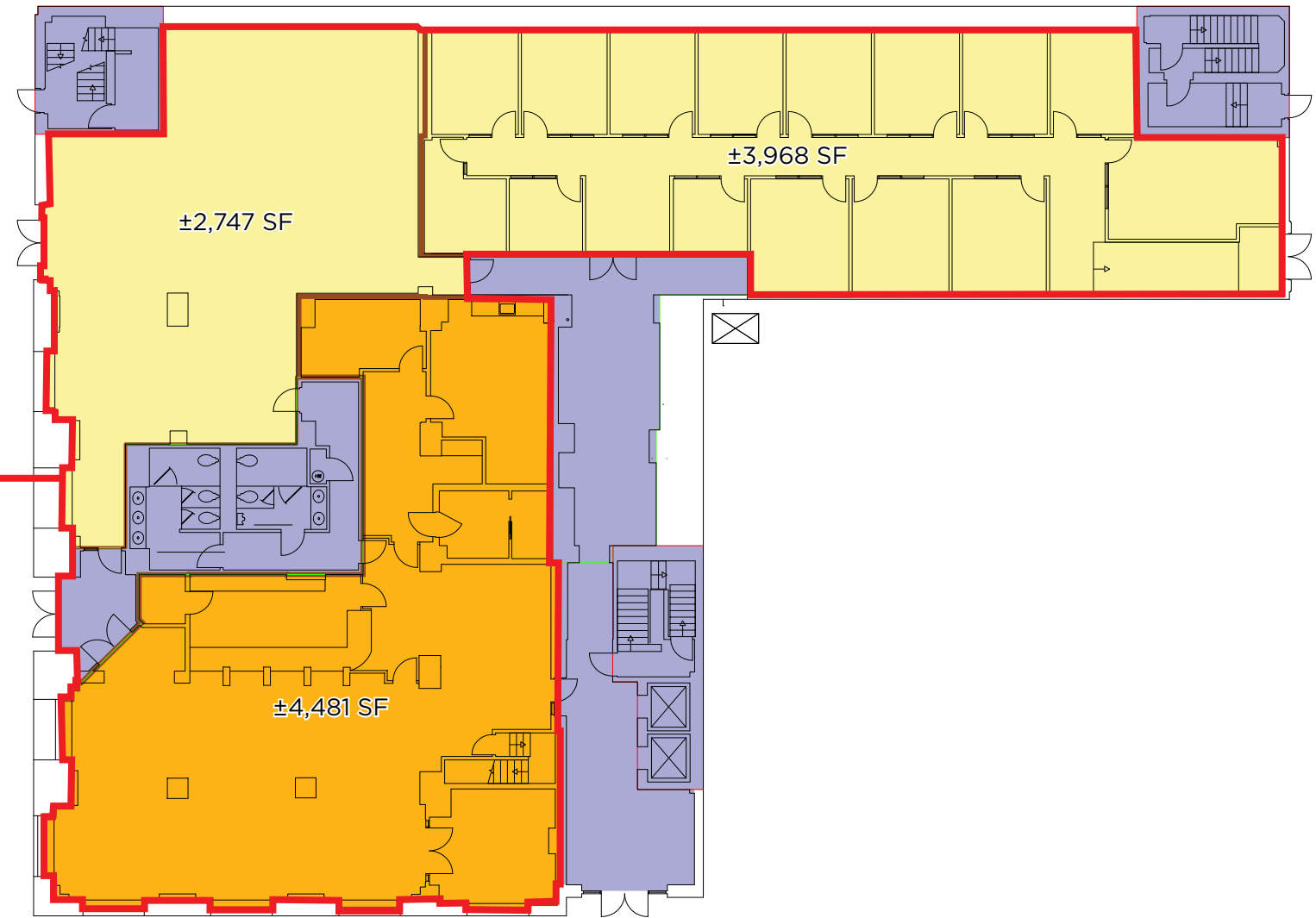
BASEMENT

±11,367 Square Feet

- Potential entertainment space
- Historic vaults
- Street level entrance from K St Courtyard

SITE PLAN

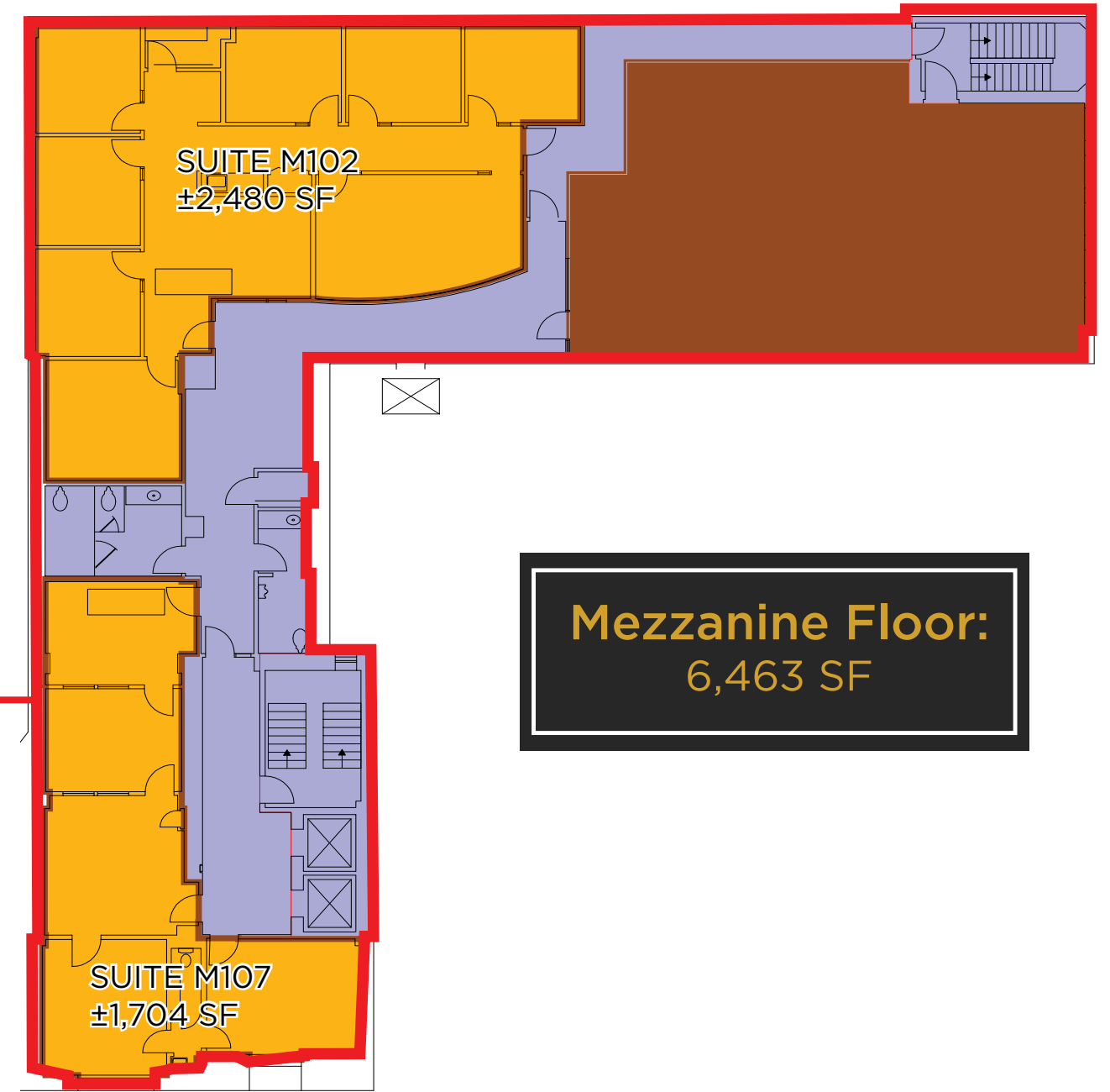
GROUND FLOOR CORNER RETAIL SPACE



Ground Floor:
Corner Space: 7,230 SF
Expandable to 11,367 SF

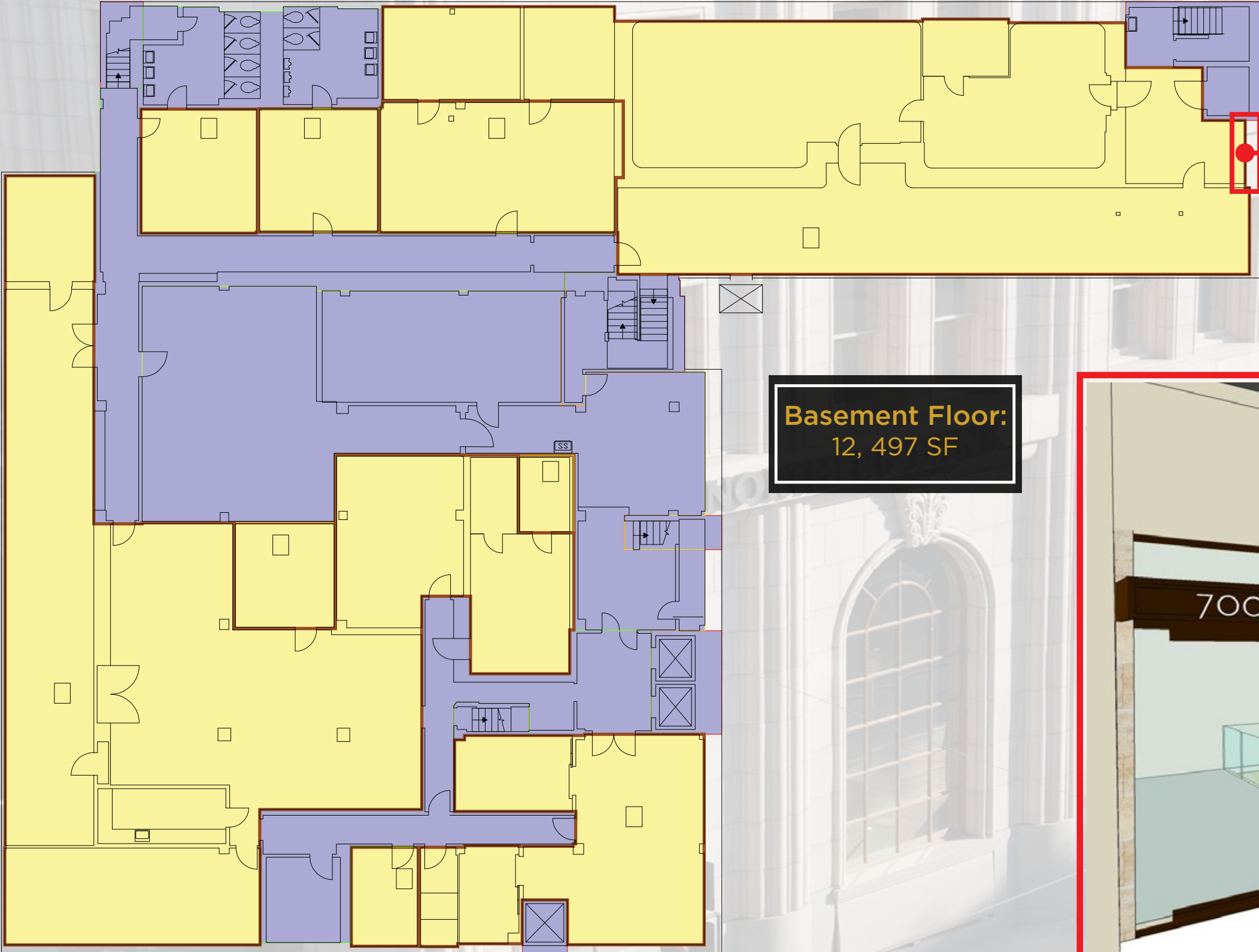
SITE PLAN

GROUND FLOOR CORNER RETAIL SPACE



Second level mezzanine can be combined with ground floor retail to create unique upper level experience.

BASEMENT LEVEL SITE PLAN



Basement Floor:
12, 497 SF



PROPOSED STREET LEVEL ENTRY TO BASEMENT

DOWNTOWN AMENITIES

NEARBY RESTAURANTS

- | | |
|-------------------------------------|-------------------------------|
| 1. Café Bernardo | 18. KBAR |
| 2. Centro | 19. Il Fornaio |
| 3. Paragary's | 20. Marilyn's |
| 4. LowBrau Bierhall | 21. Mortons |
| 5. Selland Family Restaurant | 22. Mother |
| 6. Star Ginger | 23. My Sisters Café |
| 7. PB Social Planned ESQ | 24. Specialty's Café & Bakery |
| 8. Pour Society Planned ESQ | 25. Starbucks |
| 9. Sauced BBQ & Spirits Planned ESQ | 26. Strings Urban Eats |
| 10. Ambrosia Café | 27. Temple Coffee |
| 11. Chops | 28. Starbucks |
| 12. Dive Bar | 29. Ten22 |
| 13. Foundation Restaurant & Bar | 30. The Firehouse |
| 14. Frank Fats | 31. Rio City Cafe |
| 15. General Store & Deli | 32. Punch Bowl Social |
| 16. Grange | 33. Sauced |
| 17. House Restaurant | 34. Starbucks |

BANKS

- | | |
|--------------------------------|-----------------------------|
| 1. MUFG Union Bank | 8. US Bank |
| 2. Bank of America | 9. Bank of the West |
| 3. River City Bank | 10. Bank |
| 4. First-Citizens Bank & Trust | 11. Comerica Bank |
| 5. Golden Pacific Bank | 12. First Citizens Bank |
| 6. Westamerica Bank | 13. Bank |
| 7. Merchants National Bank | 14. Golden One Credit Union |

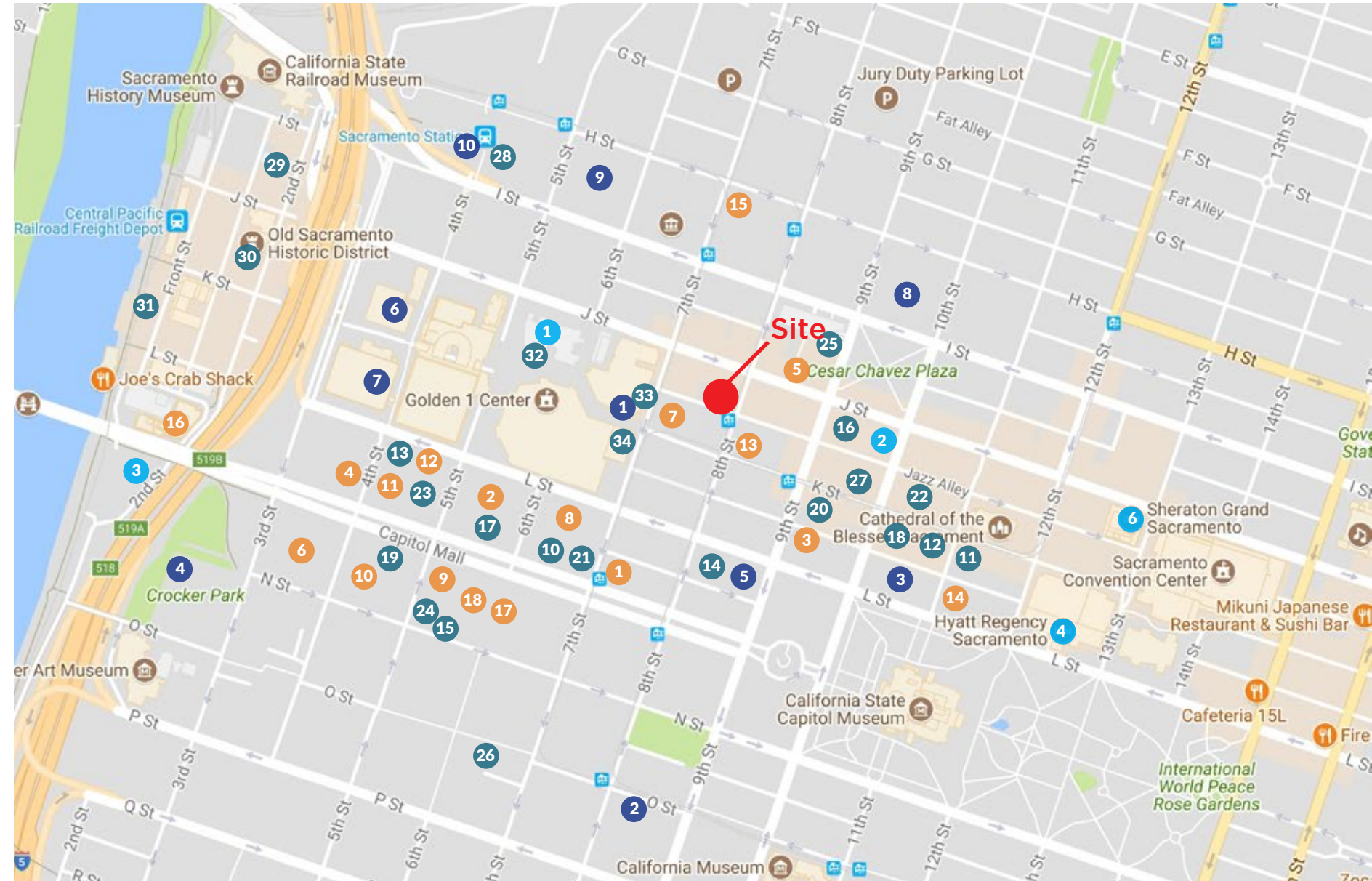
OTHERS

- 24 Hour Fitness
- Capitol Athletic Club
- California Family Fitness
- Crocker Art Museum
- Sutter Club
- Century Theatres
- Macy's
- City Hall
- US District Court
- Amtrak

HOTELS

- Kimpton Hotel
- Citizen Hotel
- Embassy Suites
- Hyatt Regency
- Holiday Inn
- Sheraton Grand Hotel

SITE



- Over 90,000 employees within 1 mile radius
- 185 public parking permits within close proximity adjacent to Golden 1 Arena and K Street Courtyard
- Six blocks to the State Capitol
- Within easy walking distance to the US Federal Courthouse, Sacramento County Administrative Center, City Hall, Old Sacramento Historic District, Intermodal Transportation Hub, Downtown Commons and the State Capitol
- Proximate to the City's top restaurants, bars
- Proposed on site restaurant and retail amenities
- Two blocks to Interstate 5

THE 18-HOUR CITY

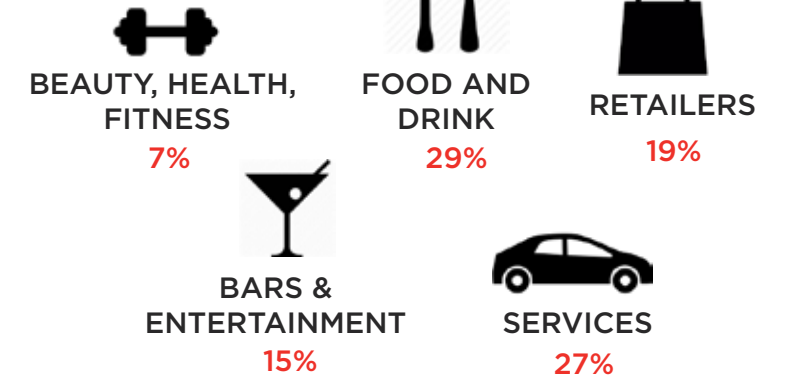
THE KAY ENTERTAINMENT DISTRICT

POPULATION	DAYTIME	TOTAL
One Mile	90,552	15,244
Three Miles	171,770	128,779
Five Miles	296,734	302,493



51% AVERAGE FOOT TRAFFIC INCREASE DURING GOLDEN 1 EVENTS AT 7TH AND K STREETS

RETAIL MARKET



DOWNTOWN COMMONS

<http://www.docosacramento.com/>

Downtown Commons (or DOCO) is an nearly complete 630,000 square foot two-level outdoor mixed-use entertainment and shopping complex located along the alignment of K Street near the State Capitol building.

Majority of the site has been redeveloped, centering on the Golden 1 Center, as well as The Sawyer, a brand new 250-room boutique hotel operated by Kimpton Hotels. Above the 250-room boutique hotel, 45 luxury loft-style condos were built as well. DOCO will also house restaurants, bars, and other retail and expects to be complete in early 2018.



This 17,500-seat sports, entertainment and retail complex serving as the new home for the NBA's Sacramento Kings has helped retail & mixed use development projects sky rocket in the CBD.

This brand new \$560M arena serves as a host to top sporting and entertainment events such as professional and collegiate sports, concerts, ice shows, indoor rodeo, trade shows, large graduations, family shows and other entertainment events.

Additionally, Sacramento is becoming a #1 concert destination and reflects some of the highest price tickets and most sold out shows in the nation.



KINGS GAMES
±47/SEASON



VISITORS
±2 MM/YEAR



CONCERTS
±32/YEAR

200+ EVENTS PER YEAR

DISTRICTS & AMENITIES

MIDTOWN

- Sacramento Memorial Auditorium
- Firestone Public House
- Cafeteria 15L
- Harlow's
- Zocalo
- Paesanos
- Mulvaney's
- Hot Italian
- Mikuni
- Waterboy

THE KAY

- Empress Tavern
- Crest Theatre
- California Family Fitness
- Dive Bar
- Pizza Rock
- Ella Dining Room
- Frank Fat's
- Esquire IMAX Theatre
- Sacramento Convention

OLD SACRAMENTO

- CA State Railroad Museum
- CA State Military Museum
- Delta King
- Laugh's Unlimited
- Firehouse

R STREET CORRIDOR

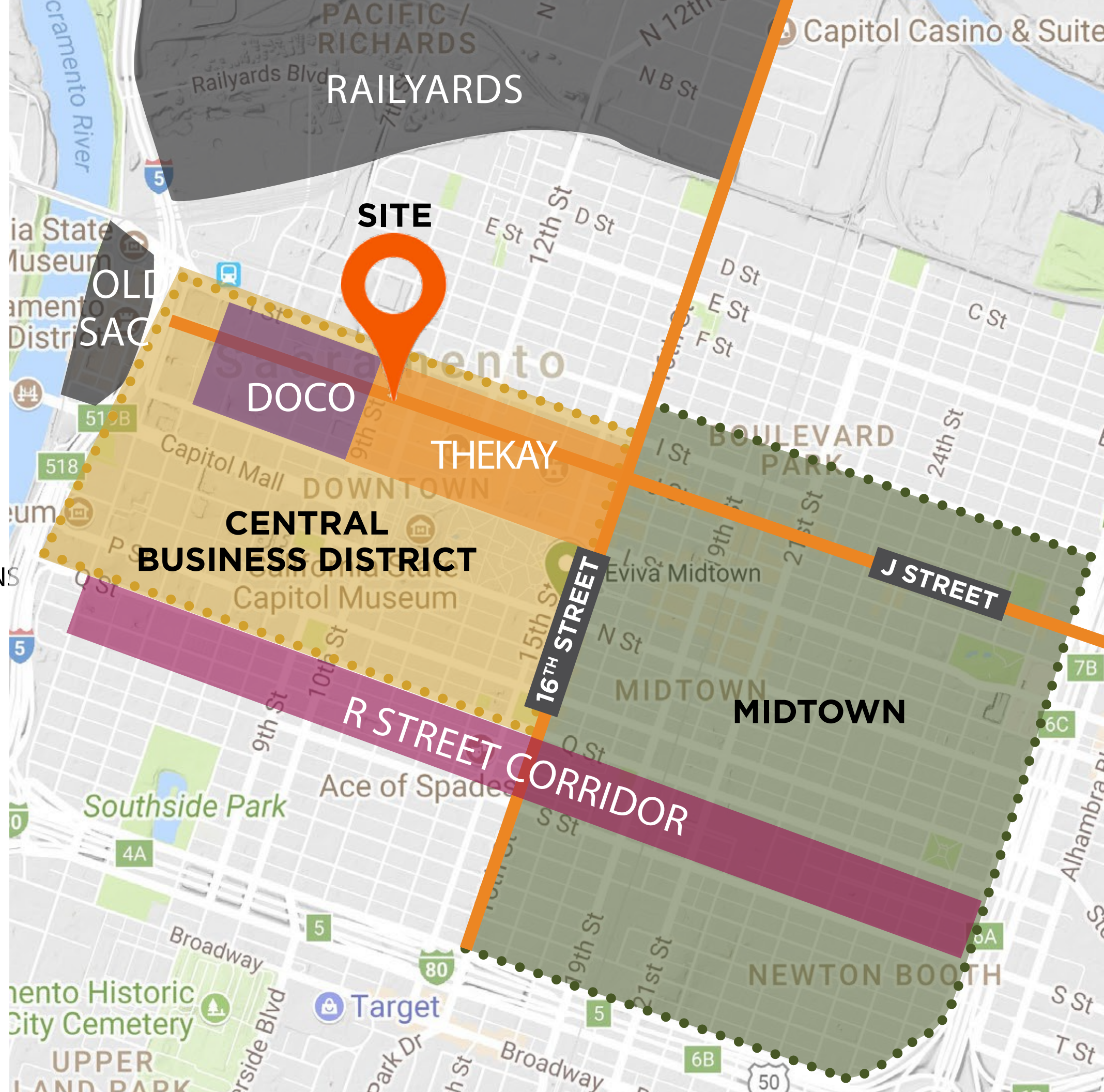
- Ice Blocks
 - Philz Coffee
 - Pressed Juicery
 - Milk Money
 - Beast Bounty
- Ace of Spades
- Burgers & Brew
- FishFace Poke Bar
- All Good (Clothing)
- Fox & Goose Public House
- Metro Kitchen & Drinkery
- Roxie Deli

DOWNTOWN COMMONS

- The Sawyer Hotel (by Kimpton)
 - Echo + Rig
 - Revival Bar
- Macy's
- DOCO
 - Century Theaters
 - Punch Bowl Social
 - Yardhouse
 - Urban Outfitters
 - State Fare
 - Pressed Juicery

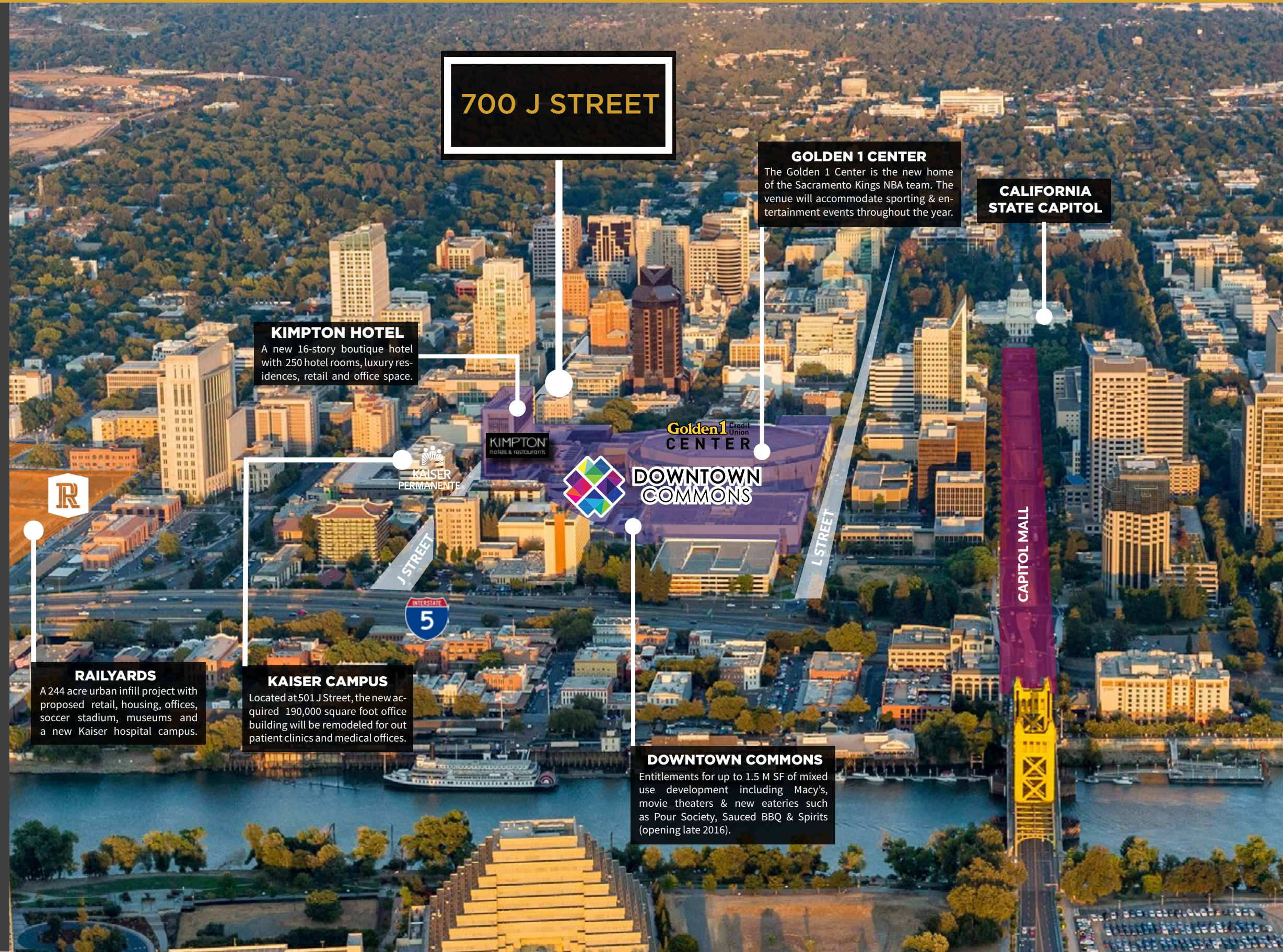
RAILYARDS

- Kaiser
- MLS Stadium
- Residential Units (6,000 Proposed)



THE LOCATION

Downtown Sacramento has been enjoying a generational resurgence because of two major developments. Businesses once satisfied with suburban locations have begun relocating to the CBD to take part in its revitalization. This activity can be directly attributed to the buzz surrounding the new entertainment district with the Golden 1 Center and the Rail Yards, a 244 acre mixed use project.



700 J STREET

GOLDEN 1 CENTER
The Golden 1 Center is the new home of the Sacramento Kings NBA team. The venue will accommodate sporting & entertainment events throughout the year.

CALIFORNIA STATE CAPITOL

KIMPTON HOTEL
A new 16-story boutique hotel with 250 hotel rooms, luxury residences, retail and office space.

R

RAILYARDS
A 244 acre urban infill project with proposed retail, housing, offices, soccer stadium, museums and a new Kaiser hospital campus.

KAISER CAMPUS
Located at 501 J Street, the new acquired 190,000 square foot office building will be remodeled for out patient clinics and medical offices.

KIMPTON
HOTELS & RESTAURANTS

KAISER
PERMANENTE



DOWNTOWN COMMONS

DOWNTOWN COMMONS
Entitlements for up to 1.5 M SF of mixed use development including Macy's, movie theaters & new eateries such as Pour Society, Sauced BBQ & Spirits (opening late 2016).

US DISTRICT COURT

Golden 1
Credit Union
CENTER

J STREET



L STREET

CAPITOL MALL

700 J STREET

SACRAMENTO, CALIFORNIA

