

FOR SALE OR LEASE >

±38,768 SF VACANT LAND

700 RICHARDS BOULEVARD SACRAMENTO, CA

SITE



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The RIVER District

CONNECTING to Our Future



Township Nine will see construction of the six-acre Township Nine Park along with Victory Park and Transit Park. Additional infrastructure and two Paseo Parks will be built as part of a 168-unit Townhome project expected to begin in 2016. "The Urban Gateway to the American River," designed for approximately 2,500 housing units, 840,000 SF office space and 145,000 SF urban retail.

The Sacramento Regional Transit District's (RT) Green Line to the Airport project will extend light rail approximately 13 miles north from downtown Sacramento to the River District, the Natomas communities and the Sacramento International Airport.



700 Richards Boulevard is located in the heart of The River District. The ±38,768 SF property surrounds the region's largest projects which will include Township Nine, a ±65 acre mixed-use project, Powerhouse Science Center, featuring a 150 seat planetarium, Sacramento Railyards, a long anticipated ±240 acre mixed-use entitles over 3 million square feet of housing, office, retail, hotel as well as historic and cultural uses.



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CONNECTING to Our Future



> at a glance



±244 ACRES



±30 ACRES OF GREEN SPACE



5M SF PROPOSED OFFICE



±10K PROPOSED RESIDENTIAL UNITS



175,000 SF MUSEUM



INTERMODAL TRANSIT HUB



±500K - 700K SF RETAIL



900,000 SF KAISER HOSPITAL



±1,000 HOTEL ROOMS



SAC REPUBLIC MLS ARENA



Sacramento Railyards > Future Development



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Zoning Map

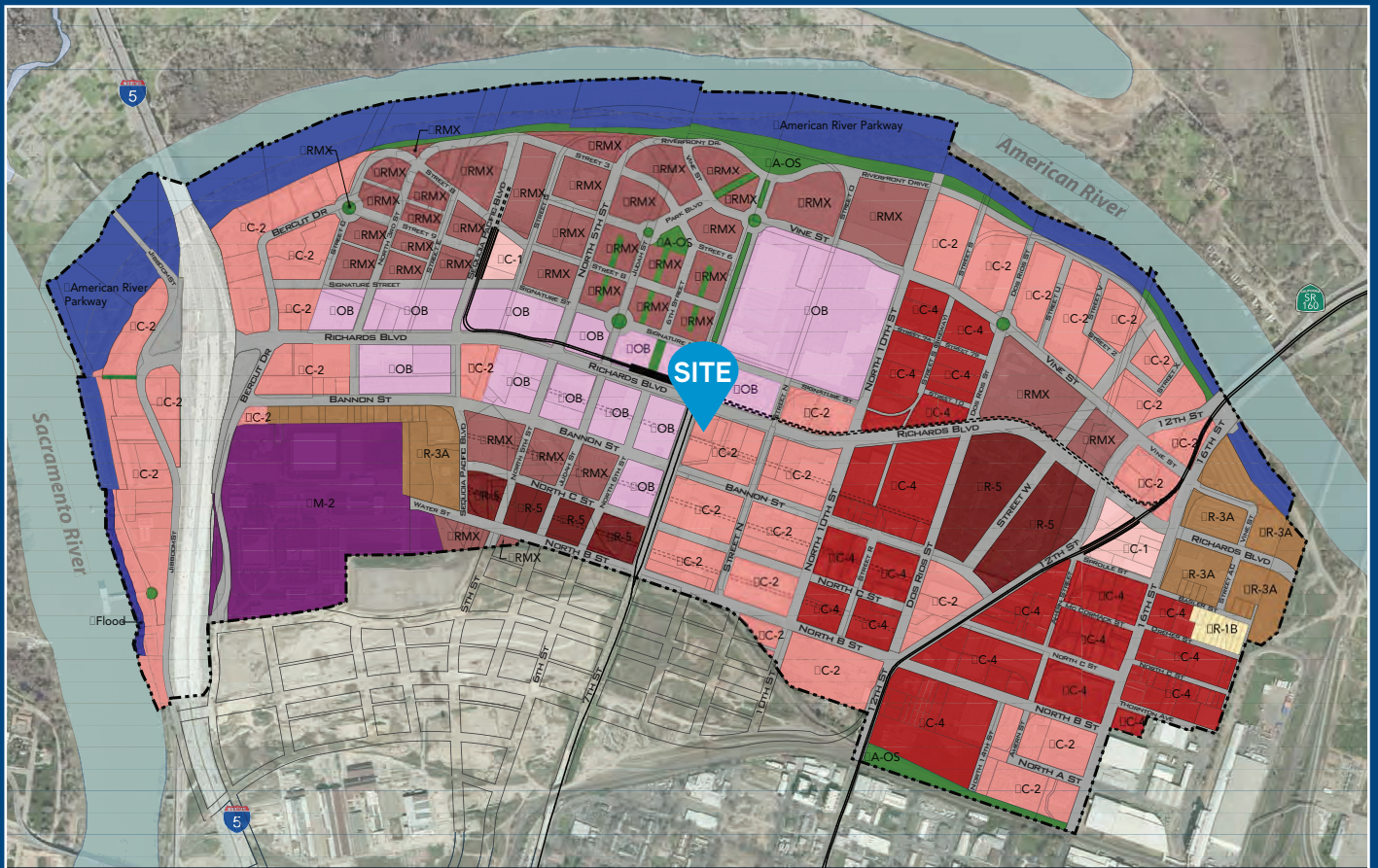


Figure 3.1 Zoning Map

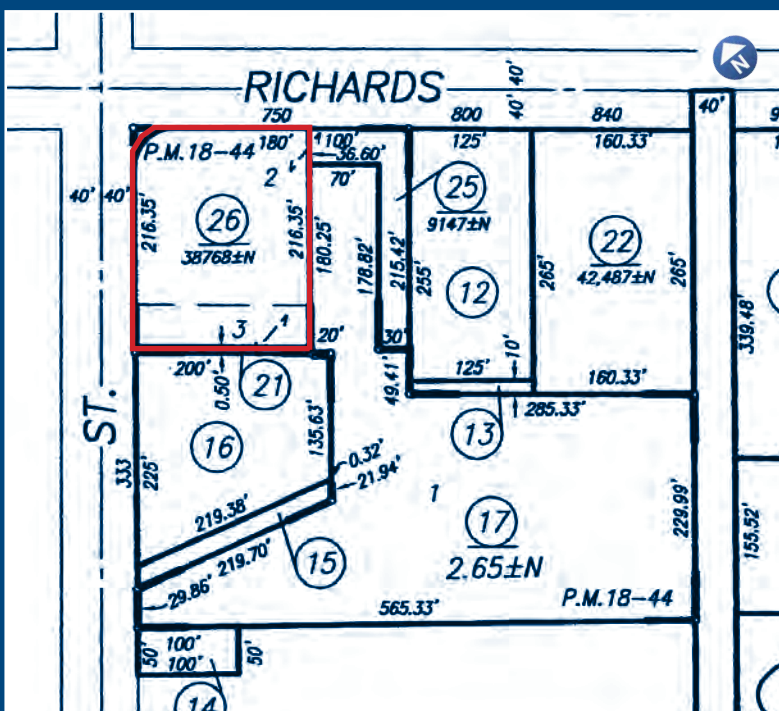
- River District Specific Plan Boundary
- Existing Parcels
- LRT Line / Station Platform
- Future LRT Line - 35 ft ROW Dedication see Street Sections & Design Guidelines

- RESIDENTIAL Zones**
- R-1B Single or Two Family
 - R-3A Multi-Family
 - R-5 Multi-Family
 - RMX Residential Mixed Use

- COMMERCIAL and OFFICE Zones**
- C-1 Limited Commercial
 - C-2 General Commercial
 - C-4 Heavy Commercial
 - OB Office Building

- INDUSTRIAL Zones**
- M-2 Heavy Industrial
- OTHER Zones**
- A-OS Agriculture - Open Space
 - American River Parkway
 - Flood

Parcel Map



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