

660 J STREET

SACRAMENTO, CA

OFFICES
AT



±90,000 SQ FT
AVAILABLE

HOME

HIGHLIGHTS

LOCATION

SITE PLANS

FLOOR PLANS

GALLERY

CONTACT

660 J STREET



OFFICES
AT



PROPERTY HIGHLIGHTS



660 J Street is a +/- 120,000 SF mixed-use building located in downtown Sacramento's largest urban redevelopment, Downtown Commons (DOCO) and Golden 1 Center. Parked at 1.5/1000 and the ground floor comprised of retail tenants, 660 J is and is uniquely positioned to deliver three full floors totaling +/- 90,000 SF of contiguous office space in the most vibrant part of Downtown Sacramento.



[Golden 1 Center](#) is the new 17,500 seat home of the [Sacramento Kings](#) and major traffic generator for DOCO. The Golden 1 Center is the first ever indoor sports venue to earn LEED Platinum Designation and hosts over 200 events per year.



660 J Street sits conveniently 4 blocks off I-5 giving potential tenants great access to both HWY 50 and I-80 and thus gaining unrivaled access to the entire Greater Sacramento region.



With 2 Light Rail stops within 2 blocks of the subject property, 660 J affords flexibility to potential tenants who elect to use public transportation rather than paying for parking.



[DOCO](#) is one of the most ambitious mixed-use urban redevelopments Sacramento has seen in a generation. DOCO boasts 630K SF of retail, Golden 1 Center, 250 room Kimpton The Sawyer Hotel, and 45 luxury condos. Anchored by Macy's and other major retail tenants such as Punch Bowl Social, Echo & Rig Steakhouse, Century DOCO and XD, Urban Outfitters, Yard House and Sauced Bbq and Spirits to name a few.



A 250 room upper upscale [Kimpton The Sawyer Hotel](#) that opened in October 2017. Additionally, 45 luxury condos sit on the five floors above the hotel.



660 J STREET
±120,000 SF

DOCO Retail - 630,000 SF

1	STARBUCKS RESERVE	11	ECHO & RIG
2	SAUCED BBQ & SPIRITS	12	STATE FARE KITCHEN & BAR
3	T-MOBILE	13	GETTA CLUE
4	KINGS TEAM STORE	14	PANDA EXPRESS
5	HAAGEN-DAZS	15	YARD HOUSE
6	ESTELLE'S	16	CENTURY DOCO AND XD
7	24HOUR FITNESS	17	POPBAR
8	GOLDEN 1 CREDIT UNION	18	BURGER LOUNGE
9	PUNCH BOWL SOCIAL	19	MACY'S
10	URBAN OUTFITTERS	20	KAISER SPORTS MEDICINE CENTER

ADJACENT RETAIL

1	SOLOMON'S DELICATESSEN	8	BLAZE PIZZA
2	BUUDI	9	PICK 6
3	MIDICI	10	TIGER
4	SMOOSH	11	AMBROSIA
5	INSIGHT	12	MORTON'S STEAKHOUSE
6	EL REY	13	OLD SOUL CAFE
7	MALT & MASH	14	CYPRUS GRILLE

ADJACENT NEW DEVELOPMENT

A	700 BLOCK (NEARING COMPLETION) 137 APTS/72,000 SF RETAIL	D	D.O. MILLS BANK BUILDING THE BANK
B	800 BLOCK 170 APTS/20,000 SF RETAIL	E	501 J STREET KAISER MEDICAL OFFICE BUILDING
C	1007 7TH STREET I/O LABS	F	CAPITOL MALL OVER 2 MILLION SF OF CLASS A OFFICE

HOTELS

H1	KIMPTON THE SAWYER HOTEL	H3	HYATT CENTRIC (PROPOSED)
H2	HOLIDAY INN		

LOCATION

400 CAPITOL MALL, SUITE 1800, SACRAMENTO, CA 95814 LIC. #00616335 • 916-288-4800



SITE PLAN/ PLAZA LEVEL

PLAZA LEVEL | TERRACE LEVEL

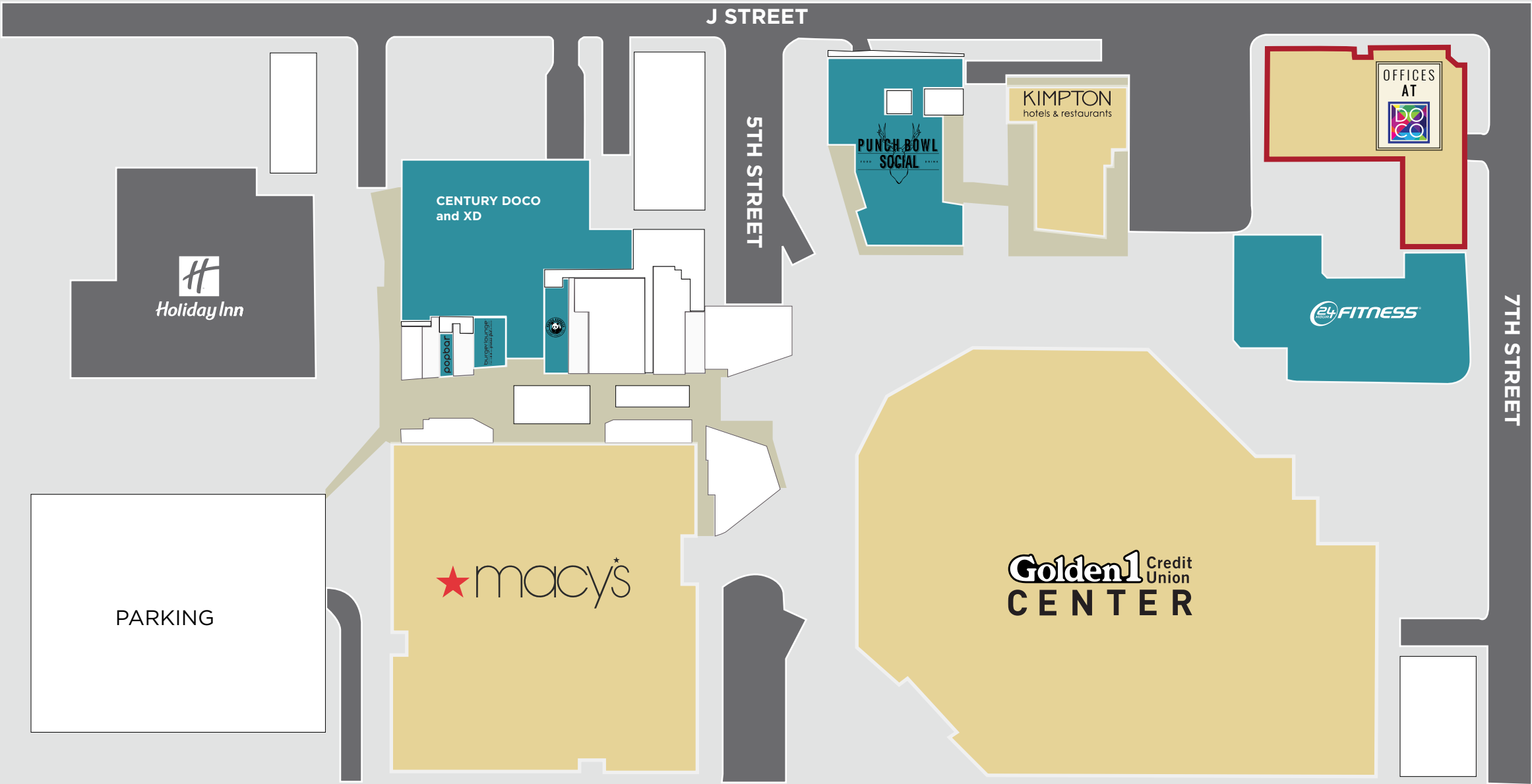
LEASED ANCHOR LEASED RETAIL AVAILABLE RETAIL 660 J STREET



PLAZA LEVEL | **TERRACE LEVEL**

SITE PLAN/ TERRACE LEVEL

LEASED ANCHOR LEASED RETAIL AVAILABLE RETAIL 660 J STREET



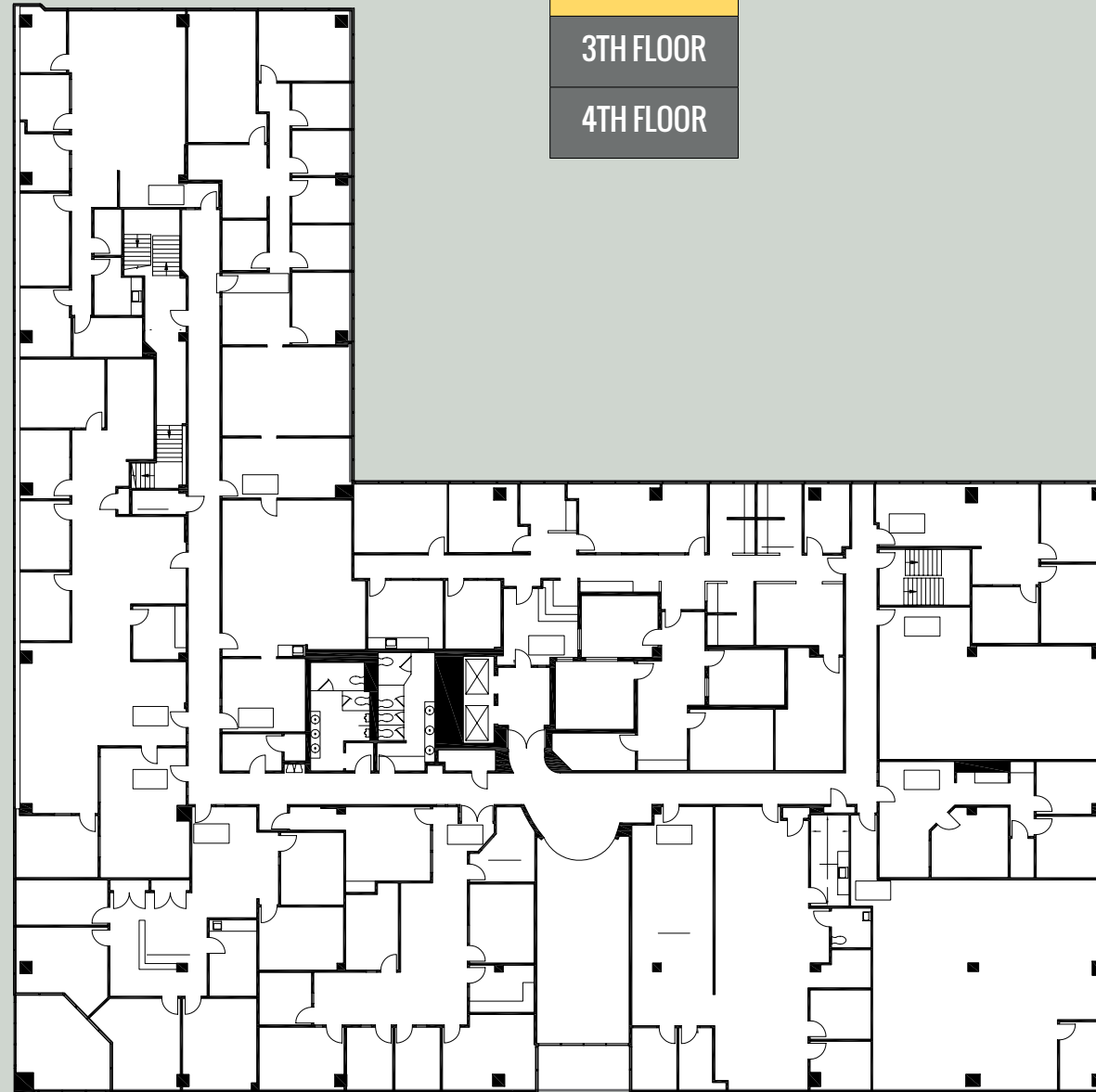
2nd FLOOR

30,000 SF

2ND FLOOR

3TH FLOOR

4TH FLOOR



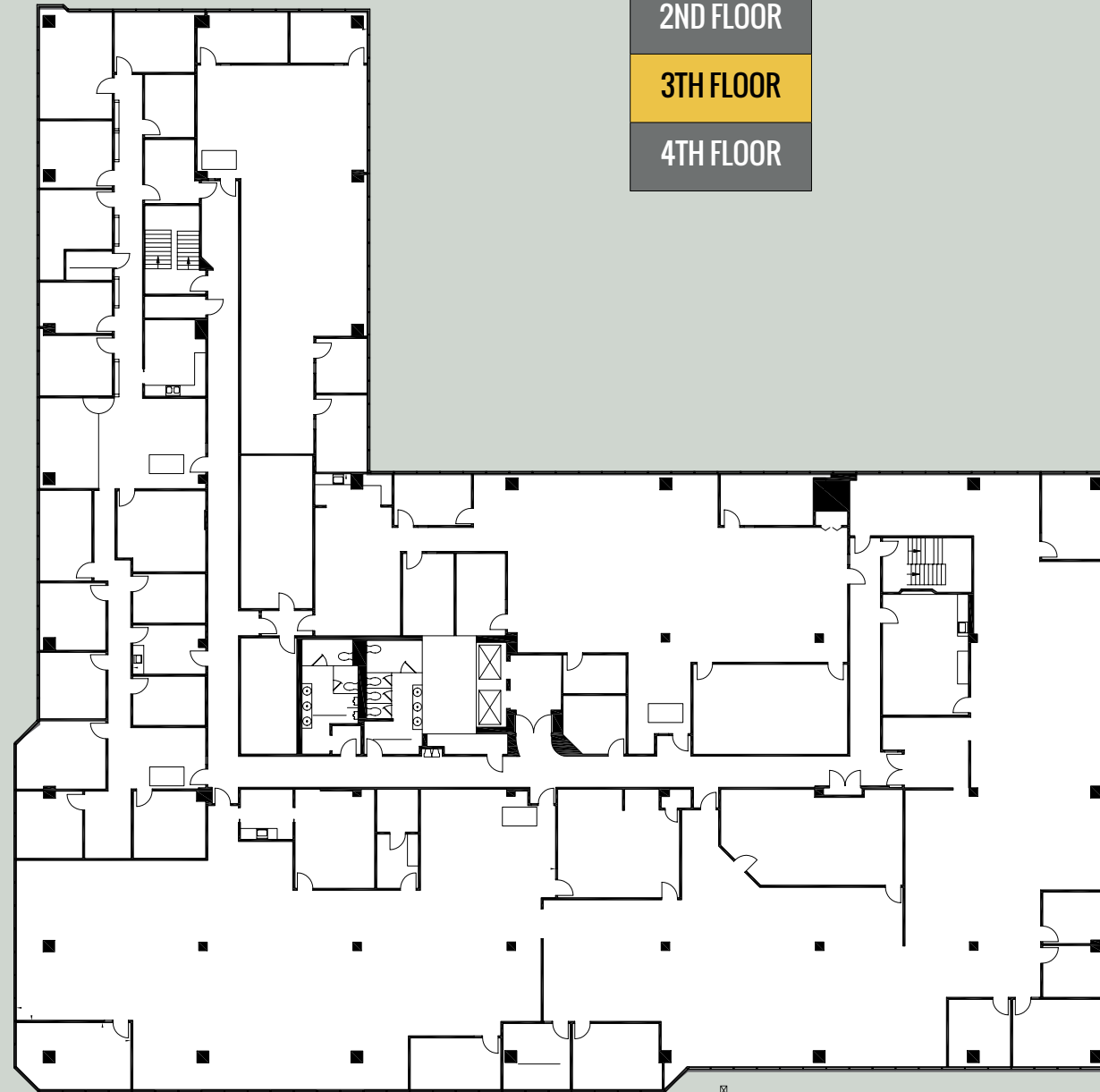
660 J STREET

S A C R A M E N T O , C A

3rd FLOOR

30,000 SF

- 2ND FLOOR
- 3TH FLOOR**
- 4TH FLOOR



660 J STREET

SACRAMENTO, CA

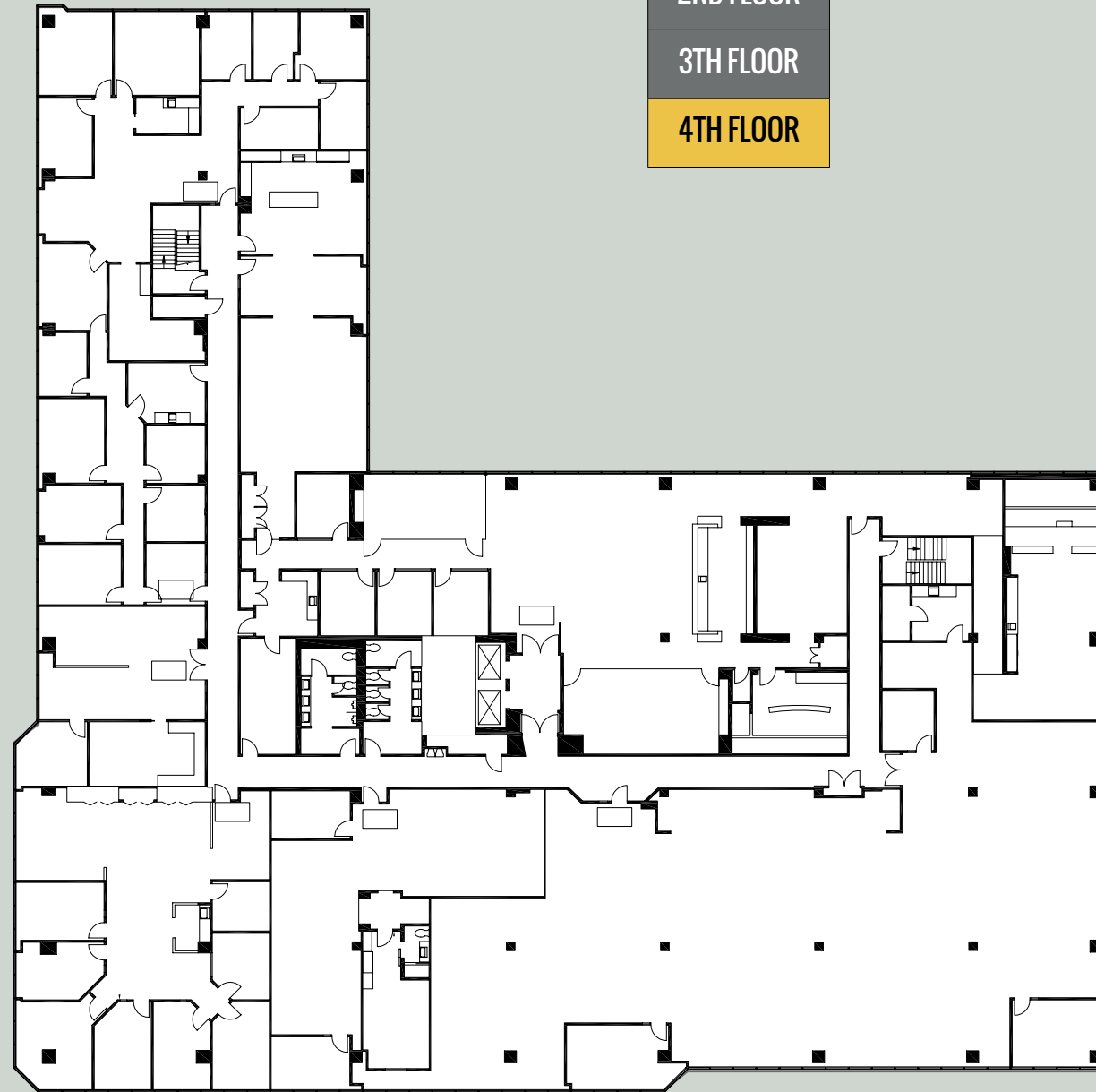
4th FLOOR

30,000 SF

2ND FLOOR

3TH FLOOR

4TH FLOOR



660 J STREET

SACRAMENTO, CA



CREATIVE OFFICES SPACES



660 J STREET

SACRAMENTO, CA



OFFICES
AT



660 J STREET



RT LIGHT RAIL STATIONS

R STREET CORRIDOR

Sacramento's emerging vibrant and distinctive arts district which rests along on the State's first railroad and industrial corridors.

- 15+ new restaurants
- Over 350 new residential units under construction or already delivered.

BRIDGE DISTRICT

The Bridge District development encompasses 188 acres and will consist of 12.5 million sq ft. of commercial office, hotel and retail including 4,000 residential units. Sacramento's exceeding demand for urban housing is exemplified by the Bridge District's successful release of homes for purchase

RAILYARDS

The Railyards is a 4.3 million sq ft redevelopment on 240 acres and is the largest brownfield development in the US. The location north of Downtown will expand the urban core by creating an immense supply of residential and commercial space

THE KAY

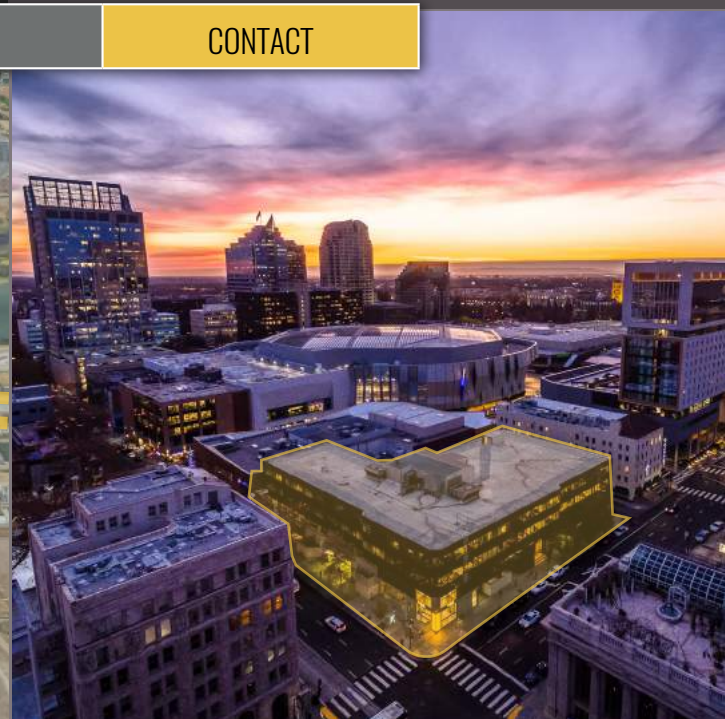
The Kay, Downtown's entertainment district, spans from the Sacramento River to the Sacramento Convention Center. DOCO is a major attraction to this already pedestrian-friendly, lively corridor.

700 Block of K Street Development: Nearing completion - 137 apartments units and 72,000 sq ft of retail

LANDMARKS

Downtown is home to several landmarks, drawing the following number of visitors annually:

- Old Sacramento: 4.3 million
- California State Capitol: 750,000
- Raley Field: 600,000
- Crocker Art Museum: 286,000
- \$250M, 20,000 seat soccer specific stadium. Scheduled to be delivered 2020.



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