



PARKVIEW BUSINESS PARK

DUCKHORN DRIVE // SACRAMENTO



NEWMARK

TOM HEACOX
t 916-569-2315
tom.heacox@nmrk.com
CA RE License #00913198

DAVID BRANDENBURGER
t 916-569-2310
david.brandenburger@nmrk.com
CA RE License #041408572

MATT HEACOX
t 916-569-2314
matt.heacox@nmrk.com
CA RE License #01451720



±834,880 SF

NEW CLASS A OFFICE PARK

Adjacent to the **Interstate 5
and Interstate 80 Interchange**

36+ ACRES

Freeway Frontage



THE PARK

- 36.31-Acre master planned, freeway visible business park
- Will consist of five 4-story buildings
- Each building will range from ±145,760 SF up to ±172,280 SF with floor plates from ±36,440 SF to ±43,070 SF
- Abundant FREE on-site parking

THE LOCATION

- Immediately north of the intersection of Interstate 80 and Interstate 5, fronting Interstate 5
- Located in North Natomas, the closest portion of the city to the Sacramento International Airport

AMENITIES

- Located within minutes is over 2.8 million SF of local retail plazas and large regional retail centers that include restaurants and retailers such as Home Depot, Target, Michael's, Burlington Coat Factory, Panda Express, BJ's, In-n-Out, On the Border and more





ADT Average Daily Traffic of **Interstate 5**
259 THOUSAND CARS per day

LIFESTYLE ATTRACTIONS

- Sacramento Kings basketball
- River Cats, Sacramento's AAA baseball team
- Sacramento Republic professional soccer team
- Sacramento Symphony
- Sacramento Community Center Theater
- Broadway Sacramento
- Historical Old Town Sacramento - Waterfront
- Downtown Commons
- Crocker Art Museum
- Sacramento Zoo
- California State Capitol Museum
- Convention Center
- Farm to Fork Restaurants
- Music and Art Festivals





DRIVE TIMES

Downtown Sacramento	8 Minutes
Sacramento Int'l Airport	9 Minutes
Rancho Cordova	22 Minutes
Roseville	22 Minutes
Elk Grove	22 Minutes
Folsom	29 Minutes
San Francisco	90 Minutes
Napa	70 Minutes
Lake Tahoe	2 Hours

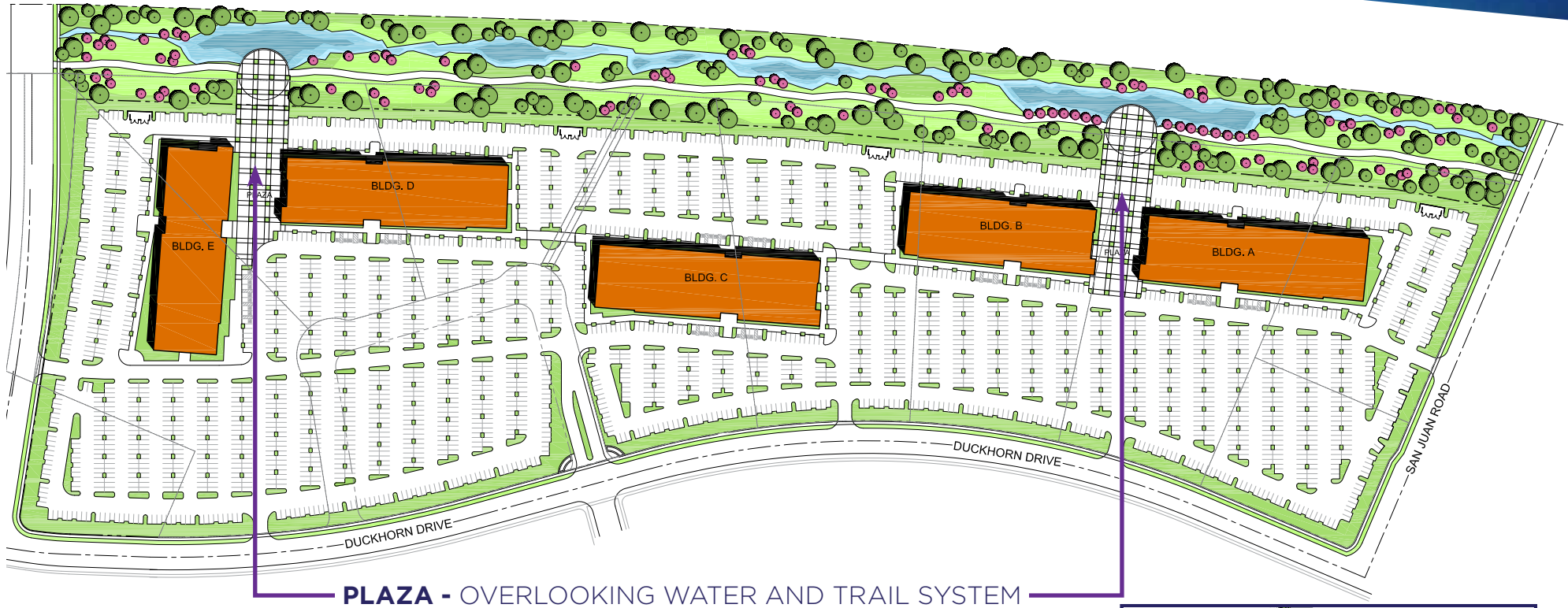
**ADT AVERAGE DAILY TRAFFIC
OF INTERSTATE 5**

**259 THOUSAND CARS
PER DAY**



PARKVIEW BUSINESS PARK SITE PLAN

INTERSTATE 5: OPEN SPACE & TRAIL SYSTEM



PLAZA - OVERLOOKING WATER AND TRAIL SYSTEM

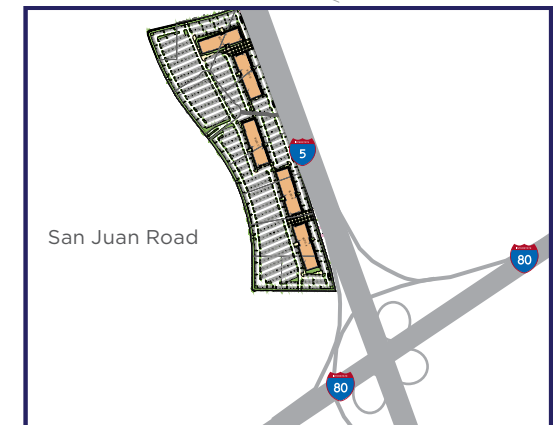
Building A:	±172,280 SF	Building D:	±172,280 SF
Building B:	±145,760 SF	Building E:	±172,280 SF
Building C:	±172,280 SF	Parking:	4.3/1,000

**LEED
CERTIFICATION**

**EV CHARGING
STATION**

**WATER USAGE
REDUCTION**

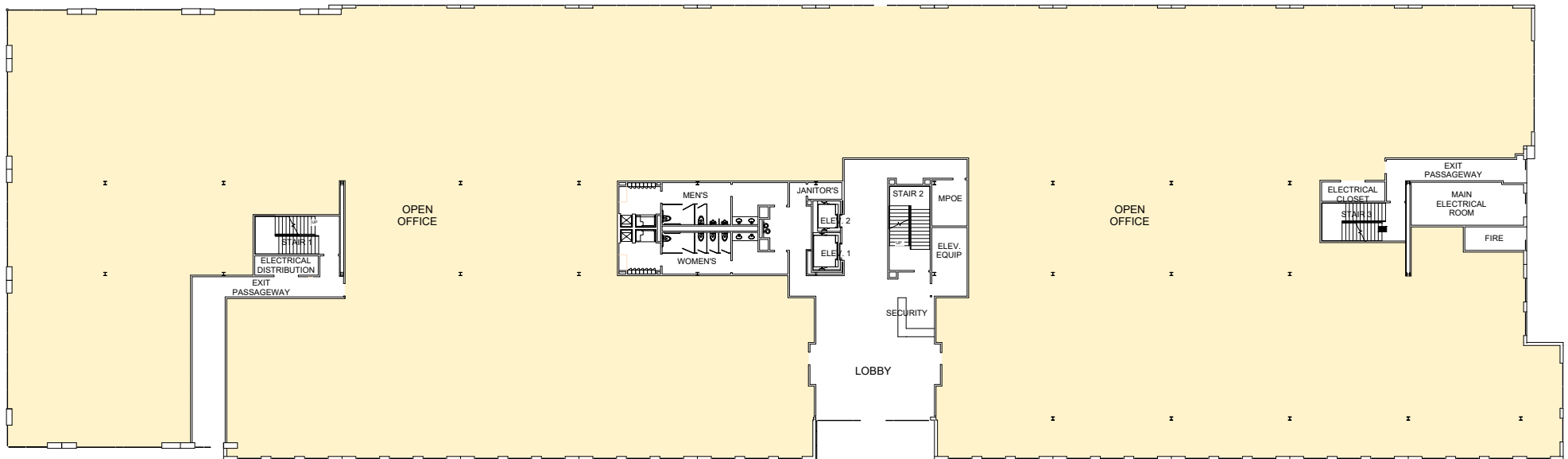
SOLAR





PARKVIEW BUSINESS PARK FLOOR PLAN

CONCEPTUAL FIRST FLOOR PLAN



TOM HEACOX

t 916-569-2315
tom.heacox@nrmk.com
CA RE License #00913198

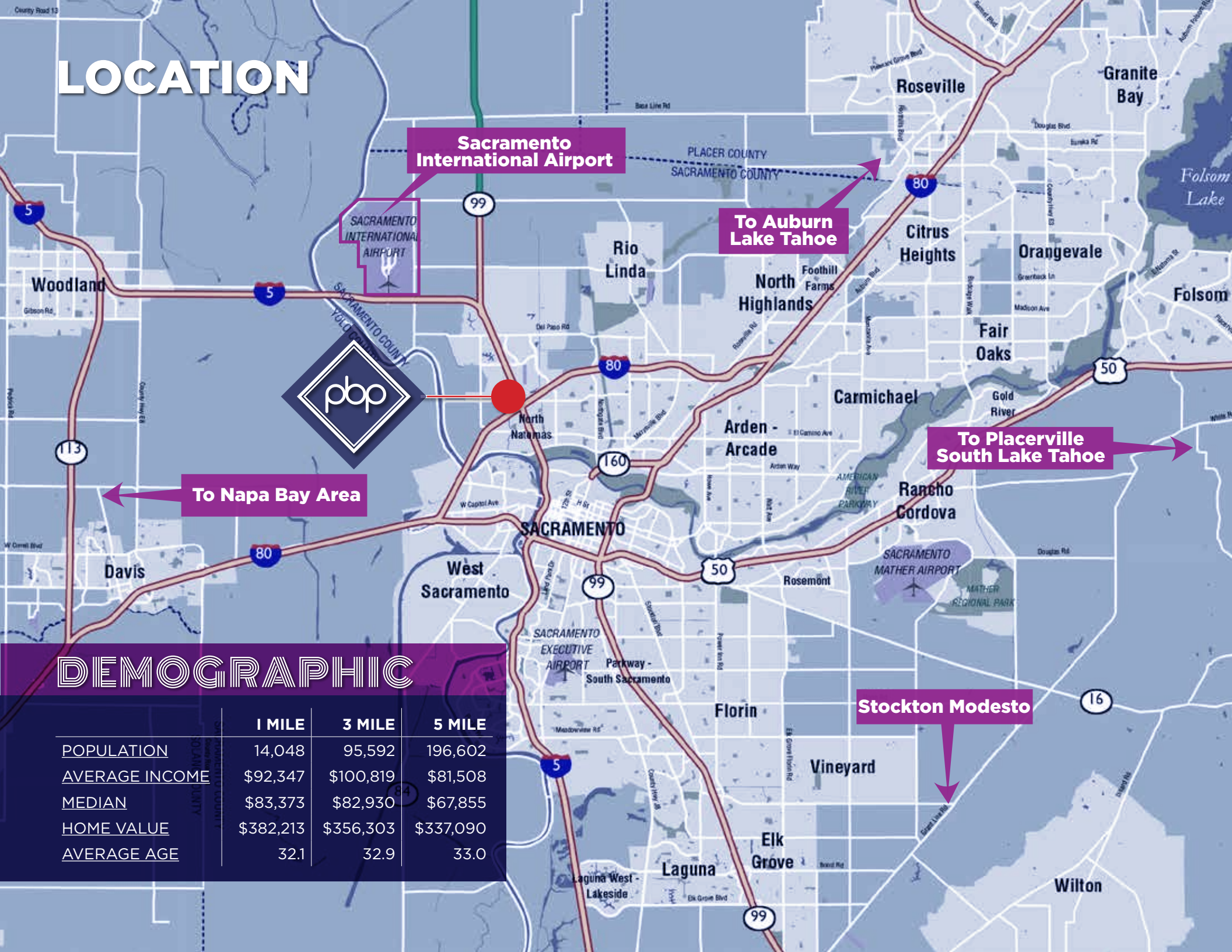
DAVID BRANDENBURGER

t 916-569-2310
david.brandenburger@nrmk.com
CA RE License #041408572

MATT HEACOX

t 916-569-2314
matt.heacox@nrmk.com
CA RE License #01451720

LOCATION



**Sacramento
International Airport**

SACRAMENTO
INTERNATIONAL
AIRPORT

**To Auburn
Lake Tahoe**

**To Placerville
South Lake Tahoe**

To Napa Bay Area

Stockton Modesto

DEMOGRAPHIC

	1 MILE	3 MILE	5 MILE
POPULATION	14,048	95,592	196,602
AVERAGE INCOME	\$92,347	\$100,819	\$81,508
MEDIAN	\$83,373	\$82,930	\$67,855
HOME VALUE	\$382,213	\$356,303	\$337,090
AVERAGE AGE	32.1	32.9	33.0

PARKVIEW BUSINESS PARK AERIAL

DOWNTOWN SACRAMENTO
CENTRAL BUSINESS DISTRICT

GOLDEN 1 CENTER
SACRAMENTO KINGS & INDOOR CONCERT ARENA

SACRAMENTO RAILYARDS
244-ACRE SITE
KAISER HOSPITAL
MAJOR LEAGUE SOCCER STADIUM
SHOPS
HOUSING
HOTEL
OFFICE

SUTTER HEALTH PARK
HOME OF THE RIVERCATS
AAA NATIONAL CHAMPIONS

Walmart
TARGET
ROSS
DRESS FOR LESS
BED BATH & BEYOND
THE HOME DEPOT
STAPLES
BEST BUY

COURTYARD
Marriott

Hilton
Garden Inn

Residence
Inn
Marriott

EXTENDED
STAYAMERICA



90 MINUTES TO LAKE TAHOE

80 MINUTES TO SAN FRANCISCO

SAN JUAN ROAD

FUTURE RETAIL
MIXED USE

5 MINUTES TO
CENTRAL BUSINESS DISTRICT

Starbucks
Peet's Coffee & Tea
BEL AIR
Round Table
WELLS FARGO

8 MINUTES TO
SAC INTERNATIONAL AIRPORT

ARENA BOULEVARD

Hilton
Garden Inn

SLEEP TRAIN ARENA

CENTENE
(MULTINATIONAL HEALTHCARE COMPANY)
1.2M SF CAMPUS UNDER CONSTRUCTION

UNIVERSAL TECHNICAL INSTITUTE

FUTURE ACUTE CARE
FACILITY

TownePlace
SUITES
Marriott

WHY SACRAMENTO?



Greater Sacramento is the **CALIFORNIA OPTION FOR BUSINESS GROWTH AND RETENTION**. As the Capital of the 5th largest economy in the world, it's a region uniquely positioned for success and innovation.



2,547,221

Greater Sacramento Metro Population



\$4,400,000,000

Urban Core Development



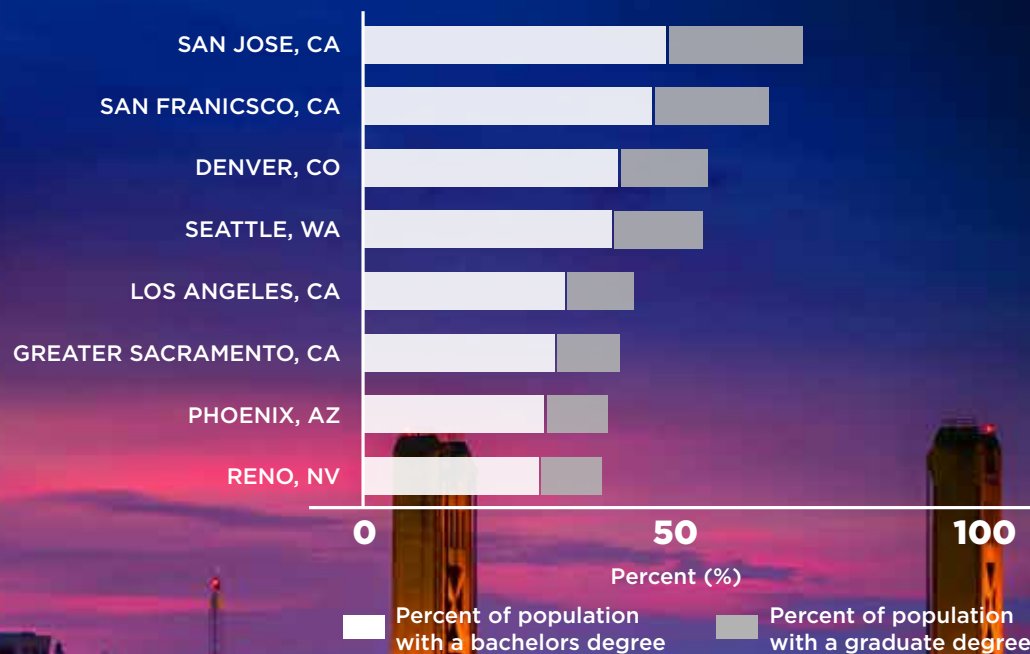
No.1

in California for Net Millennial Migration



No.5

in STEM-Related Bachelor's Degrees in the West and Southwest



SACRAMENTO IS THE NO.1 DESTINATION for Bay Area residents looking to move

144,288 daily
commuters
from Greater Sacramento
to the Bay Area

93,387 daily
commuters
from the Bay Area
to Greater Sacramento

29,091 people
move from the Bay Area
to Greater Sacramento annually

HIGHLY COMPETITIVE TALENT PIPELINE

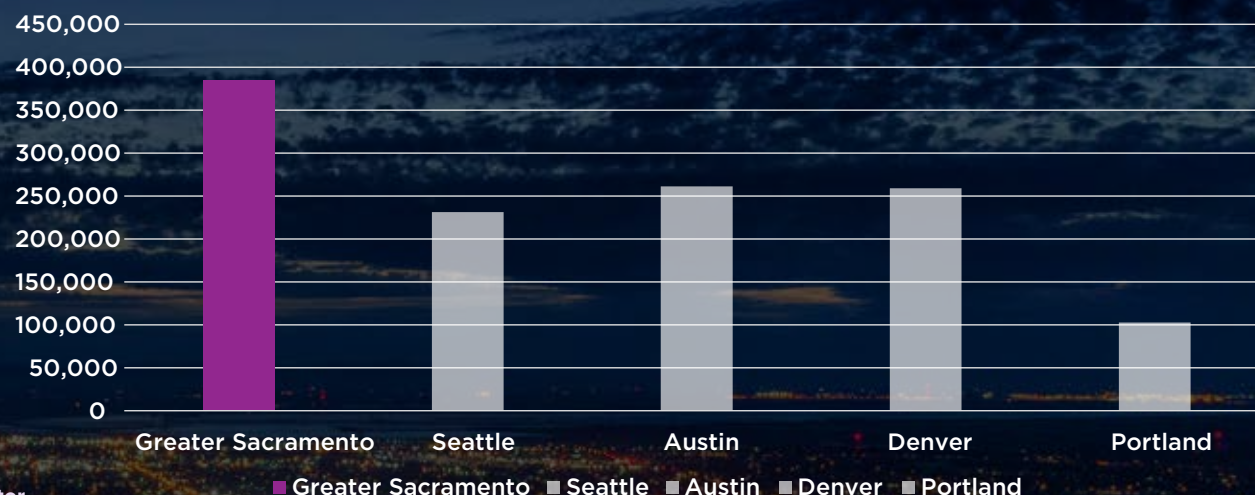


384,660

Currently enrolled 4-year
university students within
100 miles

Source: National Center for Education Statistics, College Navigator

Comparison Market Talent Access





PARKVIEW BUSINESS PARK

TOM HEACOX

Executive Managing Director

t 916-569-2315

tom.heacox@nmrk.com

CA RE License #00913198

DAVID BRANDENBURGER

Managing Director

t 916-569-2310

david.brandenburger@nmrk.com

CA RE License #041408572

MATT HEACOX

Director

t 916-569-2314

matt.heacox@nmrk.com

CA RE License #01451720

980 9TH STREET, SUITE 2500
SACRAMENTO, CA 95814

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 17-1211. 1/22