



PARKVIEW BUSINESS PARK

DUCKHORN DRIVE // SACRAMENTO



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±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

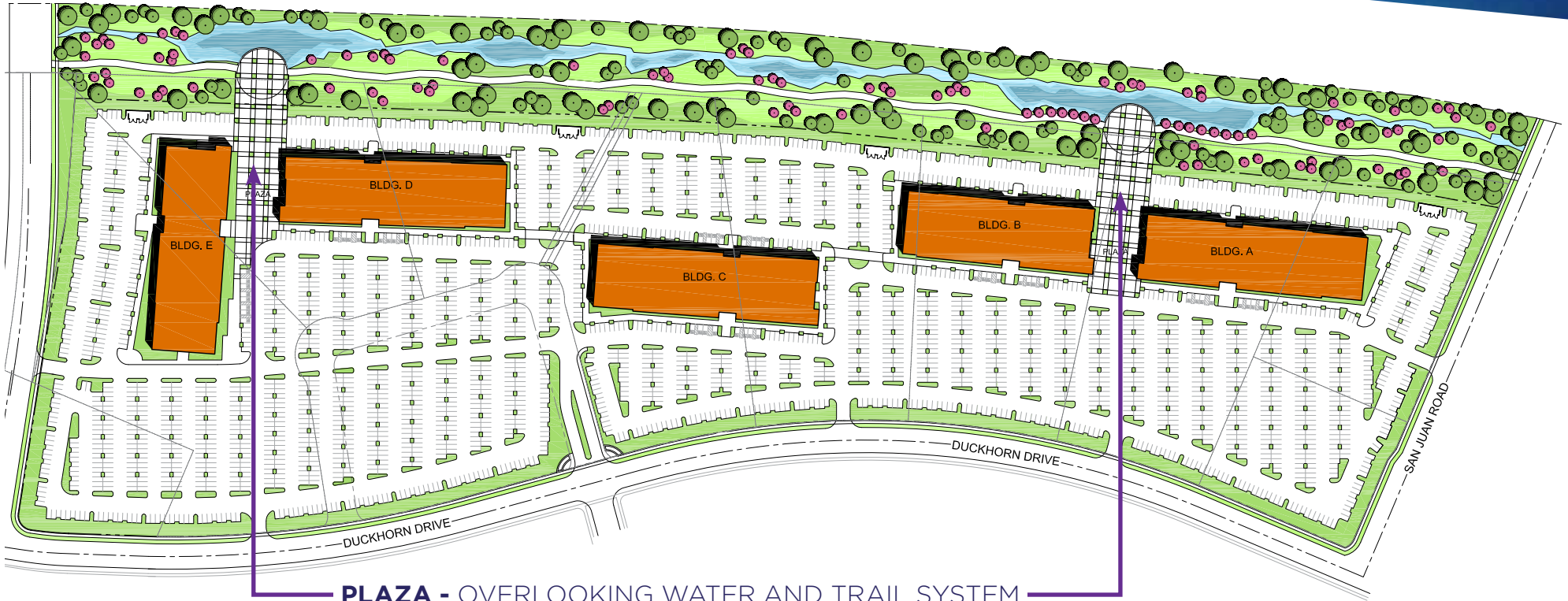
Downtown Sacramento	8 Minutes
Sacramento Int'l Airport	9 Minutes
Rancho Cordova	22 Minutes
Roseville	22 Minutes
Elk Grove	22 Minutes
Folsom	29 Minutes
San Francisco	90 Minutes
Napa	70 Minutes
Lake Tahoe	2 Hours

**ADT AVERAGE DAILY TRAFFIC
OF INTERSTATE 5
259 THOUSAND CARS
PER DAY**



PARKVIEW BUSINESS PARK SITE PLAN

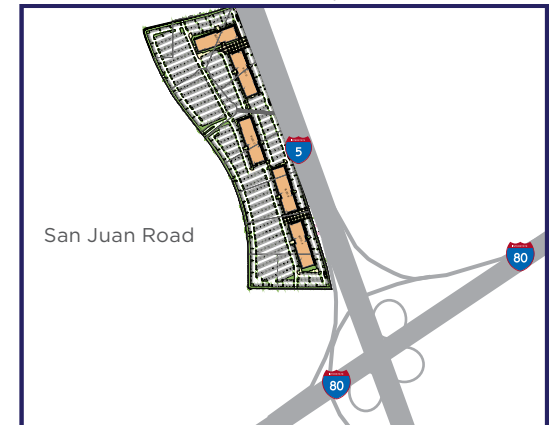
INTERSTATE 5: OPEN SPACE & TRAIL SYSTEM



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

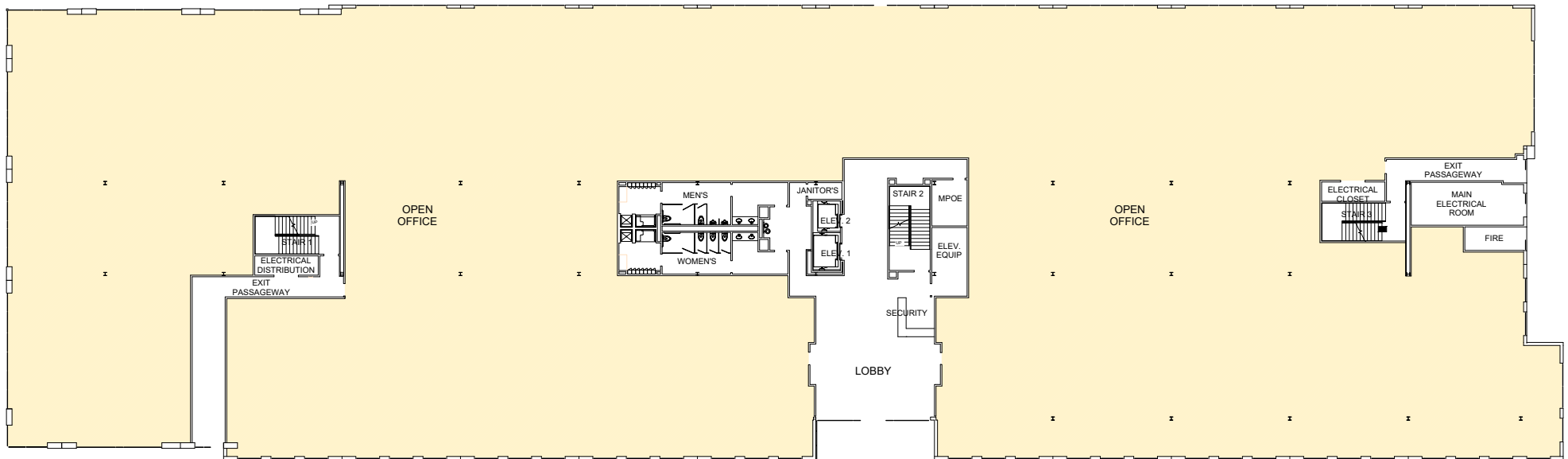
LEED CERTIFICATION	EV CHARGING STATION	WATER USAGE REDUCTION	SOLAR
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PARKVIEW BUSINESS PARK FLOOR PLAN

CONCEPTUAL FIRST FLOOR PLAN



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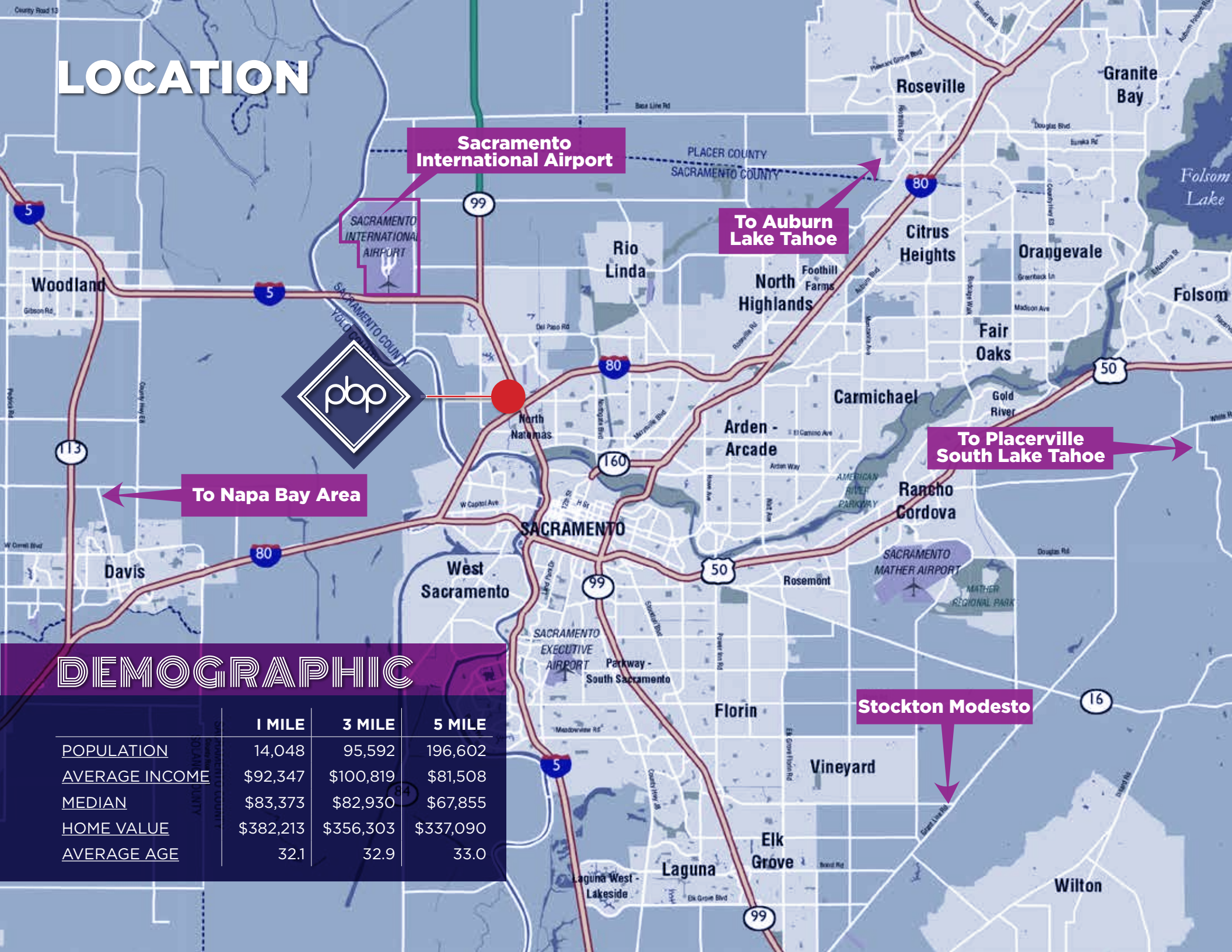
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LOCATION



DEMOGRAPHIC

	1 MILE	3 MILE	5 MILE
POPULATION	14,048	95,592	196,602
AVERAGE INCOME	\$92,347	\$100,819	\$81,508
MEDIAN HOME VALUE	\$83,373	\$82,930	\$67,855
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

COURTYARD
Marriott

Hilton Garden Inn

Residence Inn
Marriott

EXTENDED STAY
AMERICA



90 MINUTES TO LAKE TAHOE

80 MINUTES TO SAN FRANCISCO

SAN JUAN ROAD

FUTURE RETAIL MIXED USE

5 MINUTES TO
CENTRAL BUSINESS DISTRICT

SLEEP TRAIN ARENA

TownePlace SUITES
Marriott

8 MINUTES TO
SAC INTERNATIONAL AIRPORT

Hilton Garden Inn

ARENA BOULEVARD

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

UNIVERSAL TECHNICAL INSTITUTE

FUTURE ACUTE CARE FACILITY

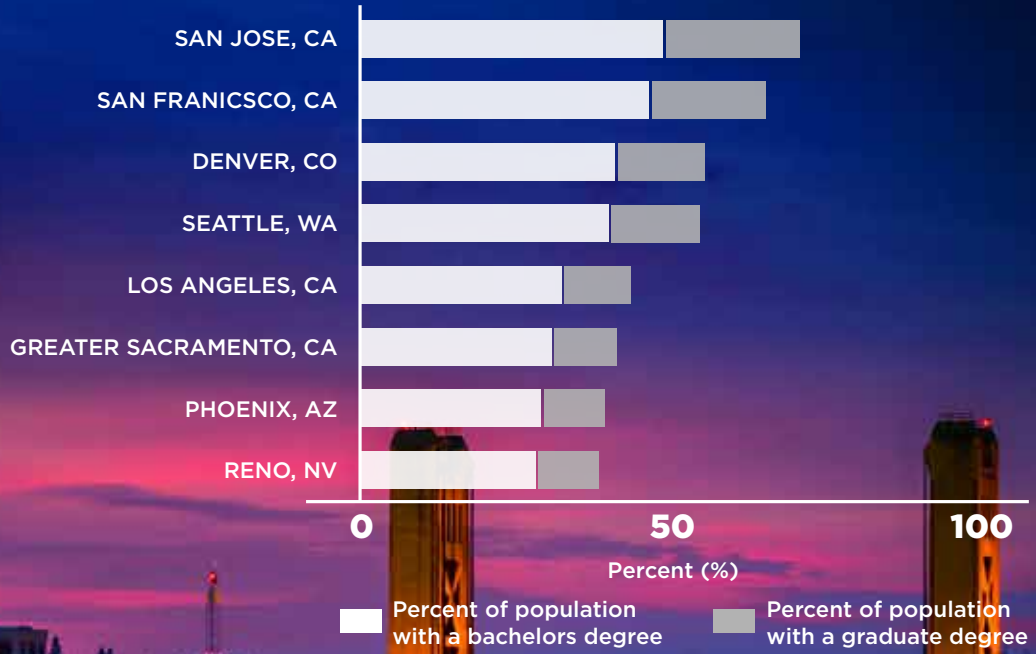


WHY SACRAMENTO?



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

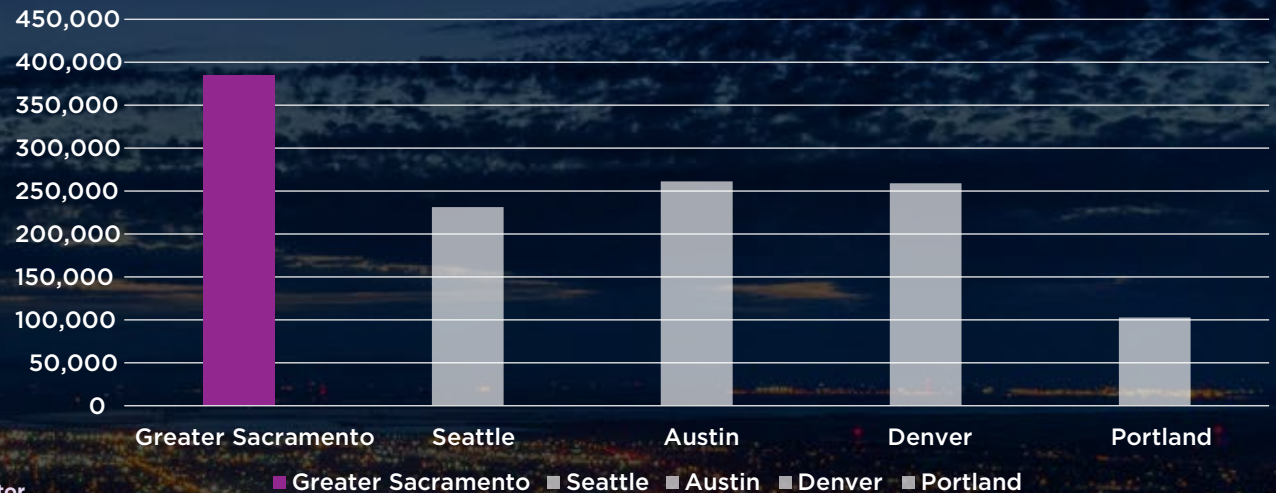


384,660

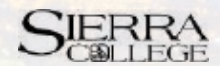
Currently enrolled 4-year
university students within
100 miles

Source: National Center for Education Statistics, College Navigator

Comparison Market Talent Access



■ Greater Sacramento ■ Seattle ■ Austin ■ Denver ■ Portland





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