



POINT WEST OFFICE BUILDING

TWO-STORY 36,320 SF CLASS B OFFICE BUILDING



1515 RIVER PARK DRIVE, SACRAMENTO, CA 95815



Contact the team

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**DOWNTOWN
SACRAMENTO**

**5 MILES TO
DOWNTOWN**

**73,500
VPD**

**154,300
VPD**





POINT WEST OFFICE BUILDING

1515 RIVER PARK DRIVE, SACRAMENTO, CA 95815

\$6,100,000

PRICE

7.17%

CAP

NOI: **\$437,633**

PRICE/SF: **\$167.95**

OCCUPANCY: **84.40%**

TENANTS: **5**

RENTABLE AREA: **36,320 SF**

LAND AREA: **2.01 AC**

- **20% leased to State of California (Caltrans)**
- **Located near Hwy 80 less than 1 mile from Arden Fair Mall and 5 miles Downtown Sacramento, providing many amenities**
- **Diversified mix of suburban, residential, commercial, and recreational uses create attractive development opportunities**
- **Balcony surrounds entire second floor of building, access from all suites**
- **Seller will guarantee vacant space for one year**
- **Staggered lease expiration, allowing for smooth lease-up in case of minor vacancy**
- **Central courtyard provides natural light to interior of building**

Investment Highlights

THE OFFERING is an attractive two story office building in a seven building office park located in Sacramento, CA. There are six private offices, a large conference room, and plenty of open space. Signage is available for every tenant. Point West is one of Sacramento's premier, high visibility, and most conveniently located suburban office parks. Point West's central location and proximity to complimentary commercial, residential, and recreational uses strengthens the subject property's value as it benefits from outside development opportunities in the growing area.

THE SUBJECT PROPERTY is immediately adjacent to Hwy 80 which provides quick access to downtown Sacramento, and is just a short walk to Arden Fair Mall, the 1.1 million square foot regional mall with nationally recognized tenants including Nordstrom and Apple. There is significant access to nearby amenities including hotels, restaurants, and entertainment. Cal Expo, the home of the California State Fair, tradeshow, year-round events, a race track and water park, is just down the street, providing increased regional draw.

SACRAMENTO is the capital city of California, as well as the sixth-largest city in the state. The city hosts a population of over 508,000 and is the most rapidly-growing major city in the state and a hub for politics, finances, education, and tourism.

**LOCATED
IN THE 8TH
HIGHEST
AVERAGE
OFFICE RENT
GROWTH CITY
IN NATION**



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Income & Expense

	CURRENT	
Price:		\$6,100,000
Capitalization Rate:		7.17%
Price Per Square Foot:		\$167.95
Down Payment	35%	\$2,135,000
Loan Amount	65%	\$3,965,000
Total Leased (SF):	84.40%	30,653
Total Vacant (SF):	15.60%	5,667
Total Rentable Area (SF):	100.00%	36,320
INCOME	P/SF	
*Scheduled Rent	\$23.98	\$735,012
CAM Revenue	\$0.27	\$8,420
EFFECTIVE GROSS INCOME		\$743,432
Vacancy Factor (4%)		\$(29,737)
ADJUSTED GROSS INCOME		\$713,695
EXPENSE (2018 Actuals)	P/SF	
Property Tax (1.1371%)	(\$1.91)	(\$69,363.10)
Insurance	(\$0.13)	(\$4,643.00)
Security/Fire Alarm	(\$0.25)	(\$9,119.20)
Janitorial/Day Porter/ Supplies	(\$1.13)	(\$40,863.64)
HVAC Contract Service	(\$0.08)	(\$3,000.00)
HVAC Repairs	(\$0.11)	(\$4,000.00)
Elevator Contract Service	(\$0.05)	(\$1,982.96)
Fire, Life, Safety	(\$0.02)	(\$901.00)
Electricity	(\$2.48)	(\$90,000.00)
Refuse	(\$0.07)	(\$2,600.00)
Water/Sewer	(\$0.36)	(\$12,993.00)
Parking Lot Lighting	(\$0.03)	(\$1,031.54)
Landscaping	(\$0.28)	(\$10,239.77)
Administrative Expense	(\$0.03)	(\$1,200.00)
General Repairs Reserve (\$0.20/SF)	(\$0.20)	(\$7,264.00)
Management Fee (3% of EGI)	(\$0.46)	(\$16,861.00)
TOTAL OPERATING EXPENSES	(\$7.60)	(\$276,062)
NET OPERATING INCOME		\$437,633

	CURRENT
Proposed Loan Amount	\$3,965,000
Loan To Value	65%
Interest Rate	4.04%
Amortization	25 Year
Term	10 Year
Lender Type	Bank
Net Operating Income	\$437,633
Debt Service	(\$252,197)
Pre-Tax Cash Flow	\$185,436
Debt Coverage Ratio	1.74
Cash-on-cash Return	8.69%
Principal Pay down (Year 1)	\$93,734
Total Return	\$279,170
Yield	13.08%

ARGUS Cash Flow Model available upon request

**Captures the rent increases*

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Rent Roll

TENANT SUMMARY				LEASE TERMS		RENT SUMMARY			LEASE TYPE	OPTIONS	TENANT SINCE	BASE YEAR	COMMENTS
SUITE	TENANT	SQ. FT.		TERM		MONTHLY RENT	ANNUAL RENT	RENT/ FT					
100/125	Sacramento Eye Consultants	7,789	21.45%	10/01/18	10/31/21	\$15,188.55	\$182,262.60	\$23.40	FULL SERVICE	None	2004	2018	Tenant has a high likelihood of renewing giving the amount of improvements made. Per the lease the pro rata share of the operating expense increase is 24.35%
			Increase	11/01/20	10/31/21	\$15,578.00	\$186,936.00	\$24.00					
150	Damore, Hamric & Schneider	5,906	16.26%	05/01/17	09/01/25	\$10,630.80	\$127,569.60	\$21.60	FULL SERVICE	1 X 3 Year	2020	2020	Per the lease, the tenants pro rata share of the operating expense increase is 18.51%
			Increase	05/01/21	04/30/22	\$10,926.00	\$131,112.00	\$22.20					
			Increase	05/01/22	04/30/23	\$11,221.40	\$134,656.80	\$22.80					
			Increase	05/01/23	04/30/24	\$11,516.70	\$138,200.40	\$23.40					
175	Law Office of Nicholas K. Lowe	2,165	5.96%	05/01/17	12/31/24	\$3,994.42	\$47,933.04	\$22.14	FULL SERVICE	1 X 5 Year	2014	2015	Per the lease the tenants pro rata share of the operating expense increase is 6.8%
			Increase	01/01/21	12/31/21	\$4,094.28	\$49,131.36	\$22.69					
			Increase	01/01/22	12/31/22	\$4,196.64	\$50,359.68	\$23.26					
			Increase	01/01/23	12/31/23	\$4,301.55	\$51,618.60	\$23.84					
200	TRI Commercial Real Estate	3,595	9.90%	08/01/16	10/17/23	\$6,111.50	\$73,338.00	\$20.40	FULL SERVICE	1 X 5 Year	2015	2016	Per the Lease the Pro-rata Share of the operating Expense Increase is 11.24%
			Increase	08/01/20	07/31/21	\$6,291.25	\$75,495.00	\$21.00					
			Increase	08/01/21	07/31/22	\$6,471.00	\$77,652.00	\$21.60					
			Increase	08/01/22	07/31/23	\$6,650.75	\$79,809.00	\$22.20					
210	State of California Department of Transportation (Caltrans)	7,228	19.90%	12/01/19	10/31/27	\$13,284.00	\$159,408.00	\$22.05	FULL SERVICE GROSS	NONE	2011	N/A	Tenant has a one time right to Terminate the leases after 10/31/2023 with a 60 day written notice.
			Increase	11/01/20	10/31/21	\$13,682.52	\$164,190.24	\$22.72					
			Increase	11/01/21	10/31/22	\$14,093.00	\$169,116.00	\$23.40					
			Increase	11/01/22	10/31/23	\$14,515.79	\$174,189.48	\$24.10					
			Increase	11/01/23	10/31/24	\$14,951.26	\$179,415.12	\$24.82					
			Increase	11/01/24	10/31/25	\$15,399.80	\$184,797.60	\$25.57					
			Increase	11/01/25	10/31/26	\$15,861.79	\$190,341.48	\$26.33					
220	Vacant (Seller to Credit Buyer)	5,667	15.60%			\$10,782.00	\$129,384.00	\$22.83					Market Rent is \$24 Full Service/ Seller will Credit Buyer with 12
Common Area		3,961											
Current Totals:		36,320	100.00%										
Occupied		30,653	84.40%	2020 Total Monthly Gross Rent:		\$60,286.47							
Vacant		0	0.00%	2020 Total Annual Gross Rent:		\$719,895.24							

Site Plan - First Floor

80

102,820
VPD

CALIFORNIA
LANDSCAPE
CONTRACTORS
ASSOCIATION

9,000 SF
100% OCC

NOT A PART

CAPITAL
DERMATOLOGY
MEDICAL
GROUP

8,243 SF
100% OCC

NICHOLAS K.
LOWE
2,165 SF

DAMORE,
HAMRIC &
SCHNEIDER
5,906 SF

SACRAMENTO EYE
CONSULTANTS
7,789 SF

OFFICES
30,000 SF
0% OCC

NOT A PART

SIGN

RIVER PARK DRIVE

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Site Plan - Second Floor

80

102,820
VPD

CALIFORNIA
LANDSCAPE
CONTRACTORS
ASSOCIATION

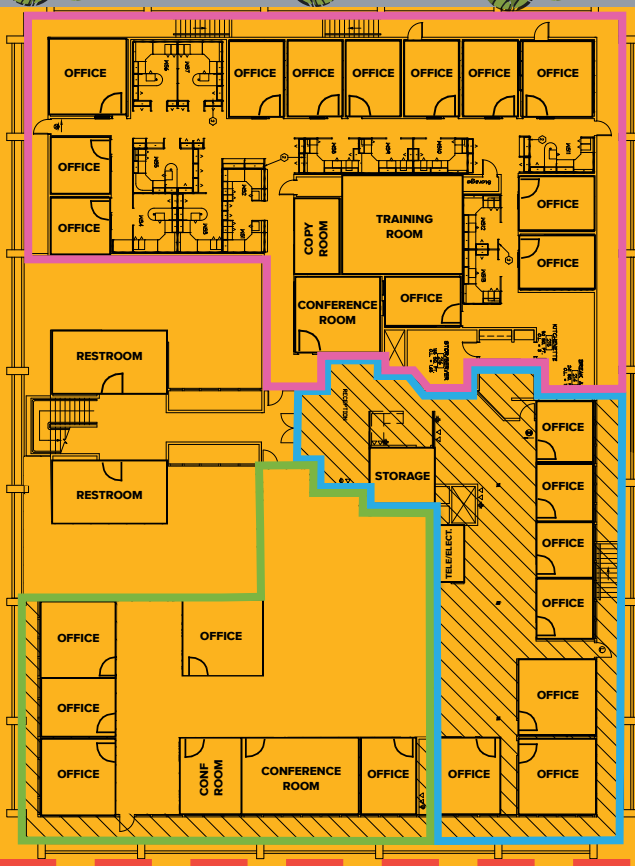
9,000 SF
100% OCC

NOT A PART

CAPITAL
DERMATOLOGY
MEDICAL
GROUP

8,243 SF
100% OCC

VACANT
5,667 SF



CALTRANS
7,228 SF

TRI COMMERCIAL
REAL ESTATE
3,595 SF

NOT A PART

OFFICES
30,000 SF
0% OCC

SIGN

RIVER PARK DRIVE

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Tenant Overview



ABOUT SACRAMENTO EYE CONSULTANTS

Doctors Richard Grutzmacher, Richard Lewis, Patricia Sierra, Jacob Brubaker, and Samuel Lee are eye surgeons with advanced fellowship training in the medical and surgical care of eye disorders. Doctors Grutzmacher, Sierra, and Lee are corneal specialists emphasizing in laser eye surgery (iLASIK, Intralase, LASIK, and PRK), corneal transplantations, and cataract treatment in Sacramento. Dr. Lewis and Dr. Brubaker are glaucoma authorities who also specialize in cataract and vision correction procedures. In addition to these doctors, the office has an optometrist, Dr. Robinson. Who treats patients, as well as prescribes glasses.

ABOUT DAMORE, HAMRIC & SCHNEIDER, INC.

Damore, Hamric & Schneider, Inc. is the Sacramento area's 19th largest tax preparation and the 20th largest accounting firm. Members of the firm have provided professional service in the community for over 30 years. All members of the staff receive extensive continuing education to stay current on accounting, auditing, review, and tax issues.

ABOUT NICHOLAS K. LOWE

At the Law Offices of Nicholas K. Lowe, the Sacramento Personal Injury Lawyers have 39 years of experience and are committed to helping clients succeed. Attorney Lowe has recovered substantial settlements for seriously injured clients in Northern California, and is respected in the community for his integrity, aggressive representation, and successful case outcomes.

Tenant Overview

ABOUT TRI COMMERCIAL REAL ESTATE

Since 1977, TRI Commercial/CORFAC International has been one of the top independent commercial real estate companies in Northern California. The company handles all the elements of transactional business with an exclusive focus on commercial properties including office, industrial, retail, multi-family, and land. TRI maintains significant market presence in San Francisco, Oakland, Walnut Creek, Sacramento, Roseville, and Rocklin, with advisors serving every major market and sub-market in the region. As a member of CORFAC International, it partners with independent commercial real estate companies in more than 80 national and international markets.

ABOUT STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

Caltrans manages more than 50,000 miles of California's highway and freeway lanes, provides inter-city rail services, permits more than 400 public-use airports and special-use hospital heliports, and works with local agencies. The department carries out its mission of providing a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability, with six primary programs including Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning, Administration, and the Equipment Service Center. Caltrans has been active in moving the people and commerce of California for more than 100 years from a loosely connected web of footpaths and rutted wagon routes to the sophisticated system that today serves the transportation needs of more than 30 million residents.

Subject Property



Retail Aerial



UC DAVIS CHILDREN'S HOSPITAL

SACRAMENTO EXECUTIVE AIRPORT

MERCY GENERAL HOSPITAL

SAFeway
RITE AID

DIGNITY HEALTH MERCY IMAGING CENTER

macy's
24 FITNESS
Bank of America
usbank

DOWNTOWN SACRAMENTO
(5 MILES)

SACRAMENTO CITY COLLEGE

Stantec

Bank of America
DEL TACO
MCDONALD'S

ExtraSpace Storage

Fairfield
BY MARRIOTT
COURTYARD
MARRIOTT
TOWNEPLACE SUITES
MARRIOTT

COSTCO WHOLESALE

petco
Save Mart
WELLS FARGO
RITE AID

IncrediblePets
TRADER JOE'S
CVS pharmacy

Raging Waters
WATER PARK

ALSCO

154,300 VPD

HOME THEATER COMPANY
Able
MUSIC SCIENCE
THE FLEET STORE

CAL EXPO

American Red Cross

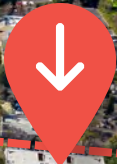
FIRST NORTHERN BANK
Golden1 Credit Union

MEDITAB
PACIFIC
Connecting Knowledge to Life

160

KAISER PERMANENTE
visionessentials
by VIGOR FERNANDEZ

COVERED CALIFORNIA



aveanna healthcare
T.Y. LIN
INTERNATIONAL HARPER DAVIS FINANCIAL

7,740 VPD

AMERICAN GENERAL LIFE INSURANCE
COMPLETE BUSINESS & TAX SERVICES
FRED HYMANS

NANA'S CAFE
THE NATONIA
RESTAURANT & BAKERY

BANK OF WEST
BNP PARIBAS
MECKS

Pier1
OLD NAVY
KOHL'S
HOBBY LOBBY
petco

RESPONSE ROAD

FARMERS INSURANCE

PATRICK BUZARELLOS
KENDRICK
Certified Public Accountants, LLP
EW EAST WEST TAX SERVICES
AUTOACCIDENT.COM
THE PERSONAL PERSONAL INJURY LAWYERS
GADE & PAREKH
ATTORNEYS AT LAW

UMPQUA BANK
American River Bank
IMMEDIATE MOBILE NOTARY
benefit resources inc.
iHeartMEDIA

BLUE SHIELD OF CALIFORNIA

DOUBLE TREE
BY HILTON

arden fair
sears
macy's
NORDSTROM
JCPenney

Party City
CHUCK E. CHEESE'S



Relation
Tapi Coffee
UBS
NATIONAL HOLISTIC INSTITUTE
LINDAMOOD-HILL LEARNING PROGRAM
WESTAMERICA BANK
Your Community Banker
AIS

WELLS FARGO

ELEPHANT BAR RESTAURANT

33,725 VPD

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Retail Aerial



167,900
VPD

80 BUSINESS
ELVAS FREEWAY
CAPITAL CITY FREEWAY
N SACRAMENTO FREEWAY

160

RIVER PARK DRIVE

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Walmart
WinCo
ACE Hardware
9

REALLY AUTO PARTS

TARGET

SAINT IGNATIUS
ELEMENTARY
SCHOOL

ARDEN
MIDDLE
SCHOOL

SAFeway
RITE AID
OfficeMax
Smart & Final
DOLLAR TREE
PETS MARY
CVS pharmacy
BevMo!
JOANN

FITNESS
RITE AID
Little Caesars
MOUNTAIN BIKES

THOMAS
EDISON
LANGUAGE
INSTITUTE

GATEWAY
INTERNATIONAL
SCHOOL

ROSS
DRESS FOR LESS
Marshalls
SUPERCUTS
SALLY BEAUTY

LEO A.
PALMITER
JR./SR. HIGH
SCHOOL

ELINOR
LINCOLN
HICKEY JR./
SR. HIGH
SCHOOL

THE HOME DEPOT
HARBOR FREIGHT TOOLS

DOLLAR TREE
WORLD MARKET

BARNES & NOBLE
ULTA CATHERINES
BJS

BEST BUY
DSW
BUSSER KING
Cheesecake Factory

Guitar Center
Walgreens
IHOP
McDonald's

ENCINA
PREPARATORY
HIGH

CHASE
Olive Garden
ARCO

metro
COURTESY
COURTESY

GREER
ELEMENTARY

7-Eleven
Deonys
TACO BELL

arden fair
sears
macy's
NORDSTROM
JCPenney

TILLYS
LANE BRYANT
J.CREW
FOREVER 21
KAY JEWELERS
sleep number

UBS
NATIONAL HOLISTIC INSTITUTE
Relation

PATRICK BUZZARELLO
KENDRICK
EAST WEST TAX SERVICES
AUTOACCIDENT.COM
GADE & PAREKH

WESTAMERICA BANK
UBS
NATIONAL HOLISTIC INSTITUTE
Relation

The Zenith
HARPER DAVIS
FINANCIAL
TYLIN INTERNATIONAL

KOHL'S
HOBBY LOBBY
OLD NAVY
petco
DAVIDS BRIDAL
Pier 1

HomeGoods
NORDSTROM
CINEMARK
DXL
The Container Store

RED LOBSTER
OUTBACK

ExtraSpace Storage

CAL EXPO
RACE TRACK

ELEPHANT BAR RESTAURANT

WELLS FARGO

Party City
CHUCK E. CHEESE'S

BANK OF THE WEST
BNP PARIBAS
MEEKS

KAISER PERMANENTE
MEDICAL WEIGHT MANAGEMENT PROGRAM

DOUBLE TREE
BY HILTON

UMPQUA BANK

NANA'S CAFE

FARMERS INSURANCE

COVERED CALIFORNIA

H⁺ Health Net

CAD MASTERS
AccentCare

MEDITAB

California Landscape Contractors Association

EAC

Aerial



MULTI
DEVELOPMENT
HOUSING AREA

APPLE
COACH
FOREVER 21
GODIVA
JCPENNEY
LULULEMON
MACY'S
MICHAEL KORS
NORDSTROM
SEARS
SEPHORA
STARBUCKS
TACO BELL

102,820
VPD

DOUBLETREE
BY HILTON
HOTEL
SACRAMENTO
448 ROOMS

ARDEN
FAIR MALL

AT&T
BARNES & NOBLE
BEST BUY
BURGER KING
CHEESECAKE FACTORY
MEN'S WEARHOUSE

50,740
VPD

KAISER
HOSPITAL
217 BEDS

36,320 SF
84.40% OCC

30,000 SF
0% OCC

121,605 SF
83.37% OCC

27,310 SF
79.77% OCC

37,464 SF
84.25% OCC

8,000 SF
100% OCC

8,525 SF
0% OCC

FOUNTAINS
AT POINT
WEST
339 UNITS

8,174 SF
100% OCC

59,120 SF
100% OCC

46,885 SF
95.88% OCC

THE PALMS
500 UNITS

8,754 SF
100% OCC

8,174 SF
100% OCC

72,639 SF
93.88% OCC

88,510 SF
96.38% OCC

79,978 SF
48.82% OCC

15,702 SF
100% OCC

15,264 SF
100% OCC

15,000 SF
100% OCC

54,551 SF
60.67% OCC

BUSINESS
PARK

DOWNTOWN
SACRAMENTO
5 MILES

CAL-EXPO

Raging
Waters
WATER
PARK

CAL-EXPO

CAL-EXPO
RACE TRACK

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Office Growth in Sacramento

SPECULATIVE OFFICE CONSTRUCTION RETURNS TO SACRAMENTO; IS THE AREA READY FOR MORE?

June 20, 2019 (CoStar) Speculative office construction has been almost non-existent in metropolitan Sacramento this decade. Since 2010, the amount of office space in the market has only increased by a tepid 1.9%, and the majority of sizable office projects have been government or healthcare-related build-to-suits.

However, spec construction has made a modest return, and the landscape may be ripe for more office development should the newest projects being built with little or no preleasing perform well.

The limited introduction of new office supply during this economic cycle has positively impacted Sacramento's fundamentals. The average vacancy rate for office space is just 9%, and trailing 12-month rent growth sits at 4.3%, among the highest in the U.S. among major metropolitan areas.

For Sacramento companies in the market for high-end office space located in a premier submarket, options are particularly narrow. The vacancy rate for higher-quality 4- and 5- Star rated buildings is a tight 6.9%. Only five existing buildings contain at least 50,000 square feet of available, contiguous space, two located in downtown Sacramento and three in the Highway 50 Corridor.

However, the spec office pipeline may be starting to thaw. Bannon Investors broke ground in February on a three-story building to contain 90,000 SF. Developers will be closely watching the new office project. If it performs as expected and attracts tenant interest, additional speculative office projects in Sacramento will likely follow.

[READ THE FULL ARTICLE](#)

TOP 10 MARKETS FOR OFFICE RENT GROWTH.

June 5, 2019 (CoStar) A U.S. economy run that appears headed for the nation's longest expansion in history has been good for office landlords.

Nationally, average office rents in cities with at least 1 million in population have continued to rise although at a slower pace now than several years ago. That rate is now at 2.1% over the past 12 months, roughly a third of what office rent growth was several years ago.

Few would be surprised, though, that cities heavy on technology have seen office rents far surpass the national average. Rising rents mean landlords make more money.

Using recent data from CoStar, here are the Top 10 cities for the highest average office rent growth over the past year.

(Tie) 8. Sacramento, California -- 4.2%

The state capital has seen office rents grow but it's a slower market because it lacks the "dynamics like you have in a lot of other markets," said David Whitmore, CoStar's market analyst of Sacramento. While tech companies in general haven't come in and leased large amounts of space, office rent prices have gone up chiefly because so few new office buildings have been built.

Outside of government, healthcare companies have been active in leasing new space. St. Louis-based healthcare company Centene Corp. announced last year that it would open a regional headquarters in Sacramento as part of a 1.25 million square-foot campus, which is now under construction.

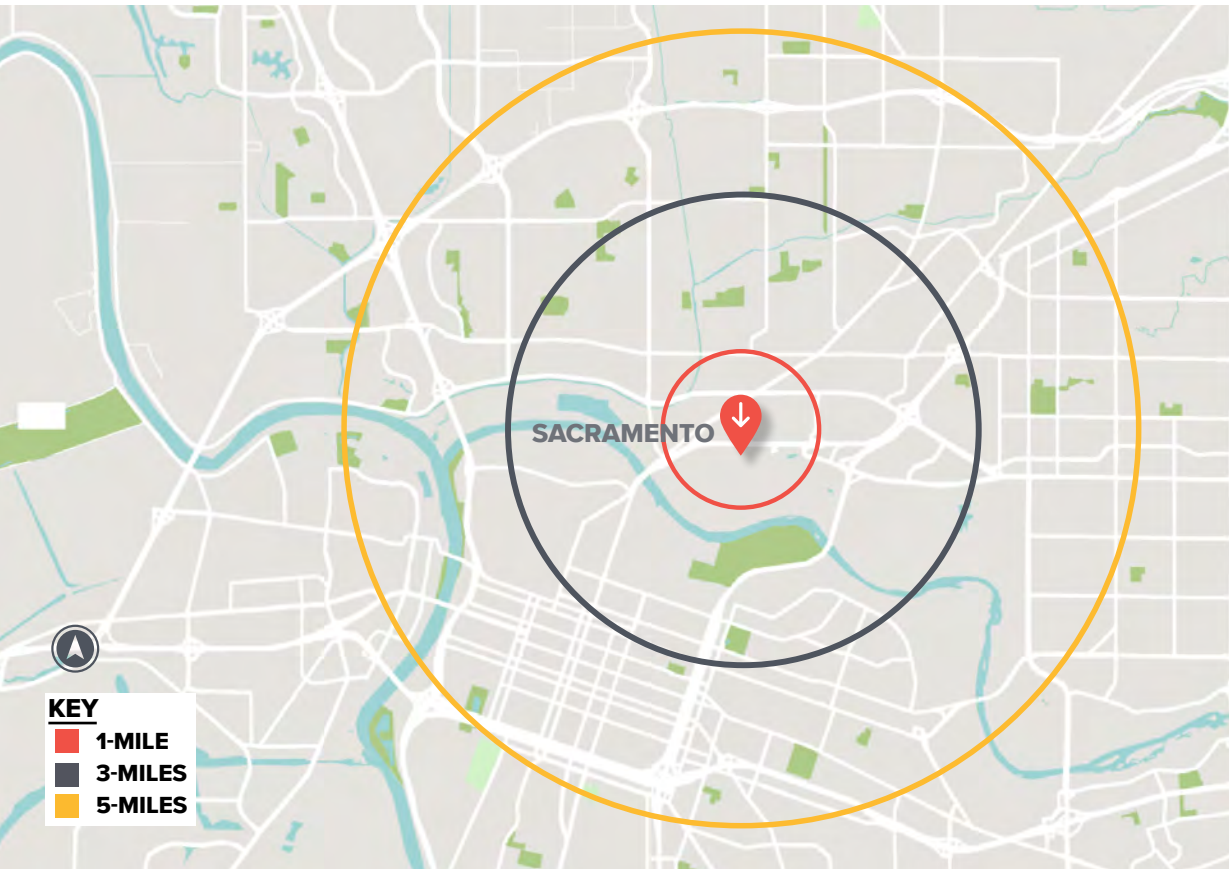
[READ THE FULL ARTICLE](#)

Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Best Buy
- Hobby Lobby
- Olive Garden Italian
- Chick-fil-A
- In-N-Out Burger
- REI
- Chili's Grill & Bar
- JCPenney
- Sears
- Chipotle Mexican Grill
- Kohl's Point West
- Starbucks
- Cost Plus World Market
- Macy's
- Target
- Costco
- McDonald's
- The Cheesecake Factory
- Dollar Tree
- Nordstrom
- The Home Depot
- Harbor Freight Tools
- Old Navy
- Walgreens

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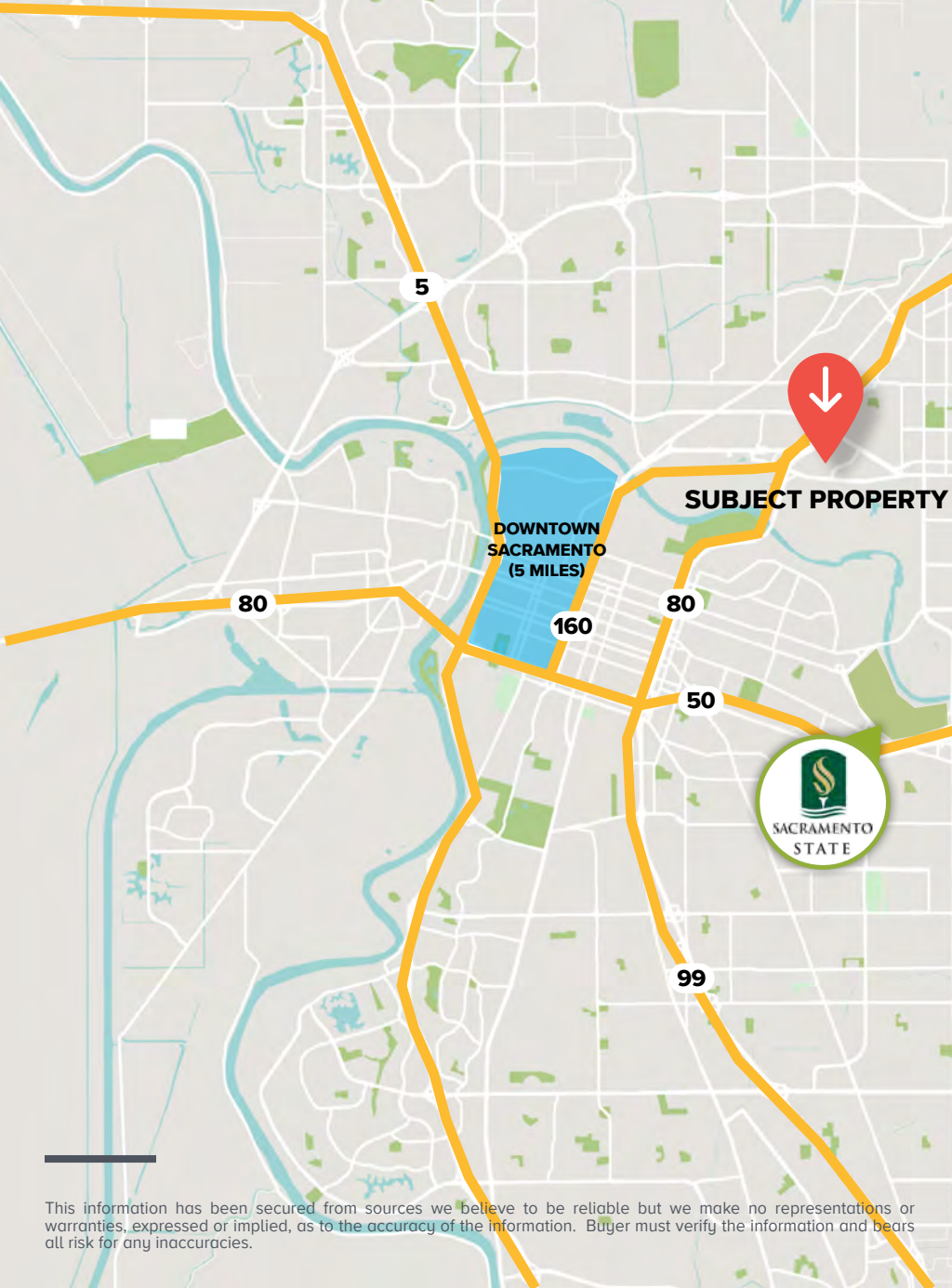
KEY
■ 1-MILE
■ 3-MILES
■ 5-MILES

BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	1,189	8,307	19,641
Employees	15,246	90,220	292,867
Residential Population	7,491	148,355	363,052

About the Region

 SACRAMENTO INTERNATIONAL AIRPORT



PROPERTY GEOGRAPHIC HIGHLIGHTS



DOWNTOWN SACRAMENTO - 5 MILES

Downtown Sacramento has about 20,814,080 square feet of office space and about 9,181,568 square feet of Class A office space.



SACRAMENTO INTERNATIONAL AIRPORT - 15 MILES

Sacramento International Airport (SMF) served over 10 million passengers in 2017. In 2011, the airport had opened the new Terminal B which was about a \$1.03 billion terminal modernization project.




CSU SACRAMENTO - 8 MILES

California State University, Sacramento (Sacramento State) was founded in 1947 and is a public university. It's campus enrollment is roughly around 30,284 students.


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Demographics

POPULATION

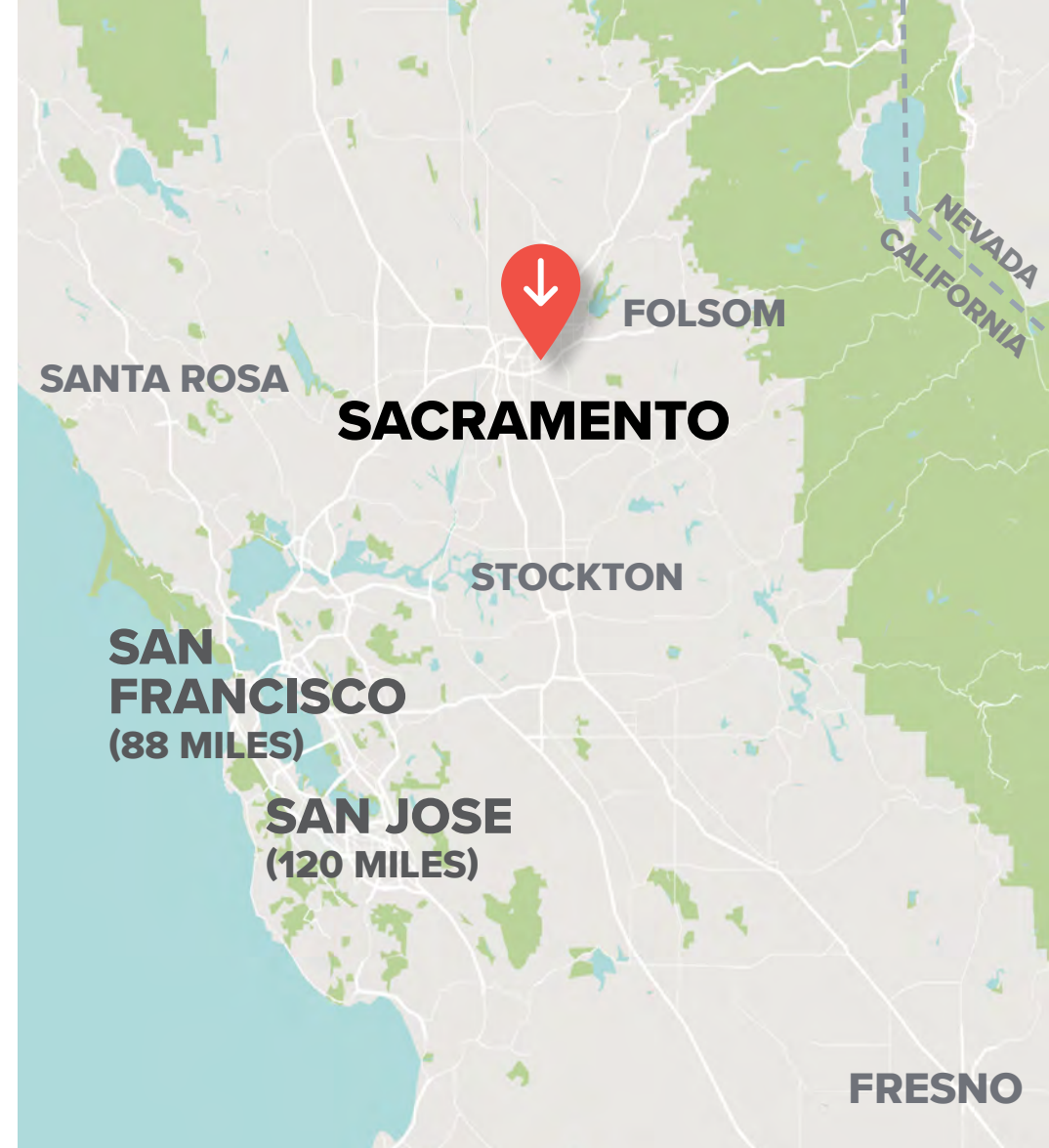
	1-MILE	3-MILES	5-MILES
2010	6,897	139,362	340,120
2018	7,491	148,355	363,052
2023	7,933	155,501	381,374

2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$59,898	\$70,408	\$74,702
Median	\$39,263	\$46,451	\$50,828

LARGEST EMPLOYERS IN SACRAMENTO VALLEY

EMPLOYER	# OF EMPLOYEES
State of California	69,469
Sacramento County	10,634
UC Davis Health System	9,985
Sutter Health Sacramento Sierra Region	6,507
Intel Corp.	6,000



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$74K

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SACRAMENTO, CALIFORNIA



SACRAMENTO is the capital city of California, the sixth-largest city in the state, and the 35th largest city in the United States. The urban Sacramento area has a population of 1.44 million while the Sacramento Valley, which includes ten counties, has an estimated population of 2.66 million.

Sacramento is one of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more.

California State University, Sacramento, is located in downtown Sacramento and offers 151 Bachelor's degrees, 69 Master's degrees, 28 teaching credentials, and 2 Doctoral degrees. There are over 30,500 students enrolled annually.

Sacramento is not only the state's capital; it is also a growing metropolitan region. Government and transportation are key sectors of the Sacramento economy. Technology-related companies such as Intel and Hewlett-Packard have increasingly been drawn to Sacramento based on proximity to research centers and a well-educated labor pool. Other economic drivers include health services, hospitality, education & construction.

2.66 MILLION



**SACRAMENTO VALLEY
POPULATION
(ESTIMATED)**

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