CUSHMAN & WAKEFIELD

ARENA GATEWAY

630 K STREET
DOWNTOWN SACRAMENTO

PRIME RETAIL SPACES FOR LEASE
LOWER LEVEL, STREET LEVEL & ROOFTOP OPPORTUNITIES
AVAILABLE AT ICONIC LOCATION
1,000 SF up to 25,000 SF

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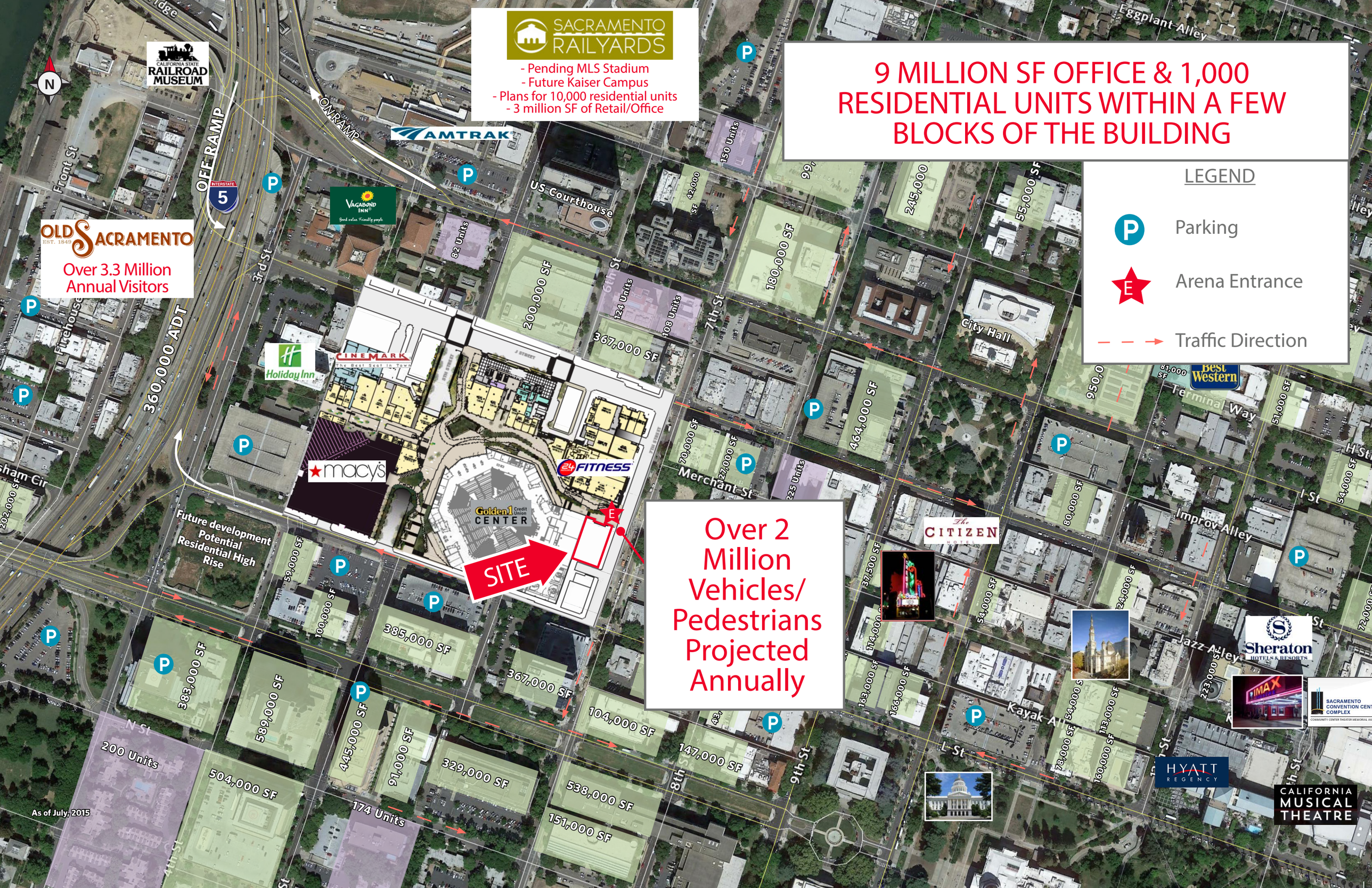
THE PREMIER LOCATION

630 K STREET

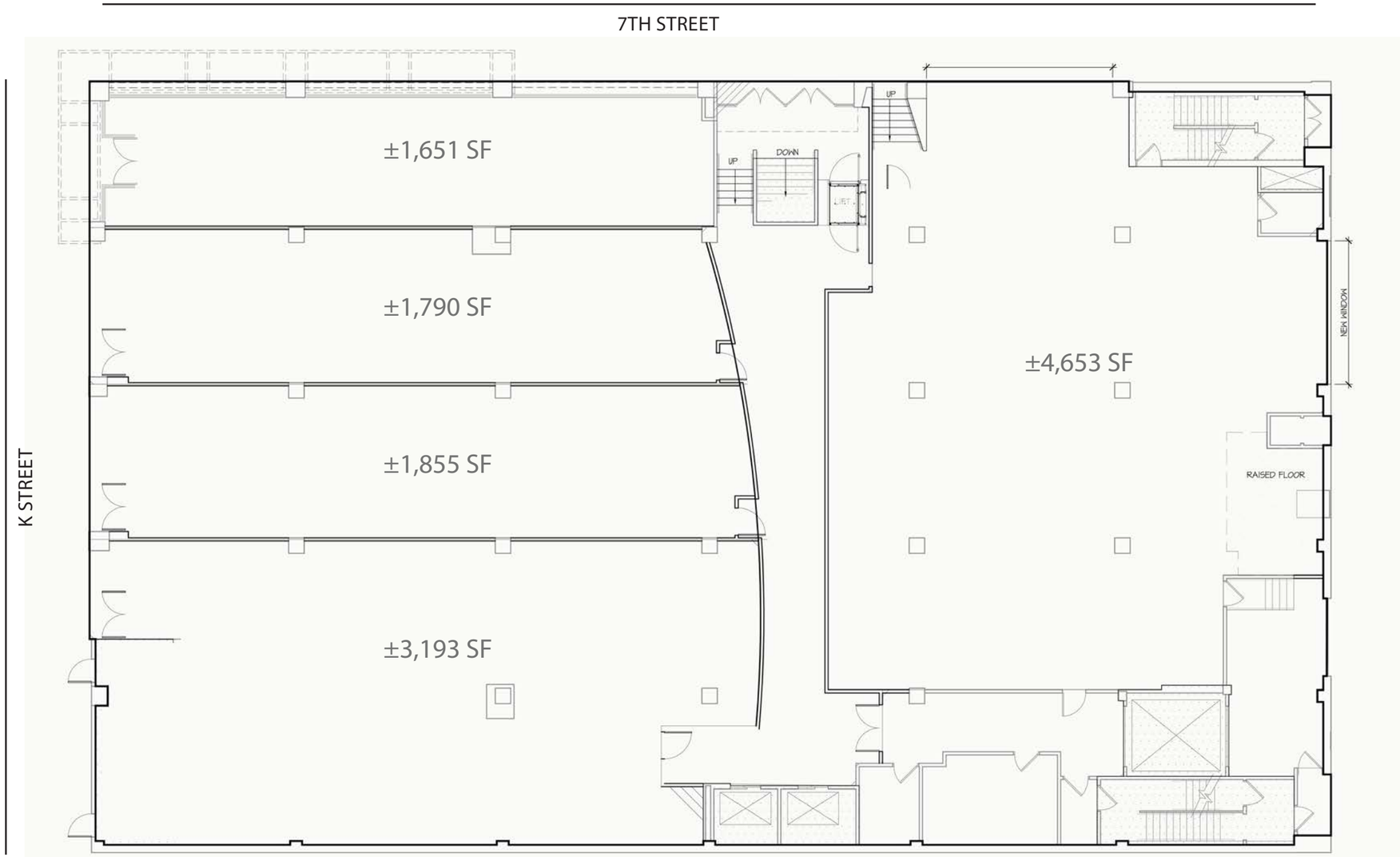
RIGHT IN THE HEART OF THE TRANSFORMATION OF DOWNTOWN SITUATED AT THE BUSIEST ENTRANCE TO THE NEW ENTERTAINMENT SPORTS COMPLEX AND ON THE DOORSTEP OF THE K STREET CORRIDOR

DOWNTOWN REVITALIZATION


SACRAMENTO RAILYARDS
- Pending MLS Stadium
- Future Kaiser Campus
- Plans for 10,000 residential units
- 3 million SF of Retail/Office
9 MILLION SF OFFICE & 1,000 RESIDENTIAL UNITS WITHIN A FEW BLOCKS OF THE BUILDING
LEGEND
Parking
Arena Entrance
Traffic Direction
CALIFORNIA STATE RAILROAD MUSEUM
OLD SACRAMENTO
EST. 1849
Over 3.3 Million Annual Visitors
360,000 ADT
OFF RAMP
ON RAMP
INTERSTATE 5
AMTRAK
Vagabond Inn
Holiday Inn
CINEMARK
macy's
24 FITNESS
Golden1 Credit Union CENTER
SITE
Future development Potential Residential High Rise
US Courthouse
City Hall
Best Western
The CITIZEN
Sheraton HOTELS & RESORTS
IMAX
SACRAMENTO CONVENTION CENTER COMPLEX
HYATT REGENCY
CALIFORNIA MUSICAL THEATRE
Over 2 Million Vehicles/ Pedestrians Projected Annually
As of July, 2015

Golden1 Credit Union CENTER
GRAND OPENING OCTOBER 2016
New state-of-the- art 17,500 Seat Sports/ Entertainment Arena
New 250 Four-Star Hotel with 125,000 SF of office and 69 Luxury residential units
Expected to draw an additional 1.6 million new visitors
±190 ANNUAL EVENTS

SAMPLE DESMISING SCENARIO FOR STREET LEVEL



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LOWER LEVEL

STREET LEVEL

STREET LEVEL

ROOFTOP

Transit Map Key

- Parking
- Stop Sign Intersection
- Project Viewing Window
- Exiting Bus Stop
- New Bus Stop
- Regional Transit Stop

DEMOGRAPHICS

	.25-mile	.50-mile	1-mile	3-mile	5-mile
Population	3,174	5,225	18,039	131,492	309,411
AVG. HH Income	$32,800	$45,633	$43,581	$63,352	$61,165
Daytime Employees	42,538	69,345	91,524	167,280	280,481
Median Age	38.3	38.7	36.1	35.8	34.2

PUBLIC TRANSPORTATION

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
St. Rose of Lima Park - 7th & K Transit...	2 min	2 min	0.1 mi
7th & Capitol Transit Stop	1 min	3 min	0.1 mi
8th & K Transit Stop	2 min	4 min	0.2 mi
St. Rose of Lima Park - 9th & K Transit...	2 min	4 min	0.2 mi
8th & Capitol Transit Stop	2 min	5 min	0.2 mi
Airport			
Sacramento International Airport	15 min		11.3 mi

TRAFFIC COUNTS
AVERAGE DAILY TRAFFIC

J St. @ 7th St.	20,371
L St. @ 7th St.	14,153
7th St. @ K St.	3,783
Interstate 5	375,000

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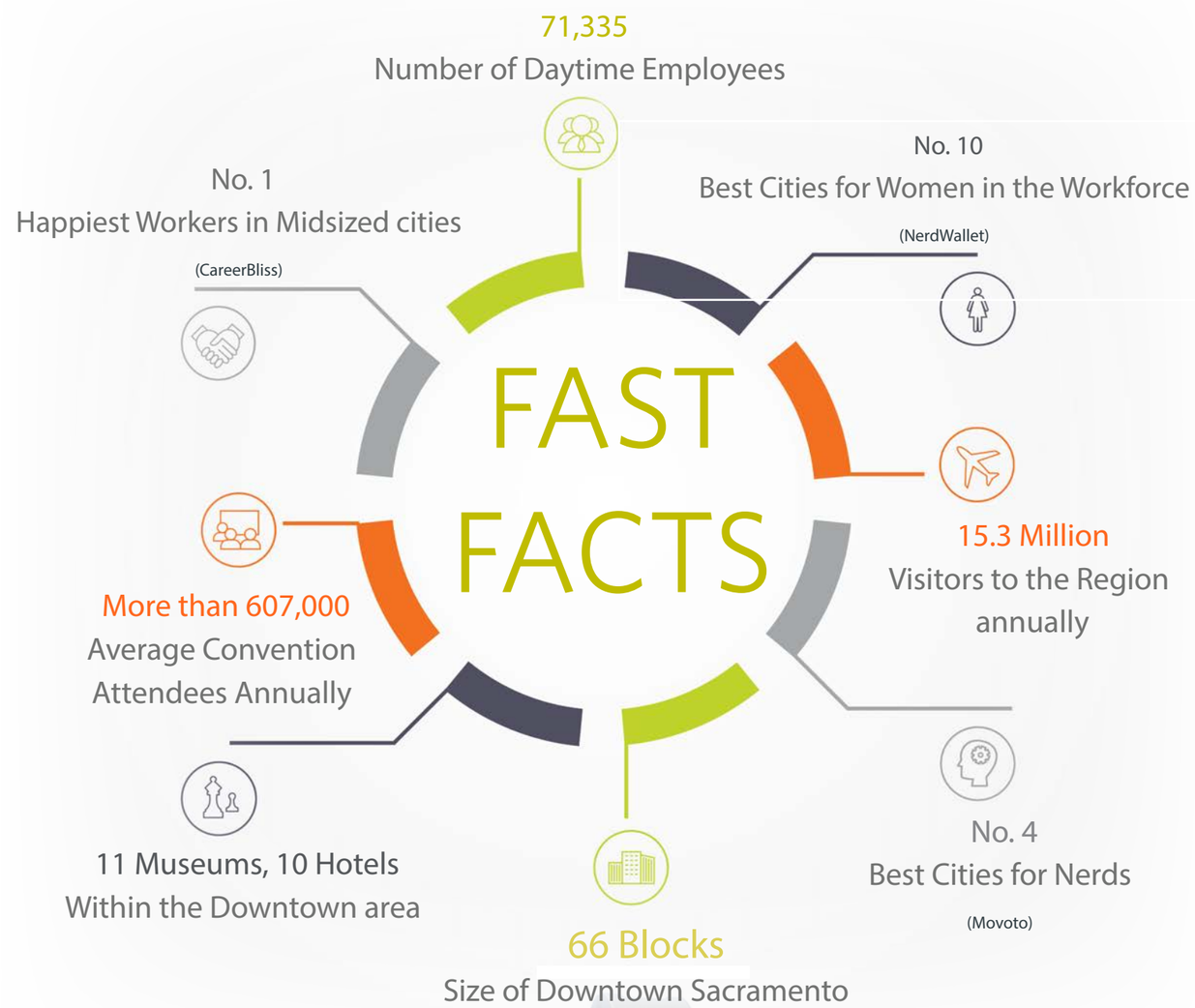
SACRAMENTO AT A GLANCE

LOCATION:

- In the heart of Downtown
- Located on a signalized intersection of 7th and K Streets
- Located at a Light Rail drop-off
- Foot traffic area both into and out of the Golden One Arena

HIGHPOINTS:

- Sacramento is the 3rd fastest growing metro area in California with a projected growth of 55.4% over the next 30 years
- Sacramento is one of the most affordable cities in all of California's major metro areas, from business costs to the costs of living
- It is the shipping and rail center for the Sacramento Valley
- Sacramento has an international airport, rail hub, seaport and junction of three freeways
- Known as the "City of Trees" and "Camellia Capital of the World"



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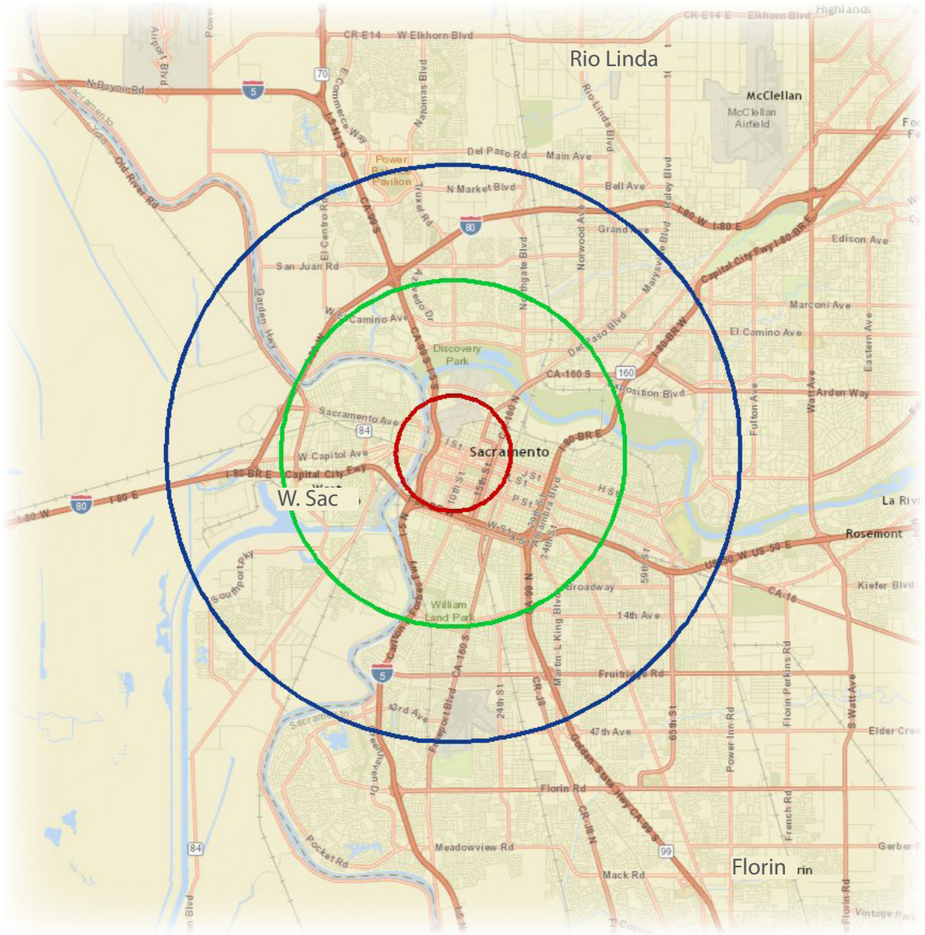
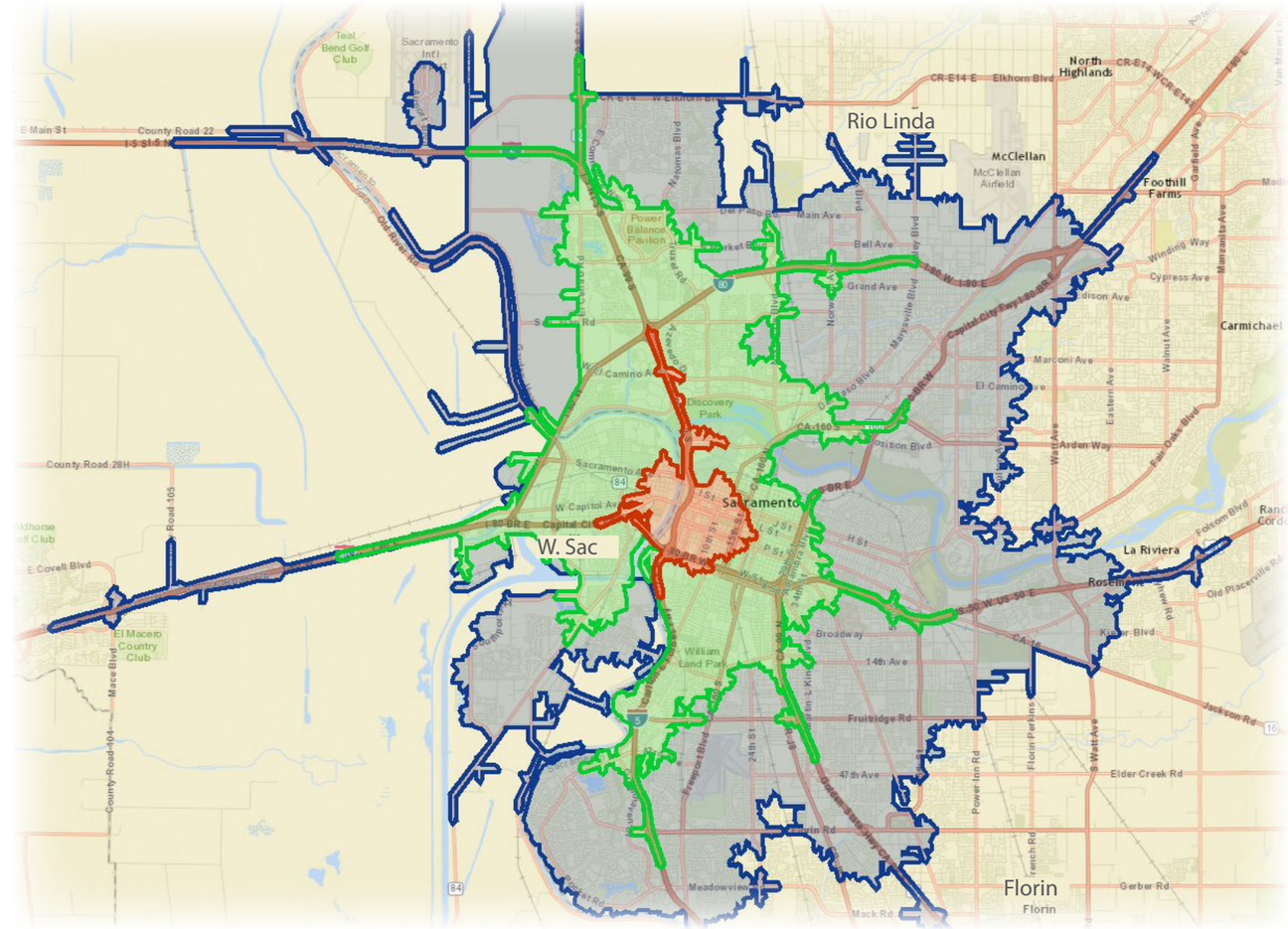
West
Sacramento
Employees - 30,303
Population - 50,751
Avg. HH Income - $70,386
The Railyards
Downtown
Sacramento
Employees - 83,498
Midtown
Sacramento
Population - 17,188
Median Age - 34.3
Avg. HH Income
$51,635
East
Sacramento
Population - 16,543
Avg. HH Income
$94,847
Land Park
Avg. HH Income
$126,726
Curtis Park
Avg. HH Income
$85,514
INTERSTATE 5
INTERSTATE 80
INTERSTATE 80
INTERSTATE 5
99
50



1, 3, 5 Mile Radius



5, 10, 15 Minute Drive

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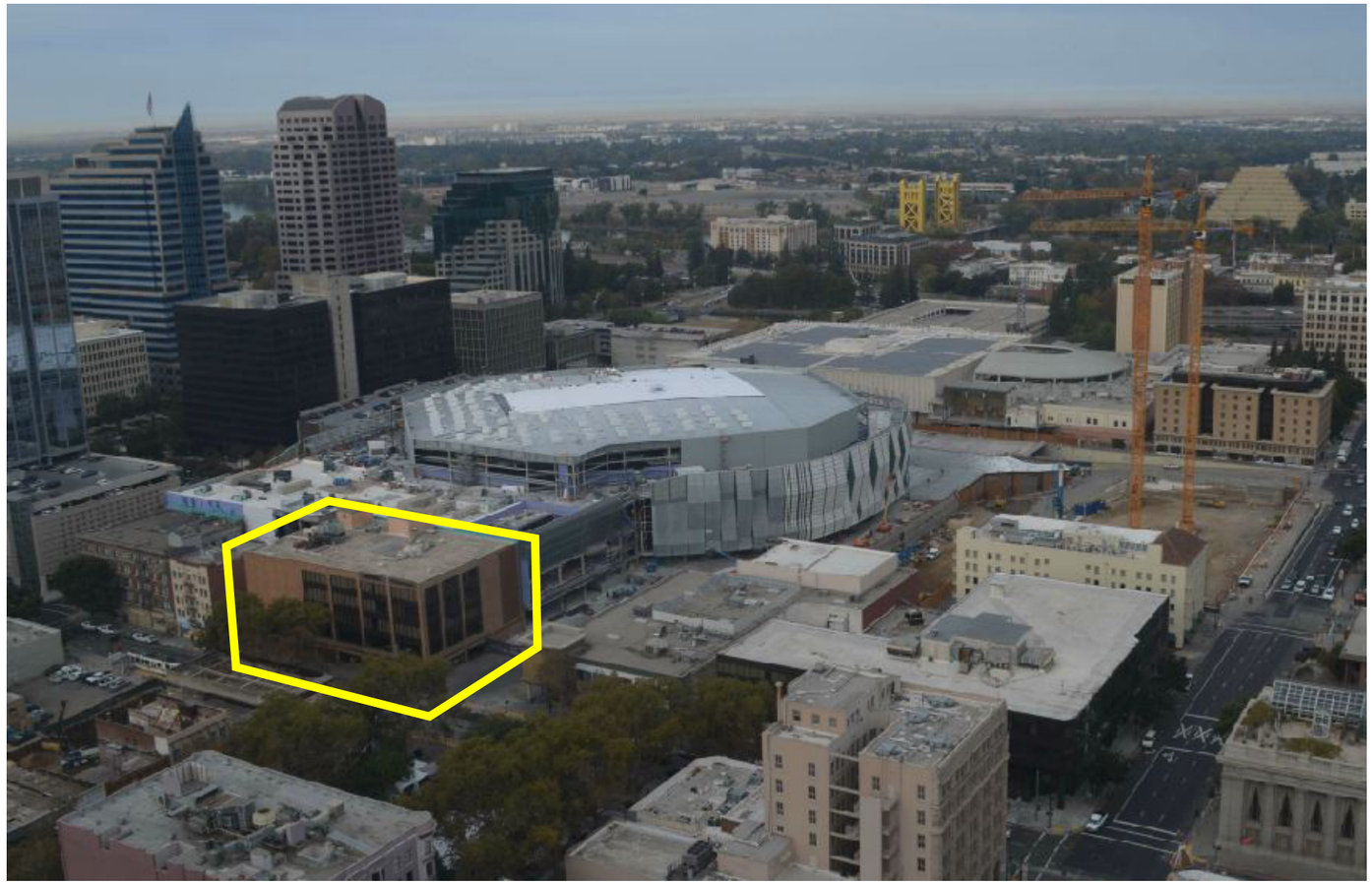

THE TRANSFORMATION IS UNDERWAY
ARENA TO BE COMPLETE FALL 2016

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