

# DOWNTOWN COMMONS + GOLDEN 1 CENTER TAILORED FOR THE URBAN LIFESTYLE



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# DOWNTOWN COMMONS & GOLDEN 1 CENTER

## THE REGION'S EPICENTER FOR SHOPPING, DINING & ENTERTAINMENT



630,000 SQUARE FEET OF RETAIL  
ANCHORED BY MACYS, PUNCH BOWL SOCIAL, URBAN  
OUTFITTERS & CENTURY THEATRES

17,500 SEAT NBA ARENA  
HOSTING 200 ANNUAL EVENTS

250 ROOM KIMPTON HOTEL  
ONLY UPPER-UPSCALE HOTEL IN THE REGION  
+ 45 LUXURY RESIDENCES

WALK TO 20MSF OFFICE  
100,000+ DAYTIME EMPLOYEES WITHIN  
WALKING DISTANCE

# AMONG GOOD COMPANY.

## JOIN THESE EXCITING APPAREL, ENTERTAINMENT & RESTAURANT TENANTS



The Golden 1 Center opened in October 2016 and has proven to be an enormous success for both the project and nearby businesses. The 17,500 seat stadium has consistently sold out its top acts like Paul McCartney, Maroon 5 and Lady Gaga. There are 200 events per year, including 42 basketball games, and we expect the arena to generate an additional 2 million annual visitors each year to the 15 million expected to DOCO. Wired Magazine called the nation's most high tech arena "a giant Tesla" and it was named "Sports Facility of the Year" by the Sports Business Journal.



The DOCO Macy's store is the brand's largest and highest grossing store in the Sacramento region, comprised of three levels of apparel, accessories and home goods merchandise. Macy's recently remodeled and remerchandised the store to include the brands top-tier merchandise, including brands like Coach, Michael Kors and Ralph Lauren.



Cinemark NextGen offers the newest technology, cutting edge amenities and customer-preferred options all under one roof. Every auditorium in the theatre complex offers a state-of-the-art viewing environment with wall-to-wall, ceiling-to-floor screens, Barco DLP projectors, RealD 3D versatility and 7.1 JBL sound systems. Additionally, the Cinemark NextGen complex can include the popular Cinemark XD: Extreme Digital Cinema auditorium.



Kimpton's The Sawyer Hotel merges past with future, indoor with outdoor, and urban with rural. It's an urban haven surrounded by great shopping, art galleries, and the city's renowned restaurants and farmer's markets. The Sawyer Hotel embraces the area's nature and history with spaces that feature organic textures, natural patterns, and abundant open-air areas.



Based in Denver, with locations in Austin, Portland, & Detroit, this unique concept unites fresh culinary options, locally inspired libations, and old school arcade-style entertainment in one space. Punch Bowl Social will operate on the second floor of The Sawyer Hotel tower and will feature bowling lanes, pool tables, ping pong & more, cementing DOCO as Sacramento's place to come for fun.



Urban Outfitters is a lifestyle retailer dedicated to inspiring customers through a unique combination of product, creativity and cultural understanding. Founded in 1970 in a small space across the street from the University of Pennsylvania, Urban Outfitters now operates over 200 stores in the United States, Canada and Europe, offering experiential retail environments and a well-curated mix of women's, men's, accessories and home products.



Getta Clue is America's longest running independent streetwear boutique and has set the standard for tastemakers and retail savants for the past 25 years. Founded in 1992, Justin Bilbao & Scott Gilbert founded Getta Clue at Downtown Plaza in Sacramento, CA. In 2005, the team started Good Stock Boutique, a spin on on the duo's cultivated urban aesthetic with a focus on California lifestyle.



Celebrated chef and restaurateur Sam Marvin's unprecedented formula of culinary enterprise led to innovative restaurant concepts Modada and Bottega Louie and has set the framework for his latest success, Echo & Rig Butcher and Steakhouse. Echo & Rig's in-restaurant Butcher Shop is a stunning homage to meat, featuring a large open glass meat locker, vertical displays and an exhibition/demonstration area. Marvin and his team have garnered praise and accolades for their innovation in reinventing the traditional steakhouse.



Bradley Ogden, a two-time James Beard Award winner, is part of the first generation of California farm fresh chefs. His State Fare concept is one that seamlessly combines casual with quality.

A locally sourced menu of American fare paired with boutique wines, craft brew, and seasonal cocktails create a lively and inspired culinary environment.



Pressed Juicery was created with one goal in mind, to bring delicious, premium, and nutritious juice to everyone. Today, Pressed Juicery is the leading cold-pressed juice chain, selling thousands of bottles every day. They ship their delicious juices and customizable cleanse programs nationwide, delivering the benefits of nutritious cold-pressed juice to your door.

# FLAGSHIP RETAIL SPACE

## HIGHLY VISIBLE SPACE FRONTING ARENA MAIN ENTRANCE



1 **Golden1** Credit Union  
**CENTER**

2 ★ *macy's*

3 *State Fare*  
KITCHEN & BAR

4 **pressed**  
**juicery**

5 AVAILABLE  
±5,850 SF FLAGSHIP  
RESTAURANT

6 AVAILABLE  
UP TO ±10,020 SF  
FLAGSHIP RETAIL

# FLAGSHIP RETAIL SPACE

## HIGHLY VISIBLE SPACE FRONTING ARENA MAIN ENTRANCE



1 macy's

2 *State Fare*  
KITCHEN & BAR

3 **pressed**  
juicery

4 AVAILABLE  
±5,850 SF FLAGSHIP  
RESTAURANT

5 **CINEMARK**  
nextgen

6 AVAILABLE  
UP TO ±10,020 SF  
FLAGSHIP RETAIL

# FLAGSHIP RETAIL SPACE

## HIGHLY VISIBLE SPACE FRONTING ARENA MAIN ENTRANCE



VIEW FROM FLAGSHIP RESTAURANT PATIO

1 AVAILABLE  
±5,850 SF FLAGSHIP  
RESTAURANT

2 AVAILABLE  
UP TO ±10,020 SF  
FLAGSHIP RETAIL



# FLAGSHIP RETAIL SPACE

## UNMATCHED REGIONAL BRANDING OPPORTUNITY



1 *State Fare*  
KITCHEN & BAR

2 **pressed**  
juicery

3 AVAILABLE  
±5,850 SF FLAGSHIP  
RESTAURANT

4 AVAILABLE  
UP TO ±10,020 SF  
FLAGSHIP RETAIL

# URBAN LIFESTYLE CENTER DRAWS FROM HOTEL, ENTERTAINMENT & DINING DESTINATIONS



1



2



3



4



5

AVAILABLE  
UP TO ±10,020 SF  
FLAGSHIP RETAIL



# THE SAWYER HOTEL

## TWO LEVELS OF RETAIL & RESTAURANTS



### GREEN FEATURES

- Retail and hotel space opens onto the plaza for a unique indoor-outdoor feel, taking advantage of Sacramento's 320 annual days of sunshine
- DOCO is bringing green space to the urban core, and is designed to include green walls, a lush public bosque, and expansive park areas for socializing
- The Golden 1 Center will be carbon & grid neutral, as well as LEED Platinum Certified



# DESIGNED FOR THE MODERN SHOPPER

## CONTEMPORARY MIXED-USE RETAIL & ENTERTAINMENT DESTINATION



VIEW FROM REVIVAL POOL BAR & LOUNGE



VIEW FROM THE GOLDEN 1 CENTER

THE SAWYER HOTEL & MIXED USE TOWER

# GOLDEN 1 CENTER EVENTS YEAR ONE IS A HUGE SUCCESS

THIS APRIL, THE GOLDEN 1 CENTER WELCOMED ITS  
**1,000,000<sup>TH</sup>**  
GUEST IN ITS FIRST 6 MONTHS OPEN

ON PACE TO RANK IN NORTH AMERICA'S  
**TOP FIVE**  
CONCERT VENUES FOR PAID ATTENDANCE

**SOLD OUT**  
RESERVATIONS SURGED AT NEIGHBORING HOTELS &  
RESTAURANTS IN ANTICIPATION OF ARENA EVENTS

DOWNTOWN HOTEL OCCUPANCY RATES AT A  
**4 YEAR HIGH**  
**TOP GROSSING**  
BLAKE SHELTON & MAROON 5 TOUR STOPS TO DATE



# SACRAMENTO'S CITY CENTER

## THE DEVELOPING URBAN CORE DEMANDS RETAIL



20,000

**NEW RESIDENTIAL UNITS UNDER  
CONSTRUCTION OR IN  
PRE-DEVELOPMENT WITHIN  
15 BLOCKS OF DOCO**



15 MILLION

**DOCO & GOLDEN 1 CENTER ANNUAL  
VISITORS FOR EVENTS, TOURISM,  
SHOPPING & MORE**



109,000

**EMPLOYEES WITHIN 1 MILE OF  
DINING, SHOPPING, & ENTERTAINMENT  
AT DOCO**

# URBAN HOUSING BOOM

## HIGH DEMAND FOR URBAN HOUSING HAS LED TO INCREASED CONSTRUCTION & DEVELOPMENT



**20,000+**

CLASS A UNITS UNDER DEVELOPMENT WITHIN 10 BLOCKS OF DOCO

**\$76,000**

PROJECTED HOUSEHOLD INCOME PER UNIT IN CLASS A ONE-BEDROOM AT MARKET RENTAL RATES  
ASSUMING RENT AFFORDABILITY AT 30% OF GROSS ANNUAL INCOME

- CLASS A RESIDENTIAL - DEVELOPMENT  
UNDER CONSTRUCTION OR PROPOSED
- CLASS A RESIDENTIAL - FOR RENT  
PROJECT BUILT WITHIN PAST 10 YEARS
- CLASS A RESIDENTIAL - FOR SALE  
PROJECT BUILT WITHIN PAST 10 YEARS



**THE BRIDGE DISTRICT**  
12.5M SQ FT DEVELOPMENT

RALEY FIELD

TOWER BRIDGE



**CBD**  
18.7M SQ FT OFFICE SPACE

CROCKER ART MUSEUM

CAPITOL MALL

CALIFORNIA STATE CAPITOL

**OLD SACRAMENTO**  
4.3 MILLION ANNUAL VISITORS



**THE RAILYARDS**  
240 ACRE DEVELOPMENT

**DOCO**

FUTURE KAISER PERMANENTE MEDICAL OFFICE OFFICE

700 BLOCK OF K ST

K STREET

J STREET

L STREET

**THE KAY**

SACRAMENTO'S ENTERTAINMENT DISTRICT

**CIVIC CENTER**

CITY, COUNTY AND STATE BUSINESS DESTINATIONS

# URBAN SACRAMENTO ON THE RISE

## CBD + CIVIC

Sacramento's Central Business District (CBD) is the region's largest center of Class A office buildings with approximately 20 million sq ft.

- 349 office buildings
- 90.2% overall occupancy rate
- \$2.50 average rental rate per sf/mo
- State Capitol, City Hall

## 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 4.3M 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 will be a huge attraction to this already pedestrian-friendly, lively corridor.

700 Block of K Street Development: Fully-entitled for 137 apartment units and 72,000 sq ft of retail.

## LANDMARKS

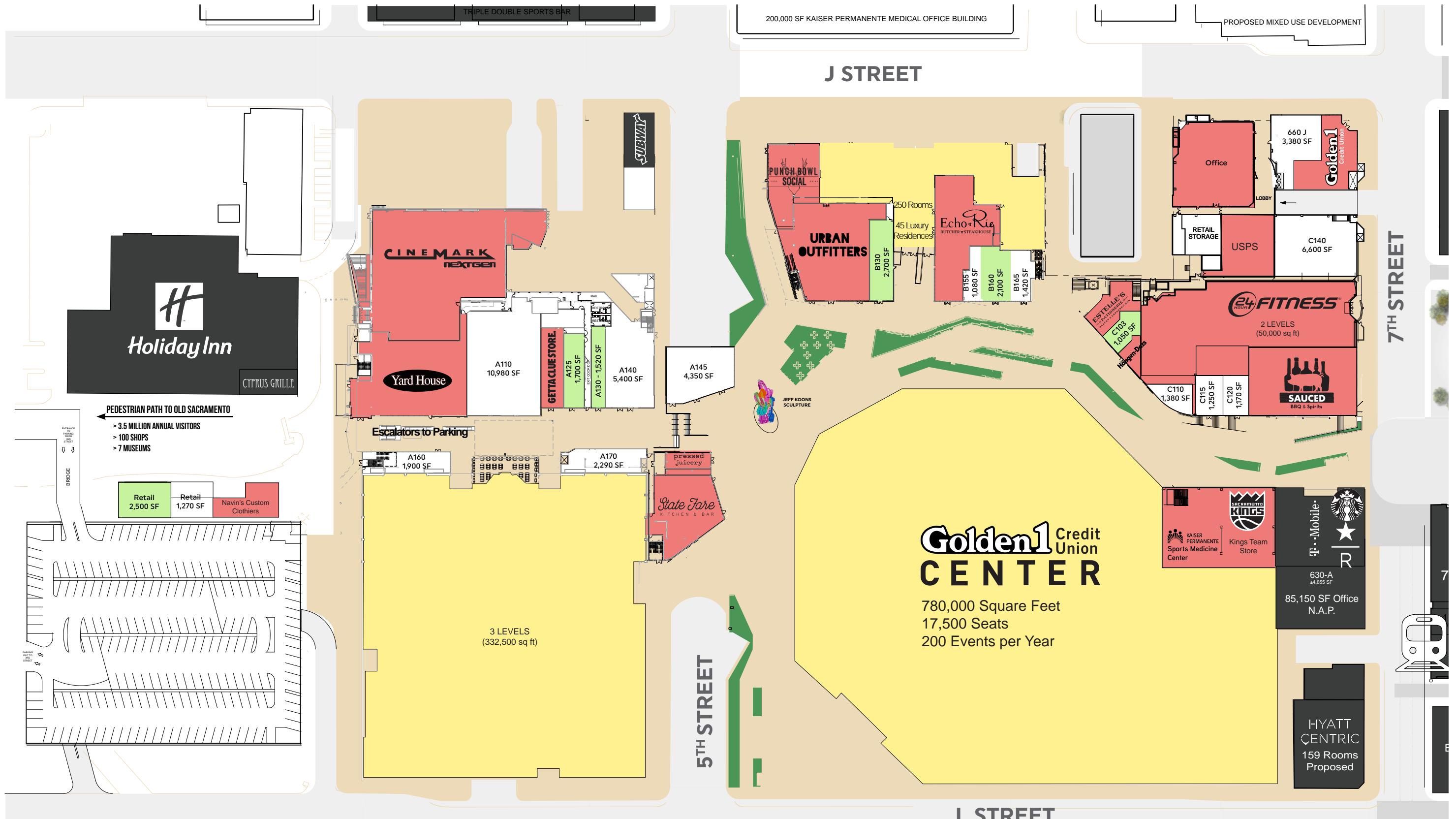
Downtown is home to several landmarks, drawing the following number of visitors annually:

- Old Sacramento: 4.3 million
- California State Capitol: 750,000
- Raley Field: 600,000
- Crocker Art Museum: 286,500

# SITE PLAN PLAZA LEVEL

LEASED ANCHOR  
 LEASED RETAIL

LEASE/LOI NEGOTIATION  
 NEGOTIATION / TOURING



# SITE PLAN TERRACE LEVEL

- LEASED ANCHOR
- LEASE/LOI NEGOTIATION
- LEASED RETAIL
- NEGOTIATION / TOURING





# VIEW FROM FLAGSHIP RESTAURANT



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