

THE PAINT SHOP – NOW LEASING!

SAC
RAILYARDS
1862

BUILDING THE FUTURE OF SACRAMENTO

The Railyards – Rooted in History, Alive with Possibility

SUTTER PROPERTIES GROUP

Railyards@sutterpropertygroup.com ■ sutterpropertygroup.com

Henry de Vere White
DRE #02172964
916-879-2701

Mark Cordano
DRE #01127351
916-600-4245

Simon de Vere White
DRE #01396428
916-761-7179

A NEW STORY IS BEING WRITTEN...

The Railyards is a chance to transform the vision of Sacramento, and you're invited to make it happen. Two hundred and forty-four acres of former railyards are being reimaged into a quarter million square feet of retail, up to 10,000 homes, 1200 hotel rooms, three hundred thousand square feet of offices, downtown's largest medical campus, a professional soccer stadium and thirty acres of green space.

“This isn’t a rehab. It’s a resurrection.”

For over a century, iron and steam powered the Railyards. Today, it's about people, culture, and momentum. The Railyards is calling for visionaries – chefs with a point of view, retailers with vision, makers who know that space isn't just square footage, it's a stage. Come write your chapter in Sacramento's future and help us become a partner in this generational opportunity.





**220,074± SF
of
Opportunity!**

Available Now!

AJ APARTMENTS
RETAIL AT AJ APARTMENTS

2027

THE PAINT SHOP - LEASING!
FC STADIUM

2029

CENTRAL SHOPS - LEASING!
APARTMENTS
KAISER

2030

HOTEL
RESIDENTIAL
INNOVATION DISTRICT

2031

HOTEL



PHASE ONE

THE PAINT SHOP & STADIUM DISTRICT

RENT: Negotiable + NNN's

TI PACKAGE: Negotiable

INFRASTRUCTURE: Delivered to space

Every city has a place where its future first takes shape. In The Railyards, that place is the Paint Shop – a historic structure now being built as a 3,600 seat capacity live music venue set to open in 2028. It will be one of Sacramento's most magnetic and culturally iconic destinations, hosting concerts, comedy, and cultural events. It's expected to host more than 120 events each year, drawing thousands of visitors annually.

And just steps away, two more powerhouses are rising: the Sacramento Republic FC stadium, currently under construction and slated to open in 2028 and the Kaiser Permanente Railyards Medical Center set to open in 2029. Designed as a 12,000± seat soccer-specific venue, the stadium will be a regional draw for soccer fans, major concerts, and year-round activity. These two sports and music anchors– will deliver unmatched traffic and energy into the The Railyards Central Shops. The 18 acre Kaiser Permanente Railyards campus will be completed in 2029 and feature a spacious healing environment where thousands of physicians and health care professionals will deliver high-quality care using leading-edge technology.

The Paint Shop has two ground-floor spaces available now, positioned to capture the flow of concert-goers, sports fans, and daily visitors. Add to that a new building rising in the center of the plaza, and you have a front-row opportunity in what will become the busiest corner of Sacramento's new urban destination.

Future tenants will form the foundation of the Central Shops entertainment district that will redefine how our region gathers. For food, beverage, and retail operators ready to be part of Sacramento's most ambitious rebirth, this is the beginning.

“This is where the story begins.”



**“The foundation of Sacramento’s
next great urban destination.”**

THE PAINT SHOP

BASE RENT: Negotiable + NNN's ■ **TI PACKAGE:** Negotiable ■ **INFRASTRUCTURE:** Delivered to space



SPACES AVAILABLE

West Retail

2,925 SF

East Retail

2520 SF

Micro-Retail

950 SF: Divisible by four tenants

Office/ Event / Retail Space

1,015 SF: 1st Floor

5,110 SF: 2nd Floor



TRANSFER STATION

BASE RENT: Negotiable + NNN's ■ **TI PACKAGE:** Negotiable ■ **INFRASTRUCTURE:** Delivered to space



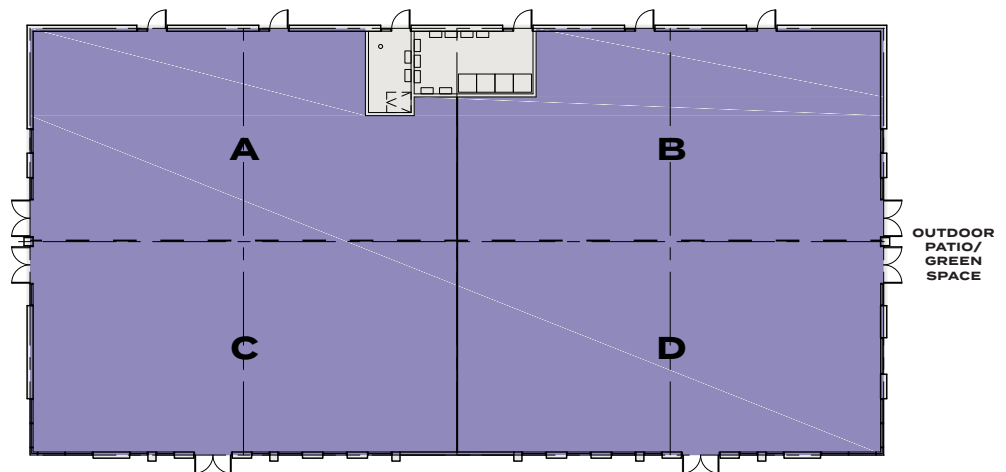
SPACES AVAILABLE

Total Building

9,200 SF: Divisible by 3-4 tenants depending on concepts

Tenants B & D: Have access to a 7,000 SF patio/green space area

Tenants A & C: Patio space available



THE LOCATION

LOCATION, LOCATION, LOCATION.

You've heard it from brokers, old restaurateurs, and retail sages. It's cliché for a reason. Location is where every story starts, and it's what carries through to the bottom line.

The Railyards is the hinge where Sacramento turns. To the south: Golden 1 Center, DOCO, and the Capitol. To the west: Old Sacramento and the riverfront. To the east: Midtown's bars, galleries, and late nights.

NEARBY AMENITIES

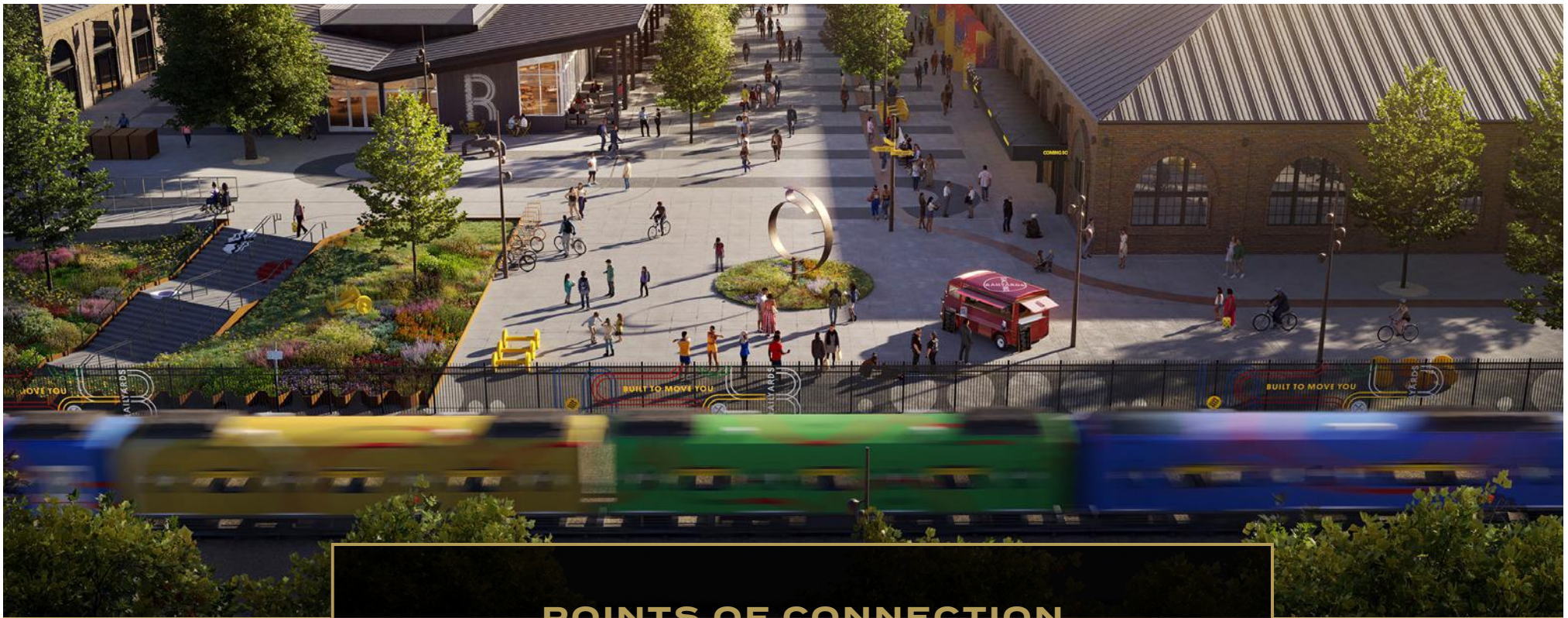
Step outside and you're in the thick of the city's best. To the south, DOCO hums with 630,000 SF of retail and the glow of Golden 1 Center. To the west, Old Sacramento's cobblestone streets carry 2M annual visitors. To the east, Midtown pours cocktails and spins vinyl with 215± bars, restaurants, and cafes.

This is where Michelin-starred chefs share the block with taco trucks, where coffee fuels the morning and cocktail bars own the night. Sacramento wears its history proudly – murals, neon, and oak-shaded patios where deals are struck.

Golden 1 Center already draws millions downtown. DOCO layers in hotels, retail, and entertainment. But this is only the beginning. A new courthouse is open, Kaiser Permanente's 1.3M SF medical campus is underway, the Republic FC stadium will open in 2027, the Paint Shop live music venue is under construction, and a dual-branded hotel is coming.

This is Sacramento's next defining moment, and the gates are about to open. From the Crocker Art Museum to the SMUD Museum of Science & Curiosity, from the new I Street Bridge to the expanding bike grid, The Railyards is being stitched directly into Sacramento's identity.

**The Central Shops: Pre-leasing has begun.
Let's find a home for your brand.**



POINTS OF CONNECTION

SACRAMENTO VALLEY STATION

Amtrak, SacRT Light Rail and bus

FUTURE I STREET BRIDGE

Direct link to West Sacramento

NEW LIGHT RAIL STATION

Planned in the Railyards

IMMEDIATE FREEWAY ACCESS

I-5, I-80, Hwy 50, Hwy 99

BIKE & PEDESTRIAN TRAILS

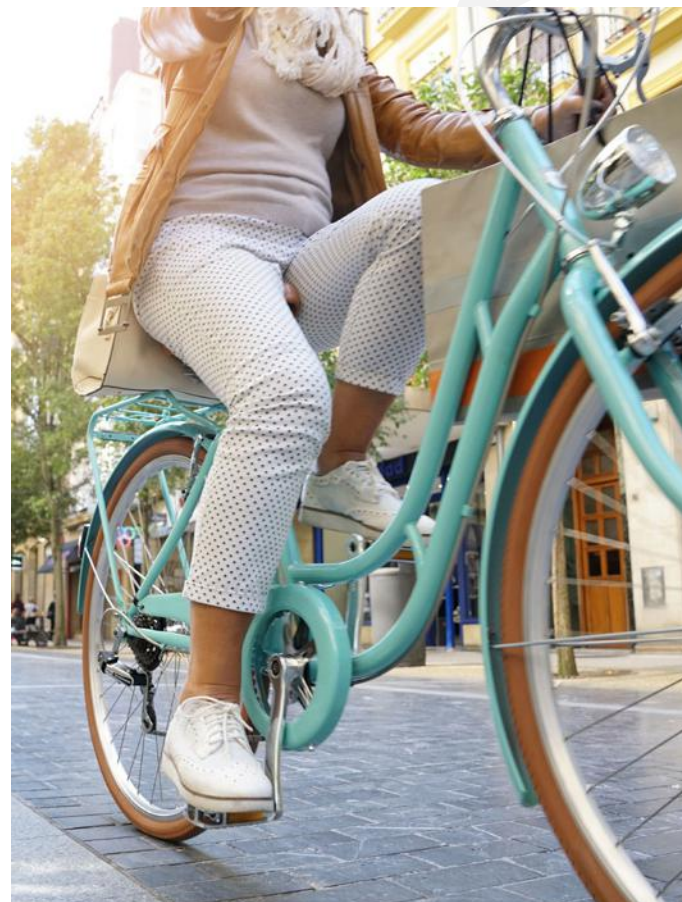
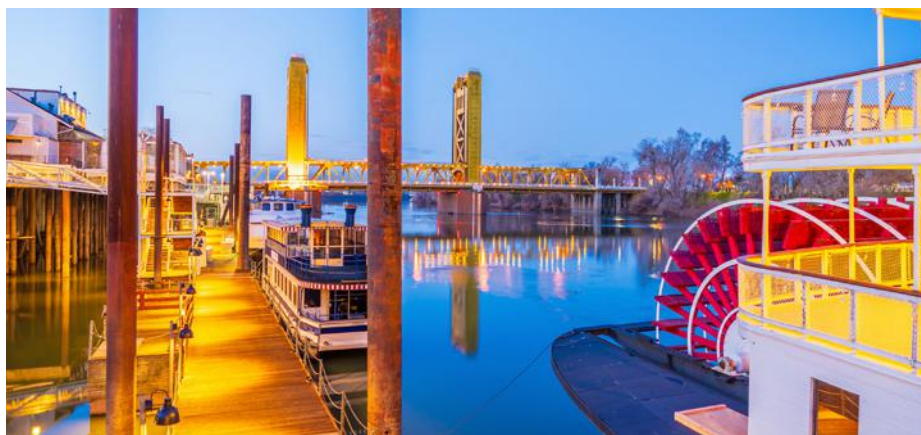
Link to Midtown, Old Sac, American River Parkway

TRANSIT & ACCESSIBILITY

CONNECTED BY DESIGN

The Railyards has always been about connection – once by rail, now by road, bridge, and trail. New streets tie directly into downtown, with Sacramento Valley Station next door and a new light rail stop coming soon.

The I Street Bridge will link to West Sacramento, while riverfront bike and pedestrian paths connect to Old Sacramento and the city core. With I-5, I-80, Hwy 50, and Hwy 99 minutes away, The Railyards is built for easy access from every direction.





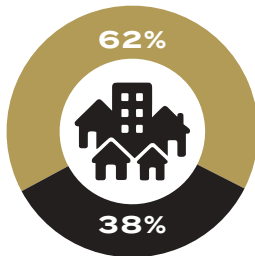
POPULATION

2.56M and counting!

GROWTH

20,000± annually

70,000± Bay Area
transplants since 2019



HOUSING

62% owners

38% renters

**“Every number is energy
flowing into your business.”**

SCORES

Walk
97



Bike
98

Transit
55



VISITORS

15.3M annually



WORKFORCE

1.25M

71,335 daytime
employees within 1 mile



HOUSEHOLDS & INCOME

Average \$77,118 annually

34% Bachelor's degree or higher

68% some college



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