THE CENTRAL SHOPS – PRE-LEASING

SAC RAILYARDS 1862

BUILDING THE FUTURE OF SACRAMENTO

The Railyards – Rooted in History, Alive with Possibility

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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 reimagined 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!	2027	2029	2030	2031
AJ APARTMENTS	THE PAINT SHOP – LEASING!	CENTRAL SHOPS – LEASING!	HOTEL	HOTEL
RETAIL AT AJ APARTMENTS	FC STADIUM	APARTMENTS	RESIDENTIAL	
		KAISER	INNOVATION DISTRICT	

SAC RAILYARDS 1862

CENTRAL SHOPS

SACRAMENTO'S PERMIER URBAN DESINATION

Walk into the Central Shops and you feel it immediately: the weight of history and the momentum of what's next. Once the industrial core of the Railyards, these industrial cathedrals are being transformed into 220,000± square feet of space for dining, entertainment, retail, and cultural experiences.

"Central Shops is the anchor of Sacramento's next economic engine."

At the center is the Paint Shop, a 47,700 SF live music venue under construction that will anchor the entertainment district and draw over a half million patrons annually. It will include two signature food and beverage opportunities designed to thrive on event programming and generate daily foot traffic. Surrounding it, the Central Shops form a larger retail and entertainment district – a network of historic brick-and-steel buildings with pedestrian access to Sacramento Valley Station, these buildings are now available for tenants to explore.

These buildings will compile the shops and experiences that will define Sacramento's future. Large-format anchors will share the stage with boutique operators, creating a mix that attracts everyone from concert-goers and soccer fans to local residents and weekend explorers.

Construction has started. Book your tour today!

220,074± SF of Opportunity

PAINT SHOP

47,700 SF: Music Venue (leased to a national events promoter)

5,445 SF: Ground Floor Retail (divisible into two spaces)

6,125 SF: Office / Retail

TRANSFER STATION BUILDING

9,460 SF (divisible into four spaces)

Now Pre-Leasing

BUILDING 3

35,092 SF

BUILDING 4

59,258 SF

BUILDING 5

28,130 SF

BUILDING 6

27,914 SF

BUILDING 7 & 8

Occupied by the State of California

CENTRAL SHOPS FIRST FLOOR

FIRST FLOOR AVAILABILITY – TOTAL 157,471 SF

BUILDING 1 - The Paint Shop

Suite A: 2,925± SF

Suite B: 2,520± SF

Suite C: 1,015± SF

Suite D: 238± SF ea. (Qty. 4)

Venue: 47,700± SF (Leased)

BUILDING 2 - Transfer Station

9,460± SF

BUILDING 3 - Car Shop No.3

20,585± SF

BUILDING 4 - Planning Mill

30,337± SF

BUILDING 5 - Car Machine Shop

14,065± SF

BUILDING 6 - Blacksmith Shop

27,912± SF

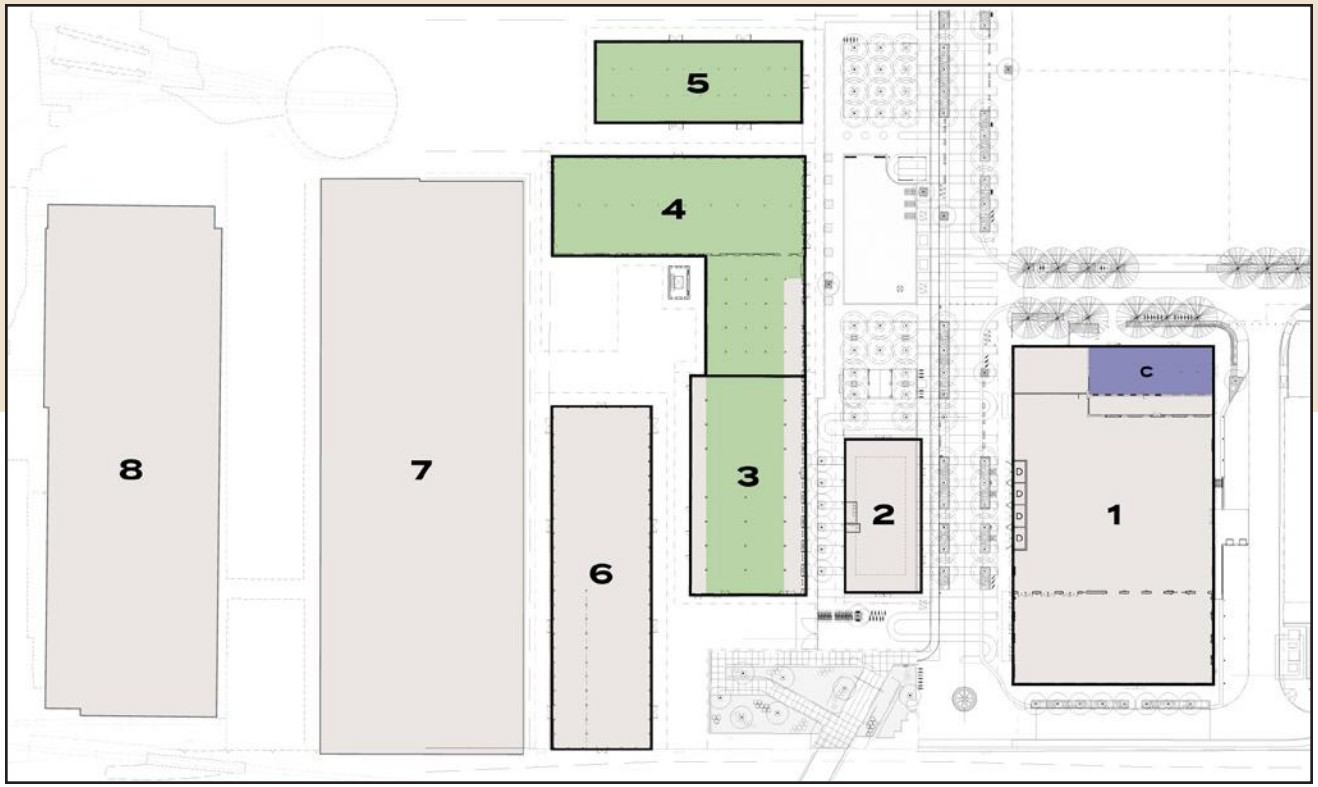
BUILDING 7 - Erecting Shop

Occupied: State of California

BUILDING 8 - Boiler Shop

Occupied: State of California

CENTRAL SHOPS SECOND FLOOR



SECOND FLOOR AVAILABILITY – TOTAL 62,603± SF

BUILDING 1 - The Paint Shop
Suite C: 5,110± SF

BUILDING 2 - Transfer Station
No Second Floor

BUILDING 3 - Car Shop No.3
14,507± SF

BUILDING 4 - Planning Mill
28,921± SF

BUILDING 5 - Car Machine Shop
14,065± SF

BUILDING 6 - Blacksmith Shop
No Second Floor

BUILDING 7 - Erecting Shop
Occupied: State of California

BUILDING 8 - Boiler Shop
Occupied: State of California

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

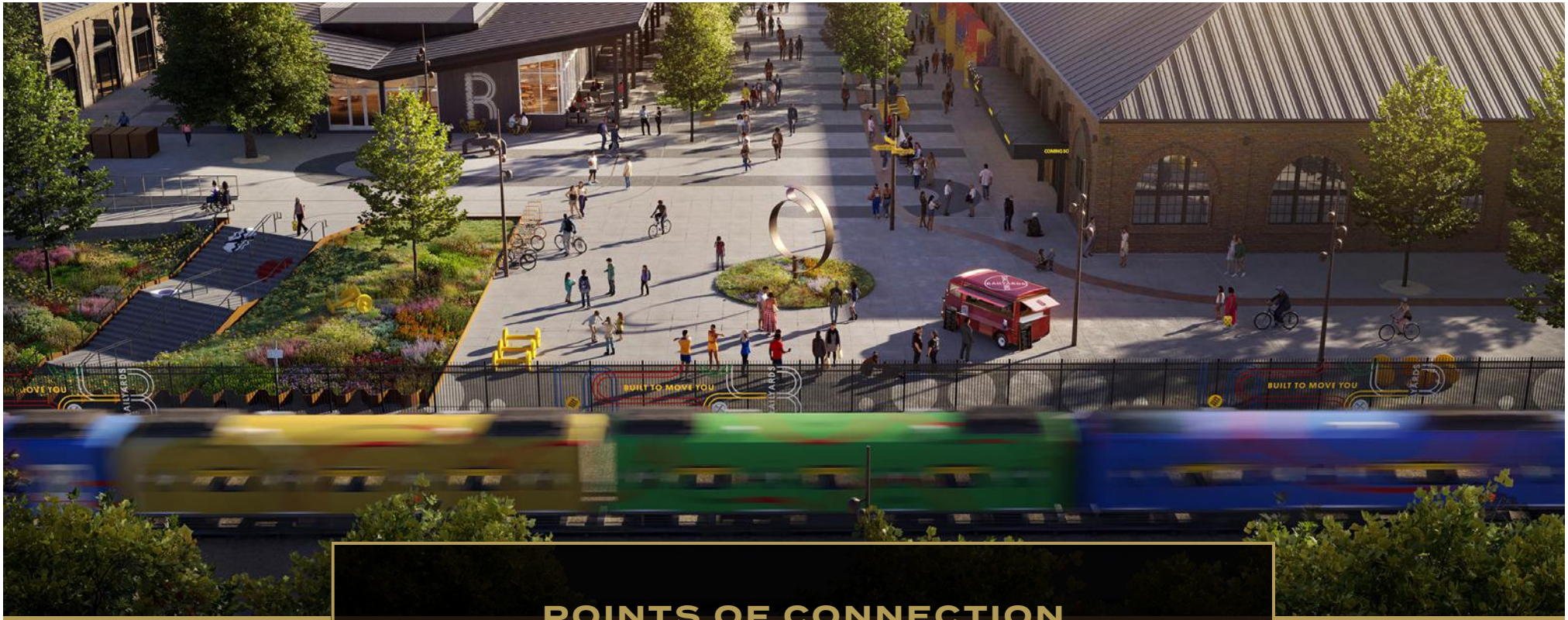
Step outside and you're in the thick of the city's best. To the south, DOCO hums with 630,000 SF of retail and the glow of Golden 1 Center. To the west, Old Sacramento's cobblestone streets carry 2M annual visitors. To the east, Midtown pours cocktails and spins vinyl with 215± bars, restaurants, and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

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.

GREATER SACRAMENTO DEMOGRAPHICS

"Every number is energy flowing into your business."

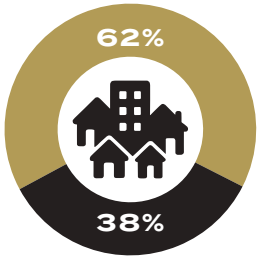
POPULATION

2.56M and counting!

GROWTH

20,000± annually

70,000± Bay Area transplants since 2019



HOUSING

62% owners

38% renters

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

NOW LEASING

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