

RETAIL AT THE AJ - 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 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!

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

SAC RAILYARDS
1862

THE OPPORTUNITY

A PLACE TO LIVE

Every Urban destination is more than offices, restaurants, and nightlife. It needs people who call it home – who wake up, walk the streets, and make the neighborhood their own. At The Railyard, that future is already taking shape.



REGIONAL GROWTH: 2.56M people ▪ 20,000 new residents annually ▪ 70,000+ Bay Area transplants since 2019



URBAN CORE MOMENTUM: 15.3M annual visitors ▪ 71,335 daytime employees ▪ 8.9% vacancy (lowest in region)



HOUSEHOLDS & INCOME: Average \$77,118 annually ▪ 34% Bachelor's degree or higher
68% some college



HOUSING SHIFT: 10,000+ new homes planned ▪ 62% owners 38% renters



LIFESTYLE SCORES: Walk 97 ▪ Bike 98 ▪ Transit 55

The first wave of residents has arrived! The A.J. Apartments are now open, with 345 units and more than 5,000 SF of retail.

But this is only the beginning. Just around the corner are the Telegrapher Apartments, delivering 310 units of residential over retail by 2029. Concurrent with the Telegrapher, Lot 43 Residential Apartments will add hundreds more homes south of the tracks by 2029. Altogether, these projects are part of a master plan to bring 6-10,000 new residences to the Railyards.

Imagine the daily rhythm: morning coffee on the plaza, biking the riverfront trails, walking to concerts at the Paint Shop, grabbing dinner at the Central Shops, all without leaving your neighborhood.

JV Partnership and land opportunities available. Set up a call today.



**“The residents of tomorrow will be
the heartbeat of the Railyards.”**

The A.J. Apartments Now Open

LOCATED ACROSS FROM THE NEW SOCCER STADIUM!

Tenant 1: 1,650 SF

Tenant 2A & 2B: 2,430 SF

Tenant 3: 1,662 SF

Negotiable Rents & TI Packages Available



RETAIL AT THE AJ – NOW LEASING!

BASE RENT: \$3.50 ▪ NNN: ±\$1.25 ▪ TI PACKAGE: Negotiable

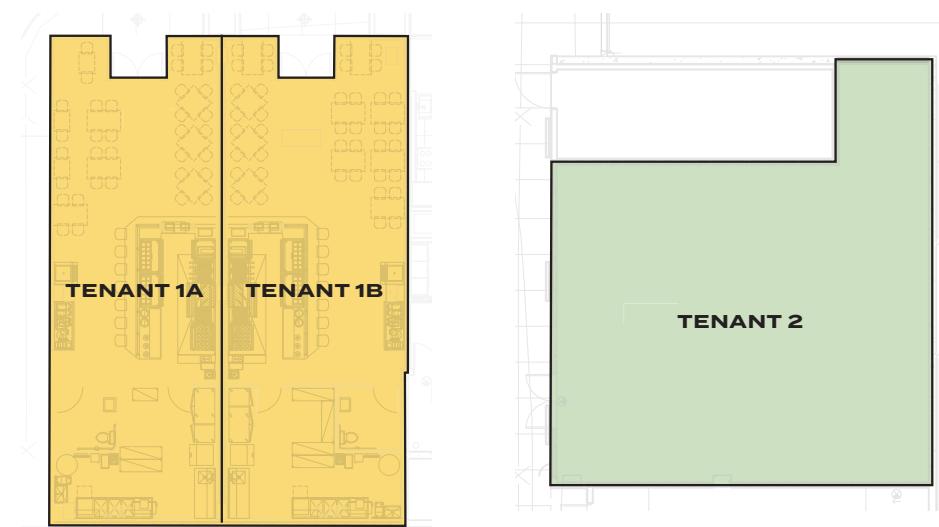


SIXTH STREET FOR LEASE

Tenant 1A: 1,169 SF ▪ Tenant 1B: 1,261 SF ▪ Tenant 2: 1,650 SF

The retail space for Tenant 1 offers premier visibility at a prominent hard corner of The AJ Apartments, just steps from the new Sacramento Republic Soccer Stadium.

Tenant 2's retail space sits directly adjacent to the main entrance of The AJ Apartments, with frontage along a key artery leading back into Downtown Sacramento. The manageable square footage makes it ideal for a light grab-and-go concept or a specialty coffee operator.



RETAIL AT THE AJ – NOW LEASING!

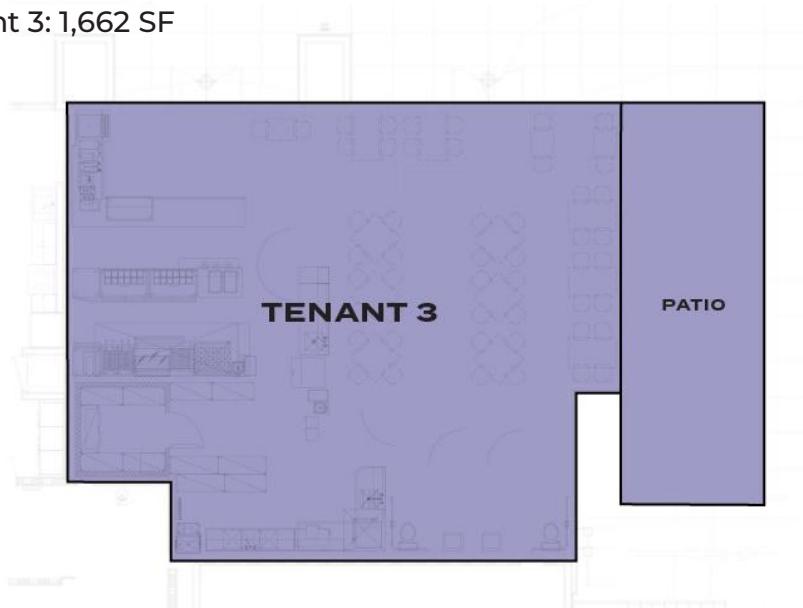
BASE RENT: \$3.50 ▪ NNN: ±\$1.25 ▪ TI PACKAGE: Negotiable



SEVENTH STREET FOR LEASE

Tenant 3: 1,662 SF

This retail space offers ample patio space and visibility on a hard corner of The AJ Apartments which faces the new Sacramento Republic Soccer Stadium. Be the first and last stop for fans leaving the stadium!



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

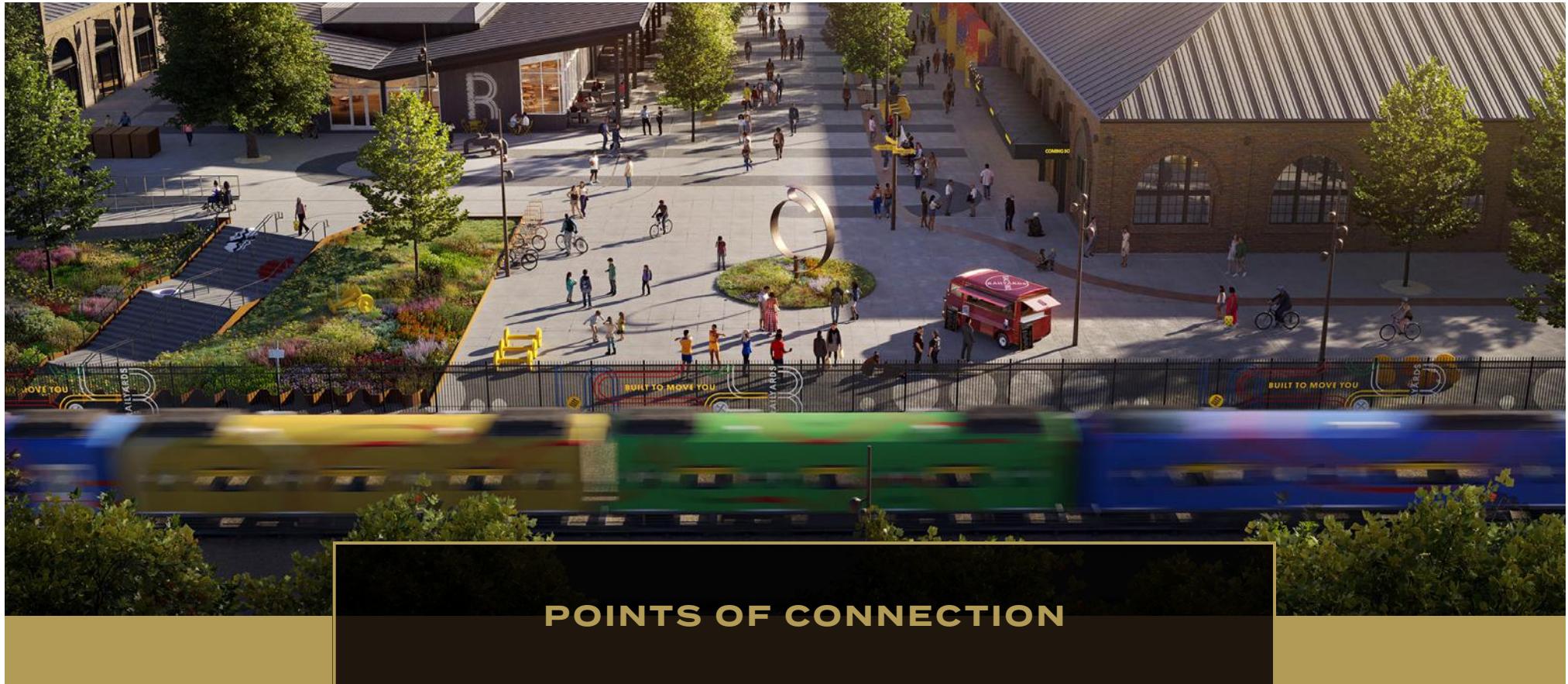
Step outside and you're in the thick of the city's best. To the south, DOCO hums with 630,000 SF of retail and the glow of Golden 1 Center. To the west, Old Sacramento's cobblestone streets carry 2M annual visitors. To the east, Midtown pours cocktails and spins vinyl with 215± bars, restaurants, and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

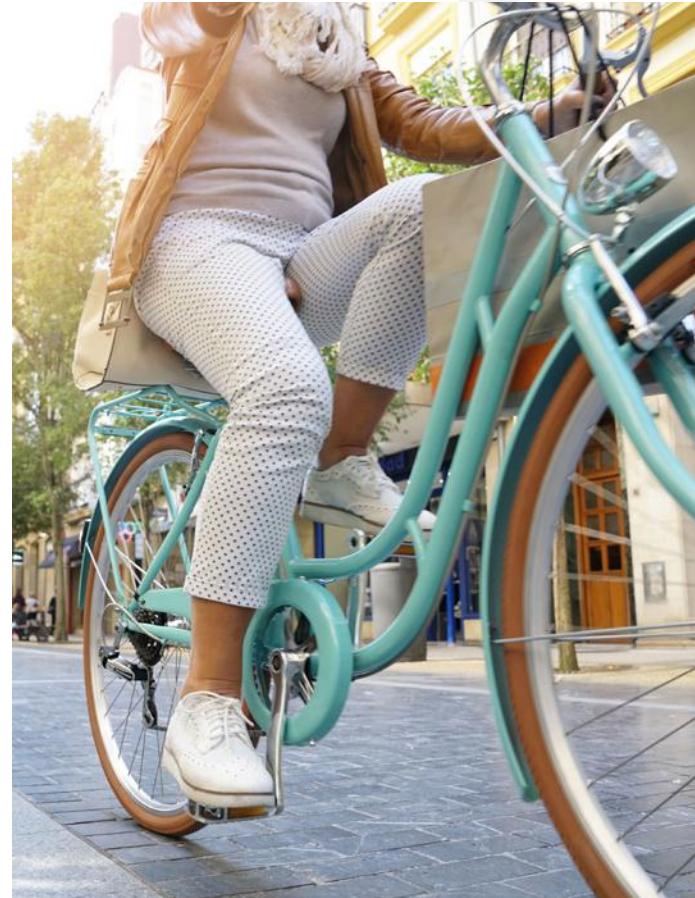
Link to Midtown, Old Sac, American River Parkway

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.





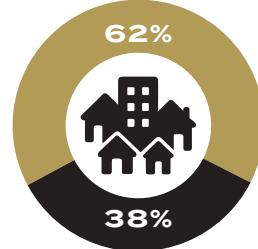
POPULATION

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

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