







# THE HARDIN

RETAIL BAYS

137

MIXED-INCOME APARTMENTS

72,000

S.F. OF RETAIL SPACE

3

ROOFTOP DECKS

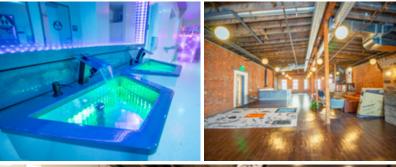
The Hardin is an iconic, historic retail opportunity in Sacramento poised to become the new nexus of K Street. Situated on the half-block bounded by 7<sup>th</sup>, 8<sup>th</sup>, and K Streets, this large, mixed-use redevelopment project is comprised of historic 19<sup>th</sup> century structures revamped to accommodate new retail venues and restaurants. In the other half of the project, developers have demolished the rear portion and constructed a new five-story apartment tower over a two-level concrete parking garage podium, giving residents of the top floor a sweeping view of the downtown core. An alluring and inviting urban space on its own, The Hardin's relevance is magnified by the presence of the K Street entrance to the Golden 1 Center and the Downtown Commons across the intersection. Being at the terminus of the already up-and-coming K Street will bring a healthy amount of foot traffic. And, coupled with the public square across the street, this project is bound to be an iconic urban destination.

























The Hardin has direct access to all of Sacramento's major thoroughfares, meaning every corner of the city is within easy reach.

Karma Brew

Kru Japanese

#### POPULAR RESTAURANTS AT / NEAR THE HARDIN (NOT ALL ARE MENTIONED HERE):

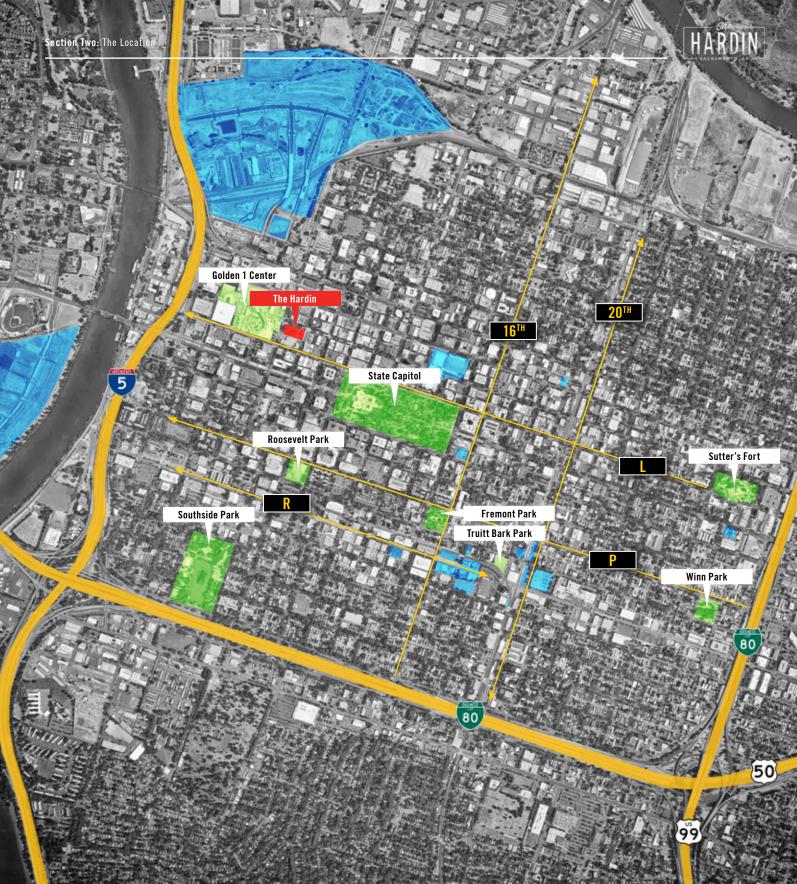
Jack's Urban Eats

58 Degrees & Holding Co. Cornerstone Ace of Spades Crepeville Aioli Bodega Espanola Der Biergarten Amaro Italian Bistro & Bar Dos Coyotes Art of Toys Eatuscany Cafe Azul Mexican Elixir Bar & Grill Badlands Faces Bar West Federalist Public House Bento Box Fieldwork Brewing Co. FishFace Poke Bar BevMo Block Butcher Bar Fit Eats Fox & Goose Public House Bottle & Barlow **Broderick Midtown** Ginger Elizabeth Chocolates Grange Buckhorn Grill Burgers and Brew Highwater Hot Italian Cafe Bernardo Café Bernardo's I Love Teriyaki Cantina Alley **Identity Coffee** Centro Cocina Mexicana Iron Horse Tavern

Chipotle

Bombay Bar & Grill Kupros Craft House Lowbrau Lucca Luna's Cafe & Juice Bar Mango's/Burgertown Make Fish Mercantile Saloon Metro Kitchen & Drinkery Mikuni Sushi Monkey Bar Mulvaney's B&L N Street Cafe Nekter Nido Nishiki Sushi Old Soul Coffee Pachamama Coffee Co-op

Paesano's Tank House BBQ Paragary's Tapa the World Pizzeria Urbano Tea Cup Cafe Portofino's Temple Coffee Press Bistro Thai Basil Pronto Pizza Thai Canteen Pushkin's Bakery The Bread Store Q Street Bar & Grill The Golden Bear R15 The Mill Coffee House Red Rabbit The Porch Rick's Dessert Diner The Press Roxie Deli and Barbecue The Rind Saddle Rock The Waterboy Sakamoto Tres Hermanas See's Candies Uncle Vito's Pizza University of Beer Shady Lady Shoki Ramen House Waffle Square Country Kitchen Skool Yogurt a GoGo Squeeze Inn Zelda's Pizza Sun & Soil Juice Zocalo





## **SACRAMENTO**<sup>3</sup>

Sacramento is the Capitol of California, the fifth largest economy in the world. Being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. A big part of this recognition stems from the cities' proximity to the American River. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. The Hardin is ideally located in the epicenter of Sacramento's Urban core. By being in the middle of K Street's retail scene, The Hardin draws interest and activity from the widest possible swatch of locals and is becoming a new urban destination.

#### SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S metro clean tech index
- **#5** Hot startup cities
- **#10** Best cities for women in the workforce
- #10 Best cities for coffee snobs
- **#10** Lease Stressed-out cities
- #14 America's coolest cities
- **#16** Best cities for millennials

100 00 11 164 665

### 15.3 MILLION

ANNUAL REGIONAL VISITORS

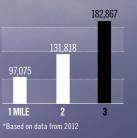
71,335

DAYTIME EMPLOYEES TOTAL DAYTIME POPULATION

**RESTAURANTS** 

**DOWNTOWN BARS** 





ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:

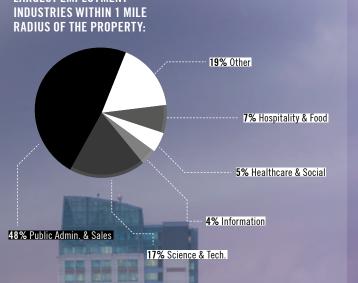


#### **AVERAGE MONTHLY RENTAL RATE IN SACRAMENTO:**



LARGEST EMPLOYMENT

100,000+



The city's recent renaissance is

accelerating,

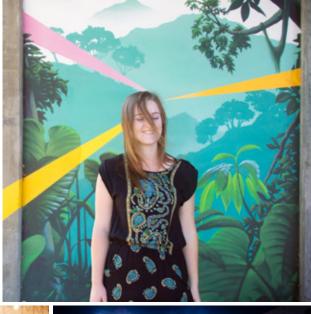
catapulting in young professionals from

across the nation.

# 

Sacramento boasts absolutely no shortage of top-notch restaurants, sharp local IPAs, hole-in-the-wall hidden gems, skilled baristas, electronic music street festivals, light-up party bikes, outstanding produce, and warm people.

















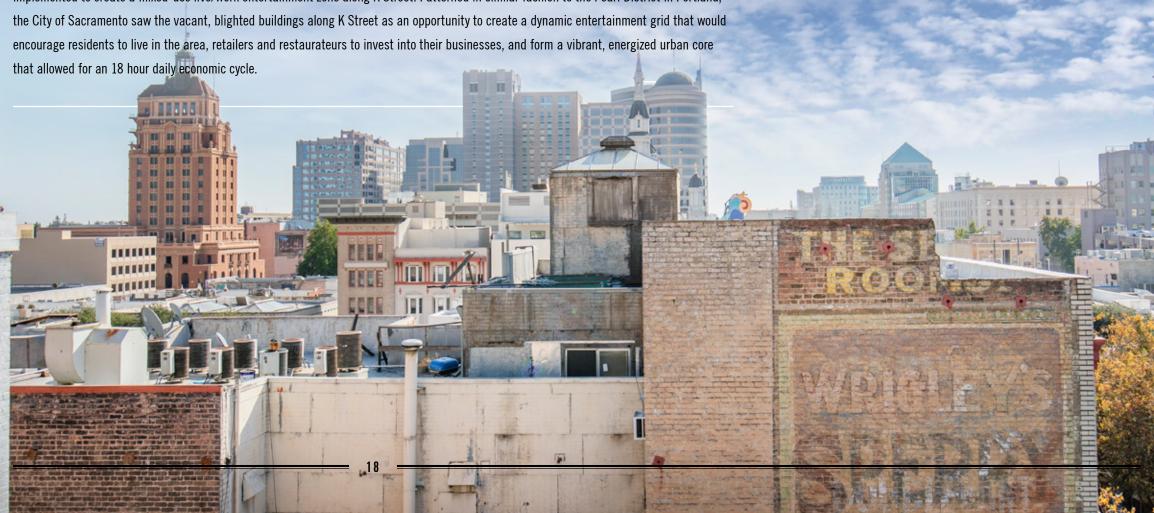




# K STREET<sup>\*</sup>

270,000

The property is situated on the thriving K Street corridor, just one block from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located in the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned in similar fashion to the Pearl District in Portland,



















Petra Greek

Pizza Rock

Pre Flite Lounge

Pieology

### K STREET RETAIL & DINING

#### POPULAR BUSINESSES ON OR NEAR K STREET (NOT ALL ARE MENTIONED HERE):

Alejandro's Taqueria Ambrosia Cafe Amourath 1819 Bento Box **Boiling Crab** Brasserie Capitale Cafeteria 15L California Family Fitness Carolina's Mexican Food Coin-op Game Room Crest Cafe

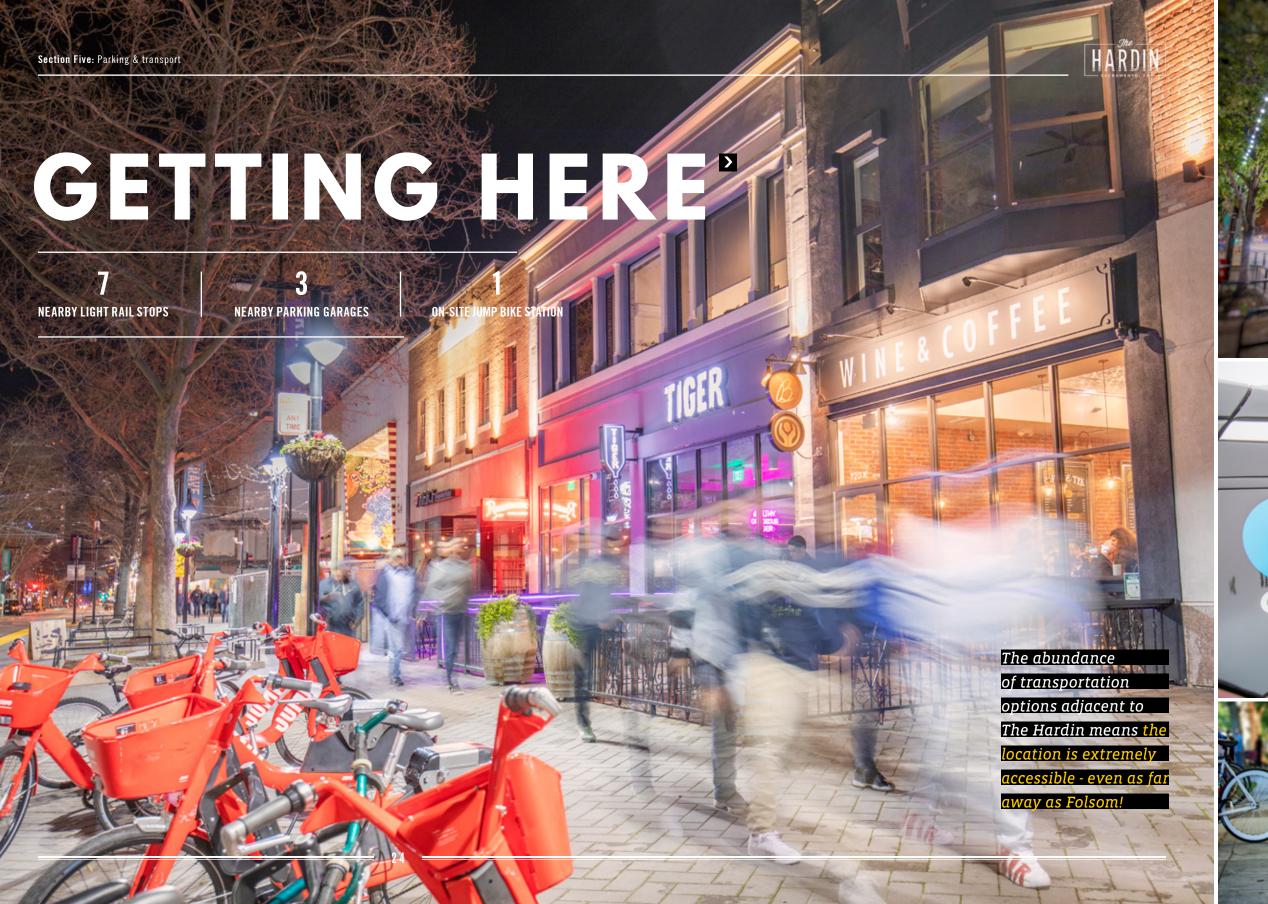
Darna Mediterranean Cuisine Dawson's Steakhouse District 30 Dive Bar Downtown & Vine

Ella Dining Room & Bar **Empress Tavern** Estelles Patisserie Fizz Champagne Bar Golden Rice Bowl Grange Hao Bao Dumplings House Kitchen & Bar IMAX Theatre Insight Coffee Malt & Mash Irish Pub

Echo & Rig Steakhouse

Punch Bowl Social Revival Rite Aid Ruhstaller BSMT Sauced BBQ & Spirits Station 16 Taco Bell Cantina Temple Coffee Mayahuel Teriyaki To Go Mikuni The Diplomat Steakhouse Morgan's Mill Tiger Bar & Restaurant Nash & Proper Vampire Penguin Osaka Sushi Yard House

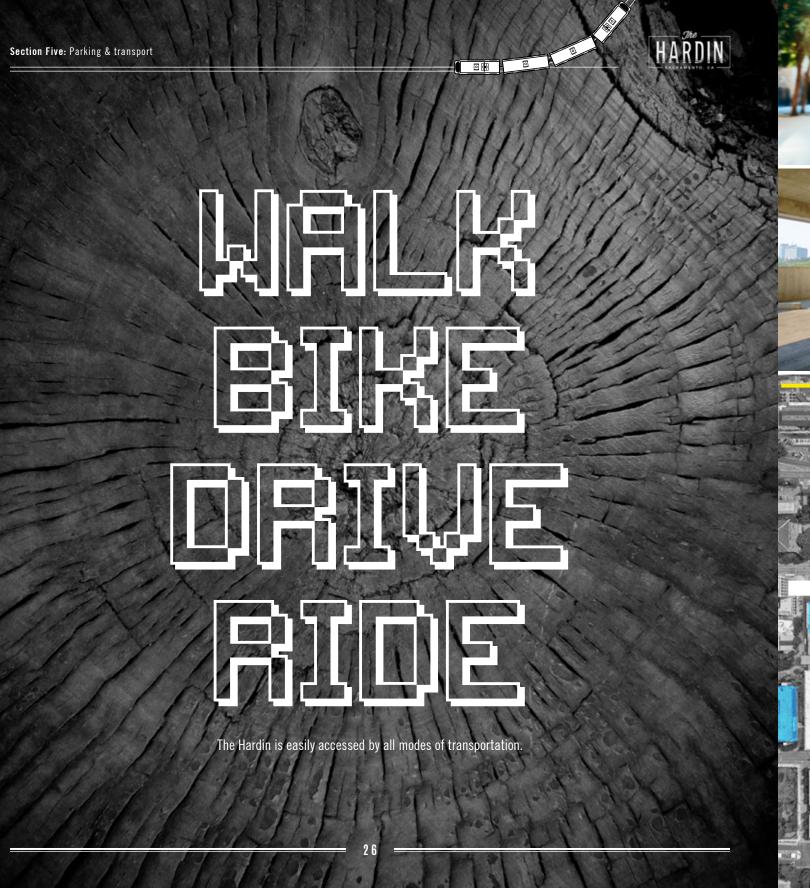














2<sup>nd</sup> Floor







# FLOOR PLANS'

13

TOTAL GROUND-FLOOR RETAIL SPACES

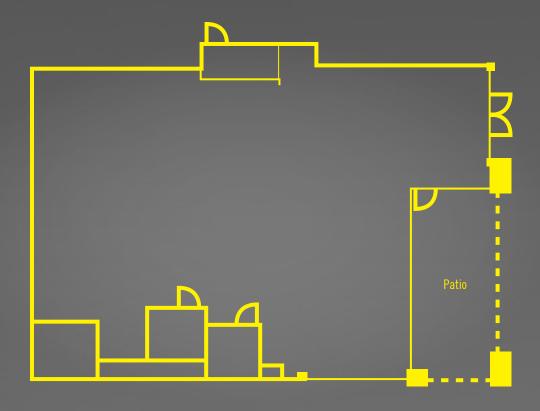
**b** AVAILABLE UNITS

AVAILABLE ROOFTOP

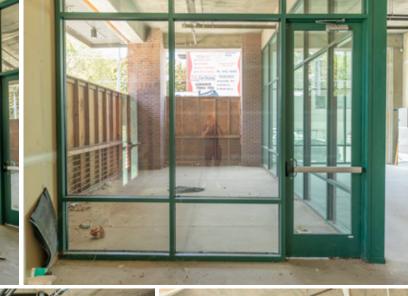
1112 8th Street

**1**st **Floor** 3,173 SF \$2.75/SF/NNN

Not all of The Hardin's retail bays face K Street. Sitting beneath the Hardin apartment tower, this large unit look across 8th street at the huge redelopment projects which will bring high energy to the up-and-coming strip. This unit also possesses a patio that it is only accessible from the unit itself.















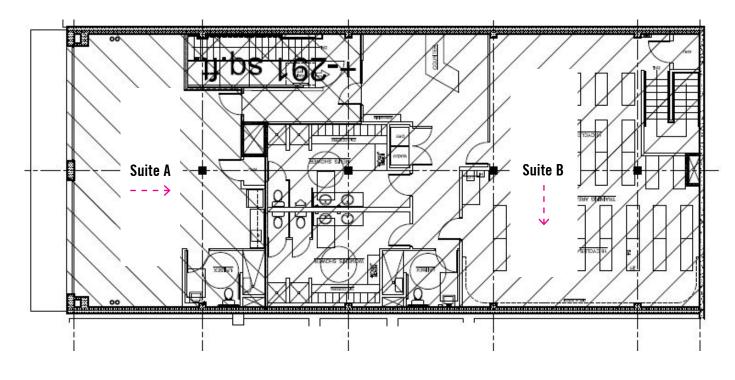


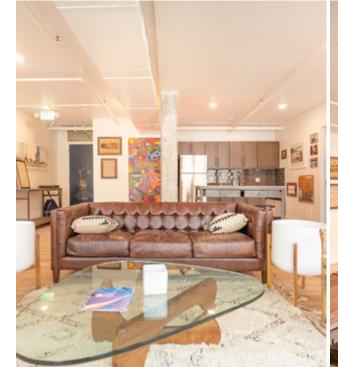
### 708 K Street

 Suite A
 Suite B

 1,035 RSF
 2,383 RSF

 \$2.50/SF/MG
 \$2.25/SF/NNN



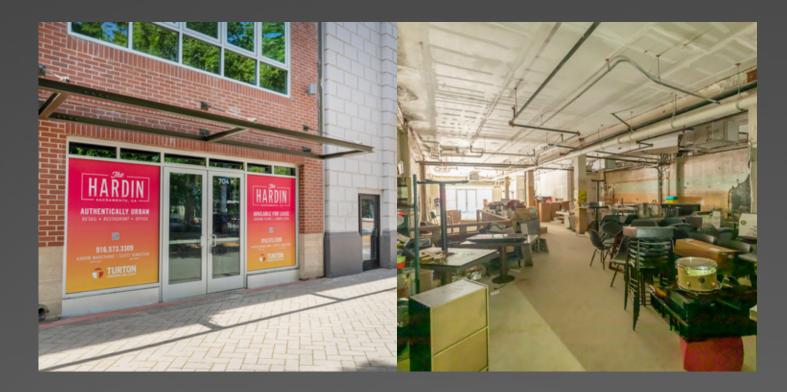






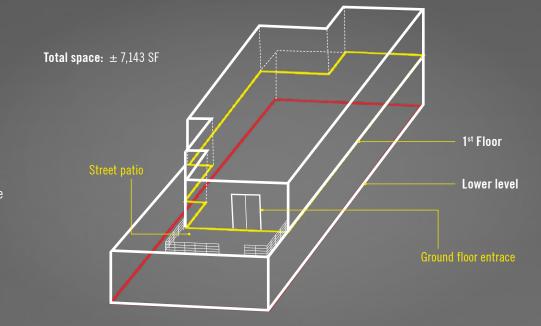


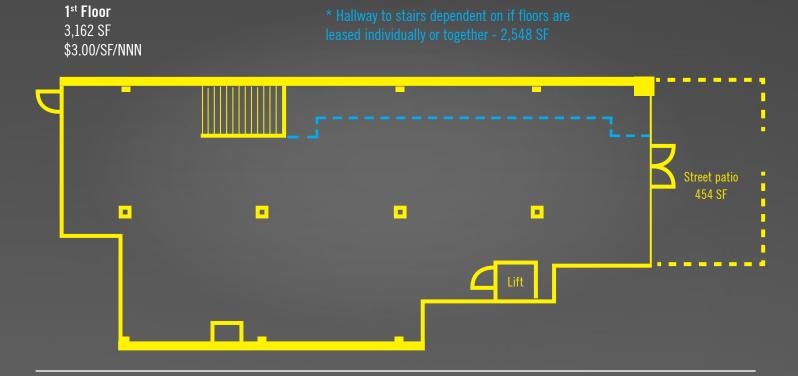


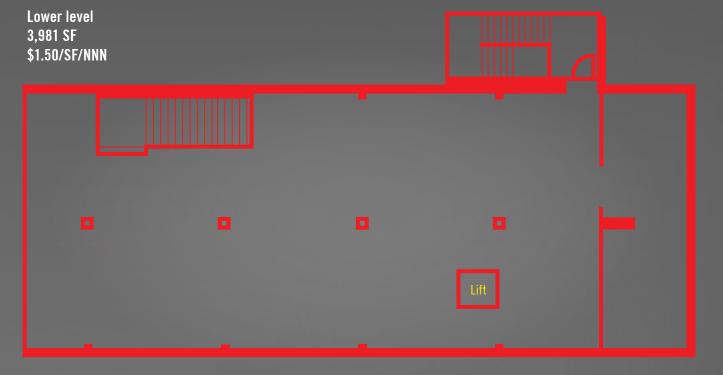


### 704 K Street

704 K Street capitalizes on The Hardin's most alluring asset: the large amount of space on K Street for street-level patios. This unit, like most of the other spaces in the project, will use a fenced patio to reach out from the storefront and engage with the energy of street. Additionally, this space includes a huge basement whose footprint extends ten feet out beneath K Street.









### 700 K & 1107 7th

700 K: 7,187 SF

BOTH 15,149 SF

700 K Street is a one-of-akind opportunity in Downtown featuring a rooftop patio, two full floors and a basement. The rooftop patio has stunning views of Golden 1 Center and DOCO and is adjacent to the sucessful Darling Aviary roottop bar.

1ST FLOOR

3,206 SF \$2.50/SF/NNN

1107 7<sup>TH</sup> 7,962 SF

