



CLICK FOR VIRTUAL TOUR

8890 CAL CENTER DRIVE

Highly Visible Furnished Office Space for Sublease
Highway 50 Corridor

8890 CAL CENTER DRIVE



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SACRAMENTO, CA 95816
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CLICK FOR VIRTUAL TOUR

THE PROPERTY

± 13,173-43,965
RSF

1-3
FLOORS

FF&E
AVAILABLE

\$1.35
PSF FSG

6/30/2025
MASTER LEASE EXPIRATION

8890 Cal Center Drive has positioned itself as the foremost subleasing opportunity along the Highway 50 Corridor. Situated in the middle of the suburban Sacramento submarket, the Property offers unprecedented access to some of suburban Sacramento's best amenities and is just 10 minutes from the urban core.

The fully furnished freeway visible building offers from 13,173 up to 43,965 RSF split across three sto-

ries that are available in part or whole creating a unique and flexible opportunity for any thriving and growing business looking for their next evolutionary step.

The Property is located one half mile from the Watt Ave/Highway 50 on ramp and an eight minute walk from the Watt/Manlove Light Rail train station. This close proximity to the main transportation arteries of Sacramento put 8890 Cal Center Drive thirteen

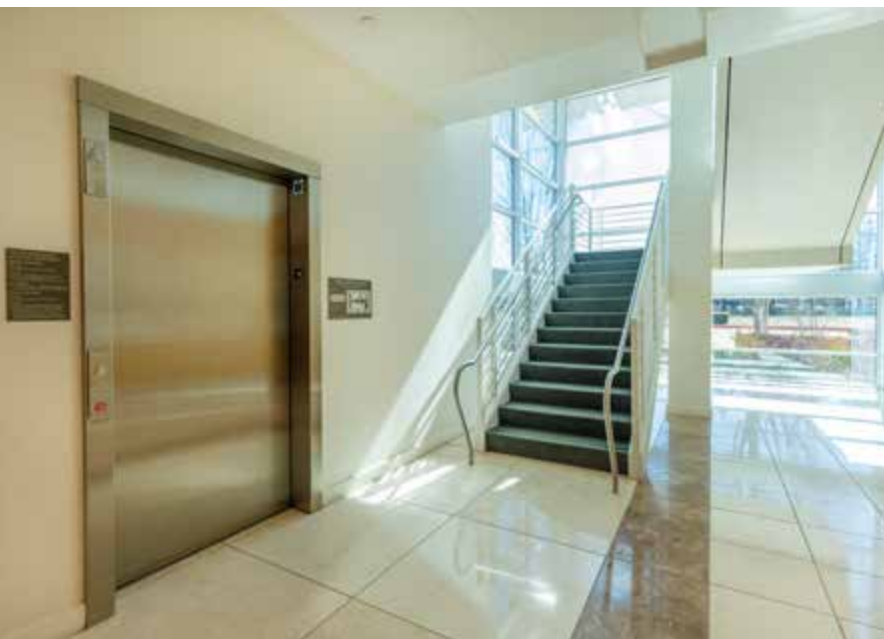
minutes from the State Capitol, fifteen minutes from the Sacramento Convention Center, and twenty-one minutes from Sacramento International Airport.

8890 Cal Center Drive benefits from the numerous food and beverage, entertainment, and health and wellness amenities within close proximity to the Property, meaning that 8890 Cal Center Drive creates a dream scenario for employers and employees alike.



PROPERTY DETAILS

Address:	8890 Cal Center Dr, Sacramento, CA 95826
Floor 1:	± 15,396 RSF
Floor 2:	± 13,173 RSF
Floor 3:	± 15,396 RSF
Monthly Lease Rate:	\$1.35 Full Service Gross
Parking Ratio:	4.4/1,000 SF
Zoning:	LC
Available:	Immediately
Master Lease Expiration:	6/30/2025
Building top signage:	Available
Elevator:	Yes
Backup generator:	Yes
Showers and lockers:	Yes
Additional Information:	Reinforced Concrete Construction



FLOOR PLANS

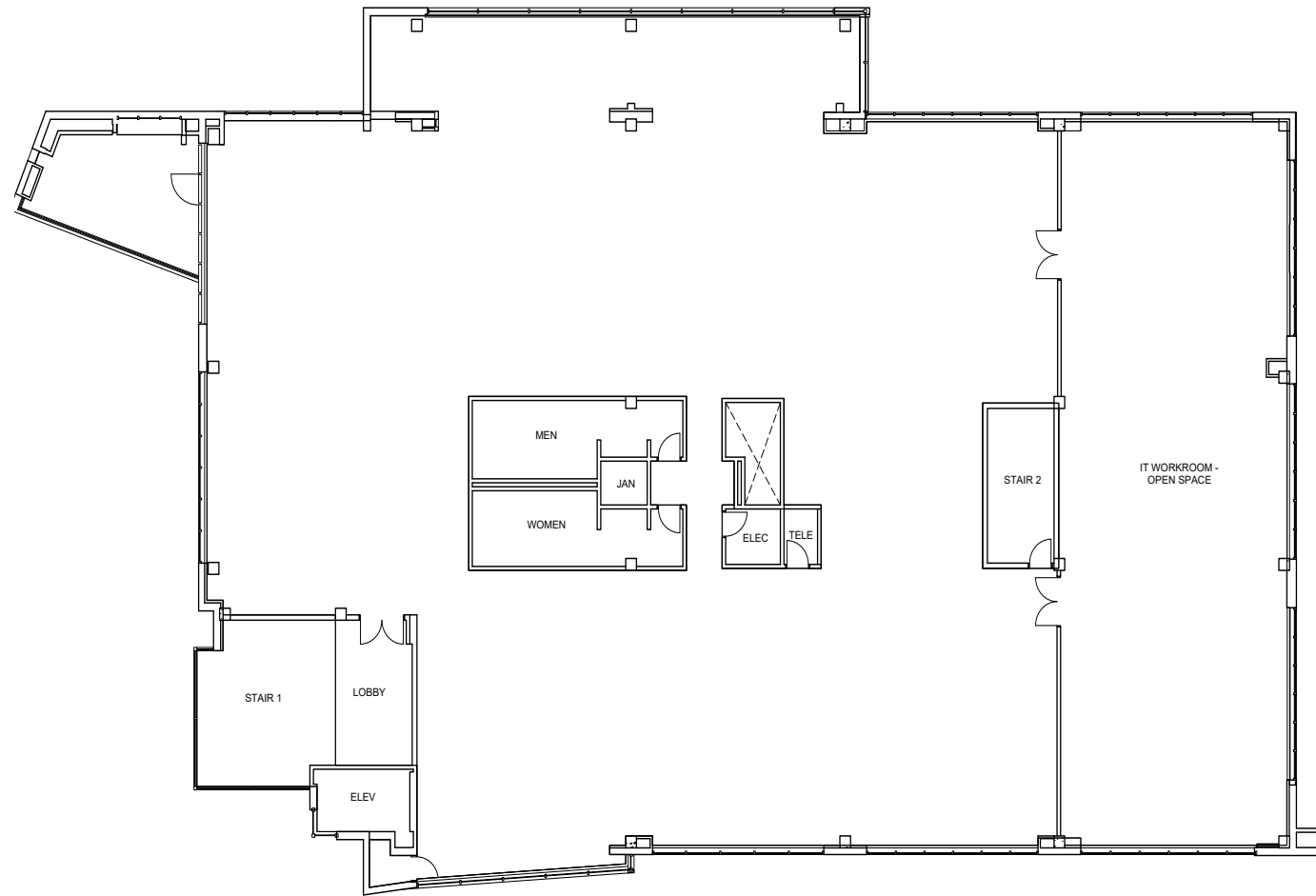
FLOOR 1: ±15,396 RSF

AVAILABLE IMMEDIATELY WITH FURNITURE AND PLUG & PLAY WITH WORKSTATIONS, 6 PRIVATE OFFICES, CONFERENCE ROOMS, RECEPTION AREA, RESTROOMS, MAIL ROOM, SHOWERS AND LOCKERS, IT SERVER ROOM.



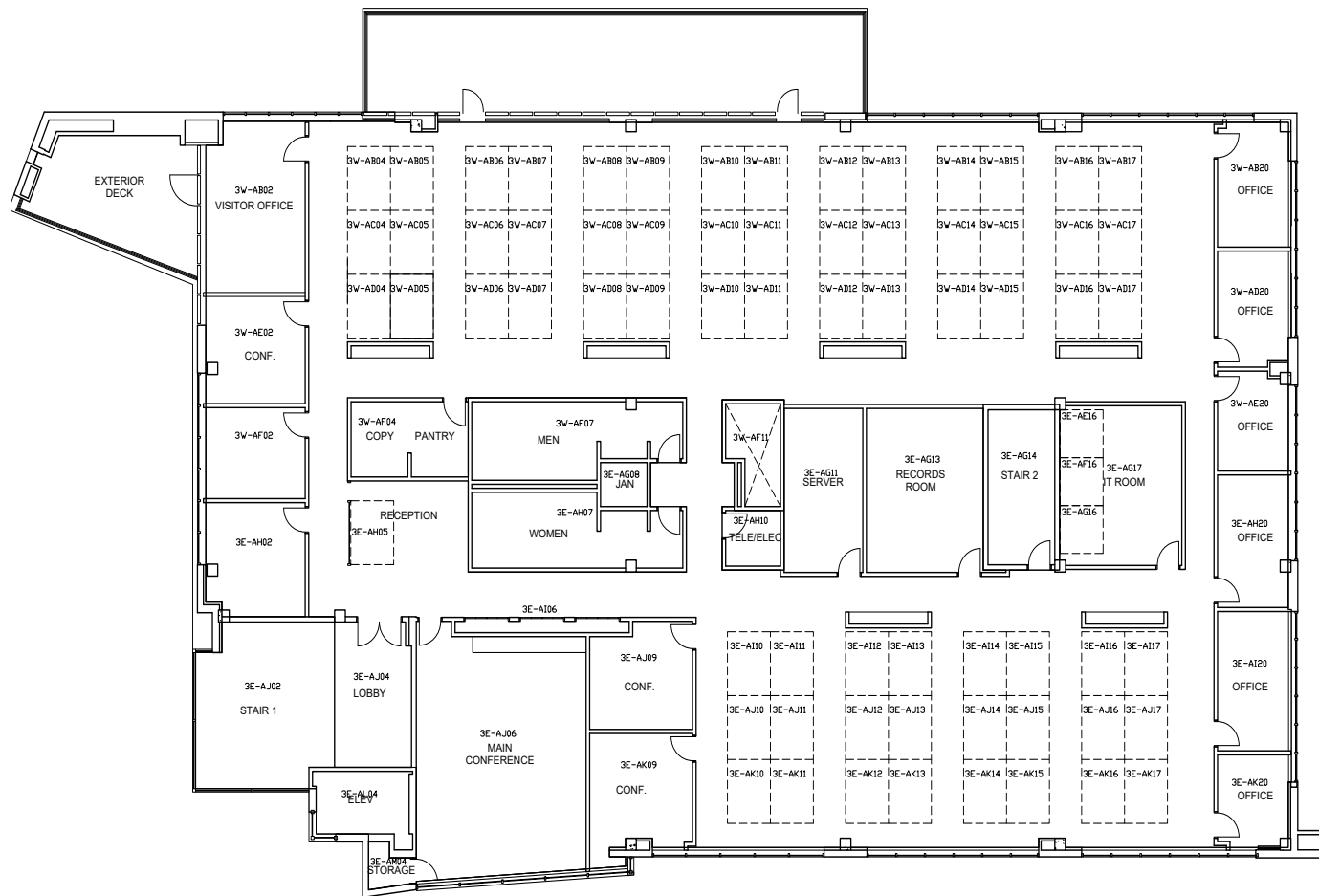
FLOOR 2: ±13,173 RSF

IMMEDIATELY AVAILABLE WARM SHELL SPACE WITH BALCONY, READY FOR BUILDOUT.



FLOOR 3: ±15,396 RSF

AVAILABLE IMMEDIATELY WITH FURNITURE AND PLUG & PLAY WITH WORKSTATIONS, 6 PRIVATE OFFICES, CONFERENCE ROOMS, RECEPTION AREA, RESTROOMS, MAIN CONFERENCE ROOM, ADDITIONAL CONFERENCE ROOMS, IT ROOM, RECORDS STORAGE AND BALCONY.



COST SAVINGS

THE SAVINGS OF GOING SUBURBAN WITH 8890 CAL CENTER DRIVE

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Annual Rent	Total Cost Over 10 Yrs.
Folsom Office	10,000	\$ 2.32	\$ -	\$ 23,200.00	\$ 278,400.00	\$ 2,784,000.00
	20,000	\$ 2.32	\$ -	\$ 46,400.00	\$ 556,800.00	\$ 5,568,000.00
	30,000	\$ 2.32	\$ -	\$ 69,600.00	\$ 835,200.00	\$ 8,352,000.00
	40,000	\$ 2.32	\$ -	\$ 92,800.00	\$ 1,113,600.00	\$ 11,136,000.00
	43,965	\$ 2.32	\$ -	\$ 101,998.80	\$ 1,223,985.60	\$ 12,239,856.00

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Annual Rent	Total Cost Over 10 Yrs.	\$ Savings
8890 Cal Center Dr.	10,000	\$ 1.35	\$ -	\$ 13,500.00	\$ 162,000.00	\$ 1,620,000.00	\$ 1,164,000.00
	20,000	\$ 1.35	\$ -	\$ 27,000.00	\$ 324,000.00	\$ 3,240,000.00	\$ 2,328,000.00
	30,000	\$ 1.35	\$ -	\$ 40,500.00	\$ 486,000.00	\$ 4,860,000.00	\$ 3,492,000.00
	40,000	\$ 1.35	\$ -	\$ 54,000.00	\$ 648,000.00	\$ 6,480,000.00	\$ 4,656,000.00
	43,965	\$ 1.35	\$ -	\$ 59,352.75	\$ 712,233.00	\$ 7,122,330.00	\$ 5,117,526.00

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Annual Rent	Total Cost Over 10 Yrs.
Rancho Cordova	10,000.00	\$ 1.84	\$ -	\$ 18,400.00	\$ 220,800.00	\$ 2,208,000.00
	20,000.00	\$ 1.84	\$ -	\$ 36,800.00	\$ 441,600.00	\$ 4,416,000.00
	30,000.00	\$ 1.84	\$ -	\$ 55,200.00	\$ 662,400.00	\$ 6,624,000.00
	40,000.00	\$ 1.84	\$ -	\$ 73,600.00	\$ 883,200.00	\$ 8,832,000.00
	43,965.00	\$ 1.84	\$ -	\$ 80,895.60	\$ 970,747.20	\$ 9,707,472.00

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Annual Rent	Total Cost Over 10 Yrs.	\$ Savings
8890 Cal Center Dr.	10,000.00	\$ 1.35	\$ -	\$ 13,500.00	\$ 162,000.00	\$ 1,620,000.00	\$ 588,000.00
	20,000.00	\$ 1.35	\$ -	\$ 27,000.00	\$ 324,000.00	\$ 3,240,000.00	\$ 1,176,000.00
	30,000.00	\$ 1.35	\$ -	\$ 40,500.00	\$ 486,000.00	\$ 4,860,000.00	\$ 1,764,000.00
	40,000.00	\$ 1.35	\$ -	\$ 54,000.00	\$ 648,000.00	\$ 6,480,000.00	\$ 2,352,000.00
	43,965.00	\$ 1.35	\$ -	\$ 59,352.75	\$ 712,233.00	\$ 7,122,330.00	\$ 2,585,142.00

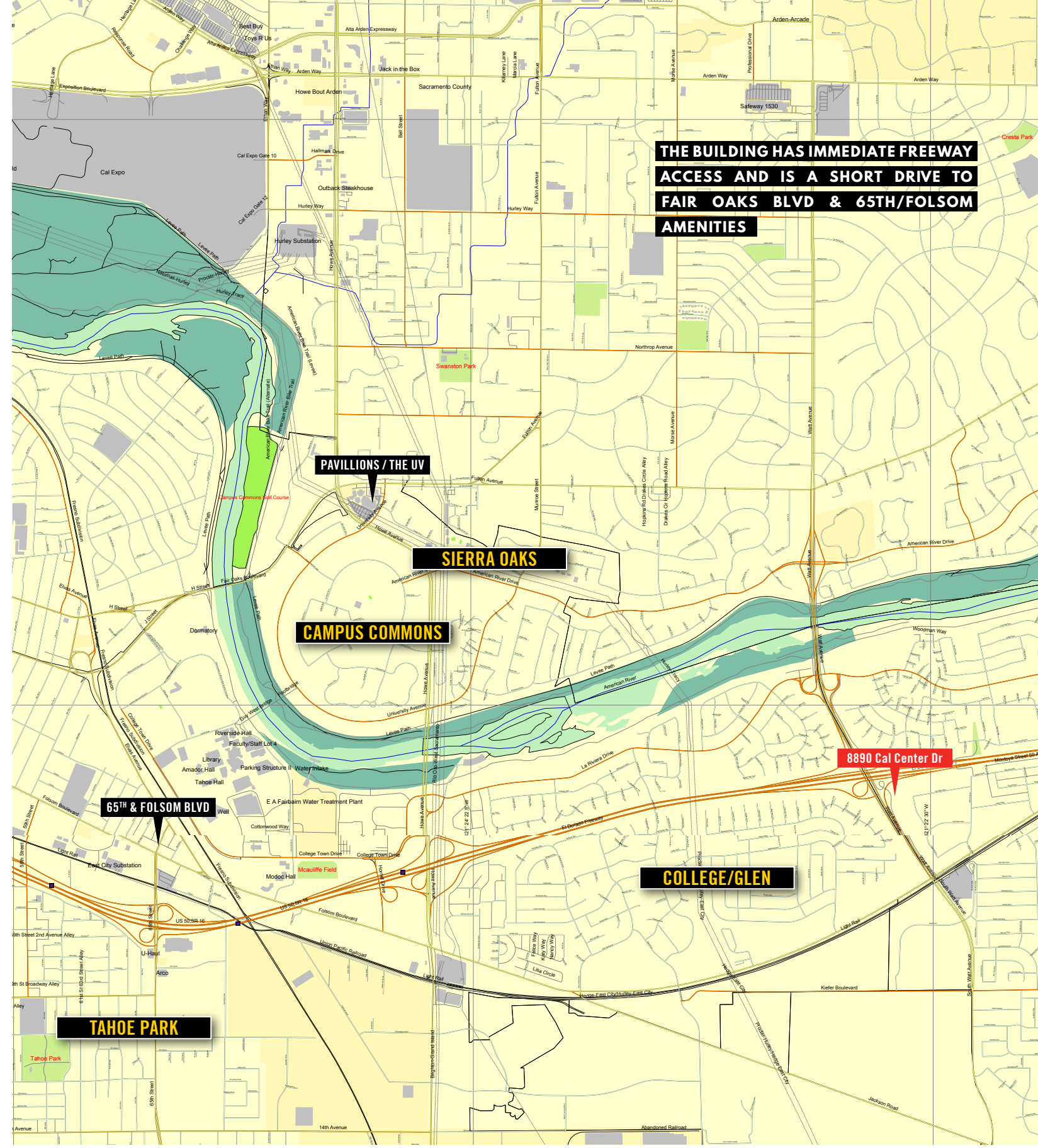


BUILDING LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

The Property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The Property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

- | | | | | |
|--|---|--|--|--|
| 1
MINS TO
HIGHWAY 50 | 3
MINS TO
SACRAMENTO STATE | 3
MINS TO AMERICAN
RIVER BIKE TRAIL | 3
MINS TO 65TH & FOLSOM
AMENITIES & TRANSIT | 5
MINS TO
INTERSTATE 80 |
| 6
MINS TO GRANITE
REGIONAL PARK | 6
MINS TO FAIR OAKS
BLVD AMENITIES | 7
MINS TO
MIDTOWN | 9
MINS TO UC DAVIS
MEDICAL CENTER | 10
MINS FROM GOLDEN 1 CENTER/
STATE CAPITOL |





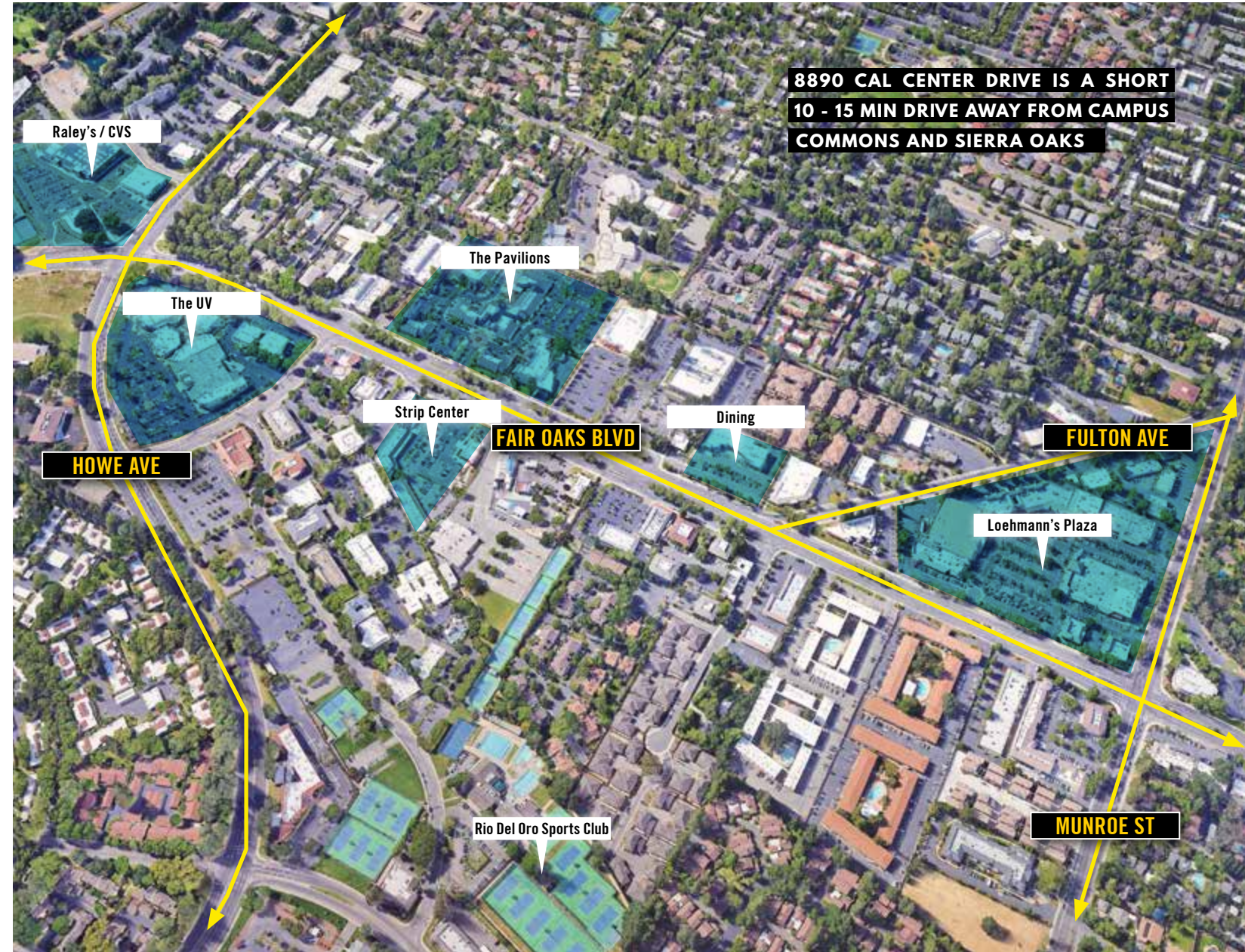
CAMPUS COMMONS / SIERRA OAKS

Fair Oaks Blvd in Campus Commons and Sierra Oaks is a local hotspot for high end dining and fast casual restaurants for employees to dine at or to take clients to.

- Bank of America
- Beach Hut Deli
- Boston Market
- Boudin SF
- Buckhorn Grill
- Café Bernardo
- Capitol Beer & Tap Room
- Chipotle
- Citibank
- CVS
- Domino's Pizza
- Ettore's Bakery
- Grateful Bread

- Great Clips
- Greek Food Imports
- Jack's Urban Eats
- KB Nails
- Lemon Grass
- Massage Envy
- McDonald's
- Miyagi Bar & Sushi
- Noodles & Company
- Nothing Bundt Cakes
- Pavilion Car Wash
- Piatti
- Pieology

- Pink Berry
- Raley's
- Safeway
- Salon Bravissimo
- Save Mart
- Smashburger
- Starbucks
- Temple Coffee
- The Organic Coup
- Twin Peaks
- Wildwood Kitchen & Bar
- Zinfandel Grill
- Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations

such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2022, the Downtown Sacramento office vacancy rate was 8.9%. This figure is impressive when

factoring in that many Class B buildings are included in these numbers but functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.



+
DOWNTOWN SAC
BY THE NUMBERS

#1
 City in the USA
 with the hottest
 housing market
 - realtor.com



SACRAMENTO CONTINUES TO GROW

Sacramento is, and has been one of the top migratory cities for over a decade. Sacramento is ranked 4th nationally in net positive migration nationally. With newfound residential autonomy as a result of flexible work-from-home policies adopted by an increasing number of national employers, record numbers of Americans have relocated to more economic, and experience friendly, environments like Sacramento over the past three years.

Even prior to the pandemic, over 150,000 in-

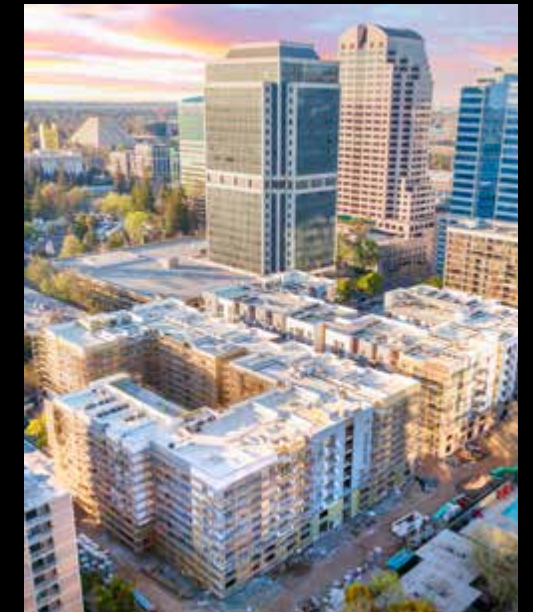
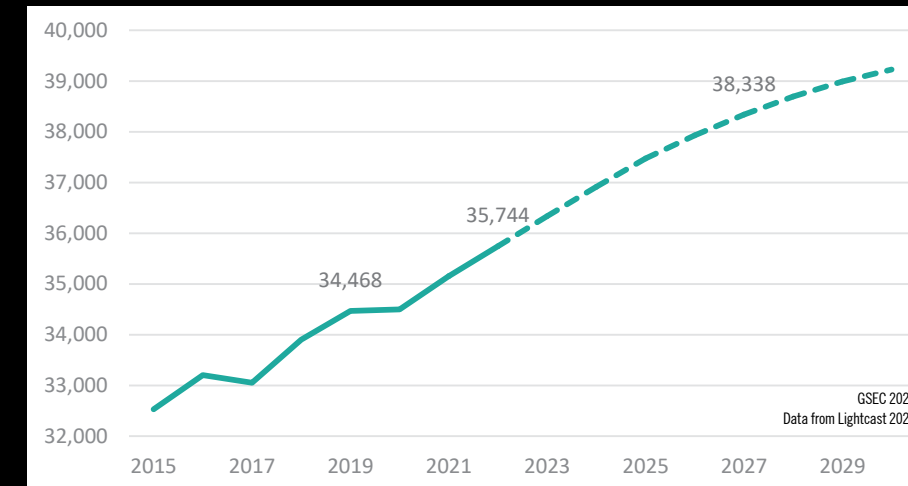
dividuals left the Bay Area. Since March of 2020, this number doubled to over 305,000. This exodus was not simply limited to San Francisco as other Tier 1 Metropolitan cities such as Los Angeles, San Diego, Seattle, New York City, and Washington DC saw similar negative migration.

Many of these residents wanted to remain in California however and as a result, Sacramento has benefitted, with the urban core specifically seeing near 10% growth from 2015-22 and additional 9.7% growth fore-

casted for the next eight years.

As company culture, specifically Bay Area tech company culture, continues to evolve giving people greater freedom to live where they choose, we at Turton Commercial see no slowing down in the residential growth of California's capitol city. And as we look to the future we believe 301 Capitol Mall is especially well positioned to benefit from its migration and work-from-home paradigm.

SACRAMENTO URBAN CORE POPULATION TREND AND PROJECTION



SACRAMENTO DATA BITES

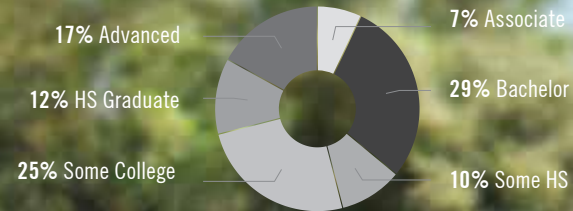
Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the U.S., with more than half of home searches coming from buyers outside of the area (Redfin). Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer to tap into and leave their mark.

2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over \$150,000 - 13% \$100,000 - \$125,000 - 9% \$50,000 - \$75,000 - 17%
 \$125,000 - \$150,000 - 5% \$75,000 - \$100,000 - 11% Under \$50,000 - 44%



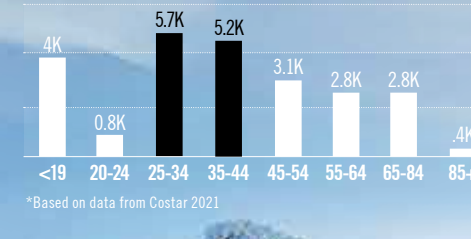
EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

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

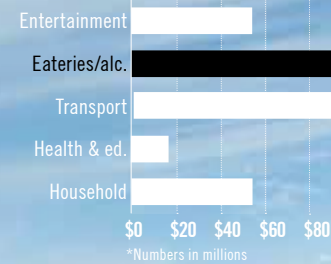
POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



WALK SCORE: **93**
 BIKE SCORE: **99**
 TRANSIT SCORE: **62**

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

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



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TURTON
COMMERCIAL REAL ESTATE