



# ENVOY

Luxury Living + Class A Retail for Lease in Downtown  
1030 J Street



**TURTON**  
COMMERCIAL REAL ESTATE



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**ENVOY WILL BE A STUNNING NEW OPPORTUNITY FOR SACRAMENTO'S URBAN PROFESSIONALS TO LIVE, WORK AND PLAY IN THE DOWNTOWN CORE**



# THE OPPORTUNITY

|   |                                     |   |                                 |
|---|-------------------------------------|---|---------------------------------|
| <b>146,705</b><br>SF MIXED-USE BUILDING | <b>782-2,005</b><br>SF RETAIL SPACE | <b>2,940-4,829</b><br>SF RESTAURANT SPACE | <b>153</b><br>RESIDENTIAL UNITS |
|---|-------------------------------------|---|---------------------------------|

ONE OF THE LARGEST MIXED-USE PROJECT IN THE URBAN CORE

Envoy, one of the largest and highest profile mixed-use project under development in Sacramento's urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,250 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare.

By 2022, Envoy will be a stunning new opportunity for Sacramento's urban professionals to live, work and play in the downtown core. By boosting population density, Cathedral Square will contribute to the city's increasingly vibrant downtown and make

it more convenient and environmentally friendly for workers in the capital city.

The Property will feature 29 studio units, 75 one bedroom units, 23 one bedroom units + den units, 26 two bedroom units, a pet wash, a bike storage, and a fitness center.

Envoy retailers will benefit greatly from hundreds of residents, daytime office employees, the State Capitol, nighttime entertainment, and transient traffic from major hotels within a few blocks. Be part of the newest development in Sacramento's urban core!

Envoy is Anthem Properties' first mixed-use de-

velopment project in Sacramento. Established in 1992, Anthem is a fully integrated real estate development, investment, and management company which strives, solves, and evolves to create better spaces and stronger communities. Anthem's growing portfolio is comprised of 14,600 homes in the design, planning, or construction phases, in addition to over 6 million square feet of commercial real estate across the retail, office, industrial, and hotel sectors. Furthermore, through its sister company – Anthem United – Anthem holds 6,100 acres of land designated for future development into master-planned communities.

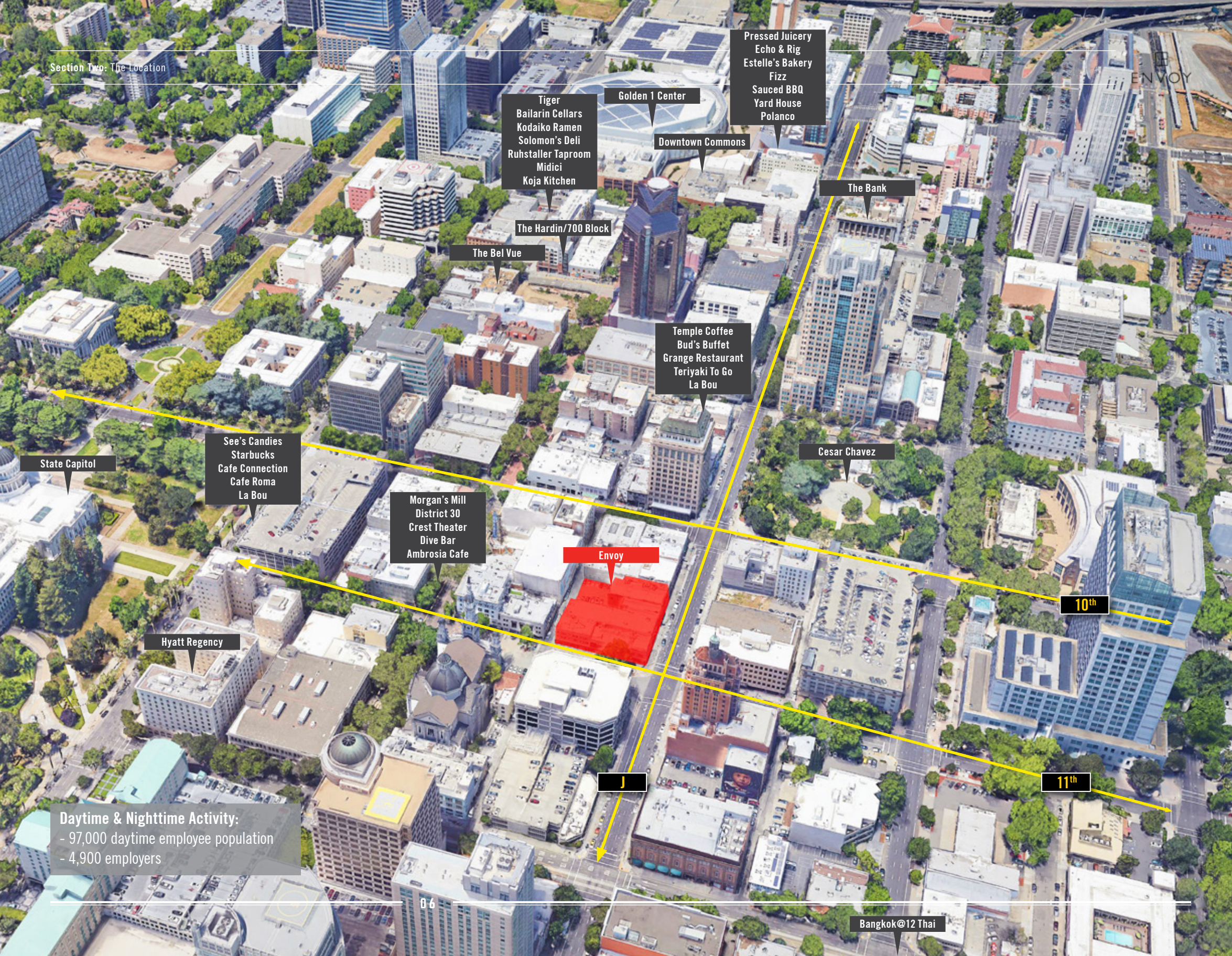




# PROPERTY DETAILS

|                           |                        |
|---------------------------|------------------------|
| <b>Location:</b>          | 1030 J Street          |
| <b>Building Size:</b>     | Residential Units: 153 |
| <b>Retail Space:</b>      | 782 - 2,005 SF         |
| Retail Space 1:           | 1,223 SF               |
| Retail Space 2:           | 782 SF                 |
| Retail Space 1+2:         | 2,005 SF               |
| Retail Space 3:           | 862 SF                 |
| Retail Space 4:           | 1,027 SF               |
| Retail Space 3+4:         | 1,889 SF               |
| <b>Restaurant Space:</b>  | 2,940 - 4,829 SF       |
| Restaurant Space 3+4+5:   | 4,829 SF               |
| Restaurant Space 4+5:     | 3,967 SF               |
| Restaurant Space 5:       | 2,940 SF               |
| Restaurant Space 6:       | 2,997 SF               |
| <b>Parking:</b>           | 102 total              |
|                           | 70 subterranean        |
|                           | 32 on 1st level        |
| <b>Delivery Date:</b>     | 2022                   |
| <b>Retail Lease Rate:</b> | \$3.50 PSF             |

Section Two: The Location



**Daytime & Nighttime Activity:**  
 - 97,000 daytime employee population  
 - 4,900 employers





# DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.



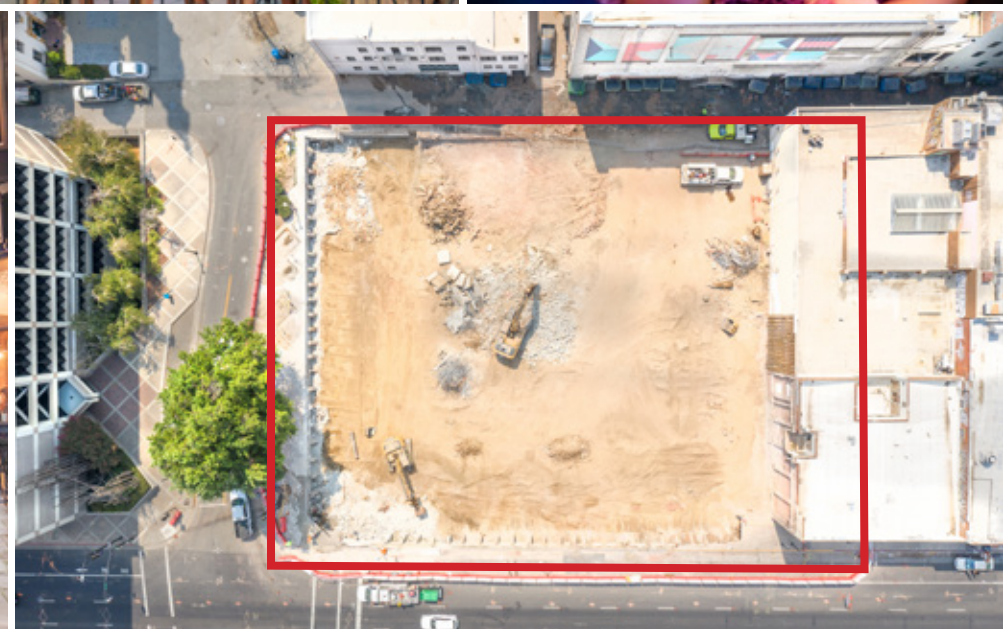
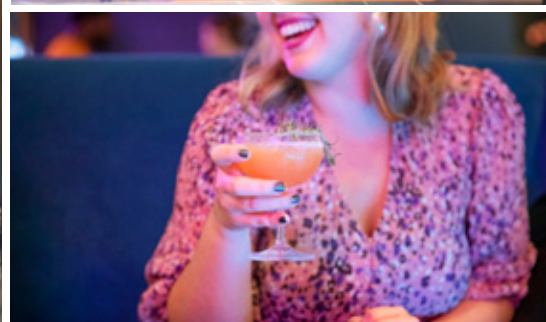
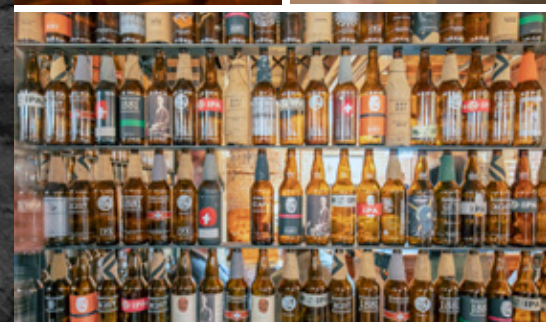
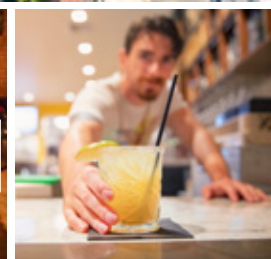
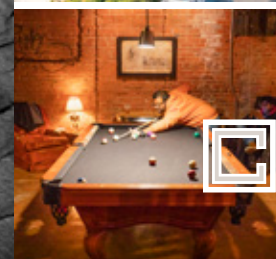


**DOWNTOWN SACRAMENTO PROVIDES AMENITIES FROM SUNUP TO SUNDOWN AND IS THE HUB FOR LOCAL DEVELOPMENT**



# WORK EAT PLAY

Cathedral Square retailers will benefit greatly from thousands of hundreds of residents, daytime office employees, the State Capitol, nighttime entertainment, and transient traffic from major hotels within a few blocks. Be part of the newest development in Sacramento's urban core!





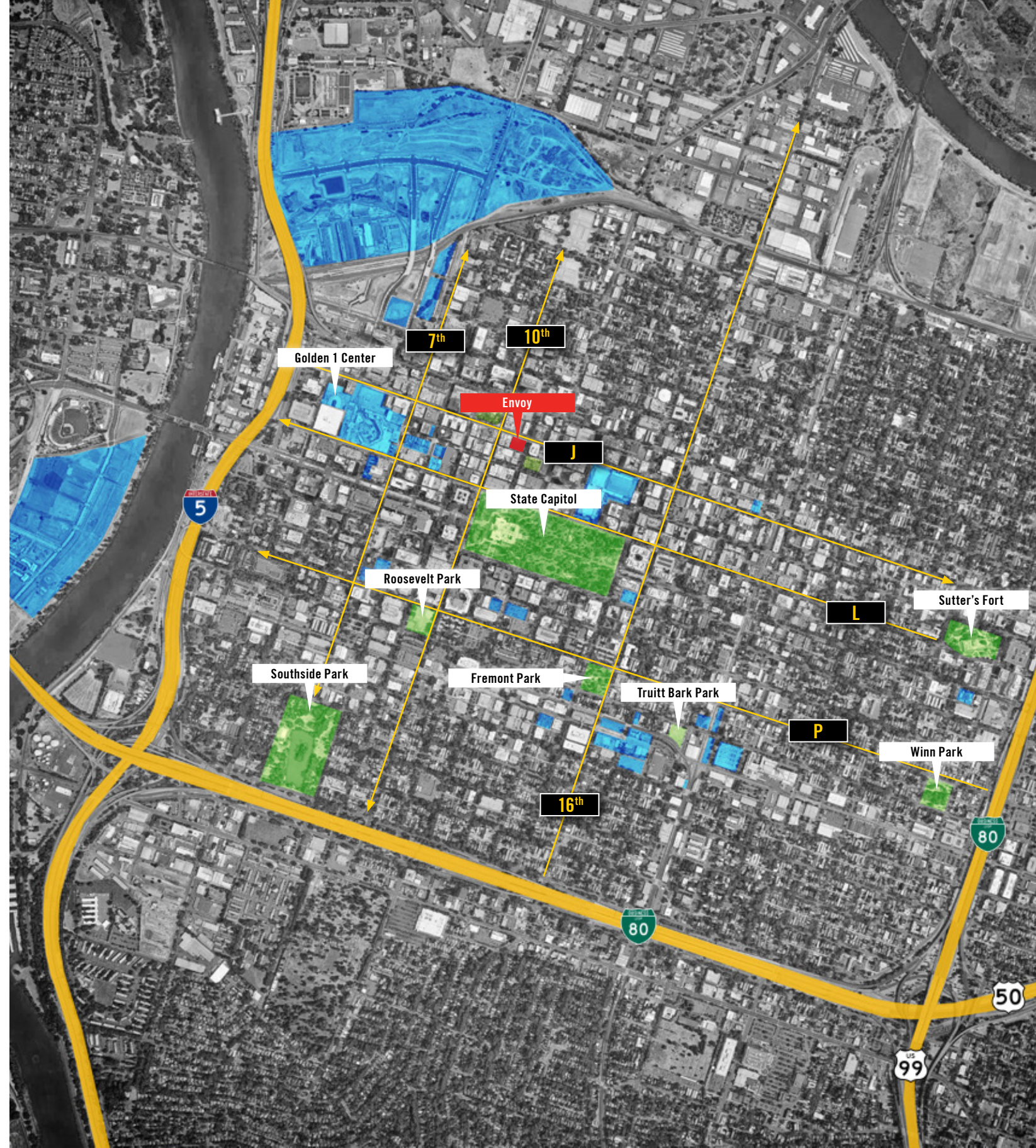


## NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

**POPULAR RESTAURANTS NEAR ENVOY** (not all are mentioned here):

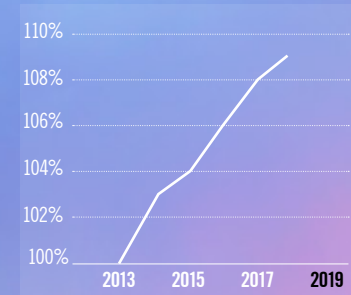
- |                            |                             |                          |                         |                               |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co.   | Cornerstone                 | Kru Japanese             | Paragary's              | Tapa the World                |
| Ace of Spades              | Crepeville                  | Bombay Bar & Grill       | Pizzeria Urbano         | Tea Cup Cafe                  |
| Aioli Bodega Espanola      | Der Biergarten              | Kupros Craft House       | Portofino's             | Temple Coffee                 |
| Amaro Italian Bistro & Bar | Eatuscany Cafe              | Lowbrau                  | Press Bistro            | Thai Basil                    |
| Art of Toys                | Elixir Bar & Grill          | Lucca                    | Pronto Pizza            | Thai Canteen                  |
| Azul Mexican               | Faces                       | Luna's Cafe & Juice Bar  | Pushkin's Bakery        | The Bread Store               |
| Badlands                   | Federalist Public House     | Mango's/Burgertown       | Q Street Bar & Grill    | The Golden Bear               |
| Bar West                   | Fieldwork Brewing Co.       | Make Fish                | R15                     | The Mill Coffee House         |
| Bento Box                  | FishFace Poke Bar           | Massulo Pizza            | Red Rabbit              | The Porch                     |
| BevMo                      | Fit Eats                    | Mercantile Saloon        | Rick's Dessert Diner    | The Press                     |
| Bike Dog                   | Fox & Goose Public House    | Metro Kitchen & Drinkery | Riverside Clubhouse     | The Rind                      |
| Block Butcher Bar          | Ginger Elizabeth Chocolates | Mikuni Sushi             | Roxie Deli and Barbecue | The Waterboy                  |
| Bottle & Barlow            | Grange                      | Monkey Bar               | Saddle Rock             | Tower Theatre Cafe            |
| Broderick Midtown          | Highwater                   | Mulvaney's B&L           | Sakamoto                | Tres Hermanas                 |
| Buckhorn Grill             | Hot Italian                 | N Street Cafe            | See's Candies           | Uncle Vito's Pizza            |
| Burger Patch               | I Love Teriyaki             | Nekter                   | Selland's               | University of Beer            |
| Burgers and Brew           | Identity Coffee             | Nido                     | Shady Lady              | Vic's Ice Cream               |
| Cafe Bernardo              | Iron Horse Tavern           | Nishiki Sushi            | Shoki Ramen House       | Waffle Square Country Kitchen |
| Cantina Alley              | Jack's Urban Eats           | Old Soul Coffee          | Squeeze Inn             | Yogurt a GoGo                 |
| Centro Cocina Mexicana     | Jamie's Broadway Grill      | Pachamama Coffee Coop    | Sun & Soil Juice        | Zelda's Pizza                 |
| Chipotle                   | Karma Brew                  | Paesano's                | Tank House BBQ          | Zocalo                        |



# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

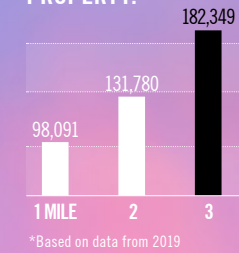
## FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



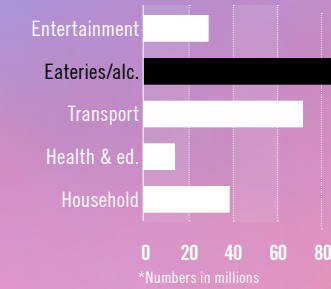
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #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

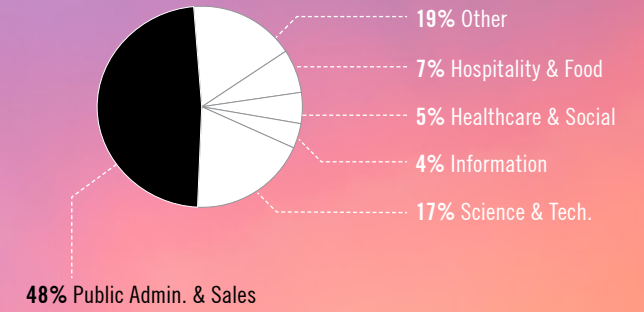
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



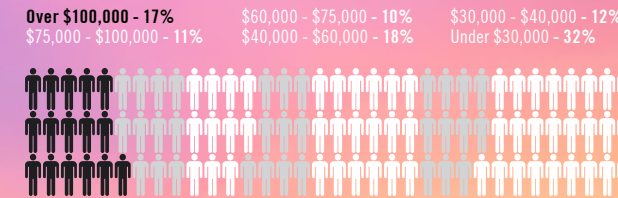
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



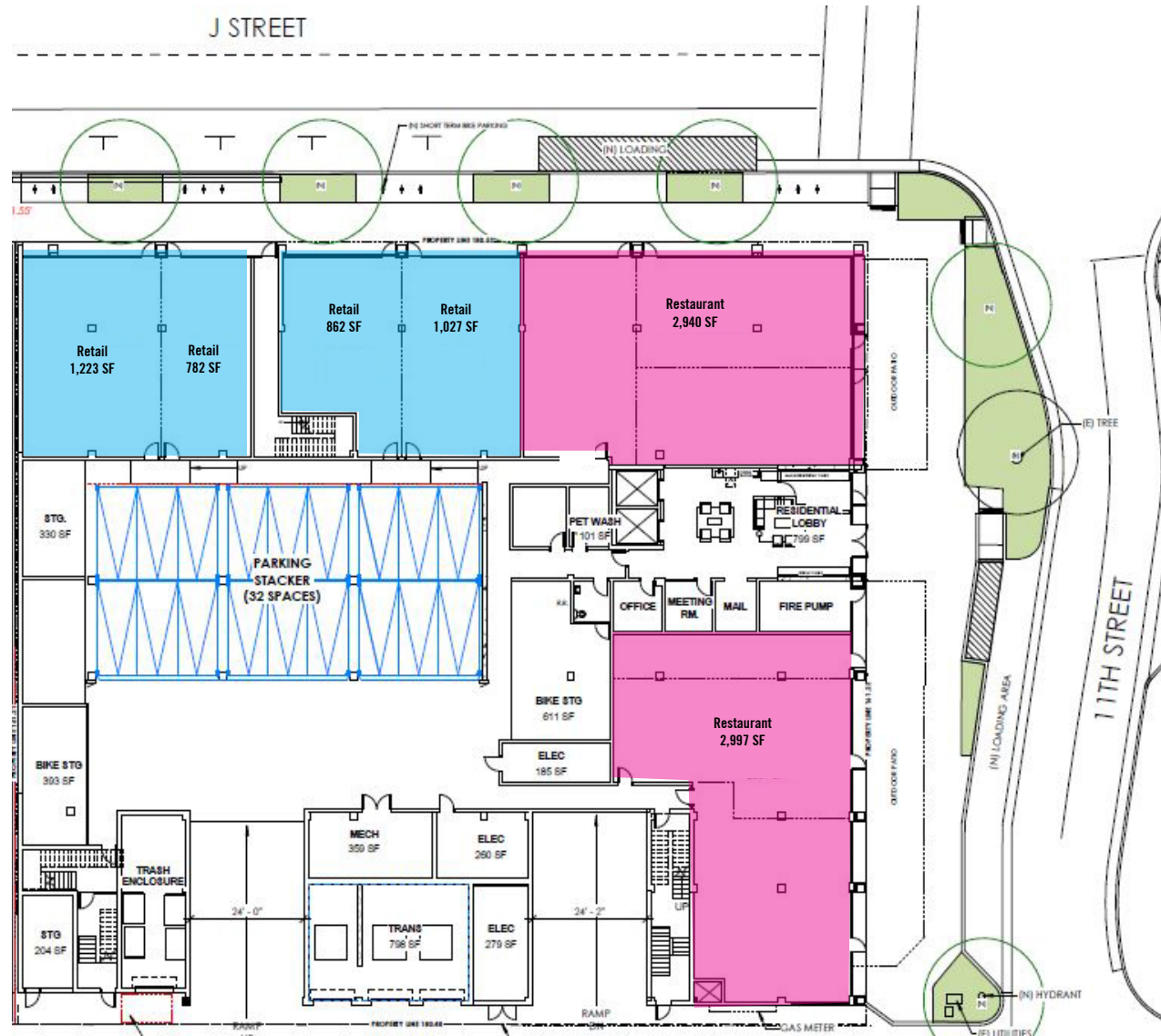
## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE: **95**  
 BIKE SCORE: **99**  
 TRANSIT SCORE: **69**

# FLOOR PLANS

10,250 SF RETAIL





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