

the boulevard

sacramento, ca
howe ave and fair oaks blvd

Fair Oaks Blvd

110,000 ADT



Howe Ave



TAKE A TOUR



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Retail Space Available
High End Lifestyle Center

Limited Space Remaining | Now Deliverable

DEVELOPMENT HIGHLIGHTS

Sacramento's Rodeo Drive

Walking distance to CSU
Sacramento
32,000+ students



\$156,000

Average Primary
HH Income



110,000

ADT



the boulevard

SITE PLAN

±31,056 SF Leasable Space

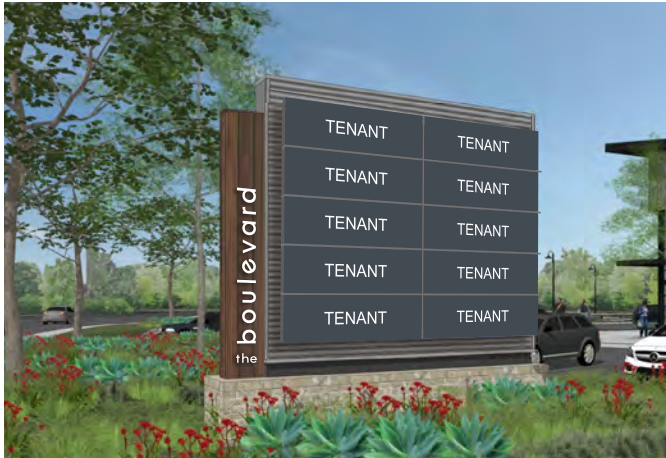
the boulevard



MONUMENT SIGNAGE

the boulevard

Three Monument Sign Locations Available



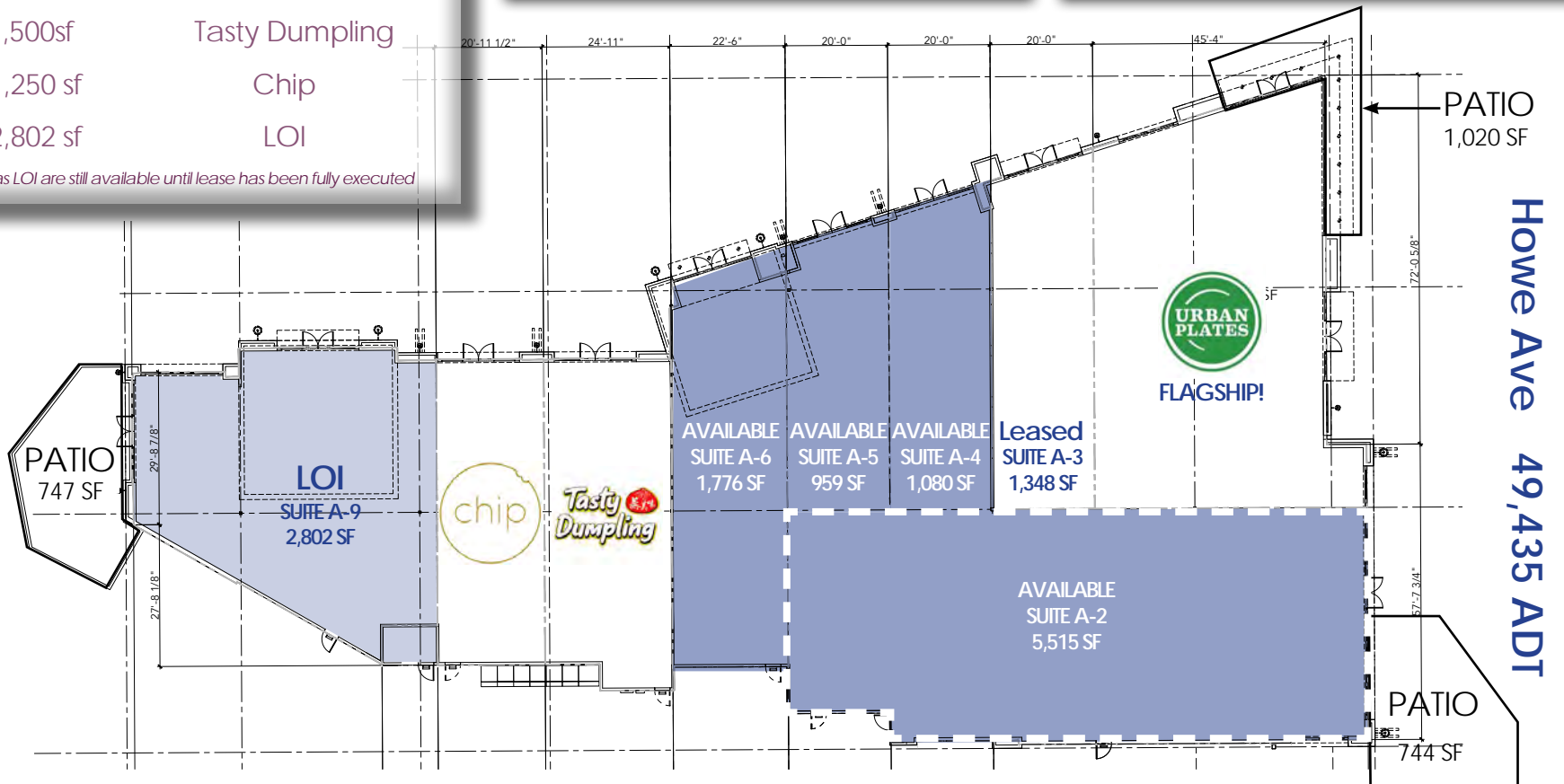
The Boulevard is a vibrant retail experience in the urban core of Sacramento. You'll find everything from restaurants, fine dining, to local boutiques and more.



East Building | ±19,647 SF Floor Plan | Conceptual Site Plan 1

Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	5,515 sf	Available
A-3	1,348 sf	Leased
A-4	1,080 sf	Available
A-5	959 sf	Available
A-6	1,776 sf	Available
A-7	1,500sf	Tasty Dumpling
A-8	1,250 sf	Chip
A-9	2,802 sf	LOI

**all spaces shown as LOI are still available until lease has been fully executed*

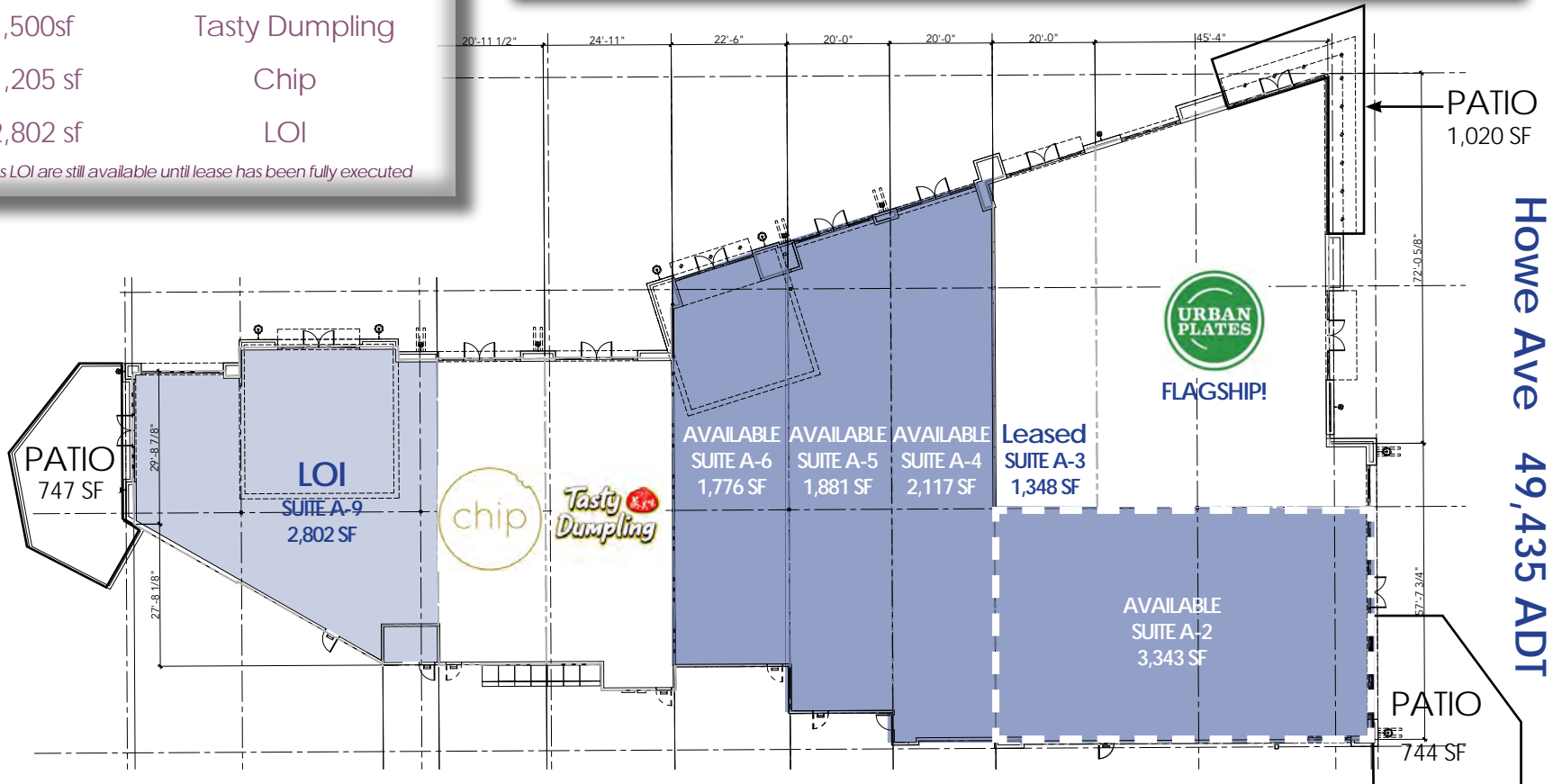


Howe Ave 49,435 ADT

East Building | ±19,647 SF Floor Plan | Conceptual Site Plan 2

Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	3,343 sf	Available
A-3	1,348 sf	Leased
A-4	2,117 sf	Available
A-5	1,881 sf	Available
A-6	1,776 sf	Available
A-7	1,500sf	Tasty Dumpling
A-8	1,205 sf	Chip
A-9	2,802 sf	LOI

**all spaces shown as LOI are still available until lease has been fully executed*



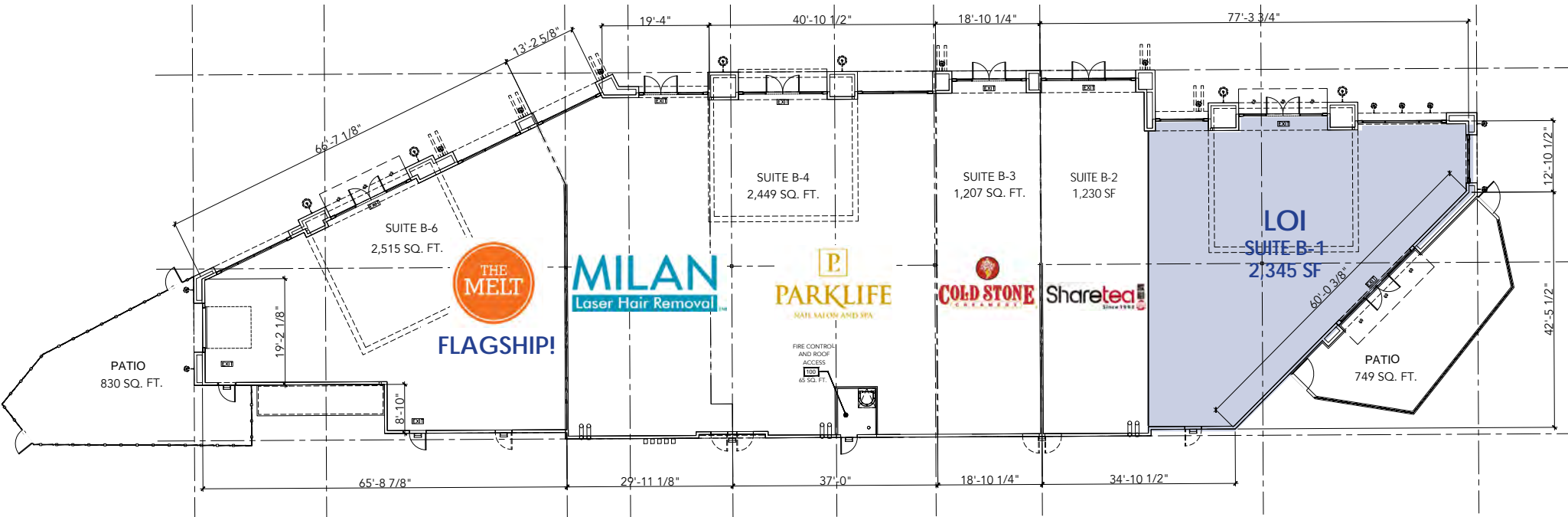
West Building | ±11,409 SF Floor Plan

Suite	SF	Tenant
B-1	2,345	LOI
B-2	1,230	Share Tea
B-3	1,207	Cold Stone
B-4	2,449	Park Life
B-5	1,668	Milan Laser
B-6	2,515	The Melt - Flagship!

*all spaces shown as LOI are still available until lease has been fully executed

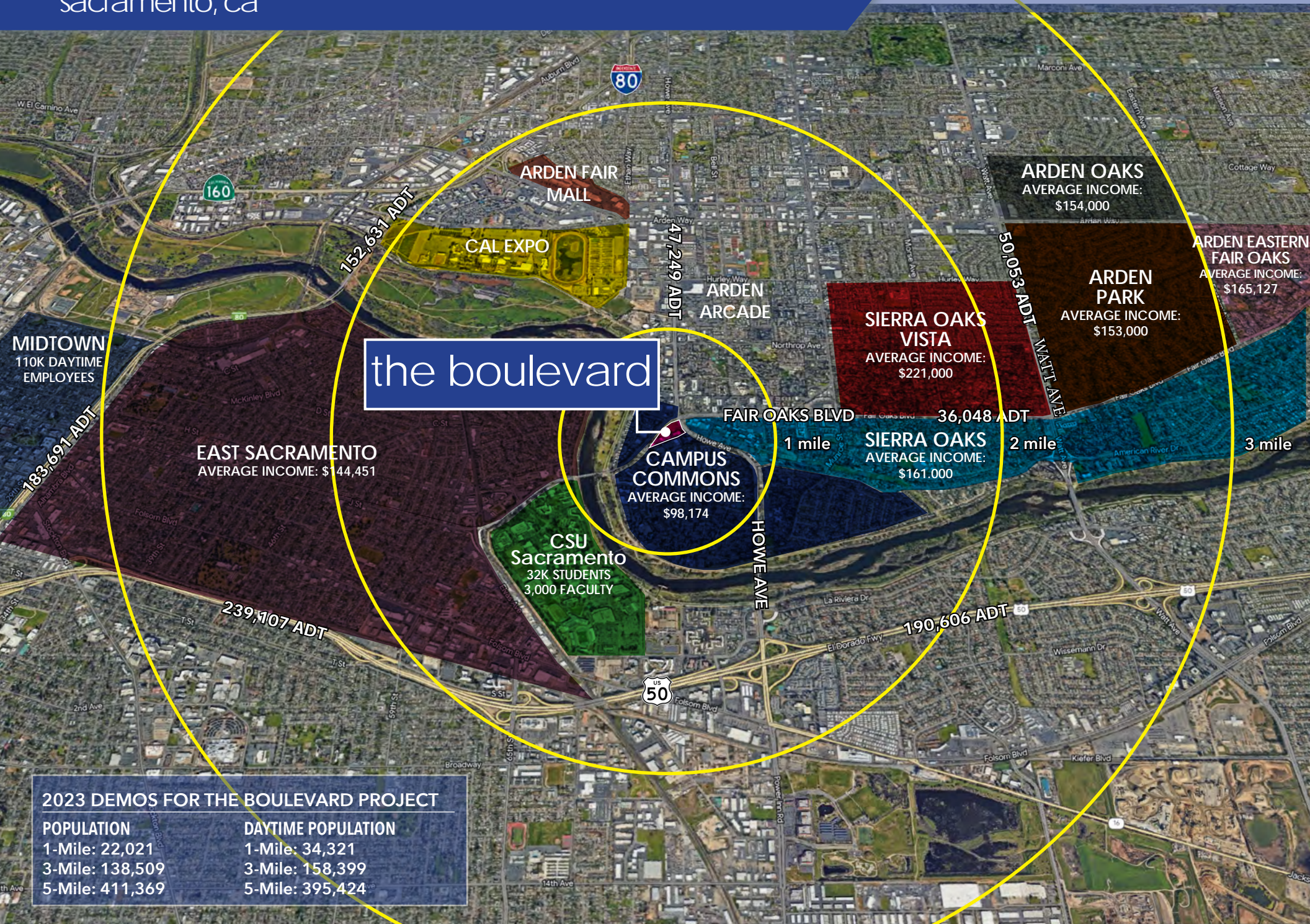


Fair Oaks Blvd 44,957 ADT



REGIONAL OVERVIEW

sacramento, ca



the boulevard

MIDTOWN
110K DAYTIME
EMPLOYEES

183,691 ADT

EAST SACRAMENTO
AVERAGE INCOME: \$144,451

239,107 ADT

ARDEN FAIR
MALL

CAL EXPO

47,249 ADT

ARDEN
ARCADE

SIERRA OAKS
VISTA
AVERAGE INCOME:
\$221,000

FAIR OAKS BLVD 36,048 ADT

SIERRA OAKS
AVERAGE INCOME:
\$161,000

ARDEN OAKS
AVERAGE INCOME:
\$154,000

50,053 ADT

ARDEN
PARK
AVERAGE INCOME:
\$153,000

ARDEN EASTERN
FAIR OAKS
AVERAGE INCOME:
\$165,127

CAMPUS
COMMONS
AVERAGE INCOME:
\$98,174

CSU
Sacramento
32K STUDENTS
3,000 FACULTY

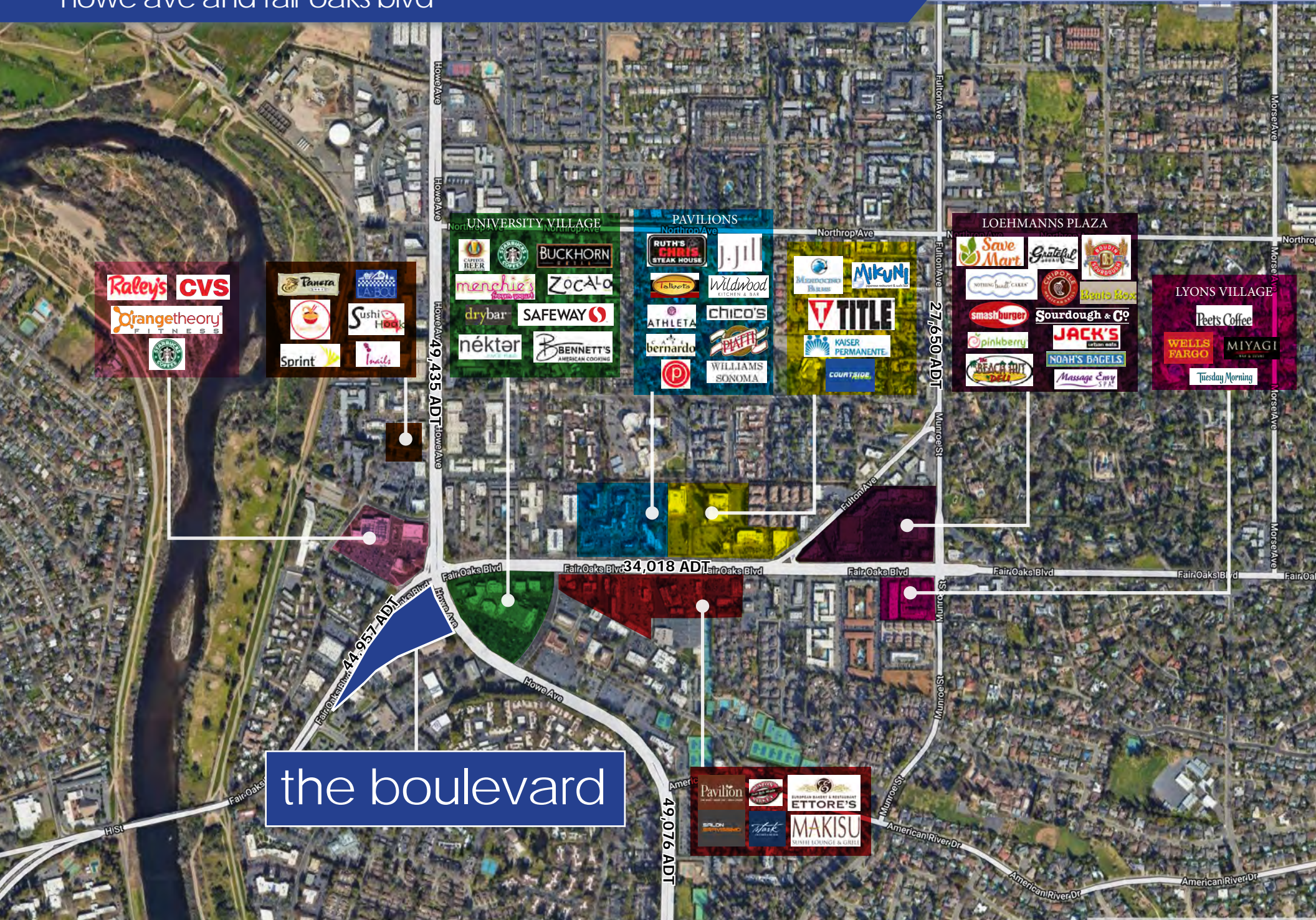
HOWE AVE

190,606 ADT

2023 DEMOS FOR THE BOULEVARD PROJECT	
POPULATION	DAYTIME POPULATION
1-Mile: 22,021	1-Mile: 34,321
3-Mile: 138,509	3-Mile: 158,399
5-Mile: 411,369	5-Mile: 395,424

NEARBY AMENITIES & SITE LOCATION

howe ave and fair oaks blvd



Raley's CVS
Orangetheory FITNESS
Starbucks

Panera Bread
Sushi Hook
Sprinkles
Sprinkles

UNIVERSITY VILLAGE
BUCKHORN
menchie's
Zocalo
drybar
SAFeway
nékter
BENNETT'S AMERICAN COOKING

PAVILIONS
RUTH'S CHRIS STEAK HOUSE
Wildwood
ATHLETA
bernardo
WILLIAMS SONOMA

MIKUNI
TITLE
KAISER PERMANENTE
COURTAGE

LOEHMANN'S PLAZA
Save Mart
Grateful
Smashburger
Sourdough & Co
pinkberry
JACK'S
NOAH'S BAGELS
Message Envoy SPA

LYONS VILLAGE
Peets Coffee
WELLS FARGO
MIYAGI
Tuesday Morning

the boulevard

Pavilion
ETTORE'S
MAKISU

the boulevard

sacramento, ca



For leasing information, contact:



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Another landmark project by:

