

YAMANEE

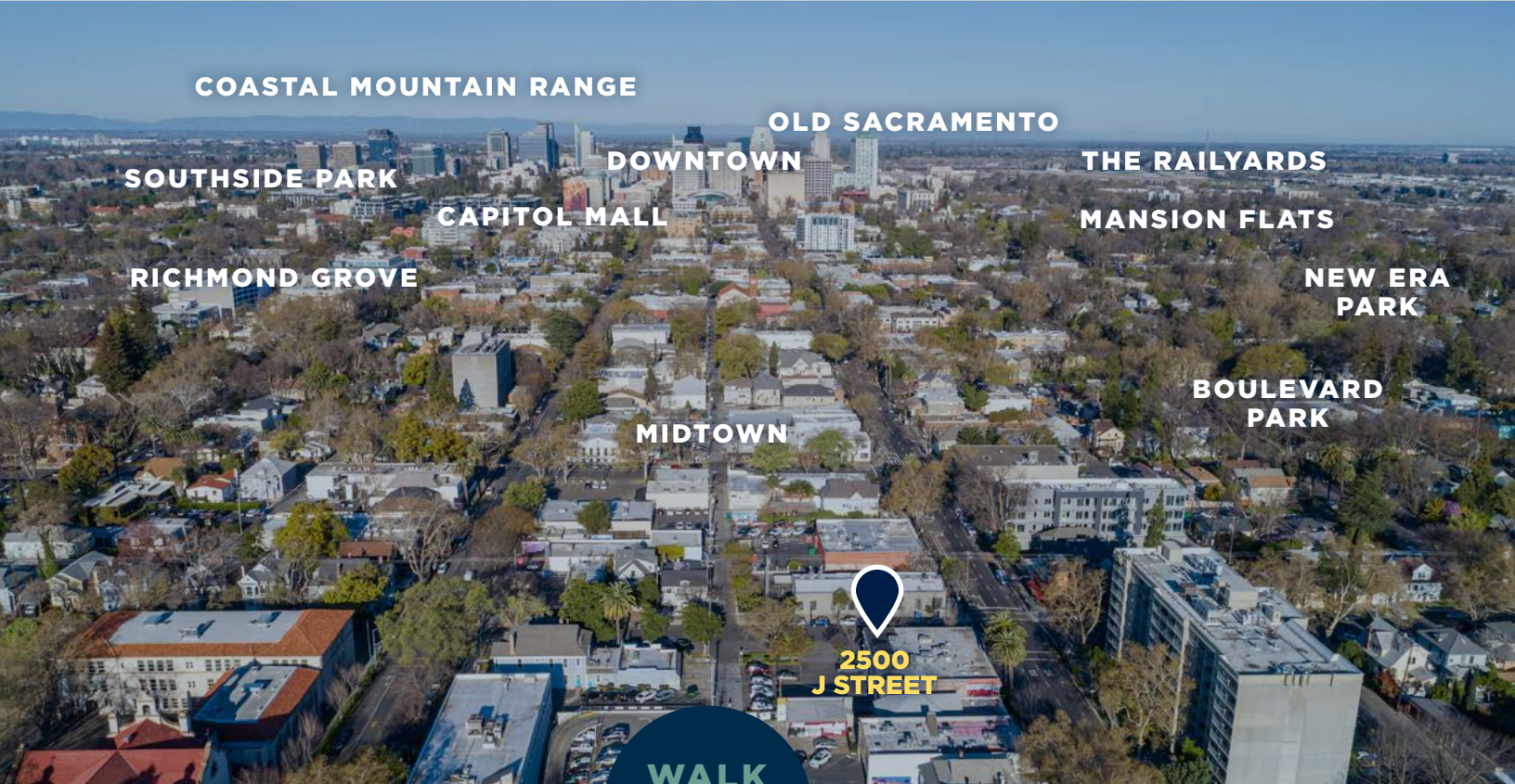
2500 J STREET, SACRAMENTO, CA

ENTITLED | 16-STORY MIXED-USE BUILDING
14,000 SF GROUND-FLOOR & MEZZANINE RETAIL SPACE
116 RESIDENTIAL UNITS | 4 FLOORS OF PARKING

**CONFIDENTIALITY
AGREEMENT**

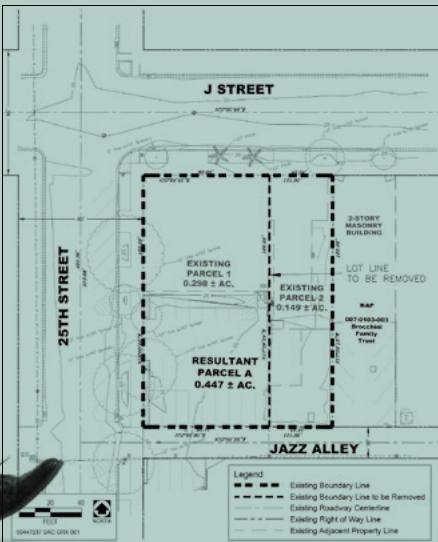
**EXECUTIVE
SUMMARY**





WALK SCORE
97

Sacramento is the fastest growing major city In California, so it is no surprise that it is home to a number of neighborhoods that are mixing vintage charm and historic authenticity with a new, urban vision. Paramount among these is the vibrant Midtown District, soon to be home to a shot of pure urbanism, the 16-story mixed-use Yamanee Tower at 2500 J, a sophisticated architect-designed multi-family residence with its own neighborhood of activities, restaurants, retail, and leisure activities.



DEVELOPMENT SITE

Land Area	19,200 SF (0.447 Acres)
J Street Frontage	120 Feet
25th Street Frontage	160 Feet
Jazz Alley Frontage	120 Feet

PROPOSED PROJECT

Units	116
Residential Space (indoor)	131,693 SF
Private Outdoor Terrace Space	26,289 SF
Retail Space	14,145 SF
Community Space	9,894 SF
Parking	124 Garage Spaces
Total Buildable Space	274,154 SF

**SACRAMENTO
FUN
FACTS**



#1
city in US and
the World in
tree density



Top 5
biking cities
in the US
Davis, CA
(suburb of Sacramento
10 minutes away)
ranked best biking
city in country

#1
in US for
least calamitous
city in nation,
ranked based on
storms, property
damage, and
earthquake damage

#1
Best Farmers Markets
- American Farmland Trust
#2 in US
for public park access
and spending—behind
only San Francisco



#3
in best
housing market
in US
- ZipRealty Inc



Home to more than
100 biotechnology
and medical device
companies



On both GE's and
Ford's lists of
most electric-vehicle
ready cities
Top 10 city adopting
smart grid technology
Top 5 Airports
in the US

**Top 5 for fastest-
growing cities for
Technology jobs**



Sacramento housing
market is "Most
Competitive" with
listings receiving
three offers on
average and selling in
around 11 days.
- Redfin



**Cutting-edge
healthcare facilities:**
new Sutter Medical
Center,
Mercy General
Hospital (overseen by
Dignity Health),
UC Davis Medical
Center,
and the planned
Kaiser Hospital
in the Railyards,
adjacent to
downtown.

#1
Happiest workers
in the US
- CareerBliss
Top 10
highest IT salaries
in US
- InfoWorld

Top 10 places to visit
due to proximity to
wine country,
midtown cocktail
week, and lively
restaurant scene
- Inbibe Magazine



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