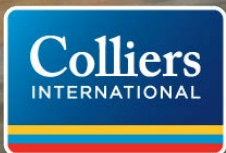
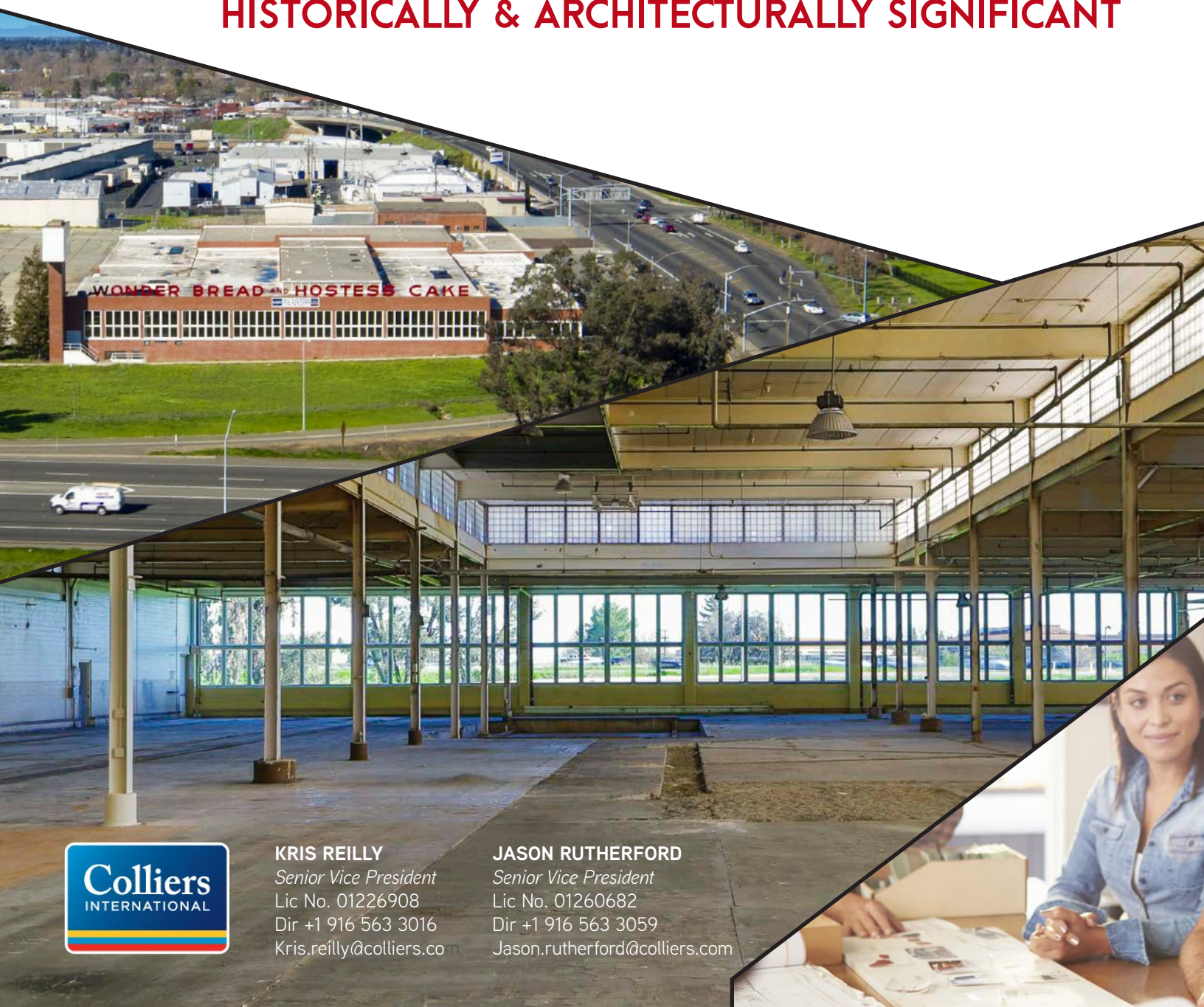


FOR SALE OR LEASE

# THE WONDER BREAD BUILDING *on Arden*

1324 ARDEN WAY, SACRAMENTO, CA

**HISTORICALLY & ARCHITECTURALLY SIGNIFICANT**



**KRIS REILLY**  
*Senior Vice President*  
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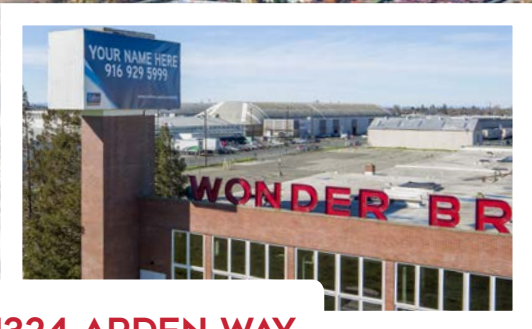
**JASON RUTHERFORD**  
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Jason.rutherford@colliers.com

**1 HOUR 45 MINUTES**  
SAN FRANCISCO  
(±92 MILES)

**1 HOUR 14 MINUTES**  
NAPA  
(±66 MILES)

**10 MINUTES**  
DOWNTOWN SACRAMENTO  
(±5 MILES)

**CAPITAL CITY FREEWAY**  
±75,700 CARS PER DAY



**1324 ARDEN WAY**

**2 MINUTES**  
DOUBLE TREE HOTEL  
(±0.5 MILES)

**ARDEN WAY**  
±50,740 CARS PER DAY

**3 MINUTES**  
ARDEN FAIR SHOPPING MALL  
(±0.8 MILES)

**2 MINUTES**  
HILTON HOTEL  
(±0.5 MILES)



**29**  **MINUTES**  
**DAVIS**  
**(±21 MILES)**

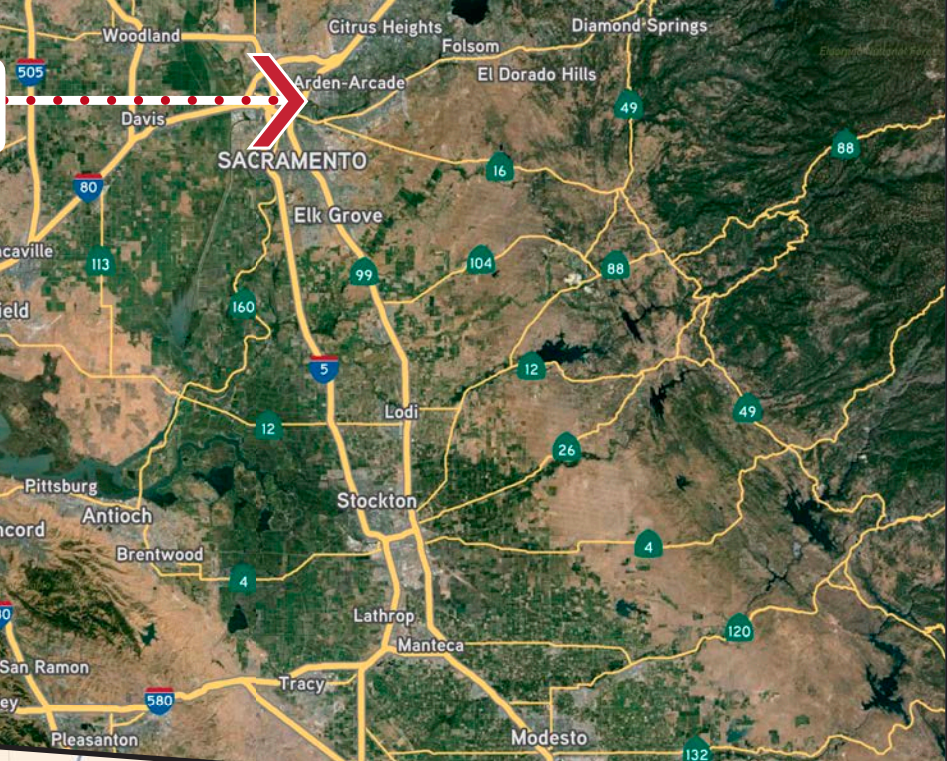
# OPTIMIZED.

A refurbished icon with strong recognition, 1324 Arden Way provides exactly what a quality business needs for today and tomorrow – a highly flexible location with easy access to employees, suppliers and customers. Its creative and funky architecture reflect the highly sought after SoMa qualities that are in high demand among single tenant office users.

- › **LOCATION:** 1324 Arden Way, Sacramento, California
- › **SQUARE FOOTAGE:** 80,000 SF office/flex
- › **LAND AREA:** 6.44 Acres
- › **TAX PARCELS:** 277-0243-008 (±3.59 AC), 277-0243-005 (±2.85 AC)
- › **PROPOSED ZONING:** General Office
- › **CONSTRUCTION:** Red brick, concrete and metal
- › **PARKING:** 407 surface spaces for 4 per 1000 parking
- › **ELECTRICITY:** Sacramento Municipal Utility District
- › **WATER:** City of Sacramento
- › **GAS:** Pacific Gas & Electric Company



# 1324 ARDEN WAY



# 1324 ARDEN WAY



10 MINUTE DRIVE

5 MINUTE DRIVE

SACRAMENTO RAILYARDS

GOLDEN 1 CENTER ENTERTAINMENT SPORTS COMPLEX FUTURE HOME TO THE SACRAMENTO KINGS

DOWNTOWN STATE CAPITOL AND CBD

R STREET CORRIDOR

MIDTOWN ARTS & CULTURE

EAST SACRAMENTO

RIVER PARK

LAND PARK



# FEATURES:

- › Exposed beams
- › Visually appealing trusses
- › Natural brick and classic tiled walls
- › Detailed wood floor
- › Open floor plan for collaborative workspace
- › High ceilings 18' -28'
- › Skylights
- › Usable basement with windows perfect for lounge, breakroom and gym.

## PLANNED RENOVATIONS:

- › Additional skylights and windows to increase natural light
- › Floor-to-ceiling windows to replace roll-up doors





Available

# STRONG RECOGNITION. UNLIMITED POTENTIAL.





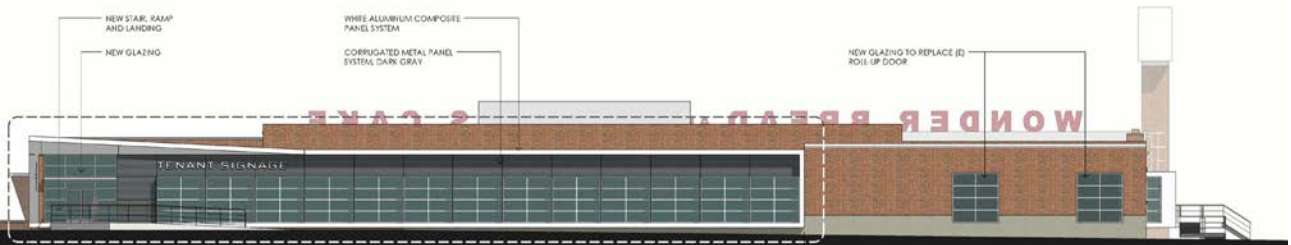
916.929.5999 Colliers INTERNATIONAL HOSTESS



# STRONG RECOGNITION. UNLIMITED POTENTIAL.



SOUTHEAST FACING



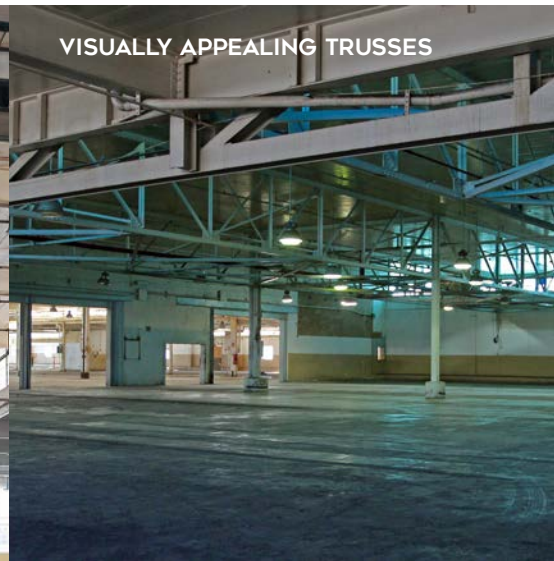
NORTHWEST FACING



SKYLIGHTS



EXPOSED BEAMS



VISUALLY APPEALING TRUSSES

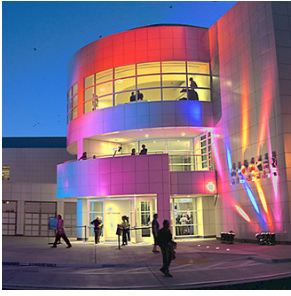


# LIVE. LEARN. WORK. THRIVE.

The Sacramento Region is an incubator for business development—from its welcoming and affordable business climate and abundant, educated workforce to its low cost of living and high quality of life. Greater Sacramento has every type of lifestyle and entertainment option you could ask for – from 14,000 acres of recreation spaces to live music performances at parks or the Mondavi Center to live sporting events with the NBA Kings, Sacramento Republic FC and AAA baseball with the River Cats. For its 2.3 million residents, Sacramento is the perfect place to live, learn, work and thrive.

With more and more residents seeking this “urban” lifestyle, demand for new housing near the heart of Sacramento is outweighing supply. Developers are responding with talk of new residential units at the former Sacramento Inn & Suites site and surrounding property. By spring, plans will be submitted to the city for what’s likely to be market-rate apartments and homes on more than 20 acres along Business 80.





### CULTURE & ART

Museums, art galleries and the historic Old Sacramento neighborhood



### COMMUNITY-INSPIRED ACTIVITIES

Farmers markets, art walks & festivals focused on each community's history and culture



### SPORTS & ENTERTAINMENT

Sacramento Kings, Sacramento Republic FC, River Cats as well as Broadway performances



### OUTDOOR ACTIVITIES

Boat, fish, bike, run or kayak throughout 14,000 acres of state parks all year long



### MUSIC

Thump's TBD Fest, Monster Energy Aftershock Festival, Ace of Spades. Harlow's, Goldfield, and seasonal performances in local parks



### BEER & WINE

40 local breweries and 130 wineries within the region - nearby Napa Valley wineries

*Greater Sacramento has every type of lifestyle and entertainment option you could want from 14,000 acres of recreation spaces to live music and performances at parks or the Mondavi Center to live sporting events with the NBA Kings, Sacramento Republic FC, and AAA baseball with the River Cats.*



# SACRAMENTO: BY THE NUMBERS



2015 Average  
Household Income  
**\$64,526**



Median Age  
**33.8**



Employment Rate  
**94.6%**



Population  
**±2.21 Million**

## TOP EMPLOYERS

#	Employer	Employees
1	State of California	72,220
2	Sacramento County	10,700
3	UC Davis Health System	9,906
4	Dignity Health/Catholic Healthcare West	9,905
5	Intel	7,352
6	Kaiser Permanente	6,212
7	Sutter Health	6,000
8	Elk Grove Unified School District	5,421
9	Sacramento City Unified School District	5,410
10	San Juan Unified School District	4,200
11	City of Sacramento	4,140

Source: Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2014  
City of Sacramento, California

# GREATER SACRAMENTO

## THE NEW PARTNER OF THE BAY AREA

*With 300 employees earning the region's average salary, and 50,000 SF of average lease space, a company would save \$204.4 Million over 10 years in Greater Sacramento versus San Francisco and \$155.7 Million over 10 years versus San Jose.*

**16.9 MILLION**  
IN LEASE RATE SAVINGS

when comparing average Sacramento lease rates to San Francisco (annually)

**9.15 MILLION**  
IN LEASE RATE SAVINGS

when comparing average Sacramento lease rates to San Jose (annually)



**6.4 MILLION**  
IN WAGE SAVINGS

when comparing average Sacramento wages to San Jose (annually)

**3.5 MILLION**  
IN WAGE SAVINGS

when comparing average Sacramento wages in San Francisco (annually)

# NEXT DOOR INDUSTRIES



## ADVANCED MANUFACTURING

Growth in this sector can be attributed to companies' desire for proximity to major markets, infrastructure for efficient and reliable transportation logistics, availability of existing facilities and build-to-suit opportunities, a talented and diverse local workforce, and access to cutting-edge research centers including UC Davis and the nearby Lawrence Livermore National Labs and UC Berkeley.



## BIOTECHNOLOGY

The Sacramento Region's biotechnology and life sciences industries are growing rapidly with more than 100 biotechnology and medical device companies and 15,000 life sciences employees.



## CLEAN ENERGY TECHNOLOGY

The area hosts over 200 "green" firms and organizations, many with headquarters in the region.



## INFORMATION TECHNOLOGY

The first wave of IT activity occurred in the 1980s and 1990s when several technology firms in the San Francisco Bay Area built major campuses in the region, utilizing the strong engineering base, lower costs of living and business operations, and available land.



## FEDERAL & STATE GOVERNMENT

Nearly three of every 10 workers in California's capital region—28.4 percent—are employed by federal, state and local governments.



## AGRICULTURE & FOOD TECHNOLOGIES

Ranked nationally in the top five for farmers markets and identified as a leader in the recent economic trend of connecting local foods to local stores and markets—named the “Farm to Fork Capital of America.”



## EDUCATION & KNOWLEDGE CREATION

Home to several accredited higher education institutions including two major public four-year institutions—University of California, Davis and California State University, Sacramento—with combined enrollment of over 50,000 students.

Source: <http://greater-sacramento.com/doing-business-in-sacramento/key-industries/#Biotechnology>



**EXCLUSIVELY REPRESENTED BY:**

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