

the boulevard

sacramento, ca

howe ave and fair oaks blvd



TAKE A
TOUR HERE



THE
EDWARDS
COMPANY
commercial real estate services



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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

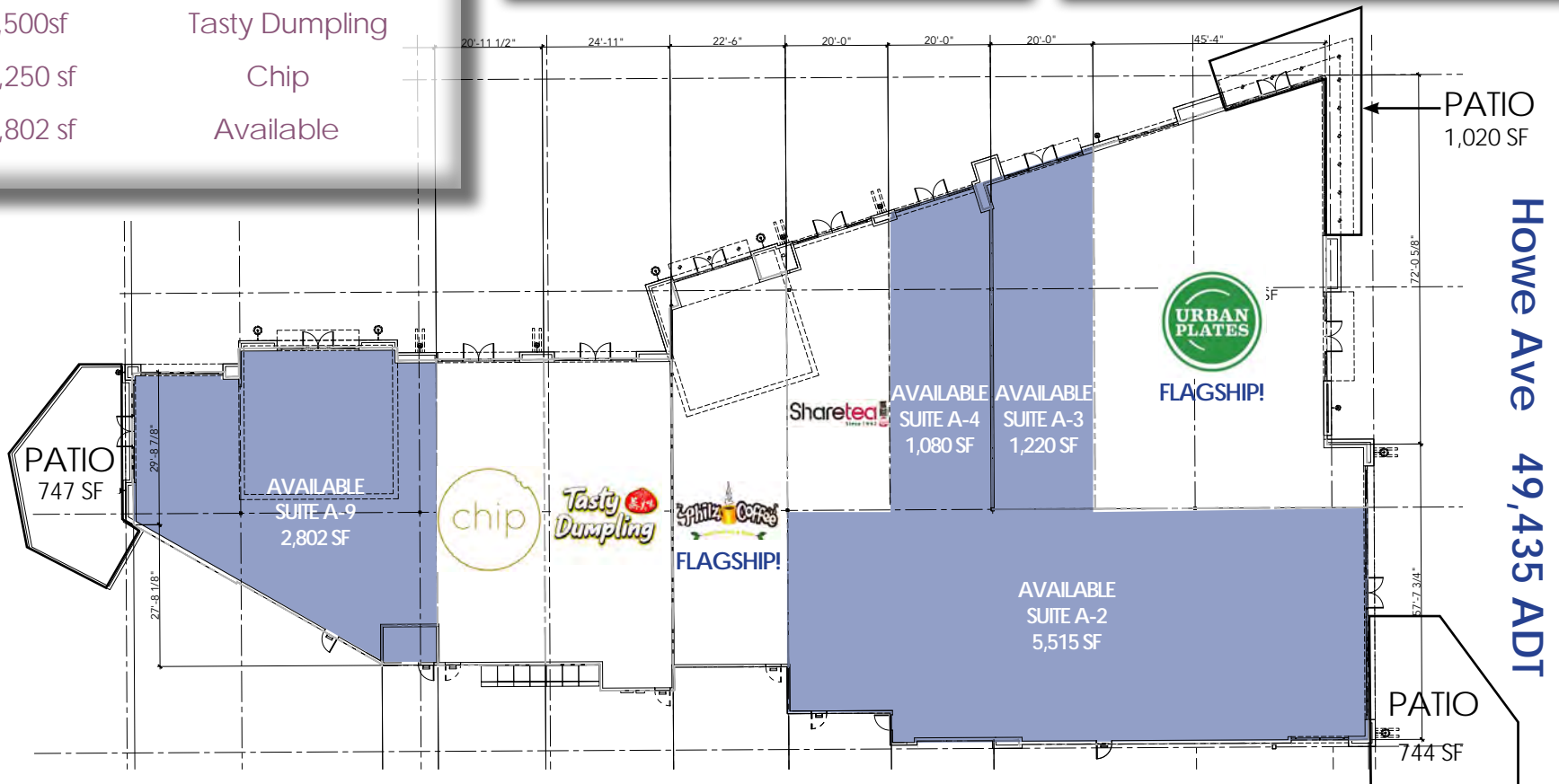


The Boulevard is a vibrant retail experience in the urban core of Sacramento. You'll find everything from restaurants, fine dining, to local boutiques and more.



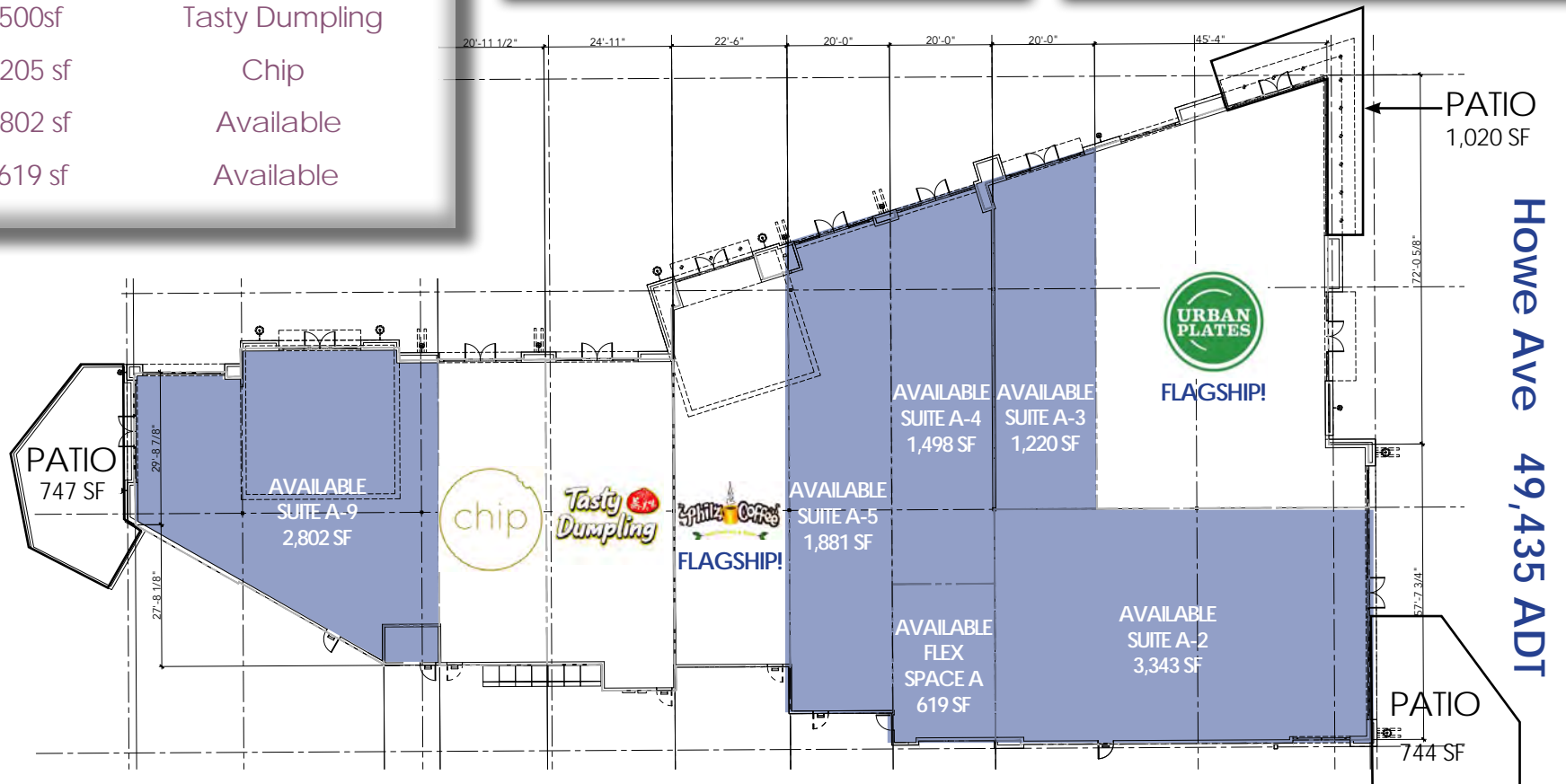
East Building | ±19,647 SF Floor Plan | Conceptual Site Plan 1

Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	5,515 sf	Available
A-3	1,220 sf	Available
A-4	1,080 sf	Available
A-5	959 sf	Sharetea
A-6	1,776 sf	Philz Coffee - Flagship!
A-7	1,500sf	Tasty Dumpling
A-8	1,250 sf	Chip
A-9	2,802 sf	Available



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	1,220 sf	Available
A-4	1,498 sf	Available
A-5	1,881 sf	Available
A-6	1,776 sf	Philz Coffee - Flagship!
A-7	1,500sf	Tasty Dumpling
A-8	1,205 sf	Chip
A-9	2,802 sf	Available
Space A	619 sf	Available

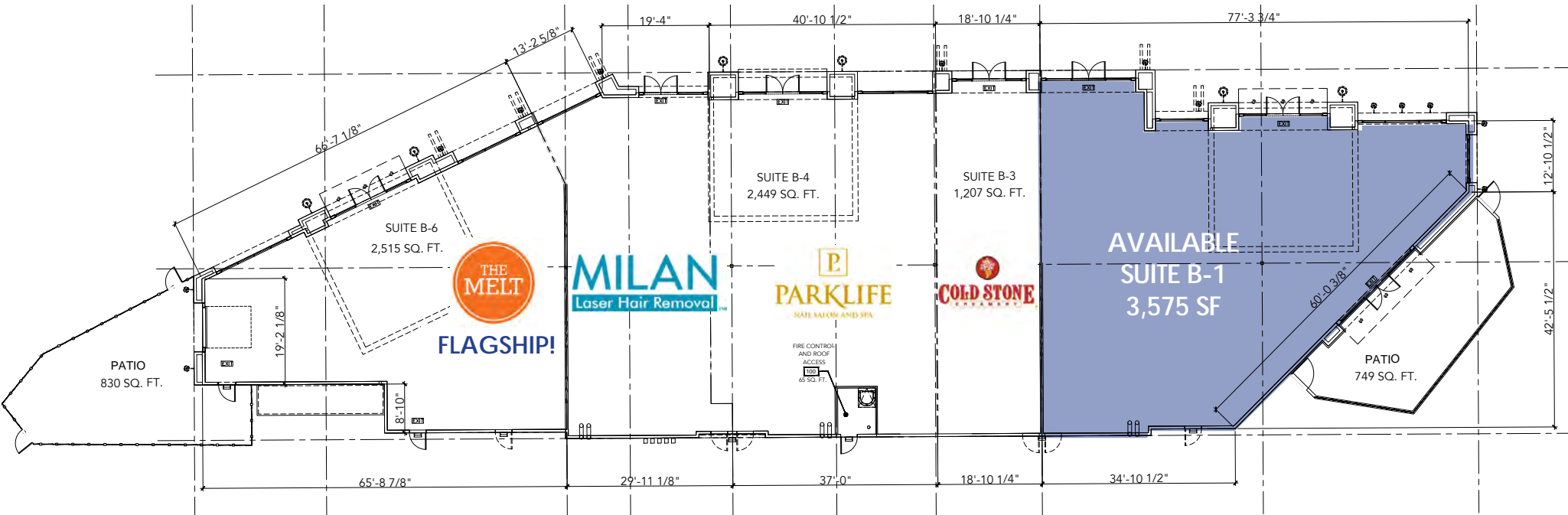


West Building | ±11,409 SF Floor Plan

Suite	Size	Tenant
B-1	3,575 sf	Available
B-3	1,207 sf	Cold Stone
B-4	2,449 sf	Park Life
B-5	1,668 sf	Milan Laser
B-6	2,515 sf	The Melt - Flagship!

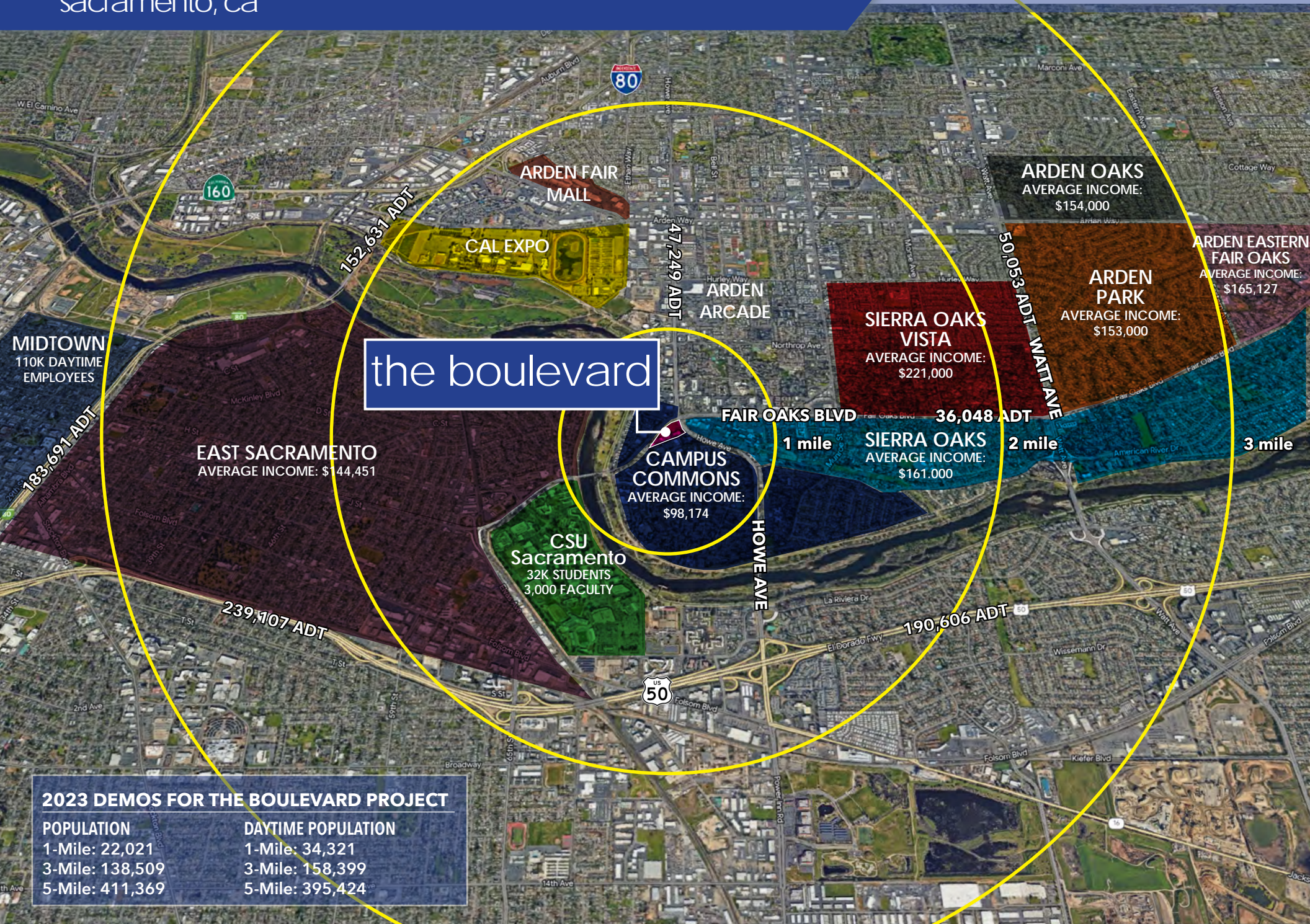


Fair Oaks Blvd 44,957 ADT



REGIONAL OVERVIEW

sacramento, ca

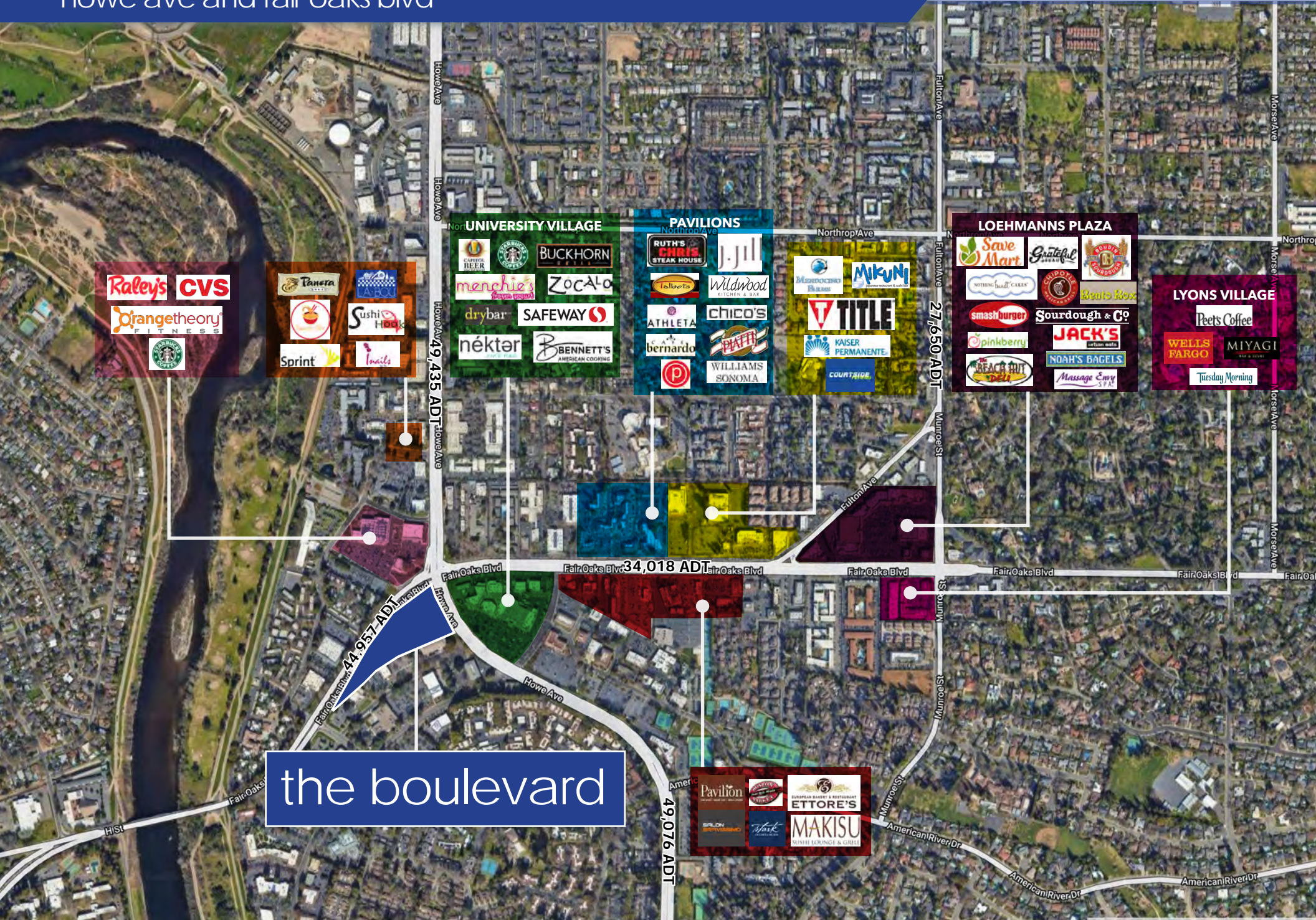


2023 DEMOS FOR THE BOULEVARD PROJECT

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

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Raley's **CVS**
Orangetheory
FITNESS
Starbucks

Panera
Sushi Hook
Sprint
Innits

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

PAVILIONS
RUTH'S CHRIS
STEAK HOUSE
Talbots
Wildwood
KITCHEN & BAR
ATHLETA
chico's
bernardo
PIAFFI
WILLIAMS SONOMA

MIKUNI
TITLE
KAISER PERMANENTE
COURTAGE

LOEHMANN'S PLAZA
Save Mart
Grateful
Nothing Bundt Cakes
smashburger
Sourdough & Co
pinkberry
JACK'S
artisan pasta
NOAH'S BAGELS
Message Envoy
SPM

LYONS VILLAGE
Peets Coffee
WELLS FARGO
MIYAGI
Tuesdays Morning

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Pavilion
ETTORE'S
EUROPEAN BAKERY & RESTAURANT
MAKISU
SUSHI LOUNGE & GRILL

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For leasing information, contact:



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Another landmark project by:

