

# the boulevard

sacramento, ca

howe ave and fair oaks blvd



TAKE A  
TOUR HERE



THE  
EDWARDS  
COMPANY  
commercial real estate services



For further information, contact:  
**Andrea Sessions**  
andrea@theedwardsco.com  
Lic # 01434048

**Miles Edwards**  
miles@theedwardsco.com  
Lic # 02186200

**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

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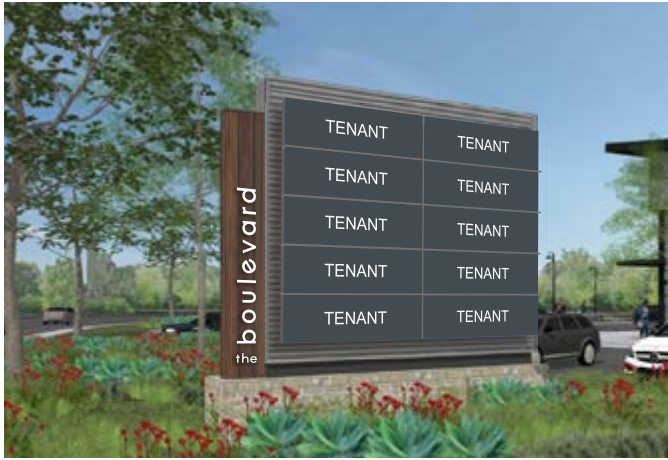




# MONUMENT SIGNAGE

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Three Monument Sign Locations Available

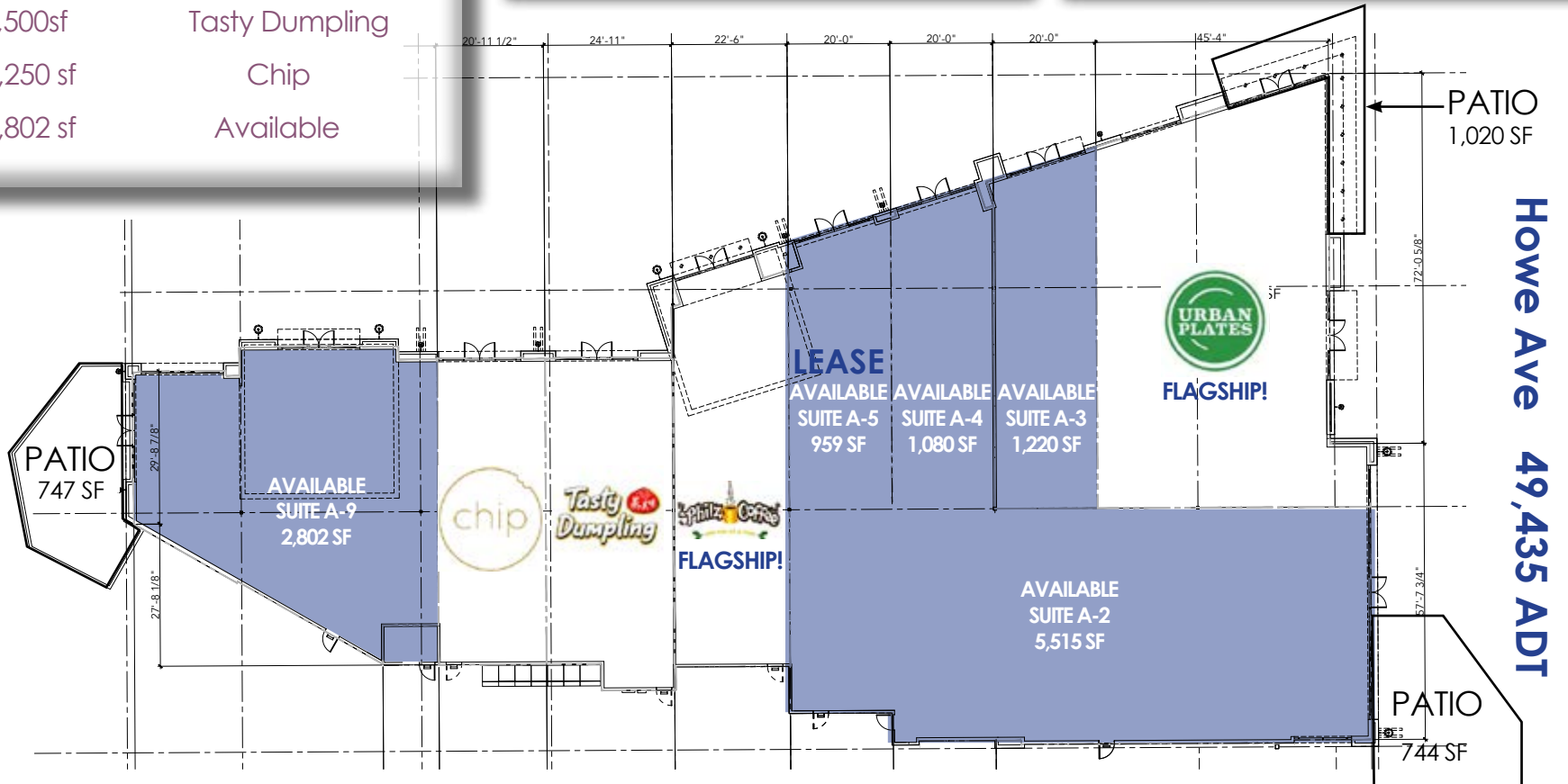


The Boulevard is a vibrant retail experience in the urban core of Sacramento. You'll find everything from restaurants, fine dining, to local boutiques and more.



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

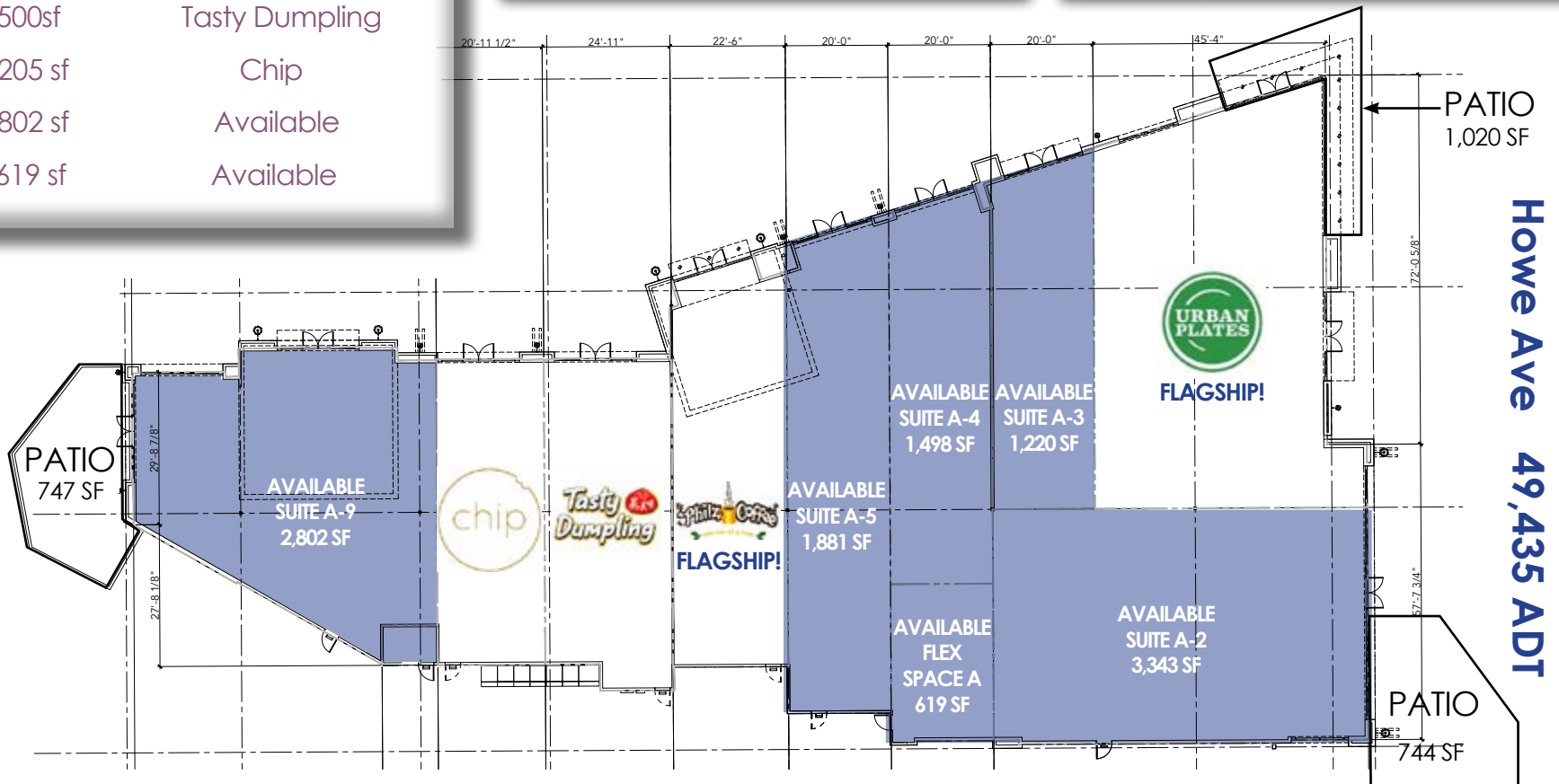
Suite	Size	Tenant
A-1	3,509 sf	Urban Plates - Flagship!
A-2	5,515 sf	Available
A-3	1,220 sf	Available
A-4	1,080 sf	Available
A-5	959 sf	Lease
A-6	1,776 sf	Philz Coffee - Flagship!
A-7	1,500sf	Tasty Dumpling
A-8	1,250 sf	Chip
A-9	2,802 sf	Available





## 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!



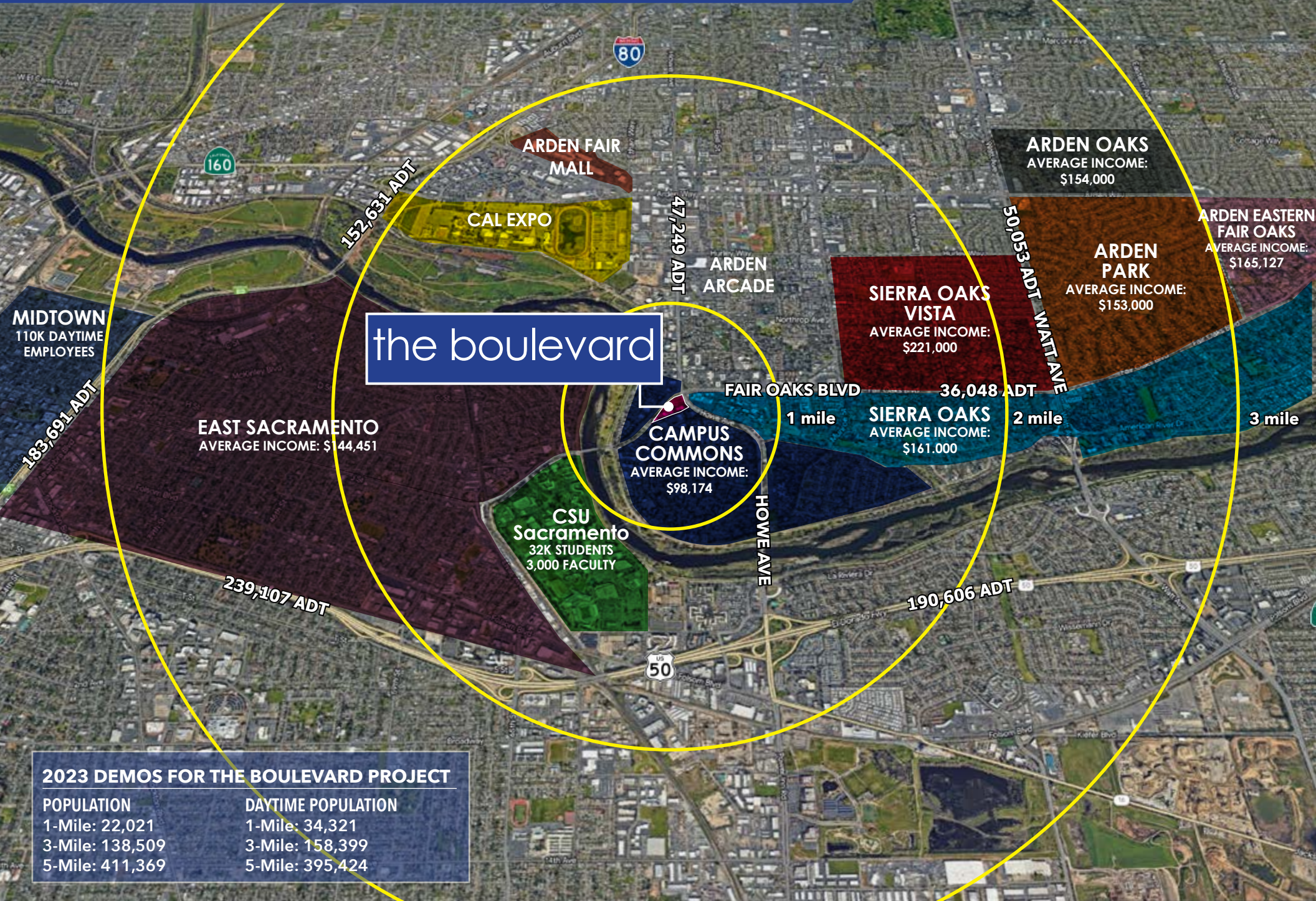
### Fair Oaks Blvd 44,957 ADT





# REGIONAL OVERVIEW

sacramento, ca



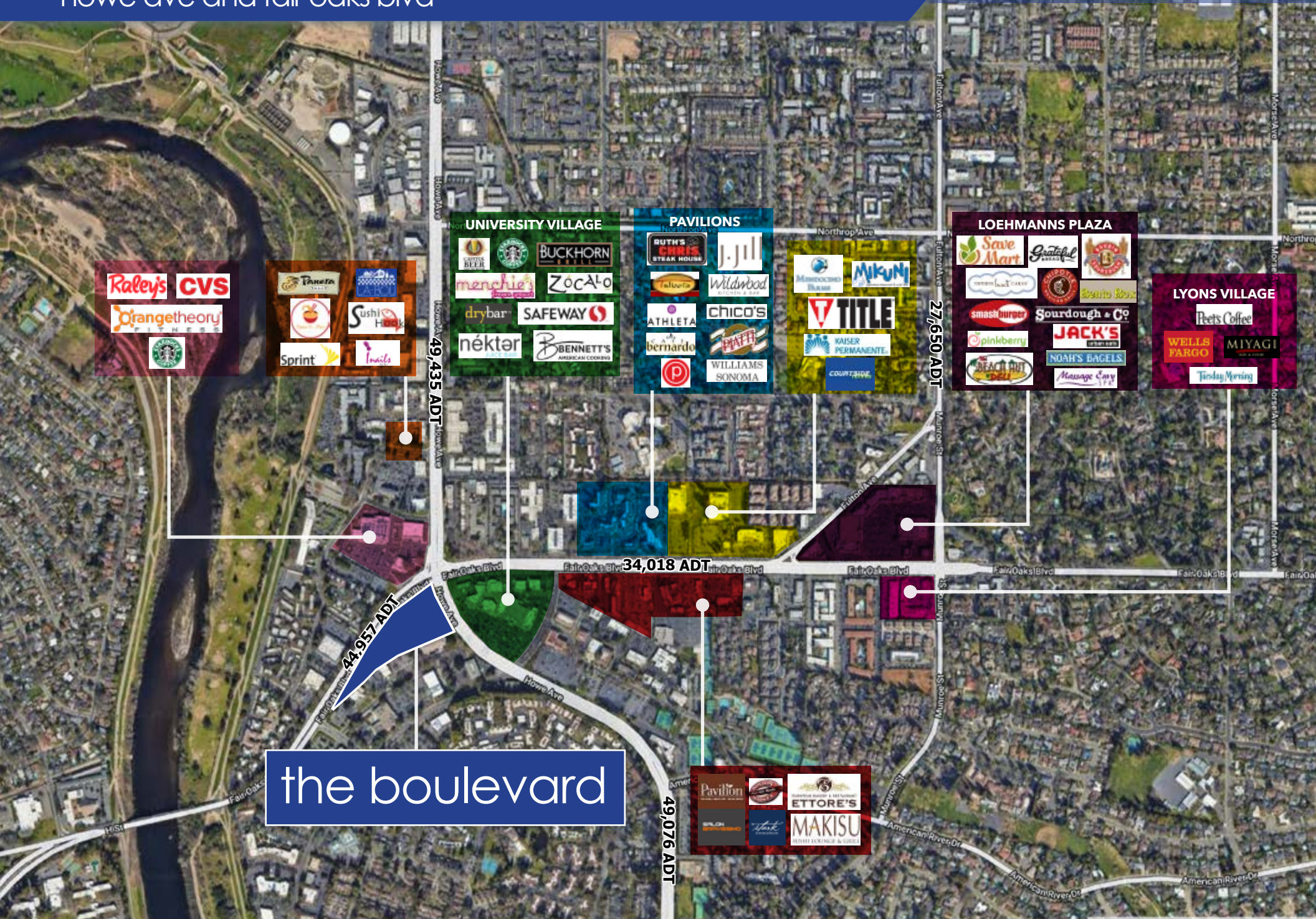
## 2023 DEMOS FOR THE BOULEVARD PROJECT

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

howe ave and fair oaks blvd



Raley's CVS  
Orangetheory FITNESS  
Starbucks

Panera Bread  
Sushi Hook  
Sprinkles  
Sprinkles

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

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

MUSCOCOME BAKERY  
MIKUMI  
TITLE  
KAISER PERMANENTE  
COURT SIDE

LOEHMANN'S PLAZA  
Save Mart  
GrubHub  
smashburger  
Sourdough & Co  
pinkberry  
JACK'S  
NOAH'S BAGELS  
Message City

LYONS VILLAGE  
Peets Coffee  
WELLS FARGO  
MIYAGI  
Tinsley Morning

the boulevard

Pavilion  
ETTORE'S  
MAKISU

44,957 ADT

49,435 ADT

34,018 ADT

49,076 ADT

27,650 ADT



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For leasing information, contact:

**Andrea Sessions**  
andrea@theedwardsco.com  
Lic # 01434048



The Edwards Company 916.277.8120

**Miles Edwards**  
miles@theedwardsco.com  
Lic # 02186200

Another landmark  
project by:



PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

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