



A Legacy Project

THE TRIBUTE BUILDING

GROUND FLOOR RETAIL-RESTAURANT SPACE FOR LEASE IN THE HEART OF MIDTOWN SACRAMENTO

EXCLUSIVELY LISTED BY
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Heller Pacific



**CUSHMAN &
WAKEFIELD®**

The Project

SPECIFICATIONS

- Located in the heart of Midtown Sacramento on the corner of 20th Street & Capitol Avenue
- ±48,000 GSF on 4 Floors
- ±7,032 SF Ground Floor Retail
- 75,548 Daytime Population (1 mile)
- 7,832 Cars Per Day (ADT)

ATMOSPHERE

Resembling a modern art gallery, the interior boasts floor to ceiling windows providing abundant views to the exterior and allowing natural light to illuminate workspaces and offices. Art work from LeBaron’s Fine Art will adorn the space. Light flows through the multi-colored glass, reminiscent of the blues in Thiebaud’s cityscape paintings. The Tribute will be a LEED Certified building, designed to complement, not detract from, its environment.

VIBRANCY

The Tribute Building offers the city’s modern professionals with access to in-demand amenities like showers, lockers and bike storage, located in the heart of Sacramento’s bar and restaurant scene. The Tribute is a one-stop building to go to your morning cycling class, get a full days’ work in and grab a drink with your friends.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	23,920	131,822	353,919
Daytime Population	75,548	160,118	273,659
Average Household Income	\$50,470	\$62,000	\$58,126



Heller/Thiebaud collaboration SMUD HQ Building

The Plans

FIRST FLOOR - RETAIL & PARKING

PARKING

- ±2.0 per 1,000 SF parking, plus additional third party parking opportunities available
- Bike lockers available
- Earth Friendly
- Highly efficient, state of the art HVAC system
- Water efficient restroom features
- Enhanced refrigerant management, minimizing the building's impact on the ozone layer
- Diversion of construction waste to recycling centers
- Use of recycled content materials on both the interior & exterior of the building
- Low-emitting interior materials and finishes

URBAN ADVANTAGE

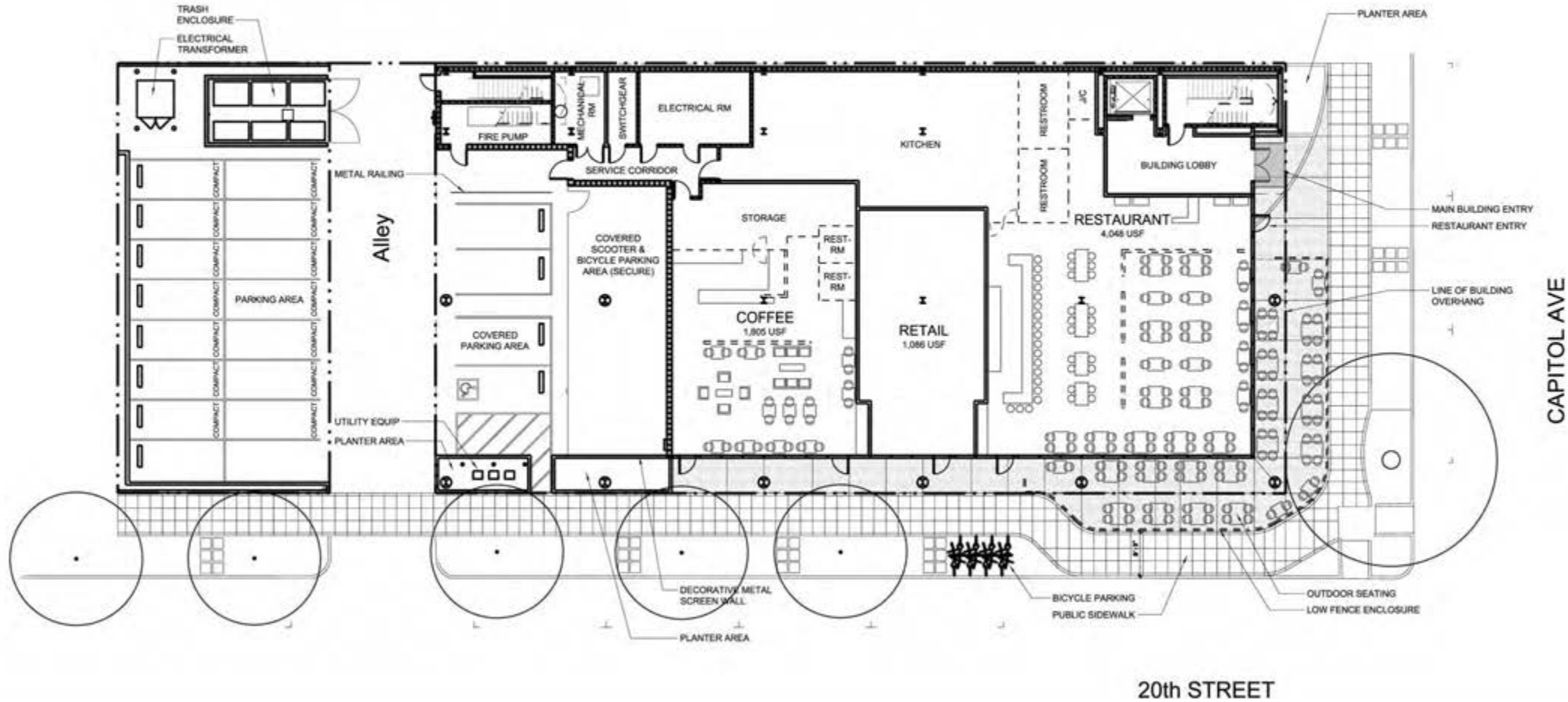
- Close access to public transportation
- Showers & lockers
- Indoor air quality monitoring
- Daylight and exterior views reach almost every interior space in the building



The Plans

RETAIL TEST-FIT LAYOUT

- 7,032 USF Ground floor retail space available
- Restaurant & coffee shop configurations available
- Divisible to 1,086 USF



The Plans

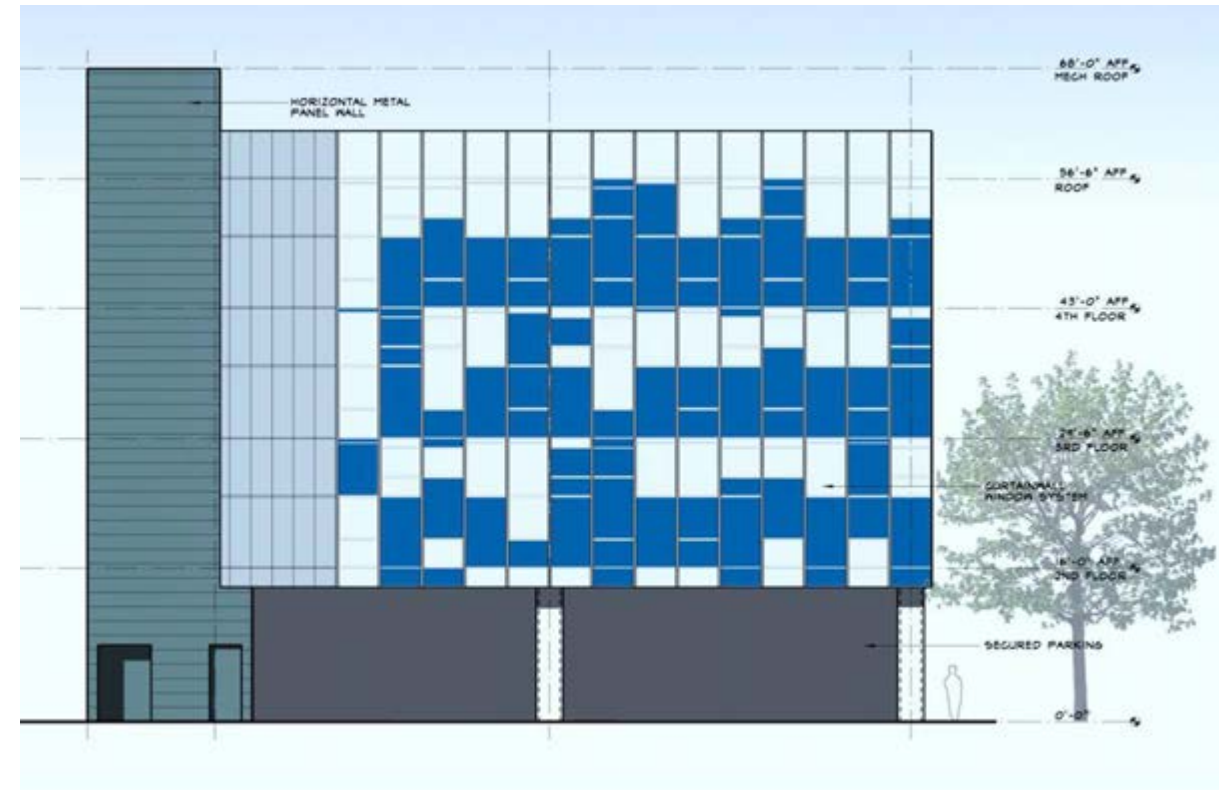
NORTH ELEVATION



PRESERVING THE ENVIRONMENT

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SOUTH ELEVATION



URBAN ADVANTAGE

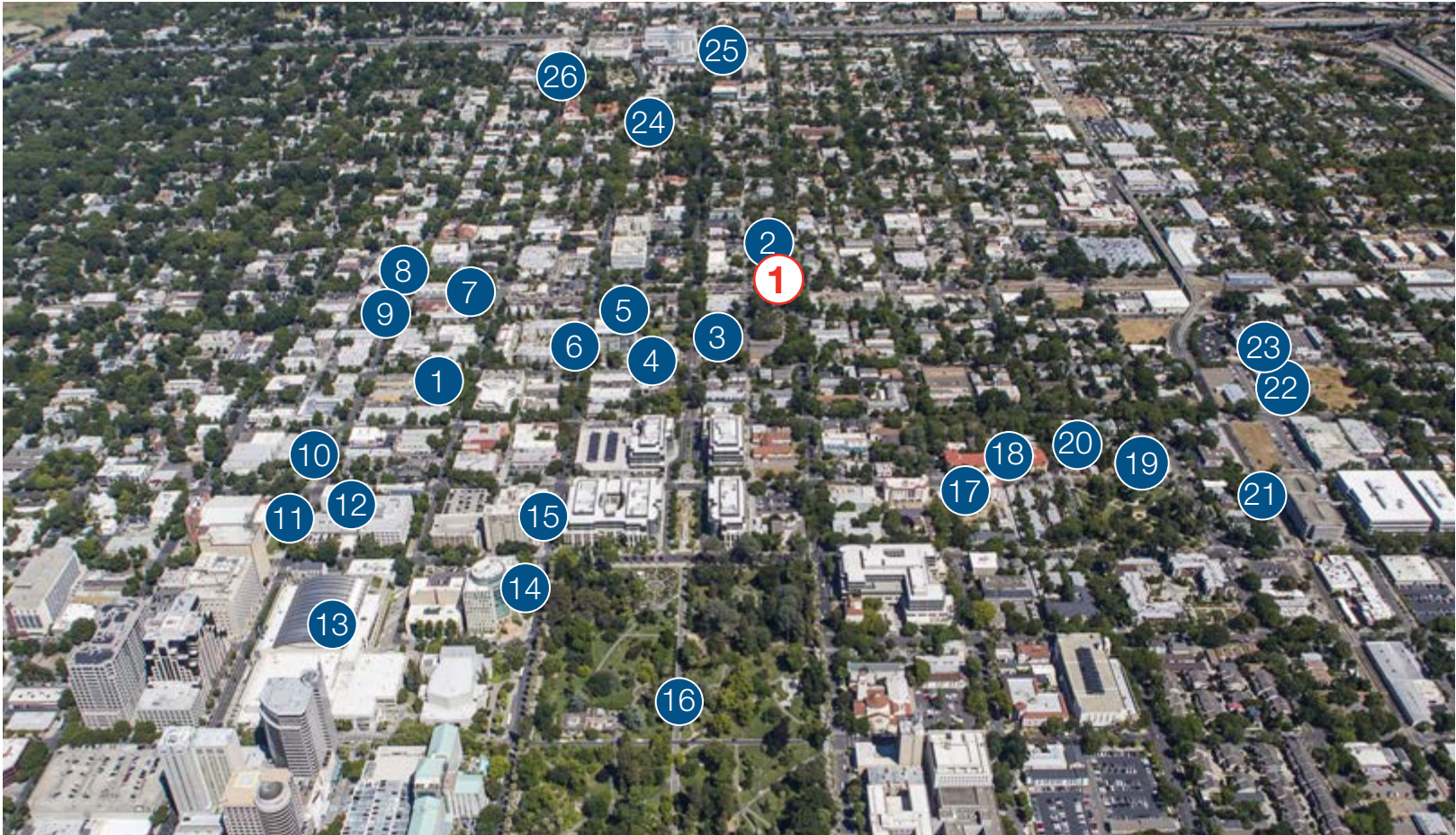
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The Place

MIDTOWN SACRAMENTO: OUR REGION'S CENTER FOR ARTS & CULTURE

1	THE TRIBUTE BUILDING
2	Waterboy, Rubicon Brewing Company
3	Paesano's
4	Zocalo, The Press Bistro, 58 Degrees & Holding Co.
5	Mulvaney's Building & Loan
6	Capitol Dime, The Rind, Ginger Elizabeth Chocolatier, Sushi Burrito, Buckhorn Grill
7	LowBrau, Peet's Coffee, Luigi's Slice
8	Pete's Restaurant & Brewhouse
9	Tank House
10	Lucca Restaurant & Bar
11	Memorial Auditorium
12	Mikuni, P.F. Chang's
13	Sacramento Convention Center
14	Cafeteria 15L, The Park Ultra Lounge, Hock Farm Craft & Provisions, Ma Jong's Asian Diner, GoGi's Korean BBQ
15	Firestone Public House, Mix Downtown, de'Vere's Irish Pub
16	California State Capitol
17	Legado de Ravel - Mixed use retail-residential - Spring 2014
18	Pronto by Paesanos, Starbucks, Nikishi Sushi
19	Hot Italian
20	16 Powerhouse - Under construction mixed-use residential
21	Shady Lady Saloon, Burgers & Brew, Magpie Cafe, Cafe Bernardo, R15, Ace of Spades Music Venue
22	Crystal Ice Factory - Redevelopment Planned
23	19th Street Market - Safeway, Peet's Coffee & Tea, Wells Fargo
24	Golden Bear, der Biergarten, Rick's Dessert Diner
25	Future B Street Theater site, Cafe Bernardo, Monkey Bar
26	Harlow's, Red Rabbit, Centro Cocina Mexicana



The Place

MIDTOWN DEVELOPMENT NEWS

WHOLE FOODS PLANNED FOR MIDTOWN

- Six-story mixed-use commercial-residential building to begin construction in 2016
- Two blocks north of the Tribute Building
- 40,000 square foot ground floor-grocery with 2 floors of parking spaces
- Whole Foods lease executed on July 30, 2014



The Place

WHY THE SACRAMENTO REGION?



1 of 6

US cities on both Ford's and GE's most electric vehicle ready cities



5th

Fastest private sector job growth rate among the top 25 US metro areas



City of Trees

Sacramento is the home to 1 of the 10 best urban forests in the country



±1.4M
SQUARE
FOOT
New Arena &
Entertainment district



In the Top 25 US metro areas for "very high tech" manufacturing jobs



3RD FASTEST growing metro area in California with projected
GROWTH of
55.4%
in the next 30 years



UC
DAVIS

Ranks 4TH among UCs in research funding
with a record **\$750** Million in 2012



1 of top 10

Cities adopting SMART GRID TECHNOLOGY



California
had the most
LEED

building space certified in 2012 among the Top Ten states and ranks 8th per capita in the US



Sacramento River Cats are the **#1** most valuable minor league baseball team in the US
- FORBES

Sacramento ranks **4TH** of the **TOP 50 METROS** on the CLEAN EDGE 2012 US METRO CLEAN TECH INDEX with rankings in the top 10 in all indicator categories

Ranked **7TH** fittest city out of 50 greatest metropolitan areas in the country by the American Fitness Index



3rd in TOP Metro areas for Concentration

of **GREEN JOBS**



Ranks as one of America's **50** most bike friendly cities



Ranks **15TH** "BEST PLACES FOR NEW COLLEGE GRADS"



Sacramento is #1 city **LEAST** prone to natural disasters on new ranking measuring national climatic and geological data



2ND in the nation for URBAN PARK FUNDING & ACCESS

SELECTED AS AMERICA'S MOST DIVERSE CITY BY TIME MAGAZINE

The People

PAYING TRIBUTE

The Tribute Building is the tangible result of a dream envisioned by Sacramento developer Michael J. Heller, Jr. and his friend Paul Thiebaud many years ago.

- It is a **TRIBUTE** to their fathers' Michael Heller, Sr. and Wayne Thiebaud
- It is a **TRIBUTE** to the spirit of their fathers and friends whose efforts and dreams helped create and shape Midtown Sacramento.
- It is a **TRIBUTE** to the history and culture that embodies Midtown and defines it as Sacramento's most desirable business and living environment.
- It is a **TRIBUTE** to the businesses who understand this unique special culture and want to incorporate it into their own.
- It is a **TRIBUTE** to the cultural direction of "green" sustainability that Midtown is heading.

The interior has been designed to resemble an art gallery, with striking white walls, floor to ceiling glass, and art work to be provided by Paul Thiebaud's gallery, LeBaron's Fine Art (San Francisco and New York). His father, Wayne Thiebaud, will contribute a 52 foot tall original work for the exterior.

This project will also offer a rooftop experience with meeting space and a roof-only view of another of Thiebaud's works. The multi-colored glass, reminiscent of Thiebaud's cityscape paintings, offers the finishing touch.

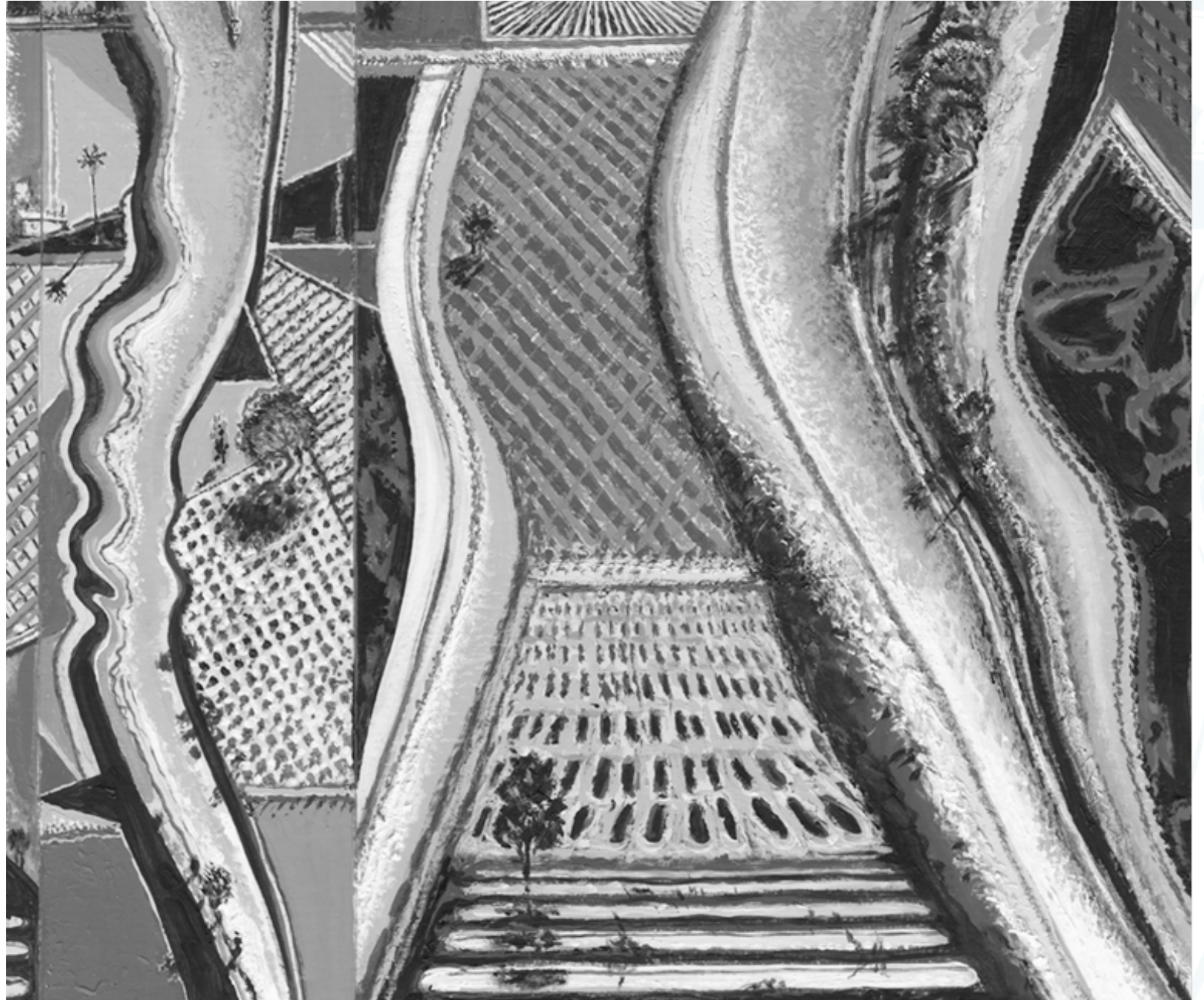


The People

WAYNE THIEBAUD

Wayne Thiebaud is an American painter best known for his colorful works depicting commonplace objects—pies, lipsticks, paint cans, ice cream cones, pastries, and hot dogs—as well as for his landscapes and figures. He is associated with the California art movement because of his interest in objects of mass culture, San Francisco architecture and Sacramento Delta farm land.

The Tribute Building will feature a four-story, 60-foot tall mosaic of one of Thiebaud's river landscapes, pictured to the right.



The People

ABOUT HELLER PACIFIC:

The vision for Heller Pacific has evolved over time.



We are a much different developer today than we were a decade ago and we anticipate that our profile ten years from now will almost certainly look different from today's. We embrace change and innovation. Complacency scares us. We have immersed ourselves in the development of a broad array of product types. If inspired, we are fearless about penetrating new markets and broadening our base of knowledge. The goal is to always push to get better. To further civic goals through our expertise. To innovate. To pioneer if the reward balances the risk.

SACRAMENTO URBAN INFILL EXPERIENCE:

- 600 Q - Office
- 1600 H - Mixed Use
- 2600 Capitol Avenue - Office
- The Elliot Building - Mixed Use
- MARRS - Mixed Use
- O1 Lofts - Mixed Use
- Sutter Brownstones - Urban Homes
- 13th & S Lofts - Urban Lofts
- Blue Cue - Restaurant/Retail



2600 Capitol Avenue



MARRS



O1 Lofts - Mixed Use



Sutter Brownstones



600 Q Street

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