

THE TOWERS

on Capitol Mall

INTRODUCTION

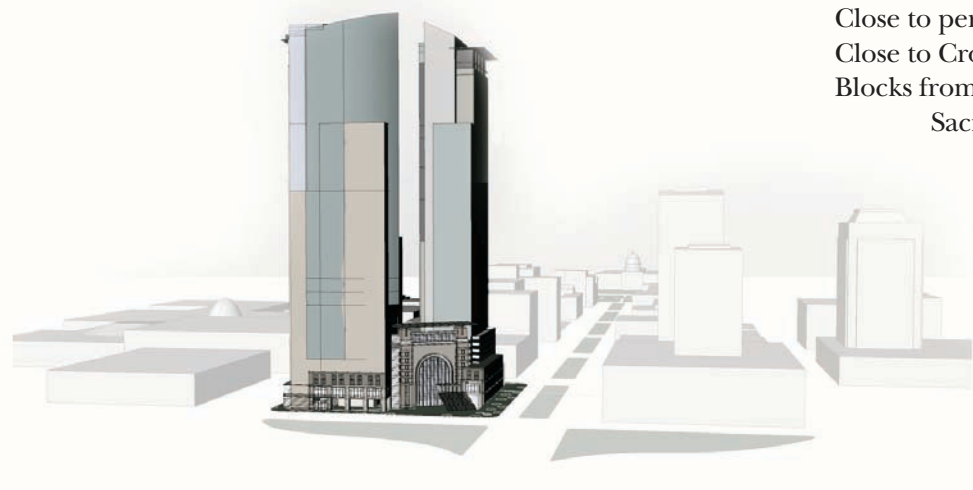
The Towers' Capitol Mall address boasts Sacramento's biggest firms and supports the majority of downtown business and commerce. The Towers is strategically located next to the Westfield Downtown Plaza regional mall. This, combined with a boutique high-end hotel, downtown's best spa and workout facility and 50,000 square feet of high-end retail will make The Towers the premier downtown shopping pavilion.

ACCESS

The Towers is located direct adjacent to Interstate 5, between 3rd and 4th Streets and Capitol and L Streets. This location is in the heart of all major retail and business in downtown Sacramento. The Towers is within one block of Macy's, Morton's, Il Fornio, Banana Republic, J. Crew, Century Theaters, The Hard Rock Cafe and Capitol Mall.

OFFICE DENSITY

Capitol Mall features Sacramento's premiere office buildings, including 555, 455, 500 and 400—these addresses comprise the majority of downtown Sacramento's office density. Within one mile of The Towers the daytime employment is in excess of 75,000 employees. Downtown Sacramento has approximately 18-20 million square feet of office, of which approximately one-half is within a half mile of The Towers.



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HOTELS

The Towers is located within blocks of all major downtown hotels: Hyatt (500 rooms), Sheraton Grand (503 rooms), Embassy Suites (250 rooms).

ENTERTAINMENT

The Towers is within walking distance to major entertainment complexes including: Old Sacramento tourist district (5 million visitors annually); Sacramento Convention Center (225,000 square foot); Sacramento Memorial Auditorium (4,500 seats); Sacramento Community Center; the IMAX and Century Theaters.

DOWNTOWN HOUSING

The downtown Sacramento housing market is booming with new condominium projects, apartments, lofts and rehabs. Estimates point to the addition of 3,000 new dwelling units in downtown within the next three years and 10,000 within the next 10 years. With Sacramento urban density growing in every direction, and with urban professionals wanting to live in downtown, the time is right to capitalize on downtown becoming a destination for living, shopping and entertainment.

PROJECT FEATURES:

- Destination retail pavilion
- Ample parking
- Center of reviving downtown housing/condo market
- Close to performing arts theaters
- Close to Crocker Art Museum
- Blocks from Old Town Sacramento
- Sacramento's main tourist attraction

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THE TOWERS on Capitol Mall

NOW LEASING
PREMIER RETAIL LOCATION



SACA DEVELOPMENT

301 CAPITOL MALL
SACRAMENTO, CALIFORNIA

RETAIL LEASING AGENTS

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THE TOWERS

on Capitol Mall



*Downtown Sacramento's
Premier Retail Destination*



The proposed Towers on Capitol Mall will be a mixed use development, combining high-rise residential and hotel use, with a mall in the lower podium featuring premier retail and restaurant space. The Towers will be a world class urban development, a regional shopping and entertainment destination, a distinguished residential and hotel address, and the dominant landmark on the downtown Sacramento skyline.

The lower podium of The Towers includes an elegant hotel lobby seamlessly integrated with an interior retail mall. The mall features broad sweeping spaces, public art installations and open air plazas. The podium is distinguished by a dramatic 8-story glass-enclosed arch that welcomes visitors who arrive from the Capitol Mall. Above these vibrant public spaces, two towers rise gracefully to an overall height of 52 stories. The upper stories boast magnificent views of the city and its rivers.

The Towers is ideally situated on Capitol Mall in the heart of downtown Sacramento. It is adjacent to major office and government buildings; a short walk to the riverfront and the Old Sacramento tourist district; and located in direct proximity to existing retail and entertainment centers. The Towers is convenient to both Interstates 5 and 80, and features ample above and below grade parking.

With its scale, beauty and multi-use functionality, The Towers on Capitol Mall will be an enduring asset to the City of Sacramento, and a highly desirable location for premium retailers for decades to come.

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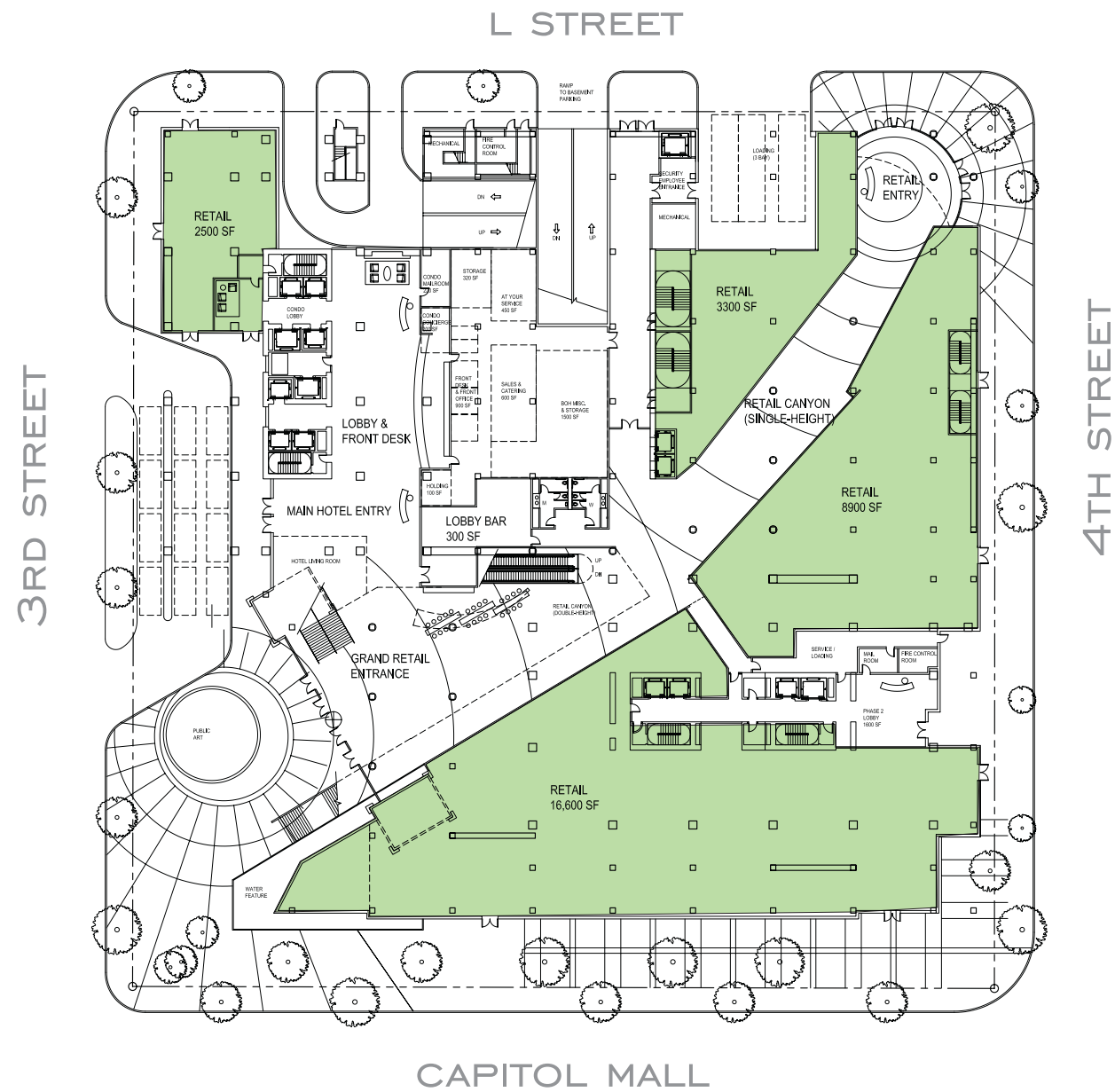
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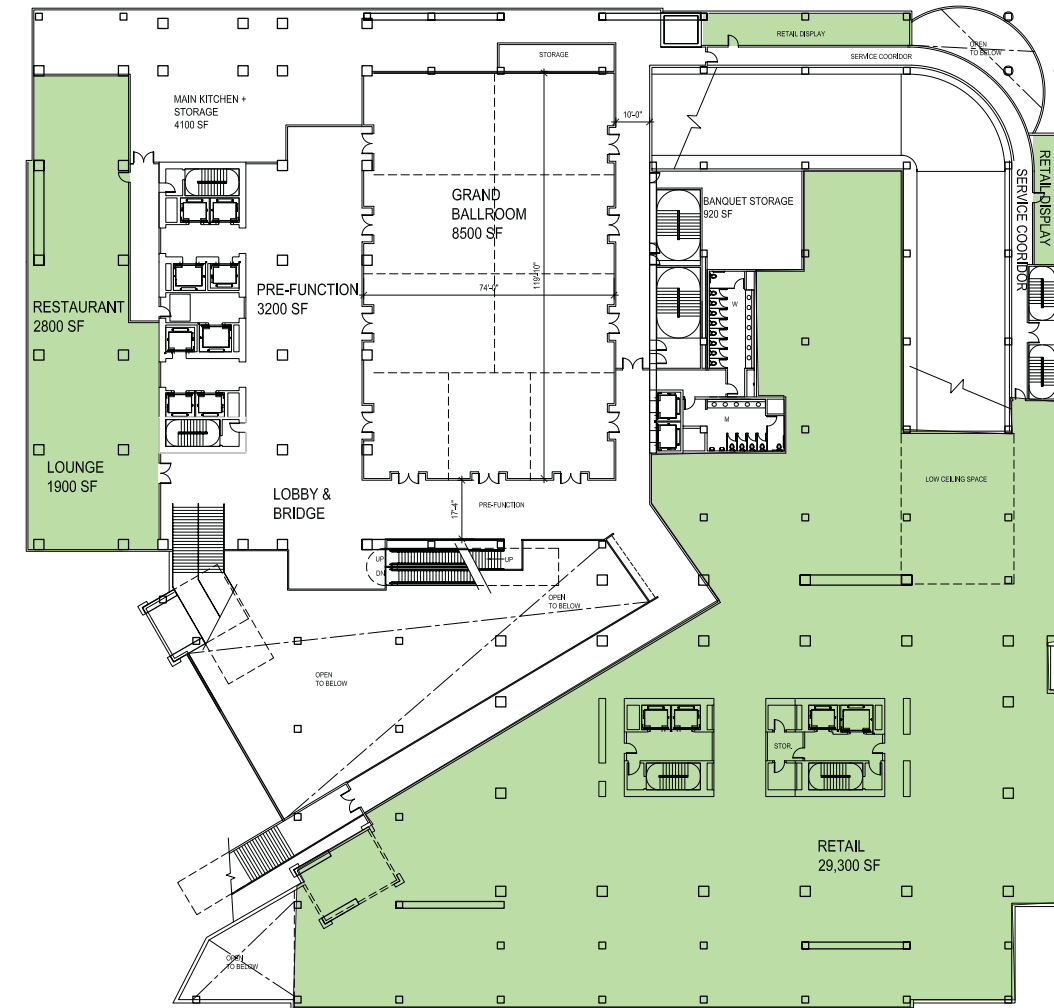
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SITE PLAN :: RETAIL MALL FLOORS 1 & 2



1ST FLOOR RETAIL



2ND FLOOR RETAIL

PROJECT NUMBERS

Retail and Restaurant	70,000 Square Feet
World Class Hotel	6 floors 250 rooms
Health Club & Spa	40,000 Square Feet
Residential Condominiums	800 Units



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LOCATED IN THE HEART OF DOWNTOWN SACRAMENTO



DOWNTOWN SACRAMENTO LOOKING EAST

- | | | |
|---|--|--|
| 1. State Capitol | 12. 925 L Street Building | 24. Sacramento City Hall |
| 2. One Capitol Mall | 13. Hyatt Hotel | 25. County Court House |
| 3. Embassy Suites | 14. Meridian Plaza | 26. County Administration Office |
| 4. West American Bank Center | 15. Esquire Plaza II | 27. Federal Courthouse Building |
| 5. Wells Fargo Bank Center | 16. Convention Center/Community Center | 28. Sacramento Commercial Bank |
| 6. 455 Capitol Mall | 17. Esquire Plaza I | 29. State of California East End Complex |
| 7. Plaza Towers | 18. Sharon Grand | 30. Raley Field |
| 8. Union Bank of California Center | 19. 1325 J Street Building | 31. Ziggurat Building |
| 9. Old Sacramento District | 20. Attorney General Building | 32. Crocker Art Museum |
| 10. Downtown Plaza (Macy's, Century Theatres, 24 Hour Fitness, Copelands) | 21. Renaissance Tower | |
| 11. Capitol Place | 22. U.S. Bank Plaza | |
| | 23. California EPA Building | |



DOWNTOWN SACRAMENTO

1 MILE

SACRAMENTO REGION



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