OFFERING MEMORANDUM

±470,000 SQUARE FEET OF IMPROVEMENTS
ON A FLAT, RECTANGULAR ±2.5 ACRE SITE

The GORDON D. SCHABER

Sacramento County Courthouse

720 Ninth Street in the heart of Sacramento's Central Business District.

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM OM_720_9th_St 08/24/26

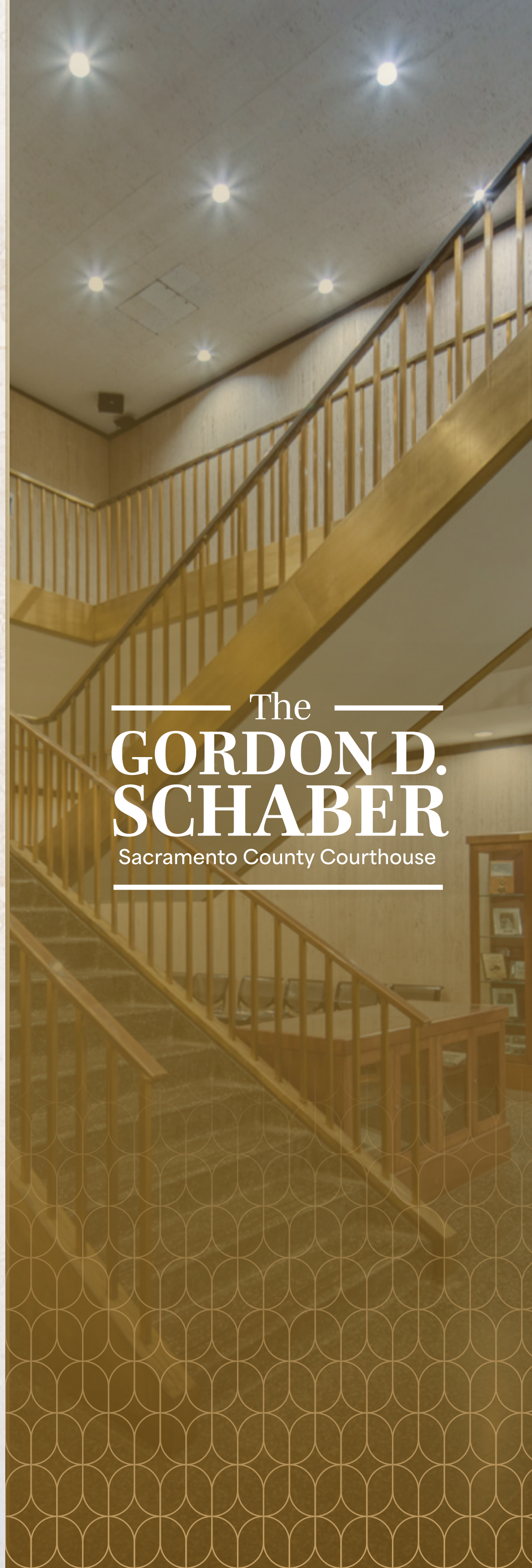


Table of
CONTENTS

The
GORDON D. SCHABER
Sacramento County Courthouse

1

Executive Summary

pg. 04

THE OFFERING

CBRE is pleased to offer for sale a ±470,000 square foot, six story courthouse building on a prime ±2.5 acre site in the heart of Sacramento's Central Business District.

The property is zoned OB-SPD (Office Building Central City Special Planning District) and is improved with a six story courthouse facility whose occupants will shortly vacate the same in favor of the newly constructed Tani G. Cantil-Sakauye Sacramento County Courthouse located a few blocks away at 500 G Street. Full occupancy of the new facility is scheduled for the end of April, 2026.

The site is proximate to California's State Capitol Building, Downtown Commons and the Golden One Center which puts it within walking distance of every major downtown Sacramento office building, most State office buildings and an array of shopping and dining venues. The location is convenient to The Railyards, a 244 acre urban infill mixed-use development immediately to the north, all area freeways and abundant public transportation.

If the building looks familiar to you there is an excellent reason for that as it featured prominently in Paul Thomas Anderson's Oscar-winning movie "One Battle After Another" starring Leonardo DiCaprio, Teyana Taylor, Sean Penn and Benicio Del Toro, among other notables.

Expressions of interest should be directed to Randy Getz whose contact information can be found on the back cover of this offering memorandum.

OFFERING SUMMARY

Name	The Gordon D. Schaber Sacramento County Courthouse
Address	720 Ninth Street, Sacramento, CA 95814
Offering Price	$13,600,000
Site	±2.5 acres (the entire block) between Eighth and Ninth Streets/G and H Streets
Improvements	Seven floor ±470,000 square foot courthouse facility with one floor of subterranean parking
Zoning	OB-SPD (Office Building Central City Special Planning District)
Permitted uses	To Be Determined. Please note the following links to the Special Planning District chapter in the Sacramento City Code: Office Business (OB) Zone and Central City Special Planning District (SPD). Please also note that the Subject is listed on the [link] City of Sacramento's Register of Historic and Cultural Resources (page 58).
Year built	1964 / 1965
Opportunity Zone	Yes. The property sits in downtown Sacramento within census tract 06067000700, which is designated as an Opportunity Zone under the 2017 Tax Cuts and Jobs Act.

INVESTMENT HIGHLIGHTS

Superb location in the heart of Sacramento's Central Business District and proximate to not only City, County and Federal offices but all major freeways, abundant restaurant and entertainment options as well as some of Sacramento's best housing stock.

The approximately 2.5 acre site is unusual for its size, rectangular configuration and level topography.

The $13,600,000 offering price values the building at just under $29/psf and the land at $125/psf.

The
GORDON D.
SCHABER
Sacramento County Courthouse

2

Property Overview

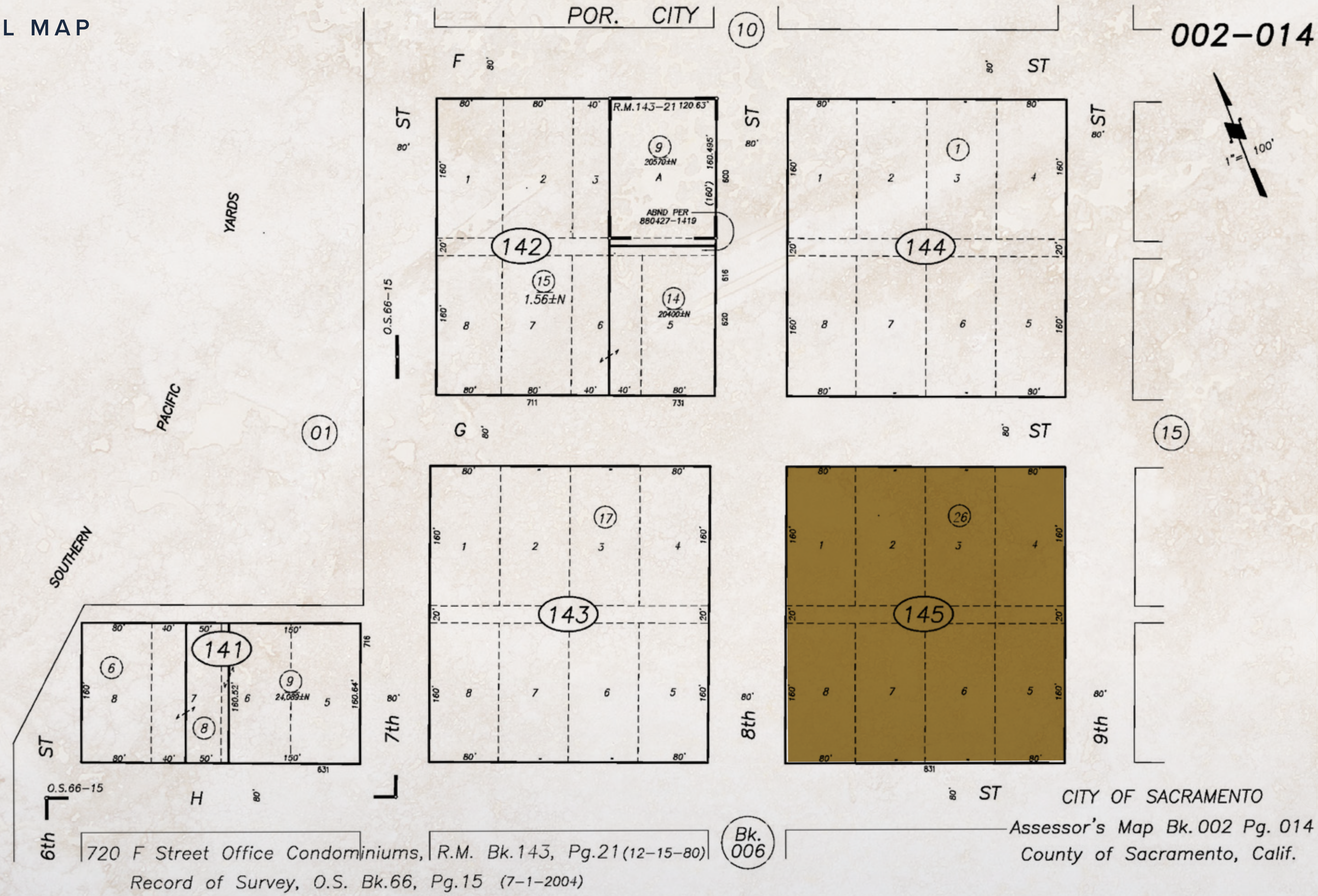
pg. 07

PROPERTY DESCRIPTION

Address	720 Ninth Street, Sacramento, CA 95814
County	Sacramento
Assessor's Parcel Number	002-0145-026
Parking Spaces	60 in a below-grade parking structure
Zoning	OB-SPD (Office Building Central City Special Planning District)
Year built	1964 / 1965
Square footage	±470,000
Foundation	Concrete slab
Roof	Thermoplastic Polyolephin (TPO)
HVAC	Chilled and hot water are provided by the Sacramento County Administration Building at Eighth & H Streets. There is presently no stand alone mechanical equipment.
Security/Fire	Burglar alarms/fire suppression sprinklers on the lower level and first floor with fire hoses and extinguishers on all other levels of the building
Confidentiality Agreement & Due Diligence Access	Please contact us if you would like to receive a link to the confidentiality agreement and access to the due diligence site documents and additional property information.


SAFE Credit Union Convention Center
California State Capitol
Sacramento City Hall
Golden 1 Center
Downtown Commons (DoCo)
H Street
G Street
9th Street
The GORDON D. SCHABER
Sacramento County Courthouse
INTERSTATE 5
Sacramento Valley Station (Amtrak)
Old Sacramento Waterfront
Sacramento Railyards

PARCEL MAP


POR. CITY
10
002–014
F ST
G ST
H ST
7th ST
8th ST
9th ST
6th ST
SOUTHERN PACIFIC YARDS
01
15
142
143
144
145
141
R.M.143–21
ABND PER 880427–1419
1.56±N
O.S.66–15
Bk. 006
CITY OF SACRAMENTO
Assessor's Map Bk. 002 Pg. 014
County of Sacramento, Calif.
720 F Street Office Condominiums, R.M. Bk.143, Pg.21 (12–15–80)
Record of Survey, O.S. Bk.66, Pg.15 (7–1–2004)

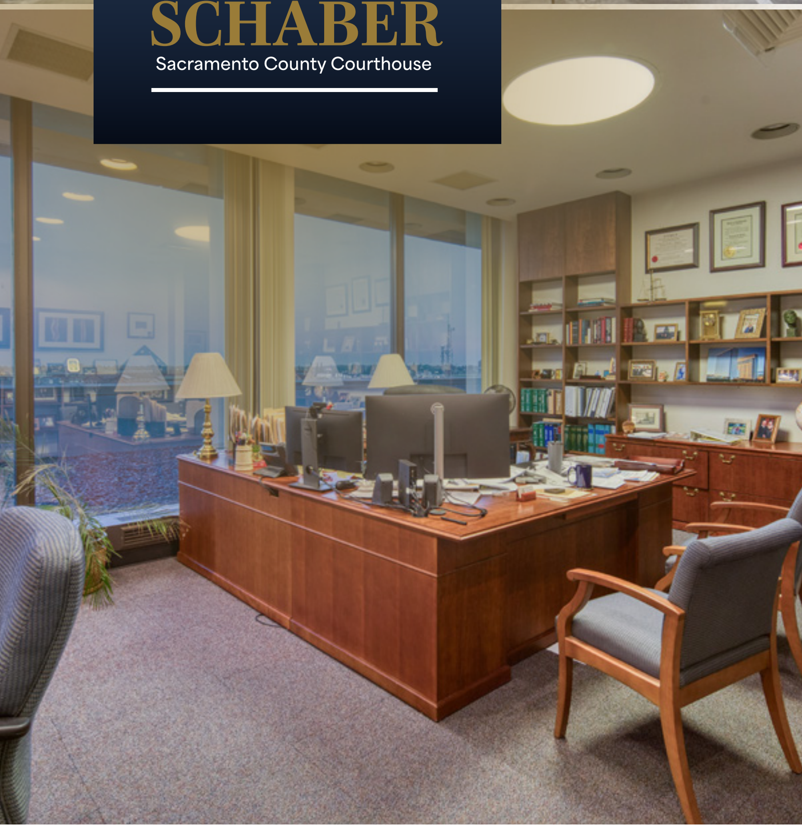
SITE PLAN


G ST
8TH ST
9TH ST
H ST
The
GORDON D. SCHABER
Sacramento County Courthouse
N

The

GORDON D. SCHABER

Sacramento County Courthouse



The GORDON D. SCHABER
Sacramento County Courthouse

3

Area Overview

pg. 13

Why Sacramento?

With nearly 40-million residents California is the most populous state in America with an economy that would rank as the fourth largest in the world. Situated at the junction of Interstates 5 and 80, Sacramento is a logistics hub for the entire western United States. The Sacramento Metropolitan Statistical Area – consisting of seven counties – is the cultural and economic center of the region, and its 2.3 million residents make Sacramento the 25th largest market in the country. Its economy is characterized by a stable base of government employment, a well-educated labor pool, and a more affordable cost of living than San Francisco Bay Area or Silicon Valley.

Sacramento's proximity to the San Francisco Bay Area, its lower cost of living and abundant cultural and entertainment amenities have not gone unnoticed by residents in more expensive locales. Forbes dubbed Sacramento the "Best Place to Live in California in 2024" and WalletHub ranked the Farm-to-Fork Capital third on its list of "Best Foodie Cities in America." More people looked to move to Sacramento than anywhere else in the country in November 2023, according to Redfin, with the most in-state migrants from San Francisco and out-of-state from New York City.

MAJOR EMPLOYERS

State of California`	118,943
U.C. Davis Health	16,617
Sacramento County	13,653
Kaiser Permanente	12,624
U.S. Government	10,568
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,499
City of Sacramento	5,029
Apple	5,000
California State University Sacramento	3,755
Intel	3,500
Los Rios Community College District	3,368
The Raley's Cos.	2,519
Siemens Mobility	2,500

Source: Sacramento Business Journal, March 2025

Sacramento (Continued)

For many years Sacramento's government and business leaders have focused on increasing the number of private sector jobs to achieve a more optimal balance of private- and public-sector employment. Many Bay Area tech companies that established a presence in Sacramento in the last few years cited both its lower cost of living and its relative freedom from the threat of potentially disruptive seismic activity. Public/private partnerships have been successful in helping the region publicize its competitive advantages and grow its technology community. Health care companies such as Sutter, Kaiser, Dignity Health, Centene and Blue Shield of California have thrived in Sacramento. Other key areas of growth are in the fields of agricultural/food sciences, biotechnology, and renewable energy.

Sacramento (Continued)

Some of Sacramento's competitive advantages include:

+ Home of the state's executive, legislative and judicial branches of government
+ Concentration of federal and state regulatory agencies and trade associations.
+ Low costs of living and doing business, with lower home prices and business occupancy costs than many other California cities.
+ Well-educated workforce. In addition to the University of California Davis and California State University Sacramento, the region has a robust system of community colleges and vocational schools. The University of the Pacific's highly regarded McGeorge School of Law has a Sacramento campus, as well.
+ Sacramento enjoys a strategic location at the intersection of Interstates 80 and 5, at the western terminus of Highway 50 and alongside Highway 99. Sacramento is two hours by car northwest of San Francisco, two hours west of more than 40 ski resorts, two hours or less from the Napa Valley and three hours from Carmel and Pebble Beach.
  - The junction of Interstates 5 and 80 just north of Downtown puts most of the western U.S. within one day by truck – a key logistics advantage.
  - Sacramento is well served by Sacramento International Airport and Amtrak.


DEVELOPMENTS NORTH OF THE CBD

In addition to the rapid growth of Downtown itself, new developments are under way in several master-planned neighborhoods adjacent to and north of Downtown.

+ **Sacramento Railyards**, which had historically been a busy Union Pacific rail yard, is currently the largest infill redevelopment undertaking in the United States. This 244-acre project sits at the northern edge of the city where substantial infrastructure construction is underway. When complete The Railyards will nearly double the size of "downtown", with planned developments to include housing, parks, retail, entertainment, office space, theaters, and hotels. The Sacramento Republic FC soccer stadium is under construction as is the 18 acre, $1.3 billion Kaiser Permanente Medical Center. The former is a privately-financed 20,000 seat, $450 million project that will be the anchor for a 31 acre, multi-billion dollar housing, entertainment and hospitality district while the latter will ground a cluster of technology, life sciences and start-up companies with Regional Transit access, sustainable building design and inspired collaboration spaces..

+ **The River District** is located in the area between Richards Boulevard on the south, the American River on the north, and the Sacramento River to the west. Being at the confluence of the rivers, the area is sometimes called Twin Rivers. Historically the River District is home to some of the city's oldest businesses, including Blue Diamond Almonds (1910), General Produce (1932), Capital Machine (1936) and Sacramento Theatrical Lighting (1947). Predominantly industrial, the area began to change about 15 years ago as offices were added and people began to realize that Sacramento's growth should take advantage of land that fronted on the two rivers to create comfortable environments for work and play.

+ **Township Nine** is a 65-acre mixed-use development that extends from Richards Blvd. north to the American River. It is home to the headquarters of the California Highway Patrol which occupies the adaptive reuse of the Continental Can Building, the California Lottery Headquarters and the Township Nine light rail station. At the southwest corner of Seventh Street and Richards Boulevard is the 1.25 million square foot $1.03 billion May Lee State Office Complex which occupies a 17.3 acre site and was completed in 2024. It houses over 5,000 employees from a multitude of State agencies.

SALES COMPARABLES

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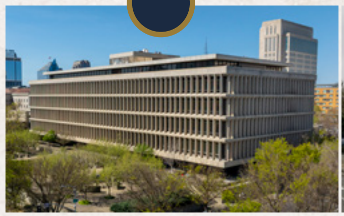
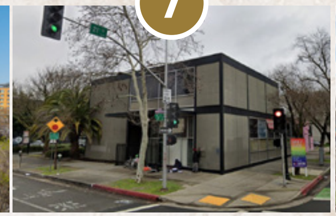
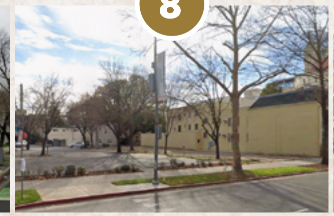
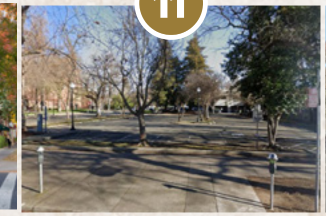
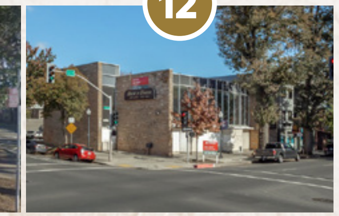
	SUBJECT 720 9TH ST.	414 K ST. (MACY'S)	2100 Q ST.	1801 21ST ST.	1800 3RD ST.	301 CAPITOL MALL	1705 I ST.
DATE SOLD	*TBD*	Jul. 10, 2025	Jul. 2, 2025	Dec. 20, 2024	Dec. 6, 2024	Apr. 3, 2024	Nov. 1, 2022
PURCHASER	*TBD*	Shingle Springs Band of Miwok Indians Placerville, CA	Tim Lewis Communities Roseville, CA	Beazer Homes Atlanta, GA	Heller Pacific, Inc. Sacramento	Shingle Springs Band of Miwok Indians Placerville, CA	SKK Developments Sacramento
YEAR BUILT	*1964 / 1965*	1963	1952	N/A	1911 / 1989 (renovated)	N/A	N/A
PRICE	*$13,600,000*	$15,000,000	$18,500,000	$9,860,000	$5,000,000	$17,000,000	$5,000,000
BUILDING SIZE	*470,000 SF*	332,500 SF	339,925 SF	N/A	204,800 SF	N/A	N/A
BUILDING PRICE/SF	*$29*	$45	$54	N/A	$24	N/A	N/A
LAND AREA	*2.50 AC / 108,800 SF*	2.71 AC / 118,048 SF	5.69 AC / 247,856 SF	2.80 AC / 121,968 SF	1.24 AC / 54,014 SF	2.39 AC / 104,108 SF	0.59 AC / 25,600 SF
LAND PRICE/AC	*$5,440,000*	$5,535,055	$3,251,323	$3,521,429	$4,032,258	$7,112,998	$8,507,813
LAND PRICE/SF	*$125*	$127	$74	$81	$93	$163	$195

SALES COMPARABLES







	SUBJECT 720 9TH ST.	2025 K ST.	1330 N ST.	1121 I ST.	905-915 S ST.	925 16TH ST.	2101 J ST.
DATE SOLD	*TBD*	Aug. 16, 2022	Jul. 29, 2022	May 18, 2022	Jan. 31, 2022	Jan. 28, 2022	Jan. 20, 2022
PURCHASER	*TBD*	Private Individual Sacramento	D&S Development, Inc. Sacramento	Private Individual Los Angeles	Anthem Properties Vancouver, BC	SKK Developments Sacramento	Private Individual Roseville, CA
YEAR BUILT	*1964 / 1965*	N/A	N/A	Unknown	1973	N/A	1970
PRICE	*$13,600,000*	$960,000	$2,400,000	$6,470,000	$5,000,000	$3,700,000	$2,500,000
BUILDING SIZE	*470,000 SF*	N/A	N/A	14,992 SF	20,000 SF	N/A	10,000 SF
BUILDING PRICE/SF	*$29*	N/A	N/A	$432	$250	N/A	$250
LAND AREA	*2.50 AC / 108,800 SF*	0.15 AC / 6,534 SF	0.44 AC / 19,254 SF	0.70 AC / 30,401 SF	0.73 AC / 31,799 SF	0.42 AC / 18,400 SF	0.29 AC / 12,632 SF
LAND PRICE/AC	*$5,440,000*	$6,400,000	$5,429,729	$9,270,523	$6,849,315	$8,759,348	$8,620,690
LAND PRICE/SF	*$125*	$147	$125	$213	$157	$201	$198

DEMOGRAPHICS

Click here to download full demographic analytic (PDF)

		1 MILE		3 MILES		5 MILES	
Population	2025 Population - Current Year Estimate	24,431		163,876		372,487	
	2030 Population - Five Year Projection	29,050		173,919		387,807	
	2020 Population - Census	20,707		153,896		357,181	
	2010 Population - Census	15,948		134,141		313,912	
	2020-2025 Annual Population Growth Rate	3.20%		1.20%		0.80%	
	2025-2030 Annual Population Growth Rate	3.52%		1.20%		0.81%	
Households	2025 Households - Current Year Estimate	11,456		69,862		147,027	
	2030 Households - Five Year Projection	14,054		75,122		153,939	
	2020 Households - Census	9,812		65,460		140,621	
	2010 Households - Census	8,486		59,140		127,178	
	2020-2025 Compound Annual Household Growth Rate	2.99%		1.25%		0.85%	
	2025-2030 Annual Household Growth Rate	4.17%		1.46%		0.92%	
	2025 Average Household Size	1.60		2.18		2.43	
Household Income	2025 Average Household Income	$93,051		$119,924		$110,785	
	2030 Average Household Income	$101,598		$129,144		$121,029	
	2025 Median Household Income	$65,888		$86,259		$81,504	
	2030 Median Household Income	$75,265		$94,291		$89,929	
	2025 Per Capita Income	$45,662		$51,758		$43,963	
	2030 Per Capita Income	$51,164		$56,382		$48,267	
Housing Units	2025 Housing Units	13,291		75,566		156,940	
	2025 Vacant Housing Units	1,835	13.8%	5,704	7.5%	9,913	6.3%
	2025 Occupied Housing Units	11,456	86.2%	69,862	92.5%	147,027	93.7%
	2025 Owner Occupied Housing Units	1,221	9.2%	26,570	35.2%	62,352	39.7%
	2025 Renter Occupied Housing Units	10,235	77.0%	43,292	57.3%	84,675	54.0%
Education	2025 Population 25 and Over	20,148		121,604		260,477	
	HS and Associates Degrees	9,773	48.5%	55,172	45.4%	126,929	48.7%
	Bachelor's Degree or Higher	8,239	40.9%	55,413	45.6%	103,954	39.9%
Place of Work	2025 Businesses	4,351		10,974		20,082	
	2025 Employees	90,419		162,996		266,828	

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720 Ninth Street in the heart of Sacramento's Central Business District.

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