



GRAND GATEWAY

ELEVATED RETAIL & RESTAURANT
IN WEST SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



DEVELOPMENTS



ART INSTALLATION
EXAMPLE

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THE OPPORTUNITY

INTRODUCING GRAND GATEWAY: WEST SACRAMENTO'S NEW URBAN EPICENTER

Grand Gateway at 816-826 W Capitol Avenue, is a bold new vision for the future of West Sacramento — a landmark mixed-use destination designed to energize the city's next chapter. Strategically located at the intersection of Cabaldon Parkway and West Capitol Avenue/Grand Street, this transformational development offers a dynamic fusion of residential, hospitality, retail, and entertainment experiences, all within walking distance of Downtown Sacramento and Sutter Health Park.

Being developed by SKK Developments, Grand Gateway is set to become the city's most compelling live/work/play hub, seamlessly connecting lifestyle, location, and community. Rising from the heart of one of the Sacramento region's most promising urban corridors, Grand Gateway will feature a thoughtfully designed collection of vertical mixed-use buildings, including 446 new residential units, a 120-room hotel and a shared 550 stall, six-story public parking garage. Structured

parking and integrated mobility features ensure ease of access while supporting the walkability and density that define next-generation urban environments.

At the ground level, 39,745 square feet of curated retail and restaurant space will animate the pedestrian experience. These storefronts will be tailored to attract best-in-class tenants — from chef-driven dining concepts to boutique fitness and wellness, artisan goods, creative office,



AVAILABLE: ± 39,745 SF RETAIL



446 NEW RESIDENTIAL UNITS



120 ROOM HOTEL



630 PARKING STALLS

and experiential retail — all designed to complement the energy of the surrounding residential and entertainment zones.

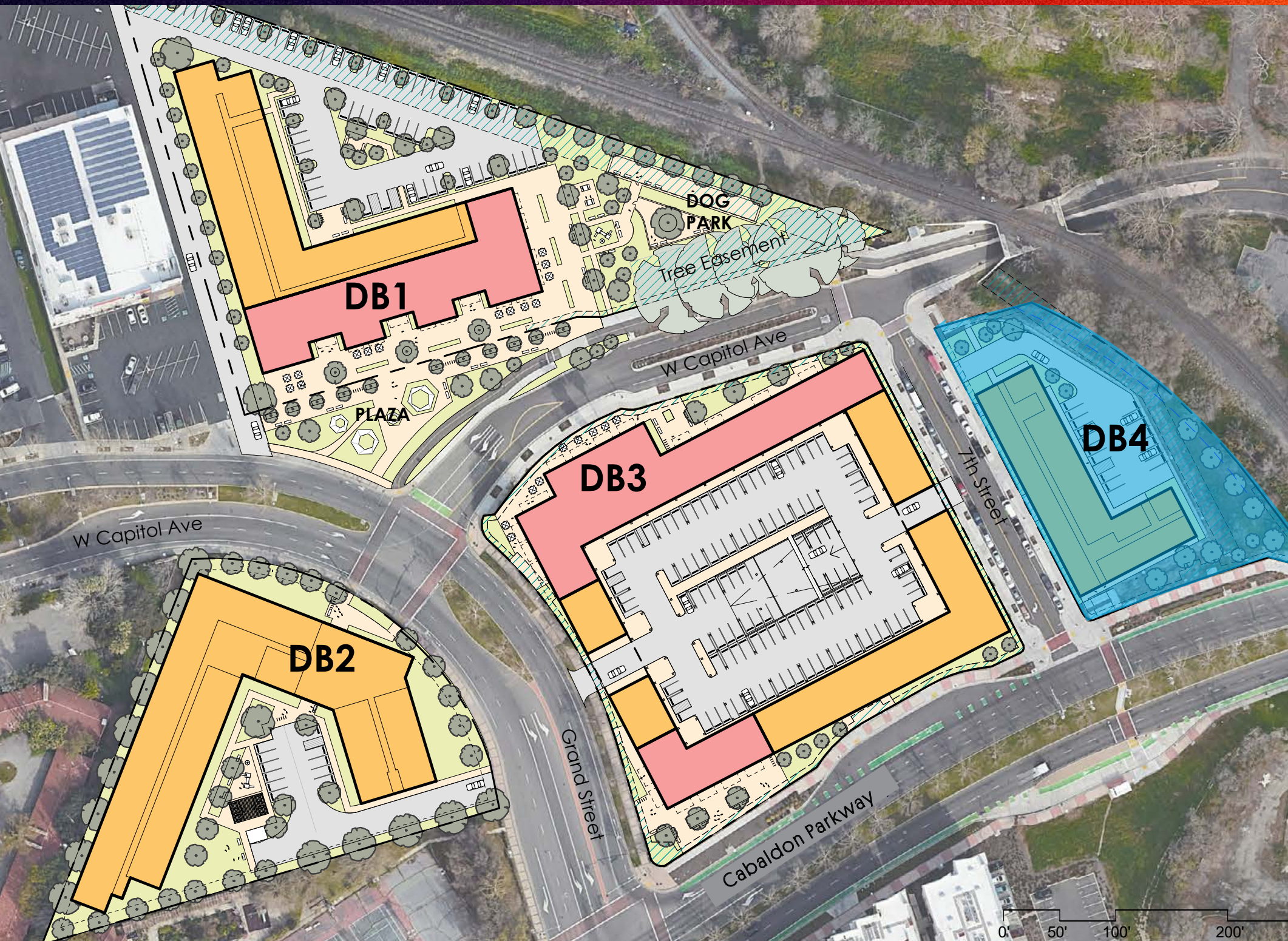
Just blocks from Sutter Health Park, the temporary home of MLB's Athletics, Grand Gateway sits immediately adjacent to the area being discussed as a potential future home for an MLB expansion franchise. With thousands of residents living onsite and year-round activity generated by the ballpark and surrounding entertainment district, the project offers un-

matched visibility and built-in foot traffic from day one.

As West Sacramento continues to evolve into a cultural and economic extension of the Downtown core, Grand Gateway emerges as a catalyst for connection, commerce, and community. The project embraces urban placemaking at its best: bringing together housing, a hospitality anchor, and vibrant street-level experiences that turn a collection of buildings into a destination. For prospective

retailers and residents, Grand Gateway offers not just a place to be, but a place to belong.

With construction advancing and leasing now underway, Grand Gateway presents a rare opportunity to join a pioneering project that will redefine the West Capitol corridor for decades to come. Whether you're a tenant seeking high-impact visibility or a resident looking for a new urban lifestyle, Grand Gateway is the front door to everything that's next in West Sacramento.



Elevated Urban Living at the Center of it All

The market-rate multifamily component of Grand Gateway features two architecturally striking vertical mixed-use buildings offering a total of 446 new residential units. Designed for modern urban living, these buildings will include ground-floor retail and structured parking, seamlessly integrating convenience and walkability. Residents will enjoy premium amenities, proximity to Downtown Sacramento, and immediate access to the project's vibrant retail, hospitality, and entertainment offerings.

Available: Retail That Activates, Engages, and Inspires

With 39,745 square feet of ground-floor retail space (divisible to $\pm 1,000$ SF), Grand Gateway is designed to bring energy and connection to the streetscape. Positioned at a high-visibility intersection and surrounded by 455 onsite multifamily units, a 120-room hotel, and nearby entertainment anchors, the project offers an unparalleled platform for chef-driven restaurants, boutique fitness, lifestyle retail, and experiential concepts. Thoughtfully planned storefronts, pedestrian pathways, and public space create an inviting environment where retail thrives and community comes together.

A Lifestyle Hotel Anchoring West Sacramento's Future

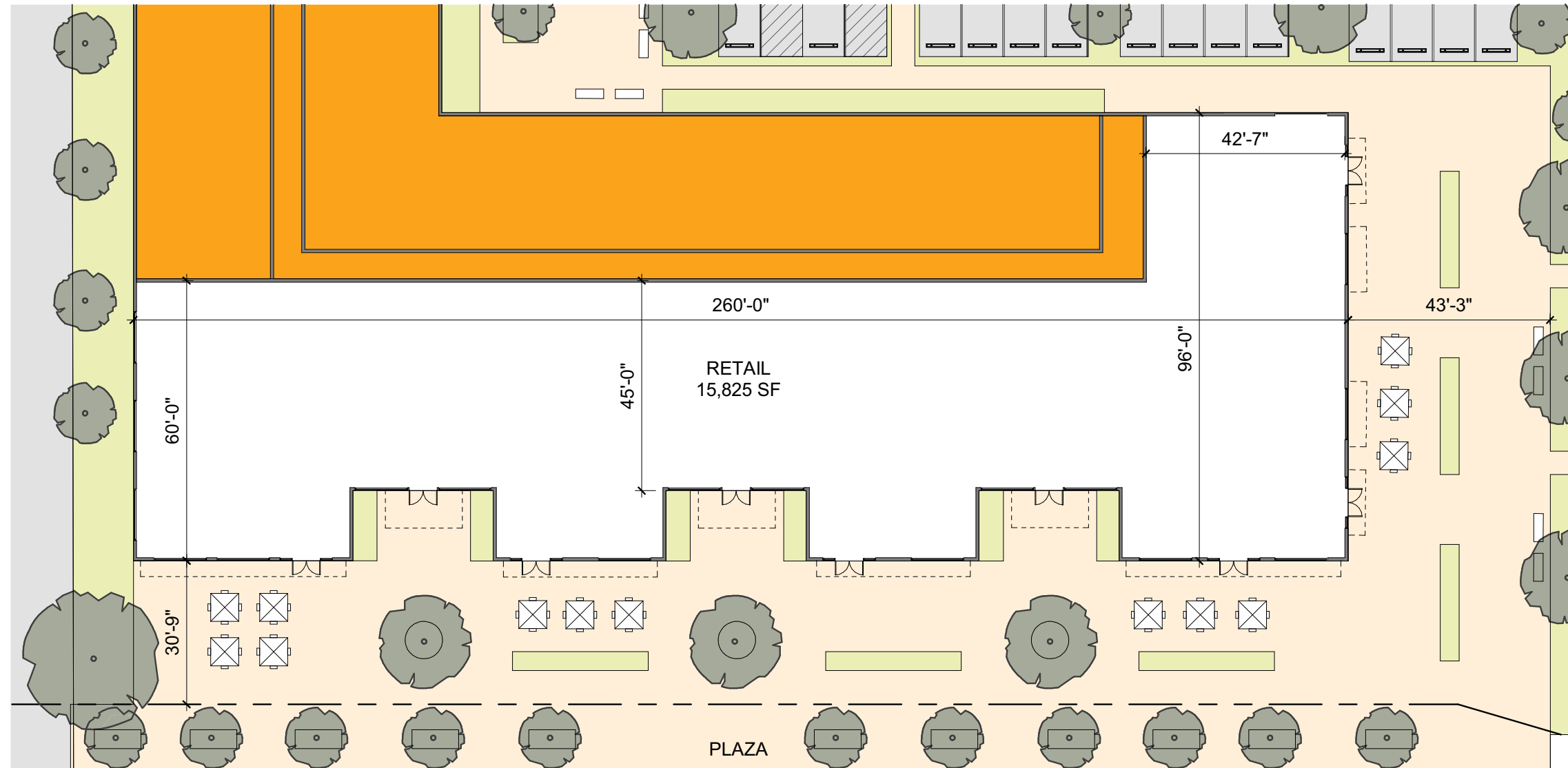
Grand Gateway's 120-room hotel will serve as a dynamic hospitality anchor, welcoming both leisure and business travelers to the heart of West Sacramento. Positioned steps from Sutter Health Park and minutes from Downtown Sacramento, the hotel will offer curated guest experiences and potential rooftop or ground-floor dining concepts. With built-in demand from nearby events, tourism, and the growing residential community, it will become a centerpiece of the neighborhood's live/work/play ecosystem.

Parking

550 structured public parking stalls for residents and visitors

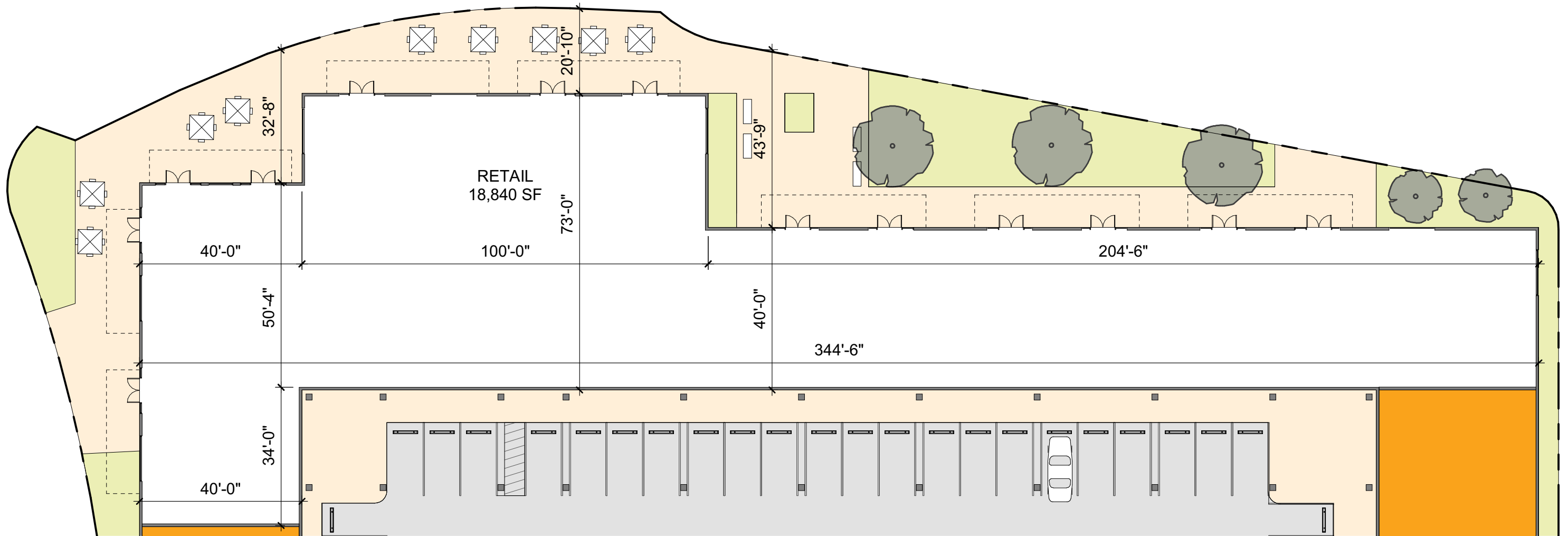
 ± 1,000 - 15,825 SF

RETAIL AT SITE DB1



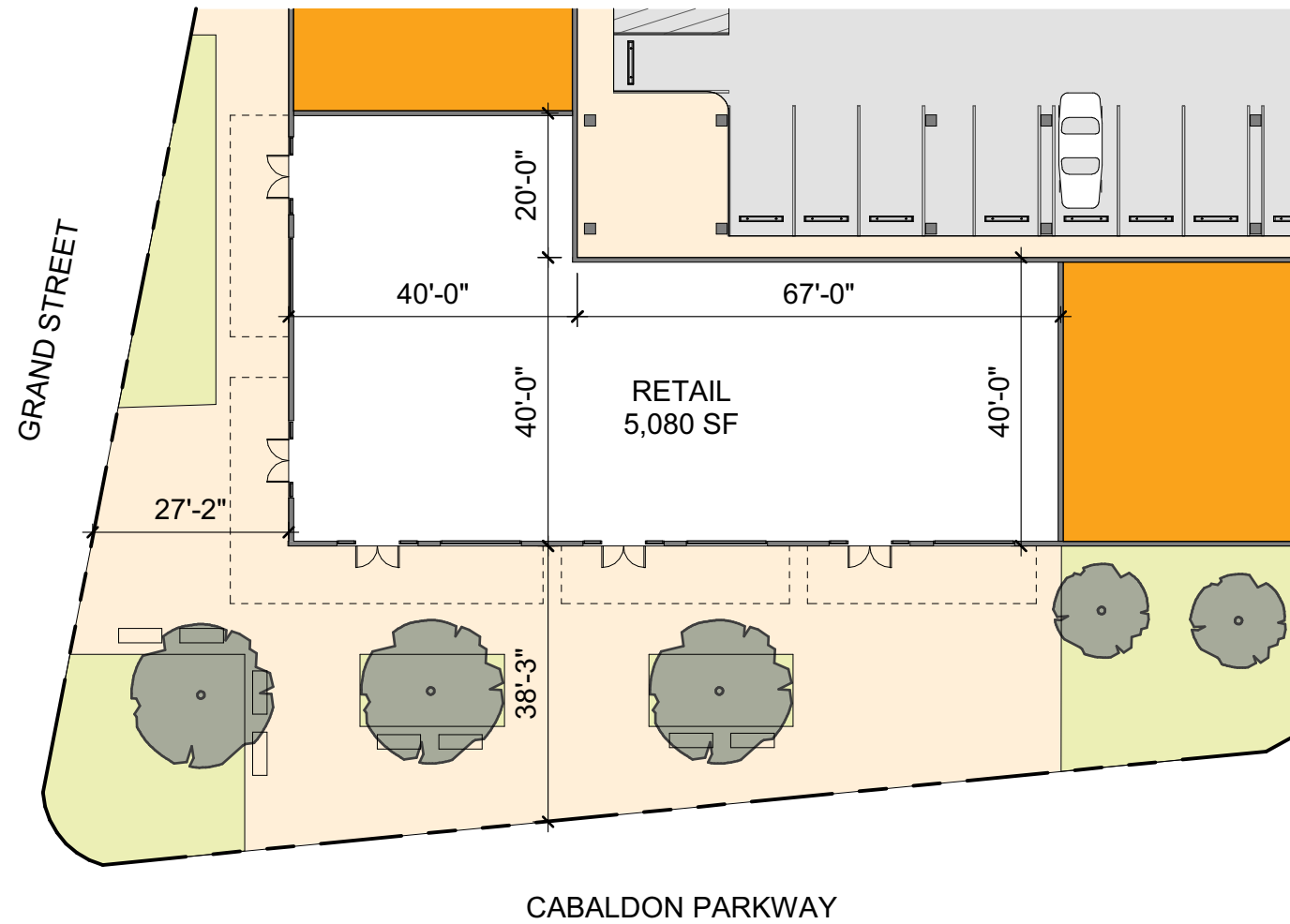
 ± 1,000 - 18,840 SF

NORTH RETAIL AT SITE DB3



THE PROJECT: FLOOR PLANS

 ± 1,000 - 5,080 SF
SOUTH RETAIL AT SITE DB3



**THE MIDWAY
BURGERS & BREW
SAL'S TACOS**

**RIVER WALK PARK
TREE HOUSE CAFE**

**GOLDEN 1 CENTER
DOWNTOWN COMMONS
ESTELLE BAKERY
ECHO & RIG
24 HOUR FITNESS
KODAIKO RAMEN
DARLING AVIARY, + MORE**

**DOWNTOWN
~7 MINS AWAY**

**MIDTOWN
~10 MINS AWAY**

CROCKER ART MUSEUM

**SUTTER HEALTH PARK
CURRENT HOME OF THE A'S
POTENTIAL MLB EXPANSION**

SACRAMENTO RIVER

**OLD SAC WATERFRONT DISTRICT
FIREHOUSE RESTAURANT
WILLIE'S BURGERS
BLUEPRINT COFFEE
+MORE**

EASY ACCESS TO SACRAMENTO'S BEST ENTERTAINMENT AND DINING OPTIONS

DB4

DB3

DB1

GRAND ST

CABALDON PKWY

DB2

CAPITOL BOWL

W CAPITOL AVE





± 3,198 TOTAL APARTMENT UNITS
INCLUDING ± 1,003 PROPOSED

WEST SACRAMENTO

THE NEW CENTER OF GRAVITY IN WEST SACRAMENTO, CALIFORNIA

Grand Gateway occupies a premier location at the intersection of Cabaldon Parkway and West Capitol Avenue/Grand Street — a gateway site in every sense of the word. Positioned at the threshold between the established West Sacramento community and the vibrancy of Downtown and Midtown Sacramento, this site offers unmatched regional accessibility, exceptional visibility, and a front-row seat to one of the region’s most exciting urban evolutions. With easy access to major arterials, the Tower Bridge Gateway, and Interstate 80, Grand Gateway is ideally situated for residents, visitors, and businesses alike. Two blocks from the project lies Sutter

Health Park, home of the Sacramento River Cats, temporary home to the Oakland A’s, and potential future home for an MLB expansion, providing a year-round venue for events, festivals, and entertainment. The proximity to this major draw ensures a steady stream of activity and foot traffic, especially for ground-floor retail and hospitality operators. Moreover, the project lies directly within the broader redevelopment corridor of West Capitol Avenue — a key focus area for the City of West Sacramento’s long-term revitalization strategy aimed at creating a more walkable, livable, and economically vibrant downtown district. Located just southeast of Grand Gate-

way, the Bridge District represents West Sacramento’s waterfront renaissance—a vibrant, master-planned neighborhood nestled along the east bank of the Sacramento River. Encompassing approximately 188 acres, this district transforms former industrial land into a high-density, pedestrian-friendly enclave featuring residential buildings, public art installations, parks, and a lively riverfront promenade. With commanding views of the Capitol skyline and a curated mix of cafes, breweries, and community spaces like the Drake’s “The Barn” venue, the Bridge District offers an experiential urban environment that echoes Grand Gateway’s vision for a live/work/

A GROWING LIVE / WORK COMMUNITY IN THE GREATER SACRAMENTO REGION!

into the district’s momentum—extending its energy, cultural programming, and riverfront lifestyle while forming a seamless continuum of connectivity between West Sacramento and Downtown Sacramento across the Tower Bridge. A short walk or bike ride across the iconic Tower Bridge brings you into Downtown Sacramento’s cultural and economic core, including DOCO, the Golden 1 Center, State Capitol (finish line of the North American Ironman triathlon), Capitol Mall, Crocker Art Museum, and Old Sacramento Waterfront. This immediate adjacency offers residents and visitors a unique opportunity: the ability to enjoy the convenience of urban living and

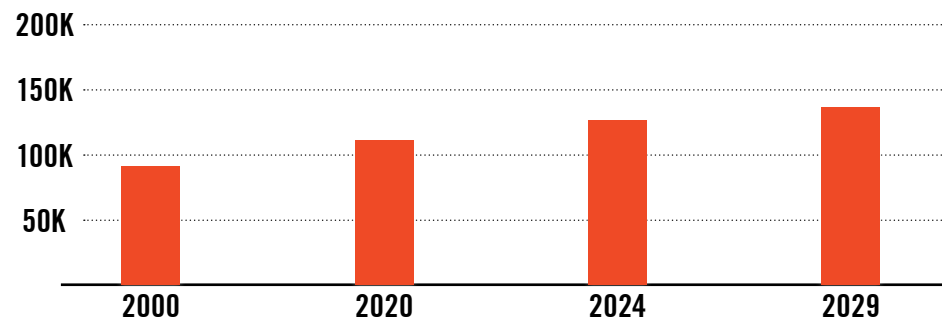
access to Sacramento’s premier amenities and art while benefiting from the scale, openness, and affordability that West Sacramento uniquely provides. The surrounding neighborhood continues to see strong public and private investment, with new residential communities, creative office conversions, and civic amenities reinforcing West Sacramento’s emergence as a destination in its own right. Recent projects, including the Washington District revitalization and Riverfront Street upgrades, have laid the foundation for a more activated and connected community. Grand Gateway builds on this momentum, anchoring the next phase of growth and becoming

a natural nexus for surrounding neighborhoods, businesses, and visitors. More than just a prime location, Grand Gateway is poised to redefine what it means to live and work in West Sacramento. Its placement at the region’s urban threshold ensures seamless access to everything the Sacramento metro has to offer — while giving tenants and residents a distinct identity within one of California’s fastest-growing, innovation-forward cities. Retailers and restaurateurs at Grand Gateway will benefit from the action of West Sacramento’s revitalization.

NEARBY DATA BITES

255,068 EMPLOYEES - 5 MILE

Number of Households - 5-mile radius from property



\$78.6K Median Household Income - Last 12 months

Psychographic Profile

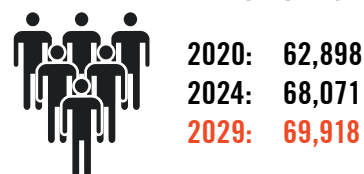
Singles & Starters
Young singles starting out and some starter families living a city lifestyle

Family Union
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

Bourgeois Melting Pot
Middle-aged, established couples living in suburban homes

Nearby Population

2-mile radius of property



\$462,402 Median Home Value
2-mile radius of property

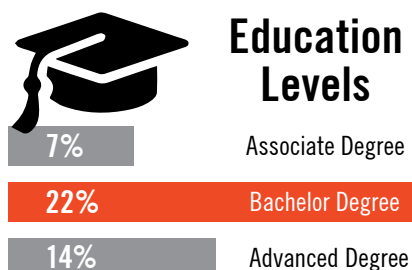
Traffic Counts
15,566+



Daily Cars on Cabaldon Pkwy

\$806 M

Annual Consumer Spending



7,410 Nearby Businesses
2-mile radius of property

Q2 2024 - Q2 2025 - Placer AI, Costar, DSP





DOWNTOWN



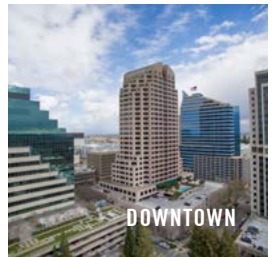
CROCKER ART MUSEUM
SOURCE: CROCKERART.ORG



SACRAMENTO



CAPITOL MALL



DOWNTOWN



THE RAILYARDS



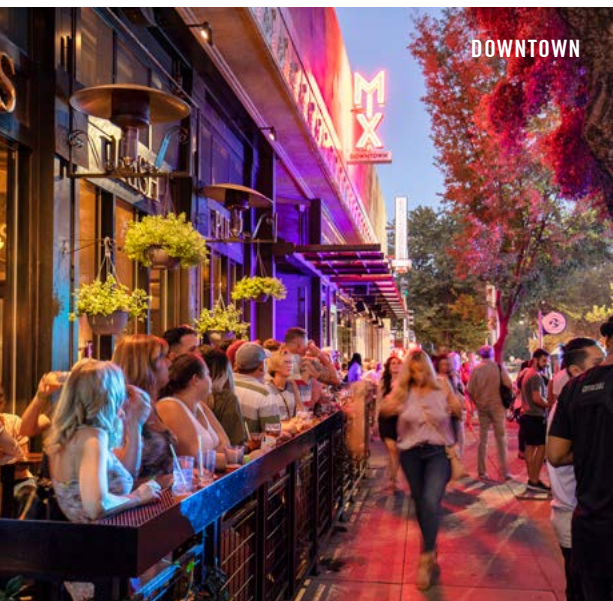
DOWNTOWN COMMONS



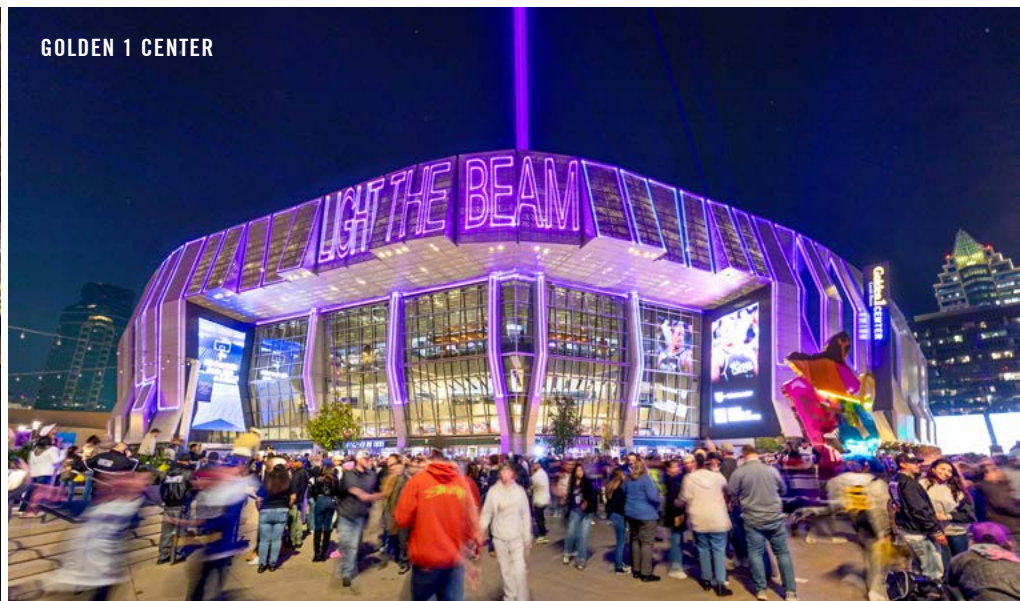
OLD SAC WATERFRONT



THE BRIDGE DISTRICT



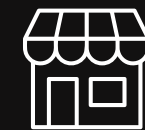
DOWNTOWN



GOLDEN 1 CENTER



7 MINS
TO DOWNTOWN SAC



91,637
TOTAL ESTABLISHMENTS



\$92,424
HOUSEHOLD EXPENDITURE

HIGHLY RANKED FOR LIVABILITY AND BUSINESS FRIENDLINESS

Sacramento is increasingly recognized as one of California’s most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than just a midpoint; it’s a shopping and dining destination in its own right. Businesses are drawn to Sacramento for its balance of affordability, population growth, and cultural vibrancy. With a diversified economy, a strong food culture, and access to fresh, local ingredients as the nation’s Farm-to-Fork Capital, the region offers both stability and buying power.

While other major California metros

have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County’s population rose by 4.9%, even as places like San Francisco and Los Angeles saw losses (Axios, 2024). In 2025, the Sacramento metro area reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This trend reflects a growing class of professionals and families looking for more space and affordability within and near the Sacramento area — without compromising access to amenities, events, and culture.

This steady inflow of new residents and growing communities fuels demand for a variety of retail, dining, and experiential spaces.

The cost of living remains significantly lower than San Francisco or San Jose, which allows consumers to spend more on experiences and local goods. For businesses looking to establish a presence in Northern California, Sacramento offers a rare opportunity: a major metro with momentum, character, and diverse community. It’s a city where storefronts don’t just open — they thrive. By choosing Sacramento, and specifically the West Sacramento submarket, businesses align themselves with a forward-looking, economically robust region poised for sustained growth and prosperity.

WEST SACRAMENTO'S CENTRALIZED LOCATION IS AN ADVANTAGE



60 MILES TO NAPA
 85 MILES TO SAN FRANCISCO
 100 MILES TO LAKE TAHOE



Sacramento's location is one of the most valuable assets of Grand Gateway. Positioned with direct access to I-5, the site offers seamless regional connectivity and puts future development within reach of the entire Northern California megaregion. Just 85 miles from San Francisco and close to destinations like Lake Tahoe, Napa Valley, and Yosemite, Sacramento offers a central location that appeals to residents, visitors, and investors alike.

As the capital of California, the world's fourth largest economy, Sacramento plays a central role in statewide decision-making and serves as a logistical hub for business, travel, and governance. That strategic role is supported by a growing international airport with nonstop flights to major domestic markets, a strong freight and passenger rail network, and expanding public transit options including light rail.

Tourism continues to play a key role

in Sacramento's economy, with millions visiting each year to experience its rich history, award-winning food scene, and packed calendar of events. From Golden 1 Center shows to festivals and conventions, demand for high-quality hospitality and entertainment, continues to rise. For residents, this connectivity enhances quality of life, offering access to job centers, outdoor recreation, and cultural amenities. For developers, it creates a clear advantage: a high-profile location with built-in infrastructure, multimodal access, and statewide reach. Grand Gateway isn't just in the middle of it all—it's poised to become a defining part of what's next.



MEET THE DEVELOPMENT TEAM

 50 PROJECTS COMPLETED
 \$2.5 BILLION PORTFOLIO

SACRAMENTO'S PREMIER RESIDENTIAL & MIXED-USE INFILL DEVELOPMENT COMPANY

SKK Developments, founded by Sotiris Kolokotronis in 1987, is a Sacramento-based real estate firm with a history of innovation and success in land development, home building and master-planning, multifamily, and mixed-use infill development projects. While the company has developed over \$2.5 billion in real es-

tate across Northern California, Colorado, Nevada, and Oregon, its most defining impact has been in Midtown, Sacramento. In the early 2000s, SKK began to focus mainly on developing Sacramento's urban core. Developments like The Mansion Apartments, H16, Q19, The Press, 1801 L Street and others have helped

shape Midtown's identity as a modern urban hub, blending residential living with retail, culture, and community. SKK continues to invest in Midtown's growth with new projects such as 13C, Juno, and ALFA Apartments, reinforcing its long-standing commitment to thoughtful urban development and smart growth.



THE PRESS: COMPLETED 2020



H16: COMPLETED 2020



CHANNEL 24: COMPLETED 2025



MANSION APARTMENTS: COMPLETED 2022



LAGUNA WEST: COMPLETED ~2005



Q19: COMPLETED 2018



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