

WHERE HISTORY INSPIRES CREATIVE INNOVATION...

# THE DIGGS

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# THOMSON DIGGS CO.

## A STORY OF LOCAL INDUSTRIAL HERITAGE

Thomson-Diggs Company Hardware has an amazing history dating back to 1900 as a wholesale hardware operation. With the establishment of its headquarters in 1912 on the southwest corner of Third and R Streets, Thomson Diggs set its roots in the heart of Sacramento, hosting an impressive geographic reach across the Western United States. Product distribution – conveniently shipped via rail, wagon and river boat – provided overnight service to Southern Oregon, Nevada, Central and Northern California.

Standing four stories tall, consisting of 200,000 SF of turn of the century cast-in-place concrete with expansive floor to ceiling heights up to 17 feet tall – The Thomson Diggs Building really has the perfect bones for an adaptive reuse project.

Once you step foot in the building and let your imagination soar, its really quite easy to get the “vision” for this project...

*“THE HISTORY AND CONNECTION TO THIS TIME IN SACRAMENTO’S INDUSTRIAL HERITAGE IS WHAT GIVES THE BUILDING AND SURROUNDING R STREET CORRIDOR ITS SOUL.”*



# Retail Opportunity

“The DIGGS” aims to create spaces for commercial / retail growth along R Street. With +/- 10,000 SF of available commercial space, our target tenants would to host a variety of service business types:

- Local coffee shop
- Restaurant
- Neighborhood Bar

Moreover, the The DIGGS also contains 25,000 sf of mini storage and +/- 5,000 SF of creative office space – all of it housed in an authentic restored industrial modern structure in the heart of Sacramento.

And with its location on the corner of Third and R Streets, The DIGGS stands within walking distance to a number of local hubs – the Crocker Art Museum, DOCO, Gold One Arena, Drakes at The Barn, and a whole host of additional bars, restaurants, and music venues along the revitalized historic R Street Corridor.



COFFEE



BAR



RESTAURANT

# Retail Opportunity



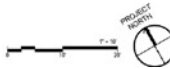
## Deal term:

**Generous Above Market TI Packages**  
**NNN:** Consistent with Market rates

**Rent Year 1:** \$3.00/sf NNN  
**Rent Year 2:** \$3.50/sf NNN

## Day Time Parking:

- On site parking lot available during business hours
- Large state parking lot across the street
- Ample street parking



# Where Creativity, Community & Collaboration Find Their Home

To create a successful and healthy community at The DIGGS, we envision an entire living ecosystem that is self-sustaining and revitalizing to the R Street Corridor. Upon completion, The DIGGS will host approximately 132 apartment “loft” units—similar to new development projects being constructed in New York’s historic Meatpacking District. These units will include communal amenity spaces catering to the creative class:

- Urban Gym Space / Yoga Studio
- Bike Storage and Repair Space
- Dog Washing Station
- “The Garage” – Maker Space / Art Studio
- Podcast Studios
- Music & Video Creation Spaces
- Variety of Lounges and Co-Working Areas
- Large Outdoor Patio Areas with Fire Pits, Adirondack Chairs, Bocce Ball, etc.
- 25,000 sq. ft. of Mini Storage

All of these amenities will be available to residents at no additional cost. True lofts are hard to find in Sacramento, so we are hopeful that the market will respond favorably and enthusiastically.



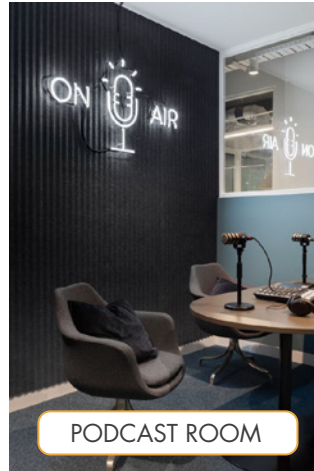
MAKERS SPACE



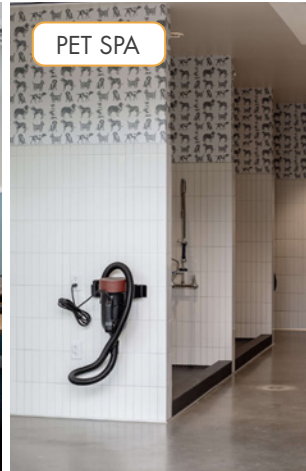
FITNESS & GROUP EXERCISE



OUTDOOR LOUNGE



PODCAST ROOM



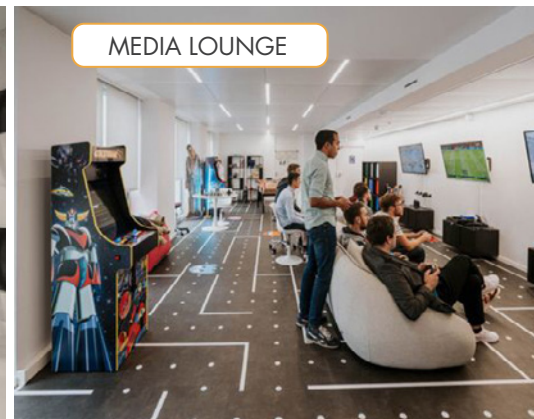
PET SPA



LOUNGE SPACE



BIKE LOUNGE



MEDIA LOUNGE



CONFERENCE ROOM

# Area Overview



## IMMEDIATE VICINITY DEMOGRAPHICS

Traffic Counts		Daytime Employment		Avg Household Income	
Street Traffic	14,405 – 11,519	Total Businesses	3,593	2 Mile	\$87,088
Freeway traffic	193,605	Total Employees	77,150	5 Mile	\$92,397
				10 Mile	\$89,247

# Anchoring The R Street Corridor

Welcome to The Diggs, a transformative new housing development situated in the heart of Sacramento's historic R Street Corridor. The Diggs promises to inspire further growth and development in one of Sacramento's most dynamic and visited neighborhoods. This project will serve as the catalyst for the final phase of development that will solidify R Street as the ultimate destination in Sacramento.

R Street is the epitome of variety, offering an array of experiences for every taste. It's a culinary mecca, boasting diverse dining options from nationally recognized cocktail bars and delicious poke bowls to hidden speakeasies and amazing craft beer. This corridor is alive with entertainment and culture, featuring venues like Ace of Spades for electrifying concerts, coffee shops like Camellia Coffee Roasters, and a wealth of art museums and public murals. R Street is the nexus of retail, arts, entertainment, and dining in Sacramento, including top-notch retail options at the Ice Blocks with stores like West Elm and Anthropologie.

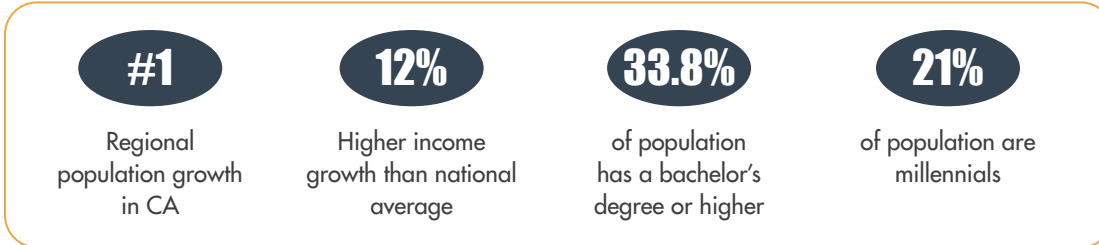
The Diggs represents a historic milestone, extending the R Street corridor from the Ice Blocks to the freeway, creating an inviting live-work-play pathway. As Sacramento builds bridges to West Sacramento, this area is becoming a hub of energy and creativity. Join us at The Diggs and be part of a community where history meets innovation, and where the future of Sacramento shines bright.



# Greater Sacramento Data Points

## General Statistics

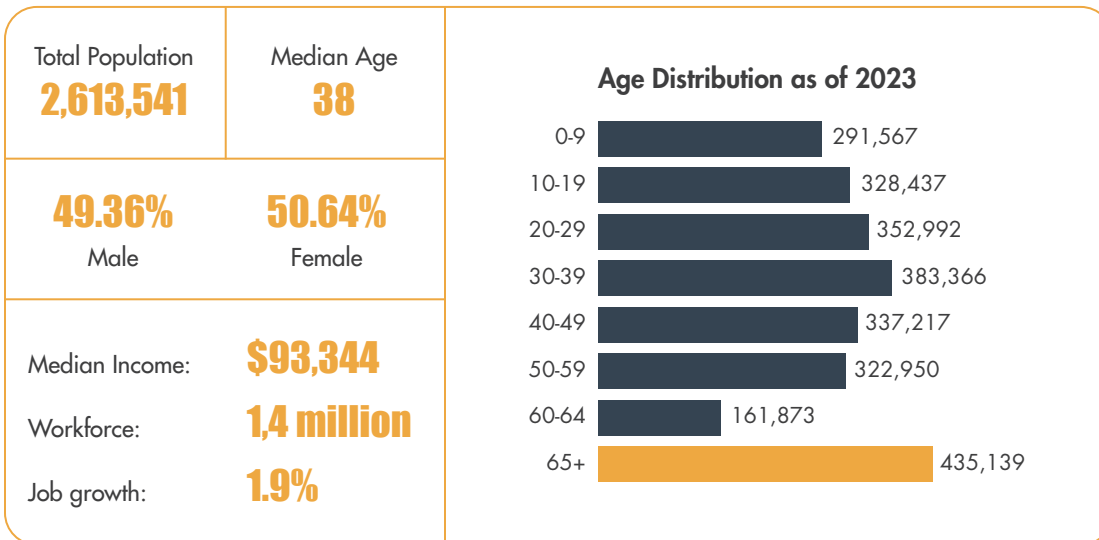
Greater Sacramento's 2.6 million residents are diverse and highly educated



Sources: Brookings 2020, Emsi 2021

## Total Population breakdown

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.





# SUTTER

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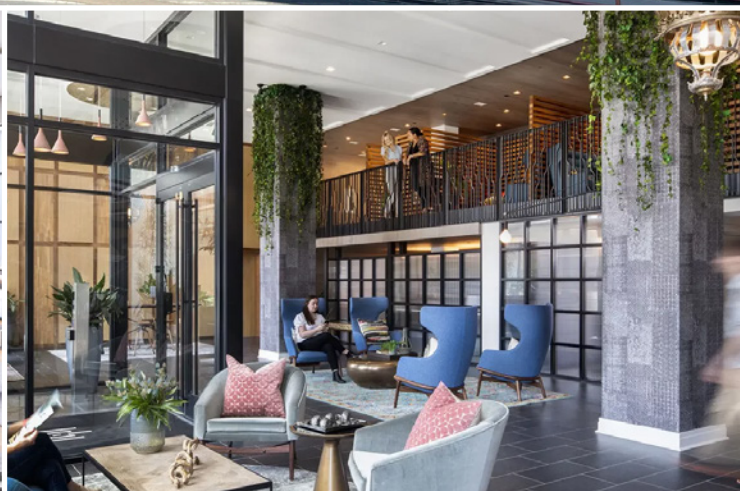
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