

# 995

## RIVERFRONT ST.

AT THE BRIDGE DISTRICT

WEST SACRAMENTO, CALIFORNIA

THE BRIDGE DISTRICT

Class A Office Space On The Sacramento Waterfront  
±3,706 SF Unit is Available For Sale or Lease



FULCRUM

THE  
BRIDGE  
DISTRICT

**CBRE**

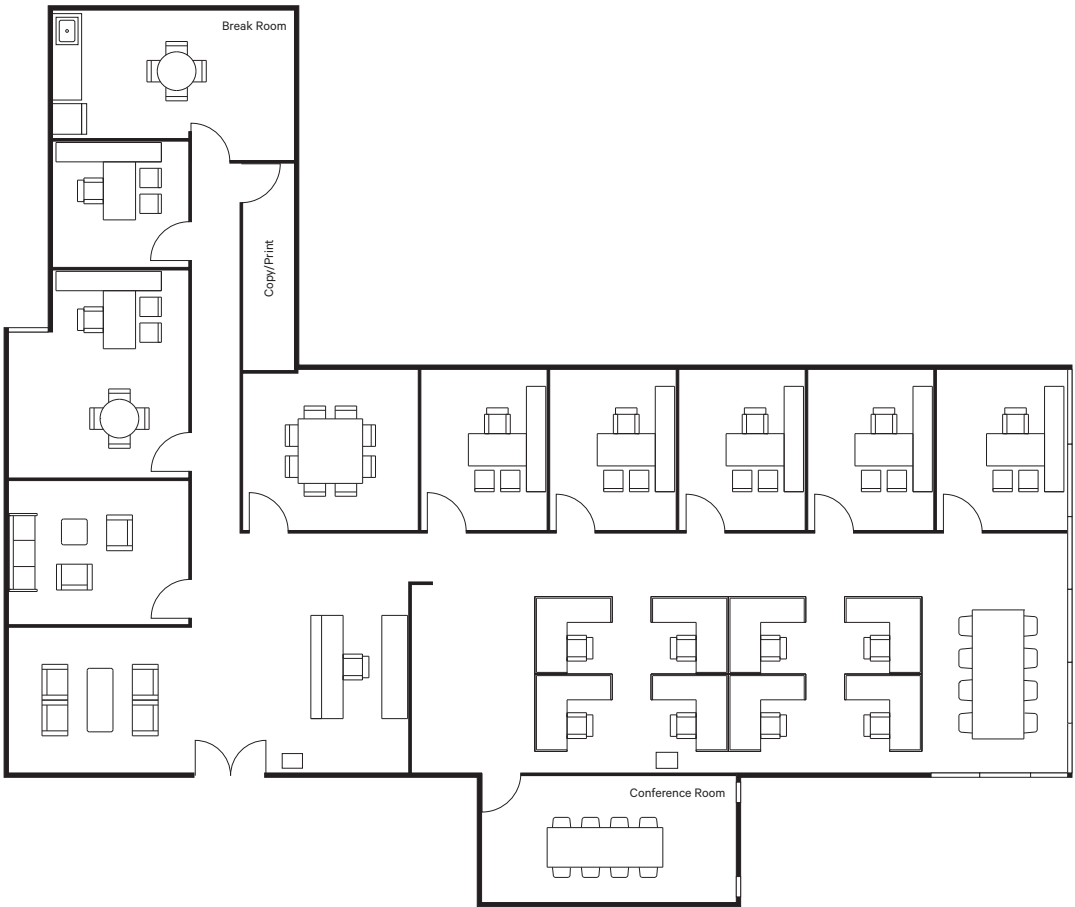
# PROPERTY OVERVIEW

## A New Standard For The Modern Workplace

Designed to meet the evolving needs of today's workforce, the property delivers premier office space, best-in-class wellness amenities, and seamless connectivity within one of Sacramento's most dynamic mixed-use districts.

- Total Space Available: ±3,706 RSF
- Overlooking the Sacramento River Waterfront
- Collaborate indoor and outdoor working spaces with community events
- Resort-inspired pool, outdoor fire pits, and private spa services
- Views of the Sacramento skyline
- Class A office space
- Luxury fitness center with classes, a movement studio, and curated programming
- Immediate access to I-5, I-80, and US-50
- Steps from dining, retail, arts, and entertainment experiences

## SECOND FLOOR OFFICE FLOOR PLAN / HYPOTHETICAL LAYOUT



# THE BRIDGE DISTRICT

## Where Work Meets Waterfront Living

Located within Sacramento's premier mixed-use waterfront community, the Bridge District places employees at the center of a vibrant environment where offices, residences, dining, recreation, and entertainment come together to create a workplace experience unlike anywhere else in the region.



### A True Live-Work-Play Destination

A thriving mixed-use neighborhood featuring residential, retail, hospitality, and entertainment offerings that support employee wellness, recruitment, and retention.

### Activated Waterfront Environment

Enjoy direct access to the Sacramento River waterfront, scenic trails, parks, open space, and year-round outdoor recreation.

### Walkable Community Amenities

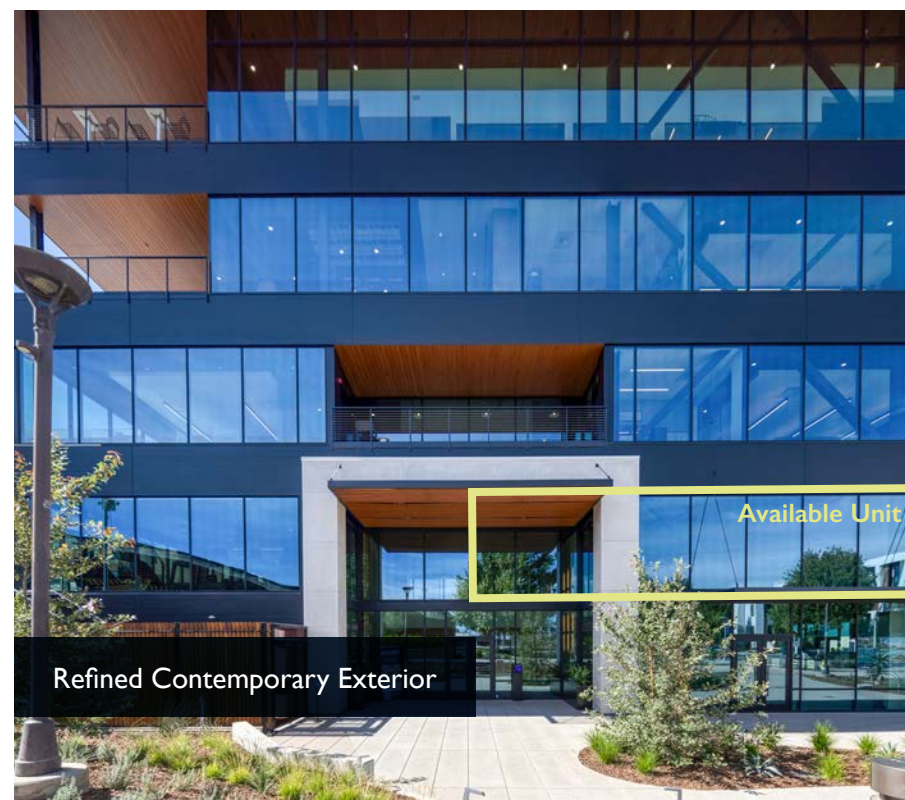
Steps from local favorites including Drake's: The Barn, Garden Park, neighborhood gathering spaces, restaurants, outdoor seating, and community events.



Private Resort-Inspired Pool

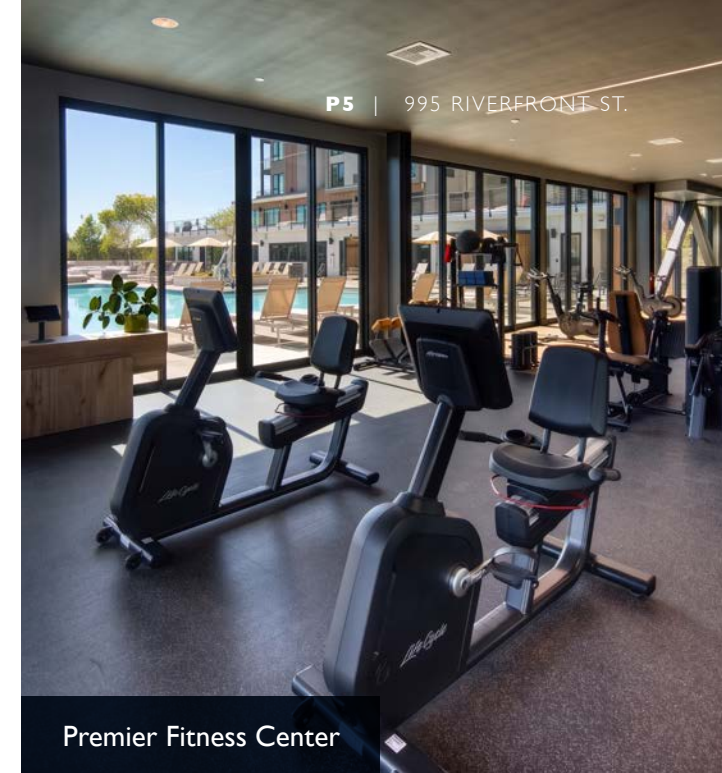


Curated Lifestyle Experience

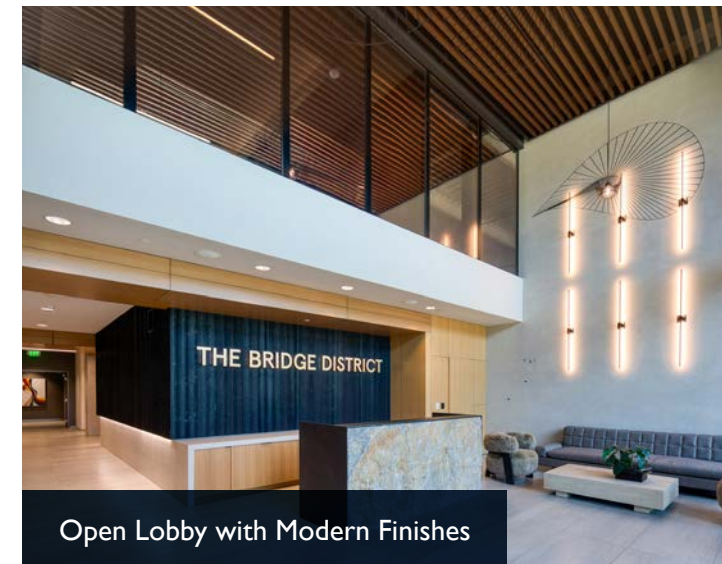


Refined Contemporary Exterior

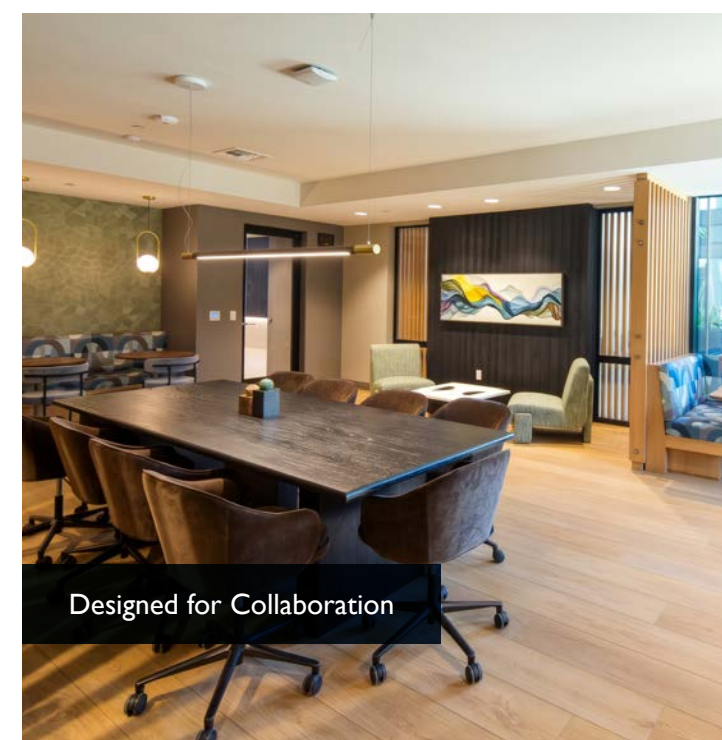
Available Unit



Premier Fitness Center



Open Lobby with Modern Finishes

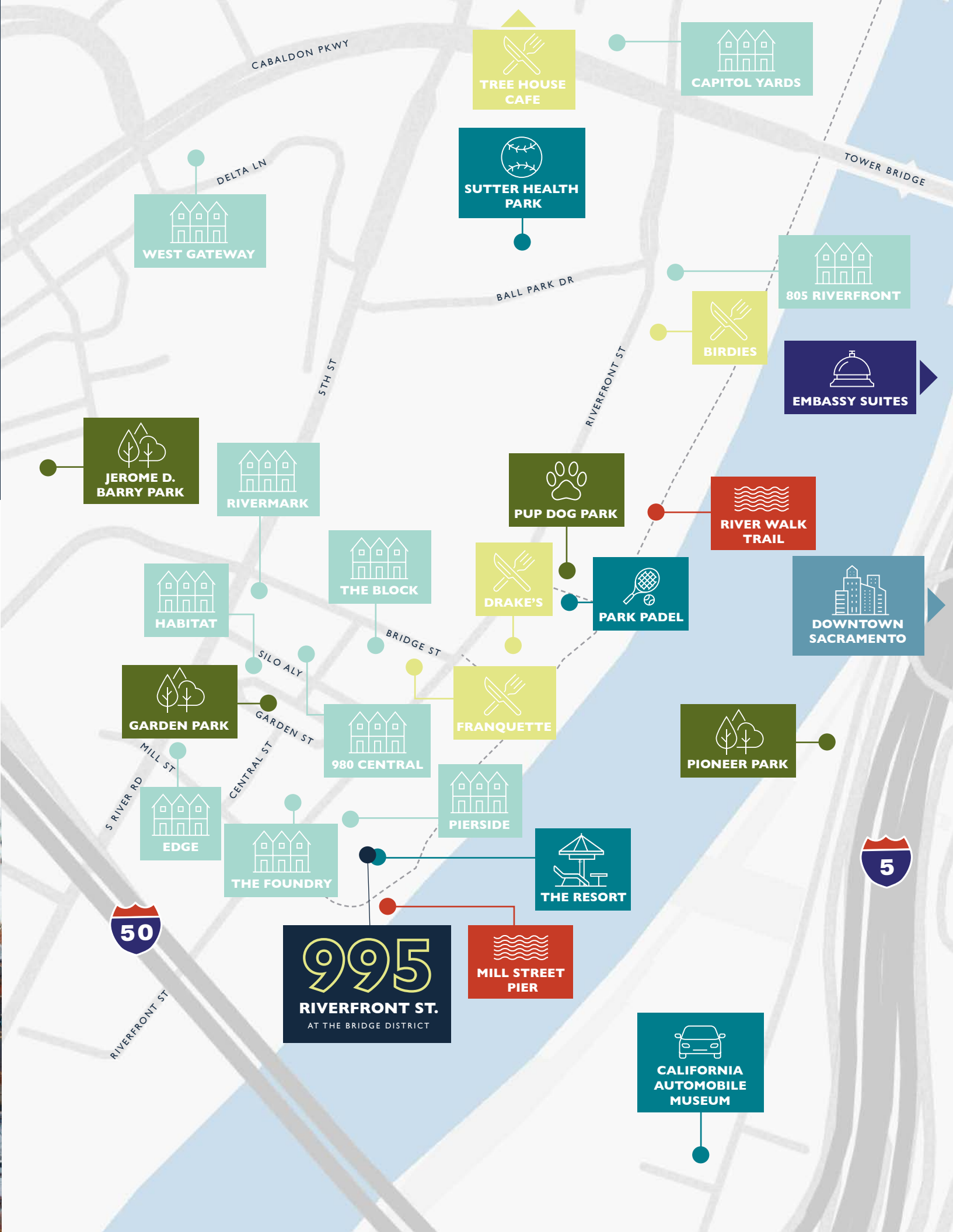


Designed for Collaboration

# WHERE ACCESS MEETS AMENITY

## Positioned for Productivity and Lifestyle

From neighborhood amenities and waterfront dining to professional sports, entertainment venues, and Downtown Sacramento's urban core, the surrounding area provides a vibrant environment that supports both business and lifestyle needs.



# THE SACRAMENTO REGION

## Northern California’s Hub for Growth, Talent and Ongoing Opportunity

Positioned as a center for investment, innovation, and sustained growth, the Sacramento region delivers a compelling combination of economic stability, workforce depth, and quality of life.

Serving as a hub for government, healthcare, education, and business, the region provides access to key markets, a dynamic employment base, and a resilient economy that continues to attract business, talent, and investment.

### Highly Educated Workforce

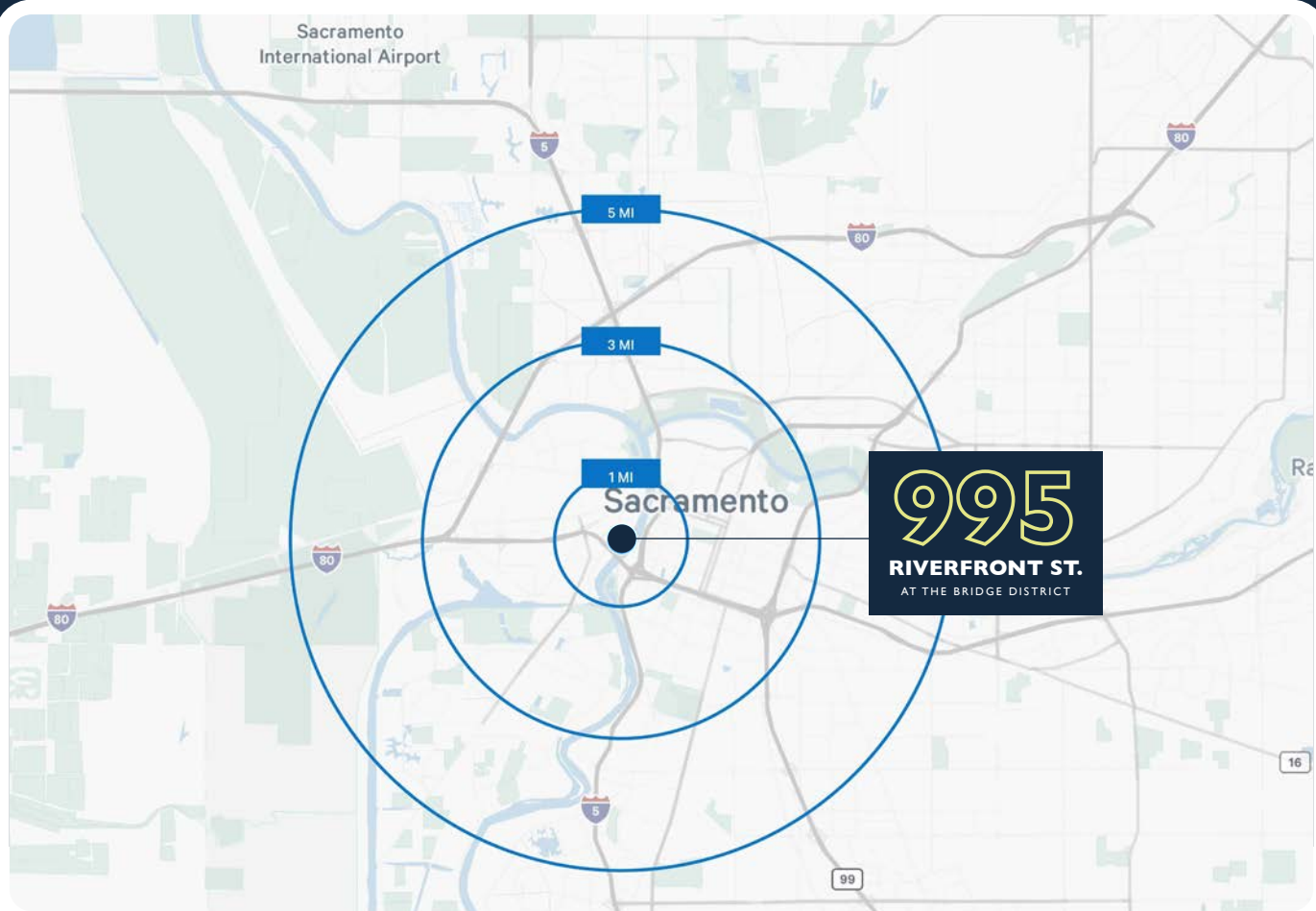
A highly educated labor force provides employers with access to skilled talent across technology, healthcare, government, education, and professional services.

### Regional Scale & Growth

A large and growing population, supported by continued housing development, positions the region for sustained growth and long-term economic resilience.

### Economic Opportunity

Strong incomes, a diverse business community, and substantial commuter inflows reinforce the area’s position as a leading employment and economic hub.



| DEMOGRAPHIC ANALYTIC                             | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------------------|--------|---------|---------|
| PLACE OF WORK                                    |        |         |         |
| 2025 BUSINESSES                                  | 1,639  | 10,290  | 15,805  |
| 2025 EMPLOYEES                                   | 27,217 | 153,669 | 215,299 |
| POPULATION                                       |        |         |         |
| 2025 POPULATION - CURRENT YEAR ESTIMATE          | 16,615 | 135,978 | 318,105 |
| 2030 POPULATION - FIVE YEAR PROJECTION           | 18,281 | 143,715 | 329,818 |
| POPULATION GROWTH                                |        |         |         |
| 2020-2025 COMPOUND ANNUAL POPULATION GROWTH RATE | 4.74%  | 1.57%   | 0.76%   |
| 2025-2030 COMPOUND ANNUAL POPULATION GROWTH RATE | 1.93%  | 1.11%   | 0.73%   |
| EDUCATION ATTAINMENT                             |        |         |         |
| BACHELOR’S DEGREE                                | 27.3%  | 28.8%   | 27.2%   |
| GRADUATE OR PROFESSIONAL DEGREE                  | 16.3%  | 18.6%   | 17.1%   |

WEST SACRAMENTO, CALIFORNIA

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