



CAPITOL  
INNOVATION  
DISTRICT

UP TO ±1,000,000 SF IN WEST SACRAMENTO, CA





# PROJECT SPECIFICATIONS



**1,000,000 SF**  
Total Available



**25,000 SF**  
Divisible



**±29,960 SF**  
Onsite Amenity  
Center



**±60 AC**  
Parcel Size



**32' to 36'**  
Clear Height



**30**  
Watts Per SF



**Photovoltaic**  
Battery Storage



**Emergency  
Power**  
Generators

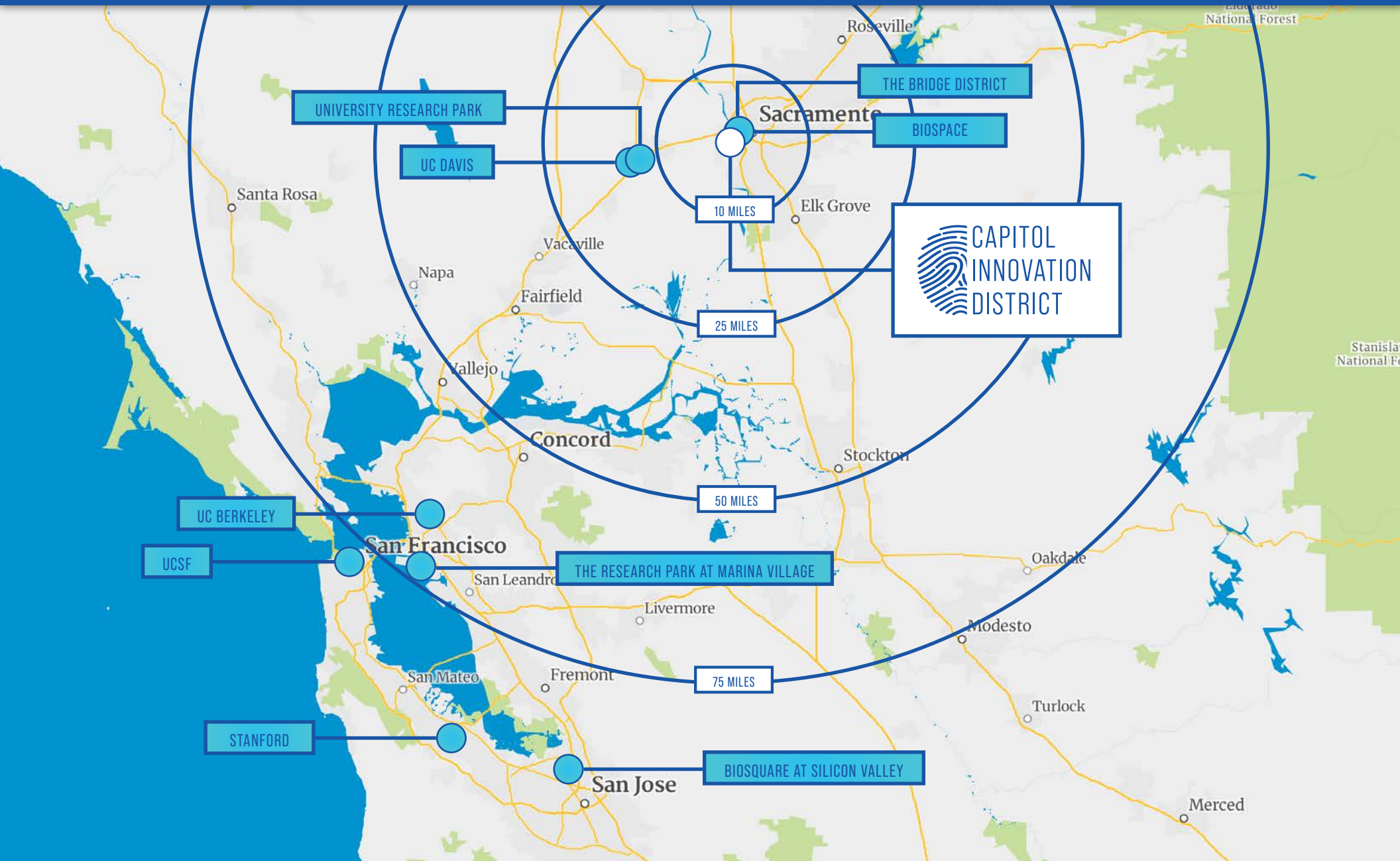


**Parking**  
2.5/1,000

# PROXIMITY MAP

Capitol Innovation District is not just a strategic location - it is the central node of California's innovation corridor, where policy, research, innovation, and talent converge.

Ownership that is present where you want to be - owning and operating innovation districts in Silicon Valley, Alameda, and Davis.





## LOCAL MAP

A premier location with extensive surrounding amenities, including museums, restaurants, and boundless outdoor opportunities.

Not just developers, but ownership that acts as ecosystem stewards, intentionally shaping an environment where collaboration, innovation, and economic opportunity flourish.

# SITE PLAN

Established to cultivate a vibrant ecosystems, promoting synergy between startups, established companies, and research institutions to drive problem solving, partnerships, and successful outcomes

## THE CONFLUENCE: THE HEART OF THE DISTRICT

At the center of the Capitol Innovation District, a unified amenity complex will provide spaces for collaboration, wellness, learning, and community engagement. In addition to indoor amenities, the complex will include outdoor areas envisioned for events, markets, and performances, creating a seamless hub that brings together tenants, partners, and the broader community.

It is a curated collision space, where informal encounters can turn into strategic partnerships—and where the campus culture is actively shaped.





Blue Rise Ventures (“BRV”) is a multi-asset class commercial real estate operator and investment firm focusing primarily on life science and industrial properties. BRV’s vertically integrated platform allows them to move swiftly and nimbly across various disciplines to provide unparalleled support to prospective tenants that allow them to focus on their innovative research. To achieve this, BRV’s Leasing and Project Management teams are involved every step of the way—from the first tour to the final project completion. With 5 million square feet under management/in development across the San Francisco Bay Area and strong ties to the region, Blue Rise Ventures has established themselves as a key life science operator in Northern California.

*Big Enough To Serve You,  
Small Enough To Know You...*



Fulcrum Property is an award-winning real estate development and investment firm committed to creating innovative and meaningful projects in Northern California. Founded in 1962 with a focus on development and renovation of retail properties, Fulcrum has evolved into a full spectrum firm experienced in retail, office, residential, and mixed-use development. Fulcrum’s projects are anchored in sustainable design principles that bring aesthetic, social, and economic value to the tenants and communities they serve. Guiding their work is a commitment to tackle some of the most urgent and challenging problems facing cities today - the revitalization of urban cores, and the reuse of aging buildings and the creation of new community centers.

**“We create beautiful spaces designed to bring people together in meaningful ways”**



# CAPITOL INNOVATION DISTRICT

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