



THE DIGGS

1800 3RD STREET | SACRAMENTO, CA

 Heller Pacific

 w+p 196
ARCHITECTS

“THERE IS JUST SOMETHING SPECIAL ABOUT CONVERTING OLD BUILDINGS AND GIVING THEM NEW LIFE.”

MIKE HELLER
PROJECT DEVELOPER,
HELLER PACIFIC

It requires a different set of skills than typical “ground up” development:

FLEXIBILITY, CREATIVITY, AND IMAGINATIVE VISION

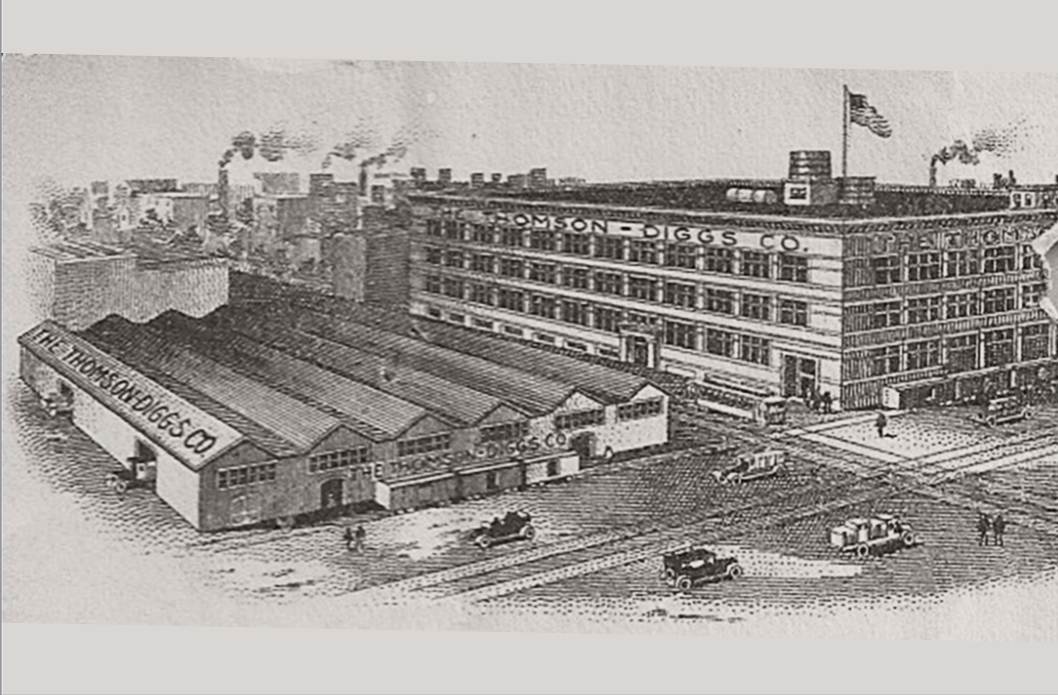
All utilized to celebrate the existing character and identity of existing spaces, while bringing new life to otherwise underutilized infrastructure. So when the opportunity to breath life back into the Thomson Diggs Building presented itself to our team, we jumped on the chance to get involved.

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.”

SACRAMENTO



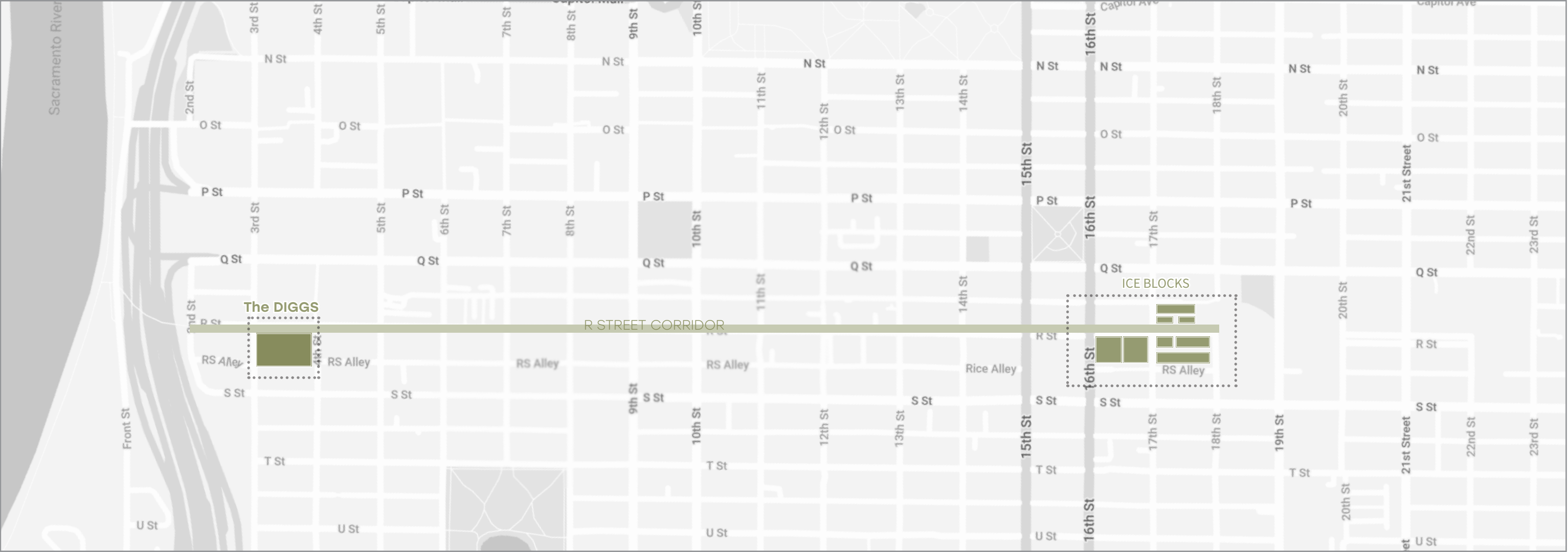
COMMERCIAL / RETAIL HUB - OPPORTUNITIES FOR GROWTH

In addition to its expansive residential and community amenities, “The DIGGS” also aims to create spaces for commercial / retail growth along R Street. With up to **10,000 SF of available commercial space**, our target tenants would to host a variety of service business types:

- Local coffee shop,
- Neighborhood Restaurant
- Tiki-Themed Dive Bar

Moreover, the The DIGGS also contains around **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 historical R Street Corridor.



Connecting R Street. Ice Blocks started visions, Diggs caps the other end.



MIKE HELLER
PROJECT DEVELOPER, HELLER PACIFIC



“BUT THERE IS A HIGHER GOAL HERE.

Right now Sacramento has two glaring needs that drive this development project:

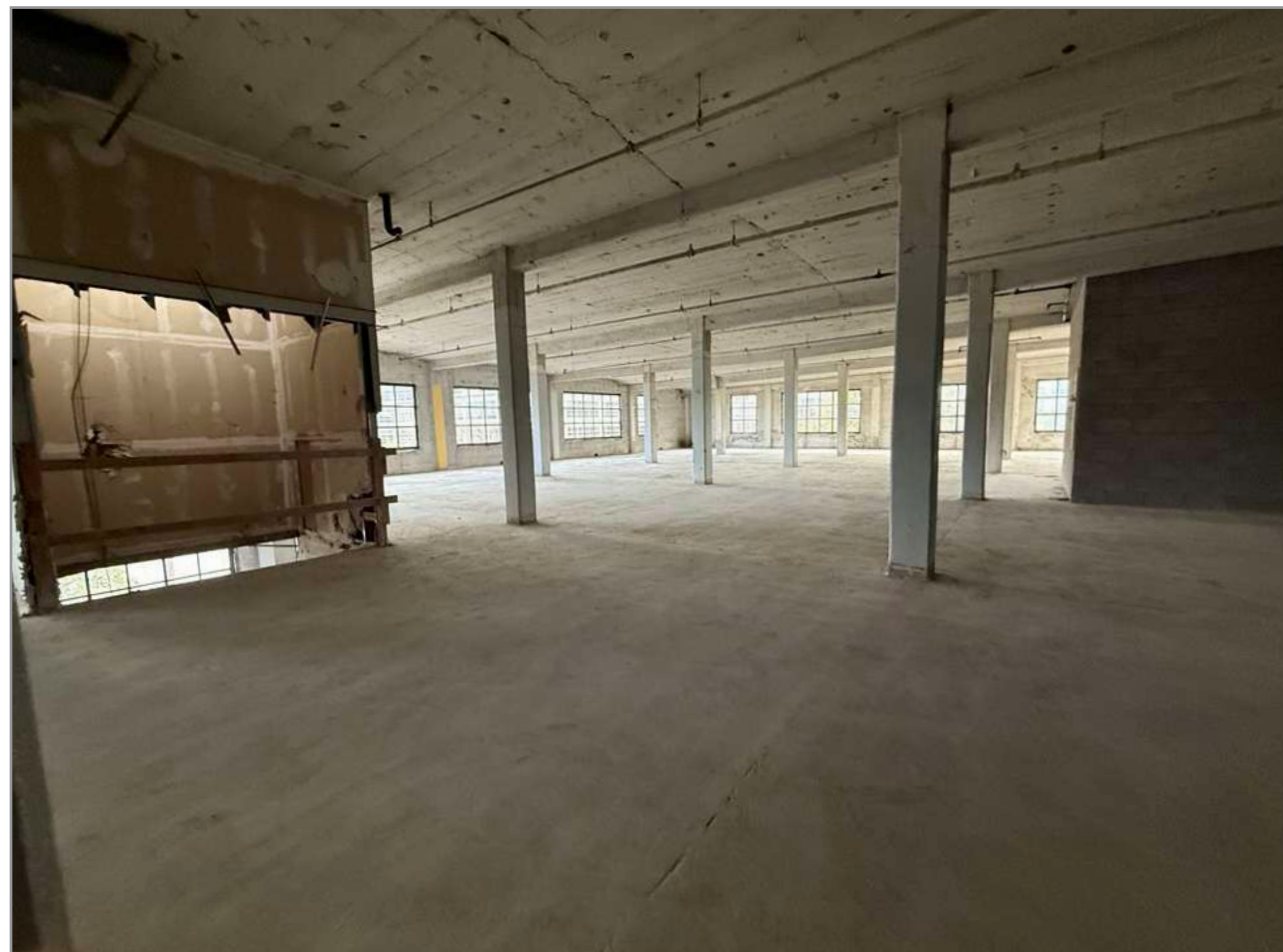
FIRST - our city and local community’s need more housing of ALL TYPES.

SECOND - the need for conversion of empty underutilized office/retail spaces into new more marketable and economically viable business types.

“The DIGGS” hits the mark on both of these objectives.







Cool Shell, Creative Office

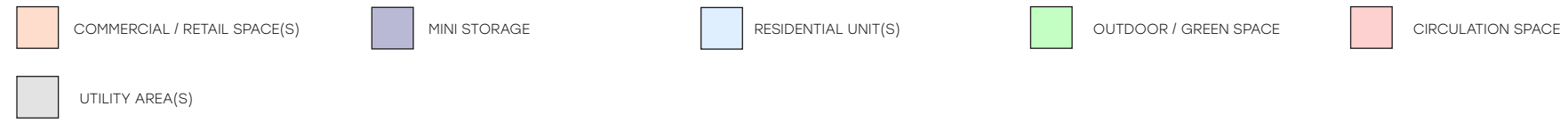
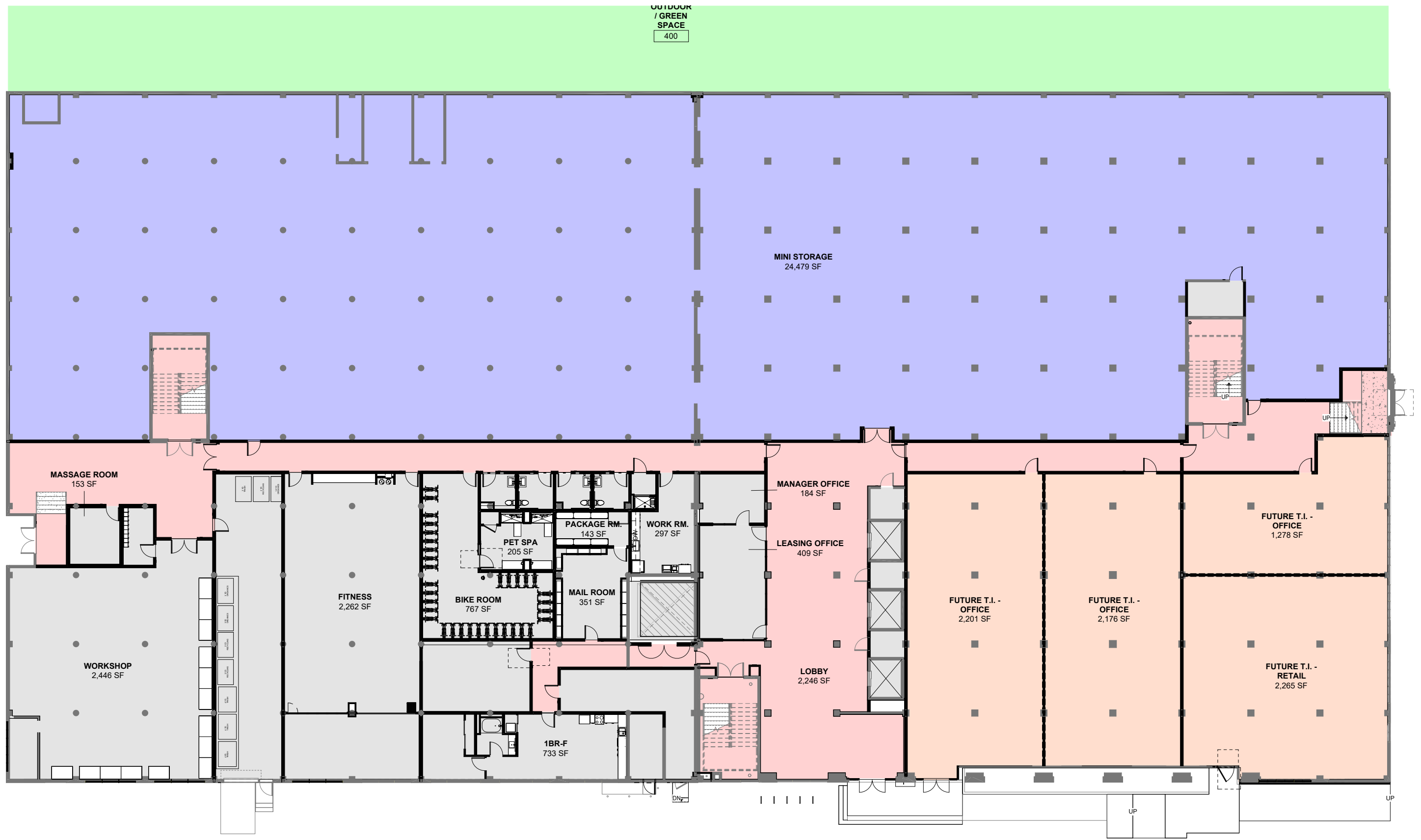


Authentic Loft Living

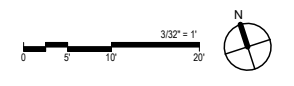


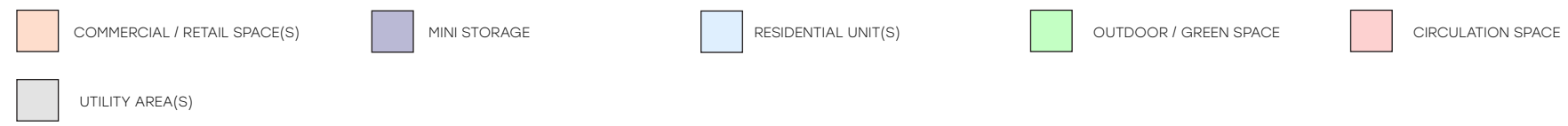




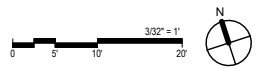


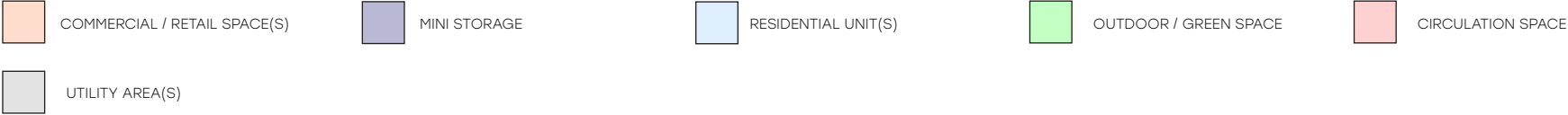
OVERALL FLOOR PLAN - LEVEL 1



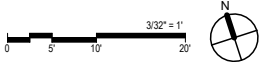


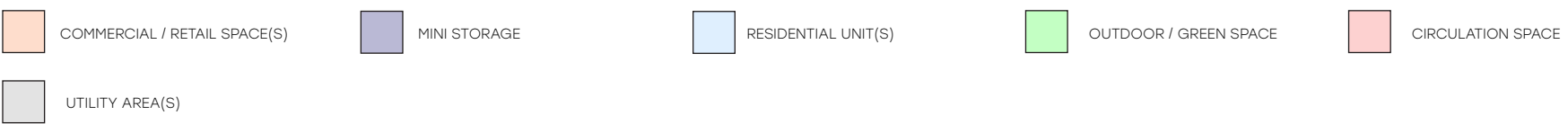
OVERALL FLOOR PLAN - LEVEL 2



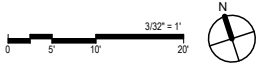


OVERALL FLOOR PLAN - LEVEL 3





OVERALL FLOOR PLAN - LEVEL 4





FITNESS & GROUP EXERCISE



OPEN LOBBY CONCEPT



MAKERS SPACE



OPEN LOBBY CONCEPT



BIKE STORAGE / PET CARE



BIKE STORAGE / PET CARE



LEASING OFFICE

RESIDENTIAL URBAN COMMUNITY - AMENITY SPACES

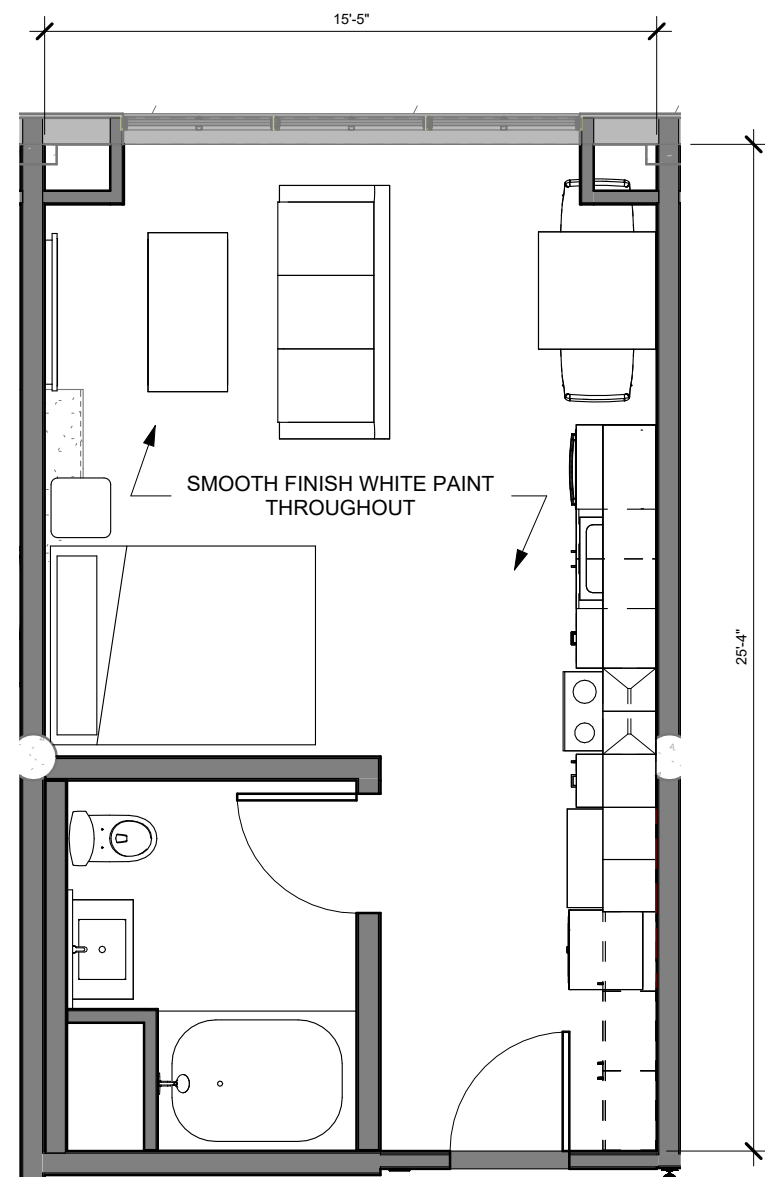
To create an successful and healthy community at “The DIGGS”, we envision an entire living ecosystem that is self sustaining and revitalizing to the R Street Corridor.

Upon completion, The DIGGS would host approximately **140 apartment “loft” units** - similar to new development projects being constructed in New York’s historic Meat Packing District - that would include communal amenity spaces that will cater to the creative class:

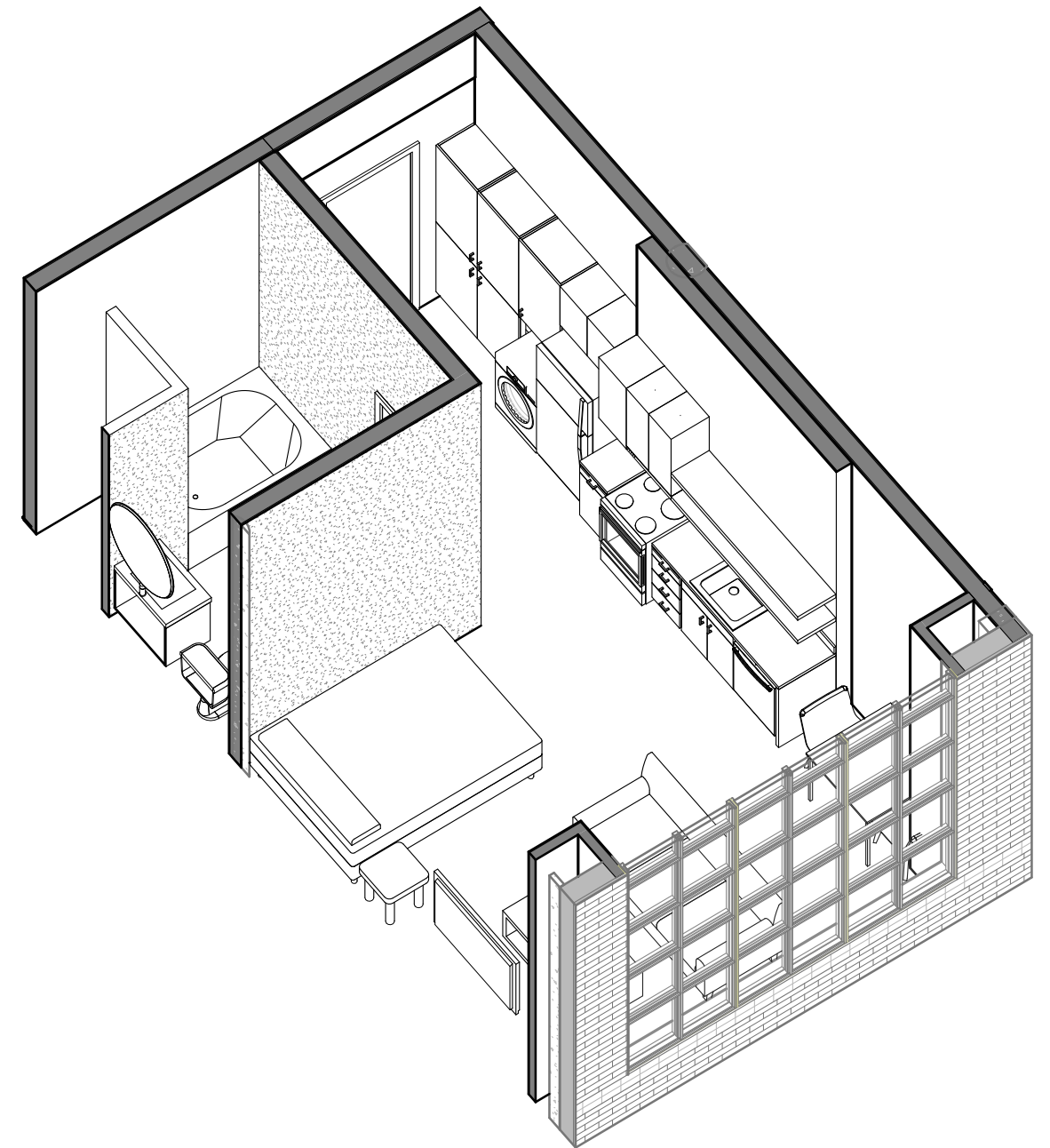
- Urban Gym Space / Yoga Studio
- Bike Storage and Repair Space
- Dog Washing Station
- “The Garage” - Maker Space / Art Studio
- Podcast Studios
- Music & Video Creation Spaces
- Variety of Lounges and Co-Working Areas
- Massage Room, Movie Theater, Library, Ping Pong, Video Game Room.
- Large Outdoor Patio areas w/ Fire Pits, Adirondack Chairs, Boccie ball, etc

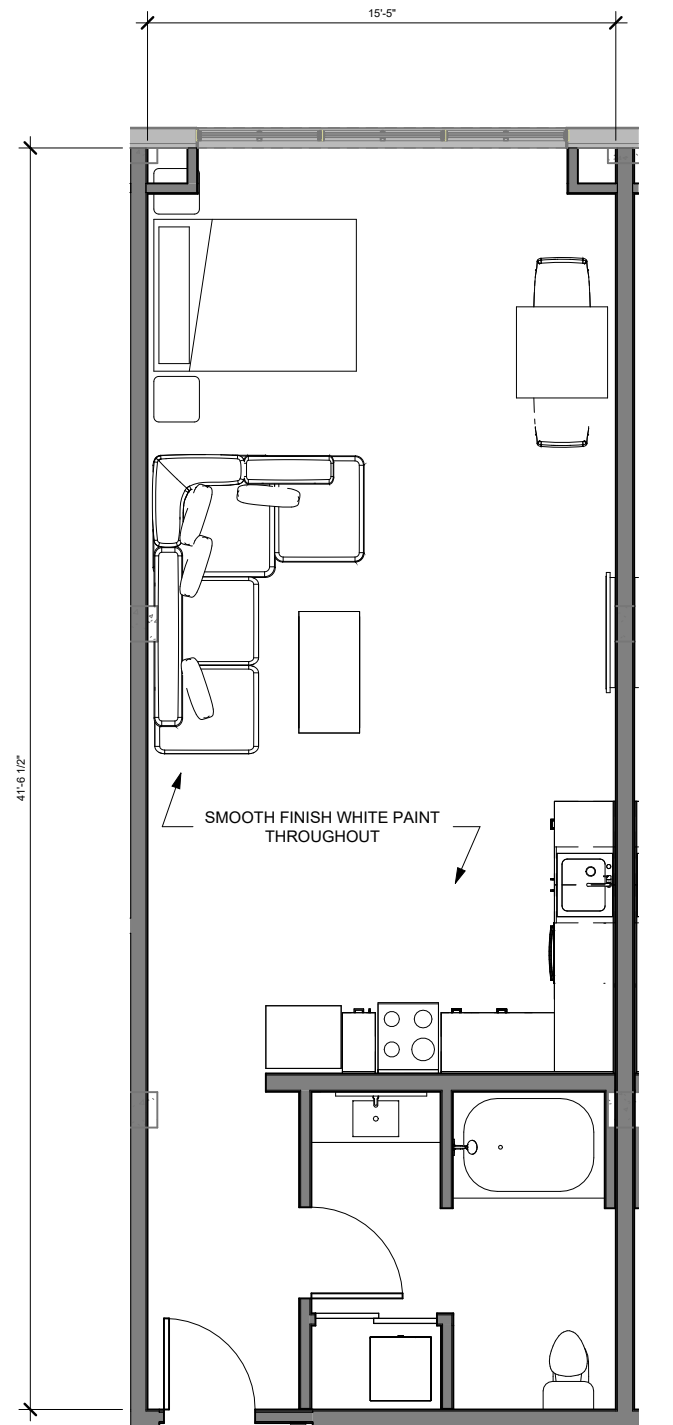
All of these amenities will be available to residents at no additional cost.

True lofts are hard to find in Sacramento, so we are hopeful that market will respond favorably and enthusiastically.



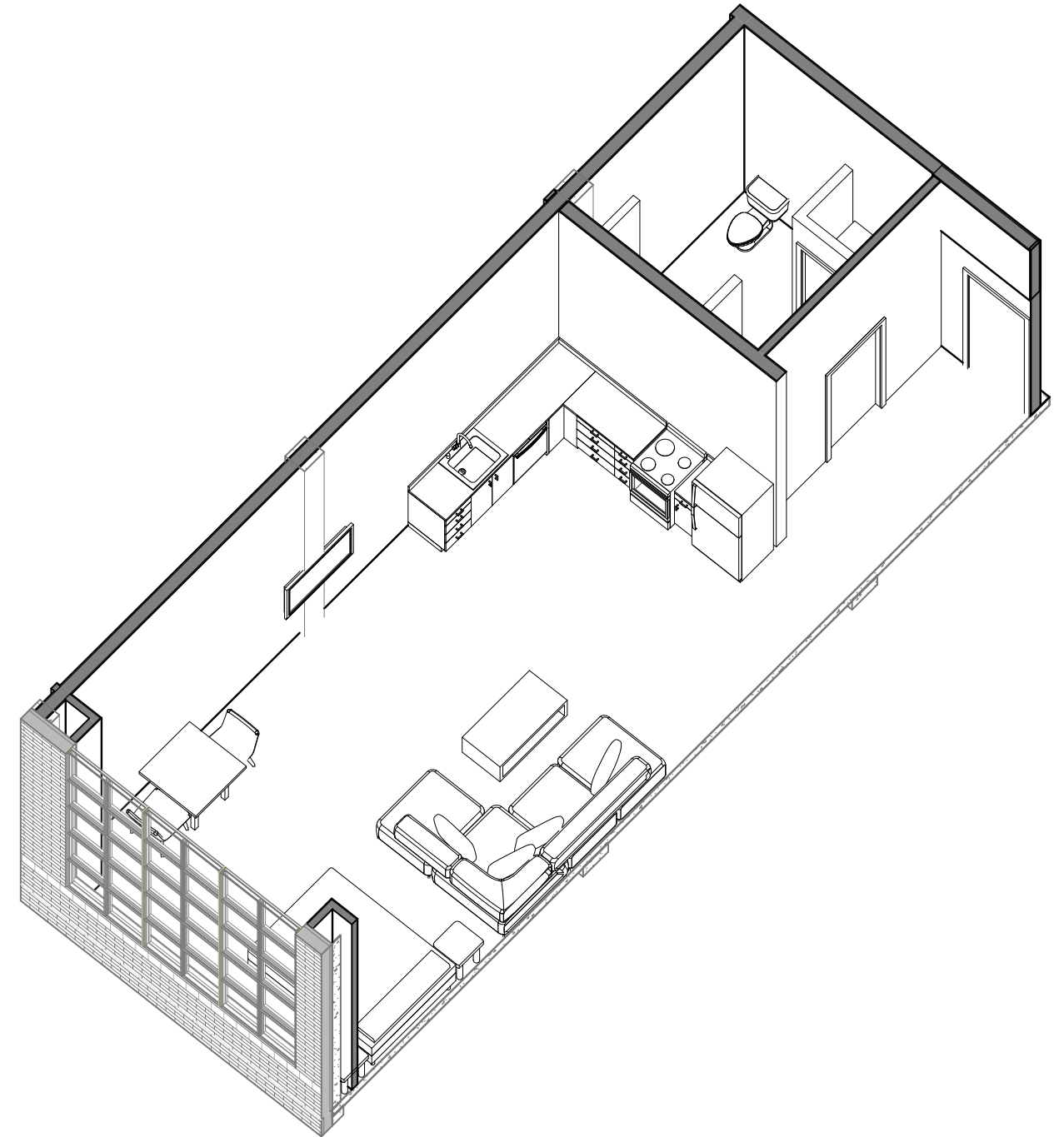
STUDIO - A - 413 SF

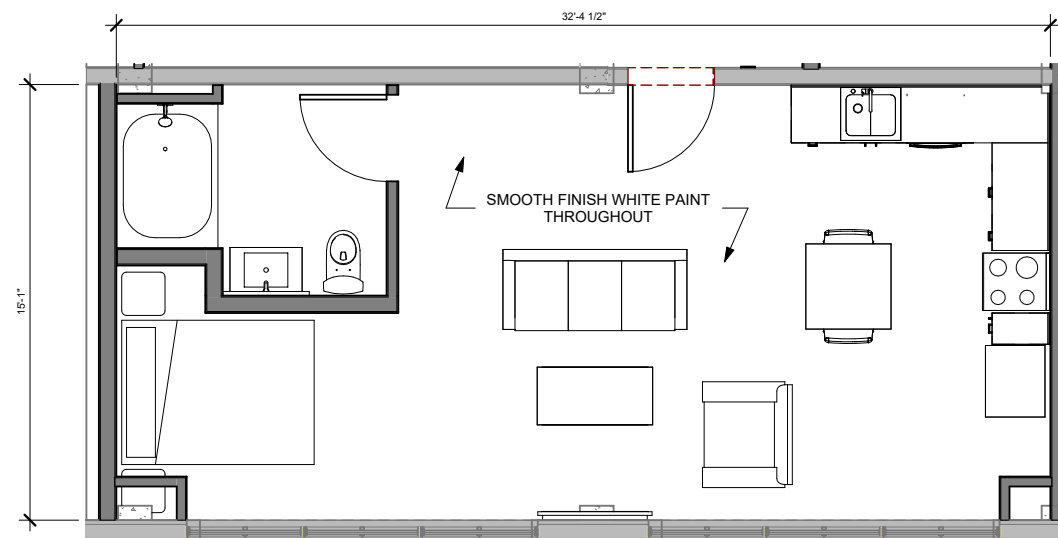




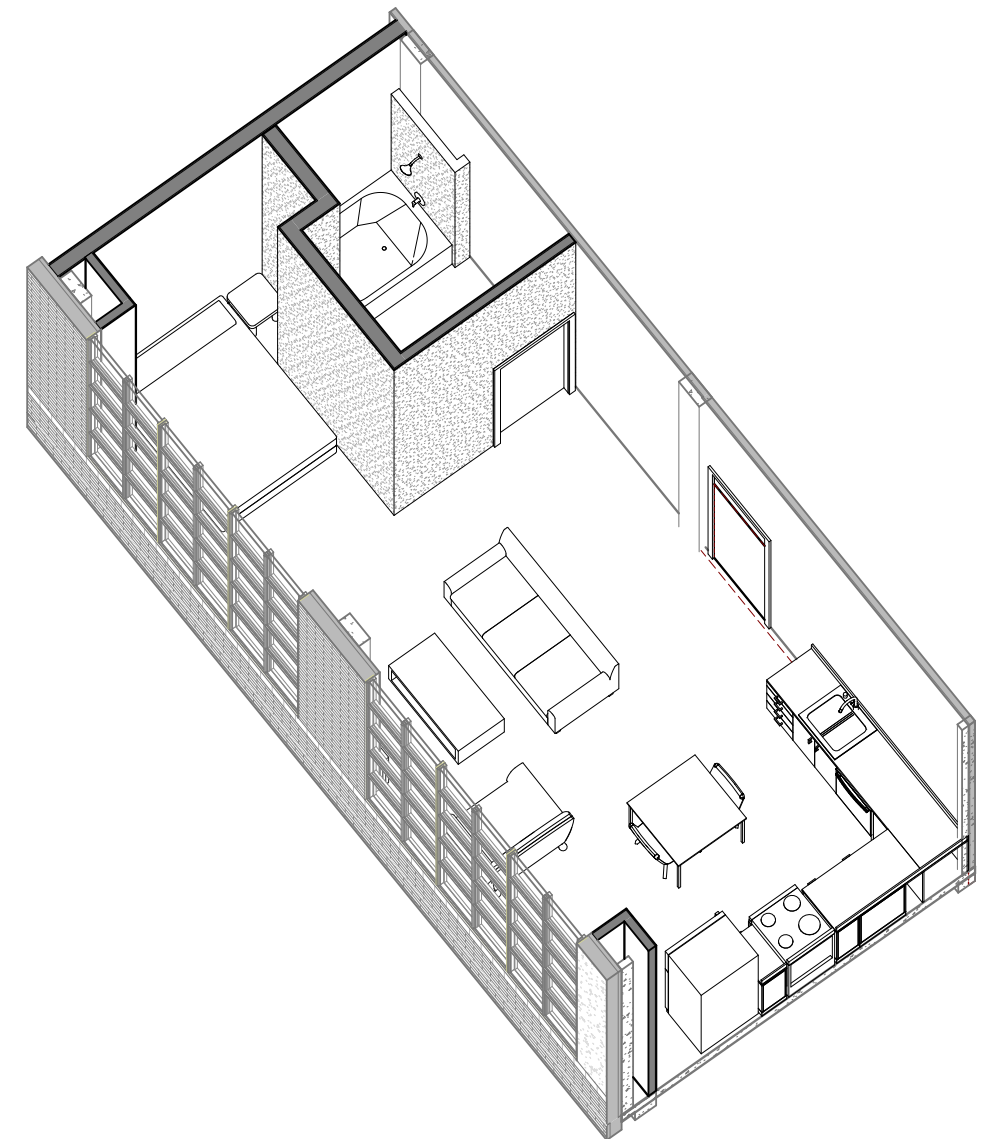
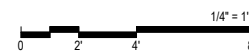
STUDIO - B - 687 SF

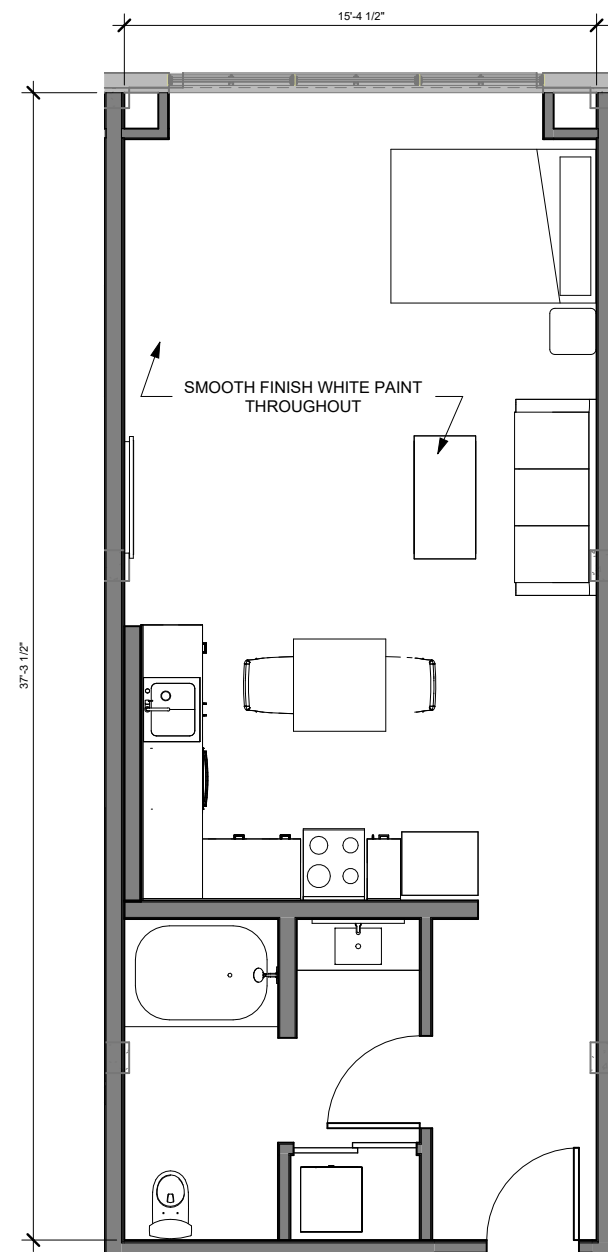
1/4" = 1'



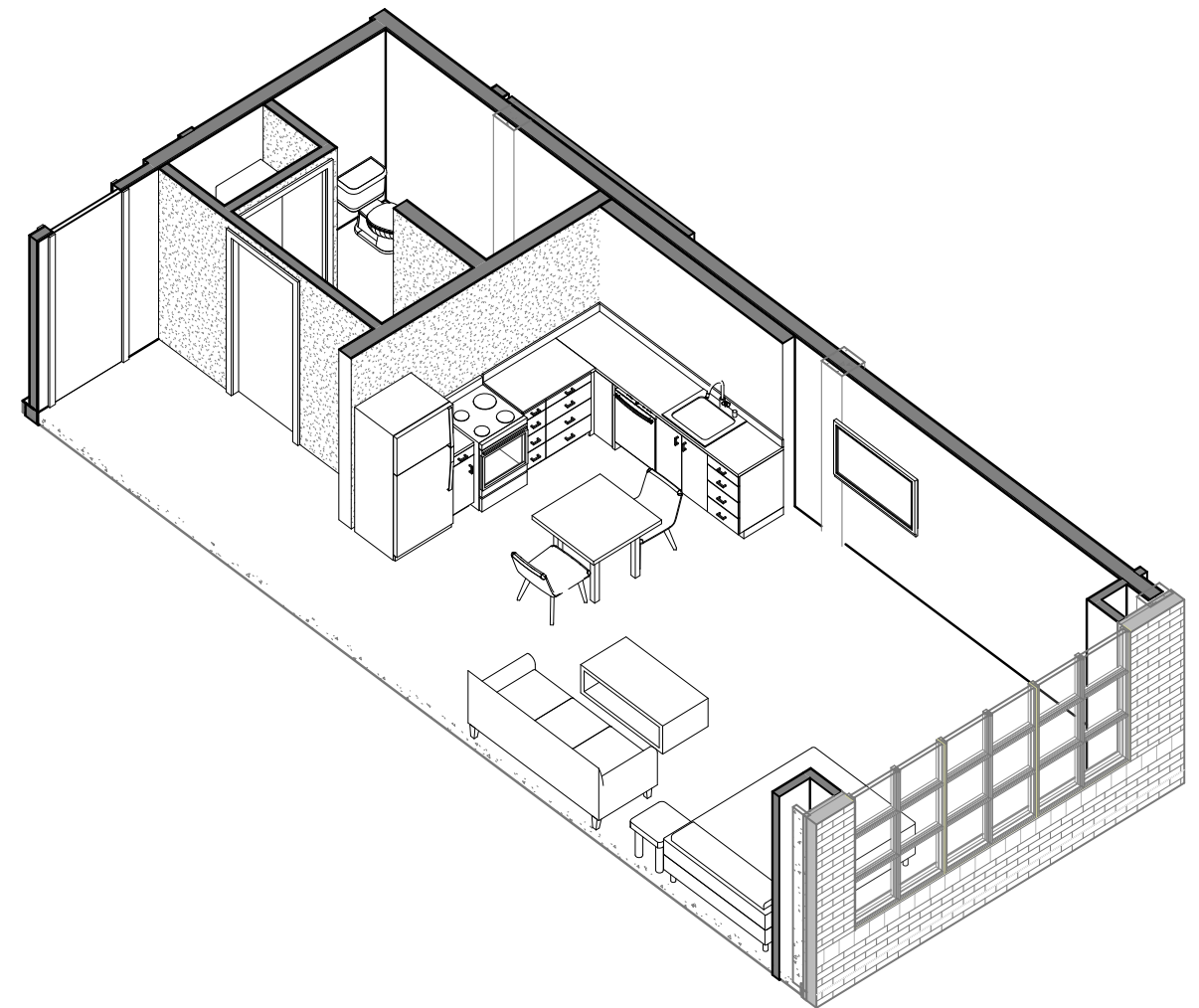
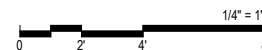


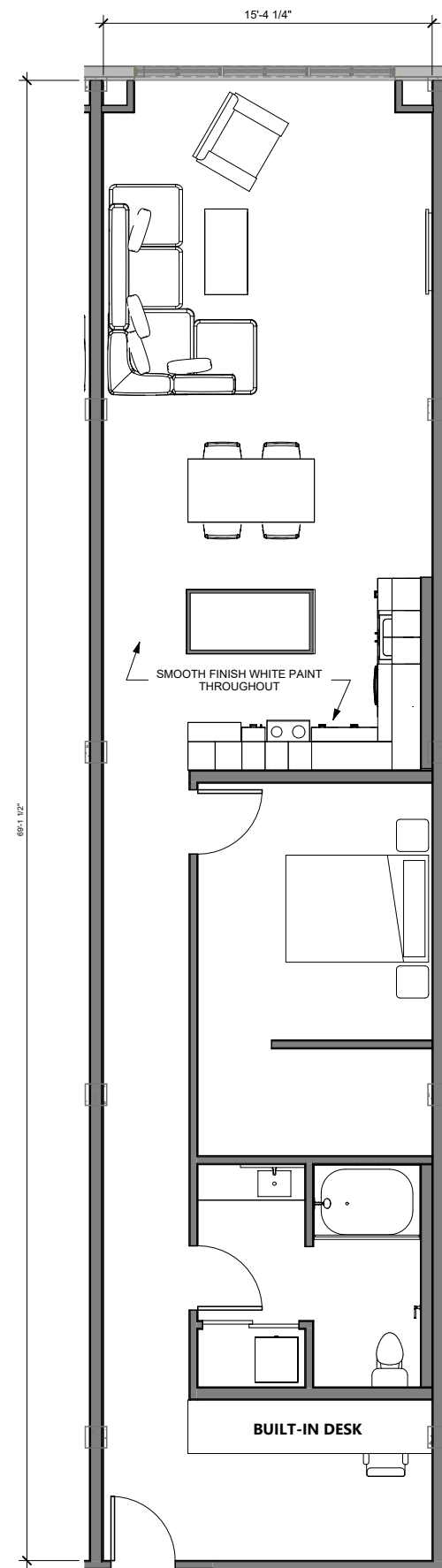
STUDIO - C - 557 SF



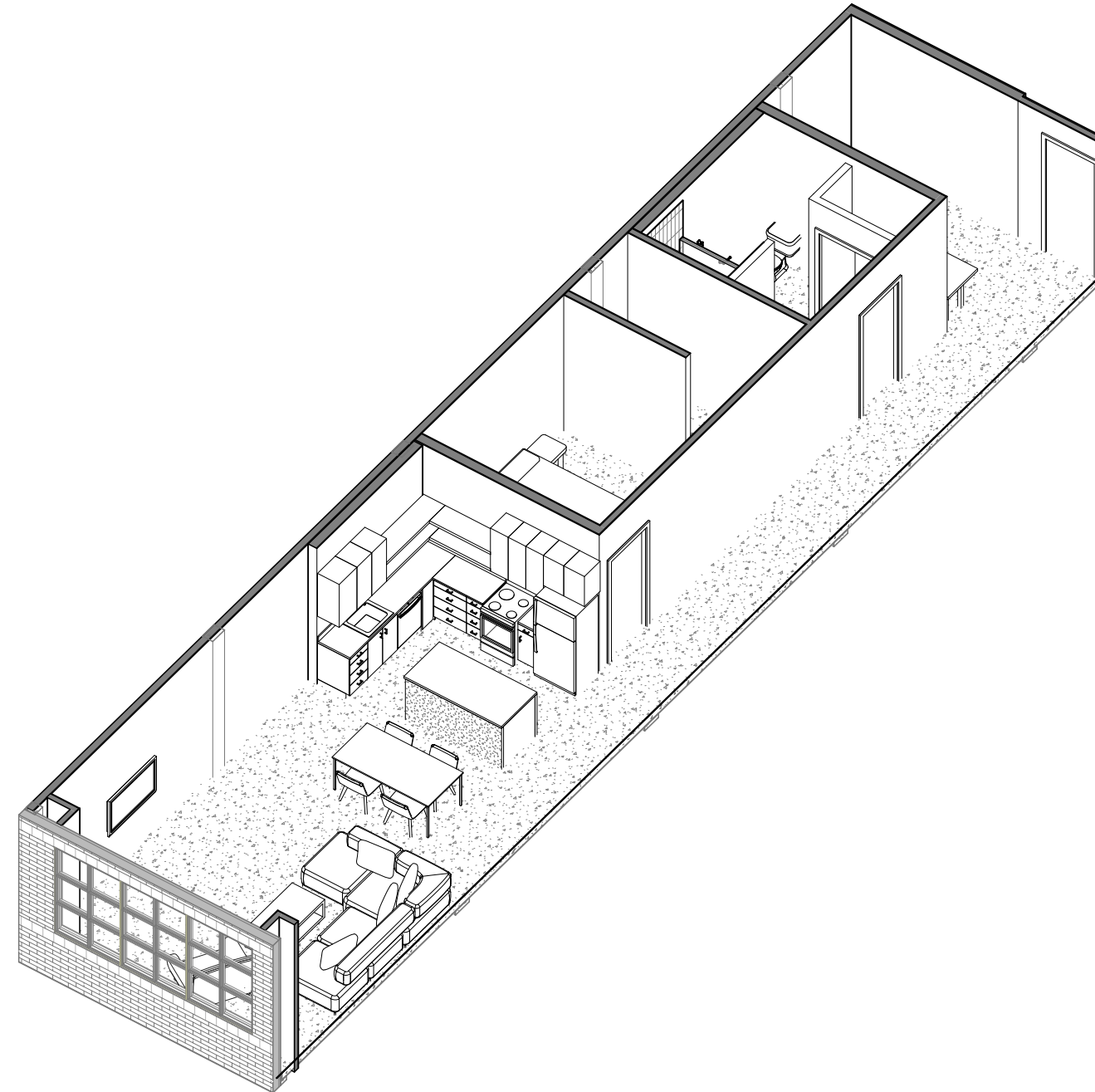


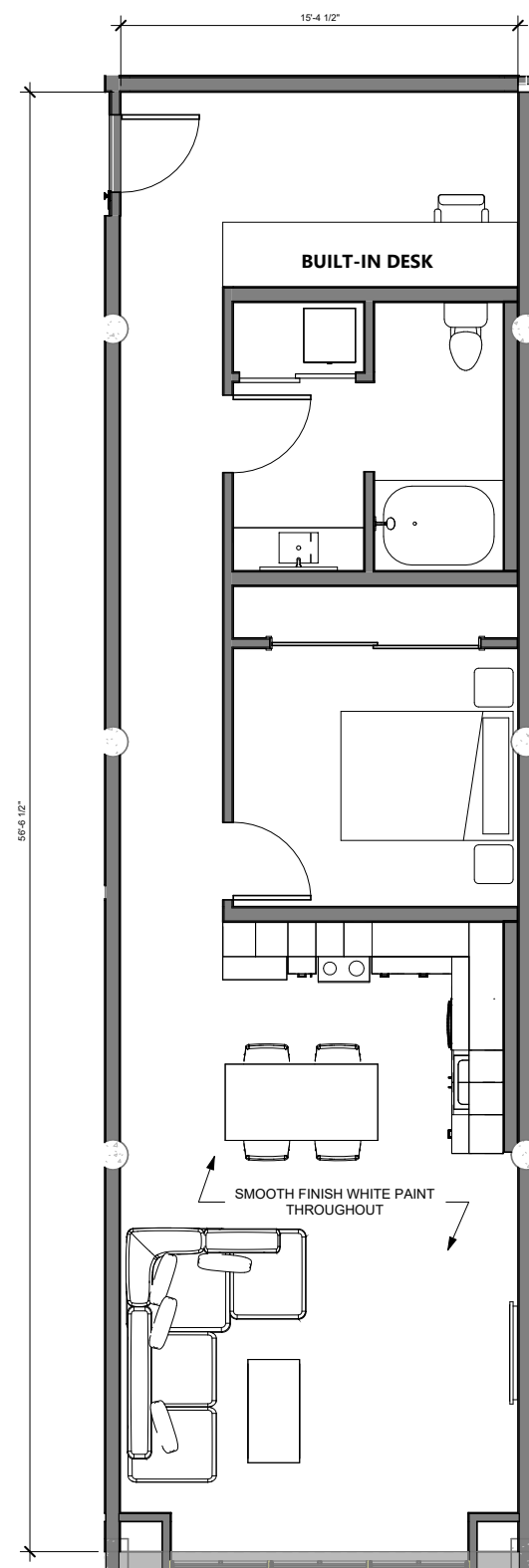
STUDIO - D - 595 SF



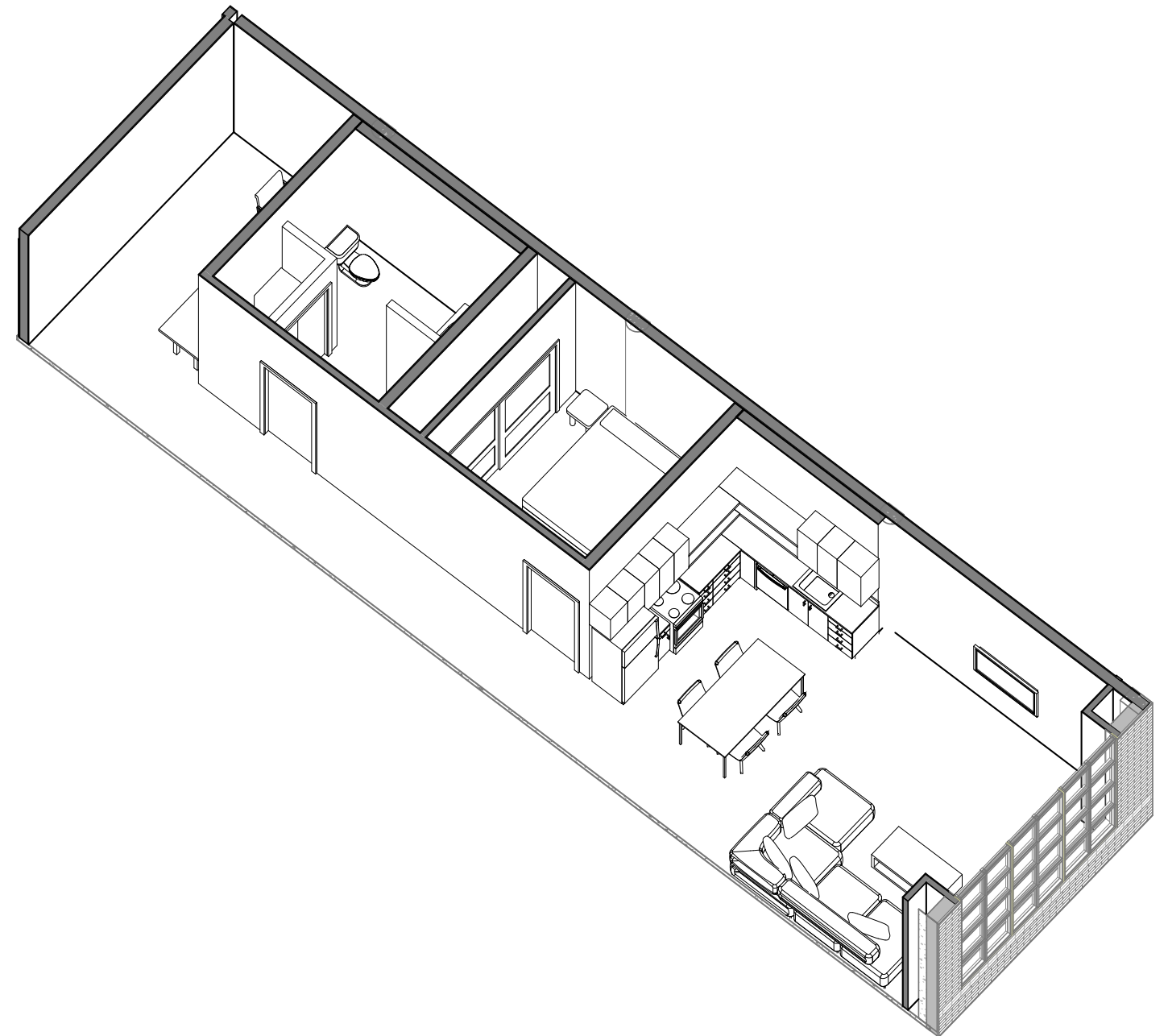
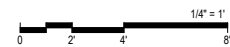


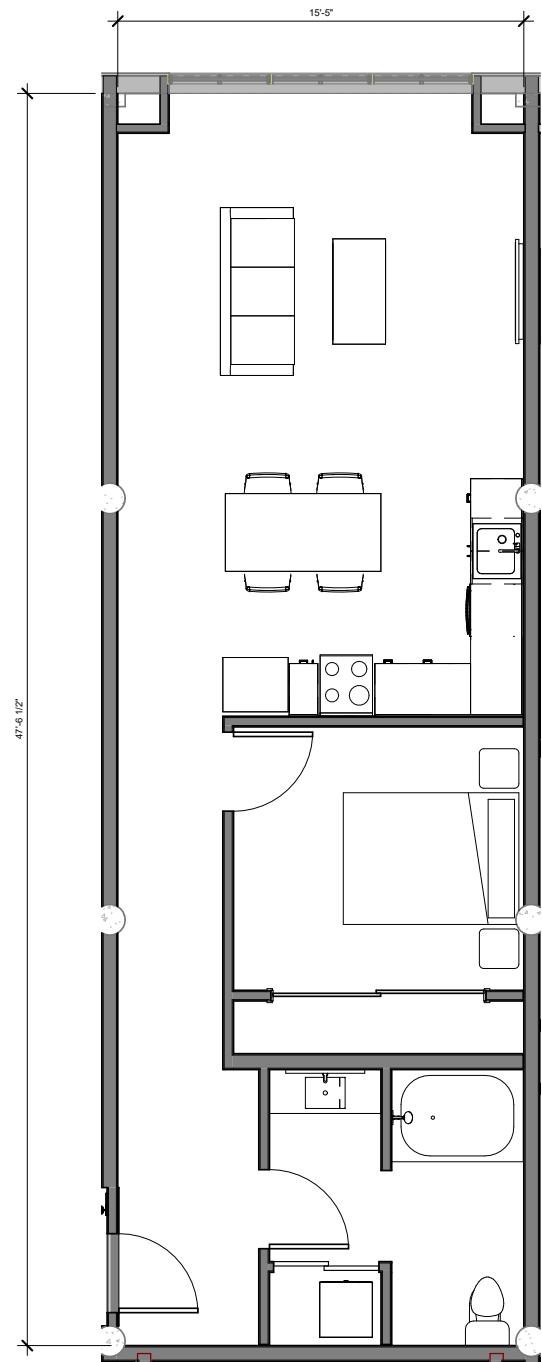
1 BDRM - A - 1,098 SF



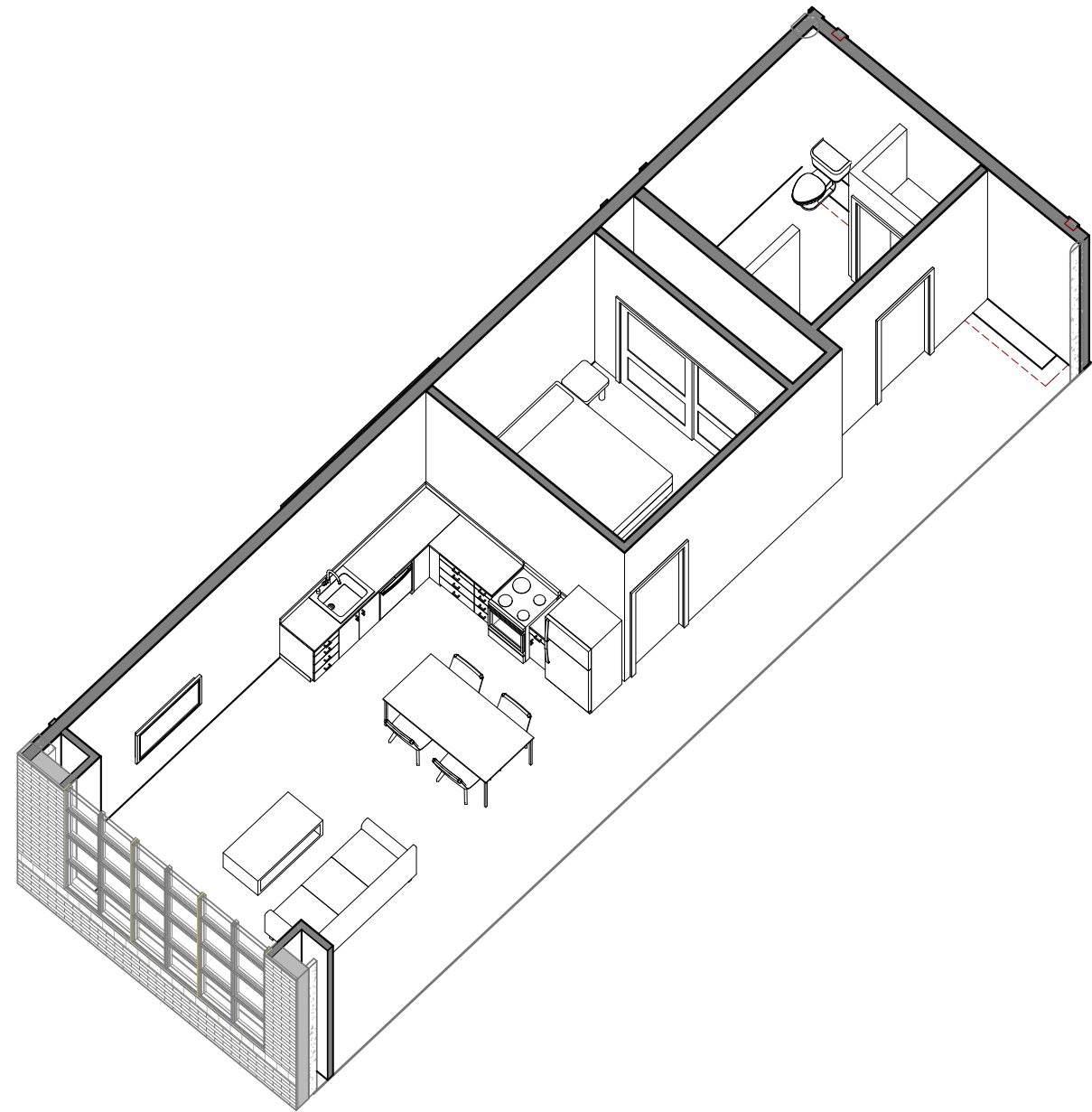
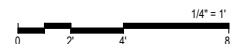


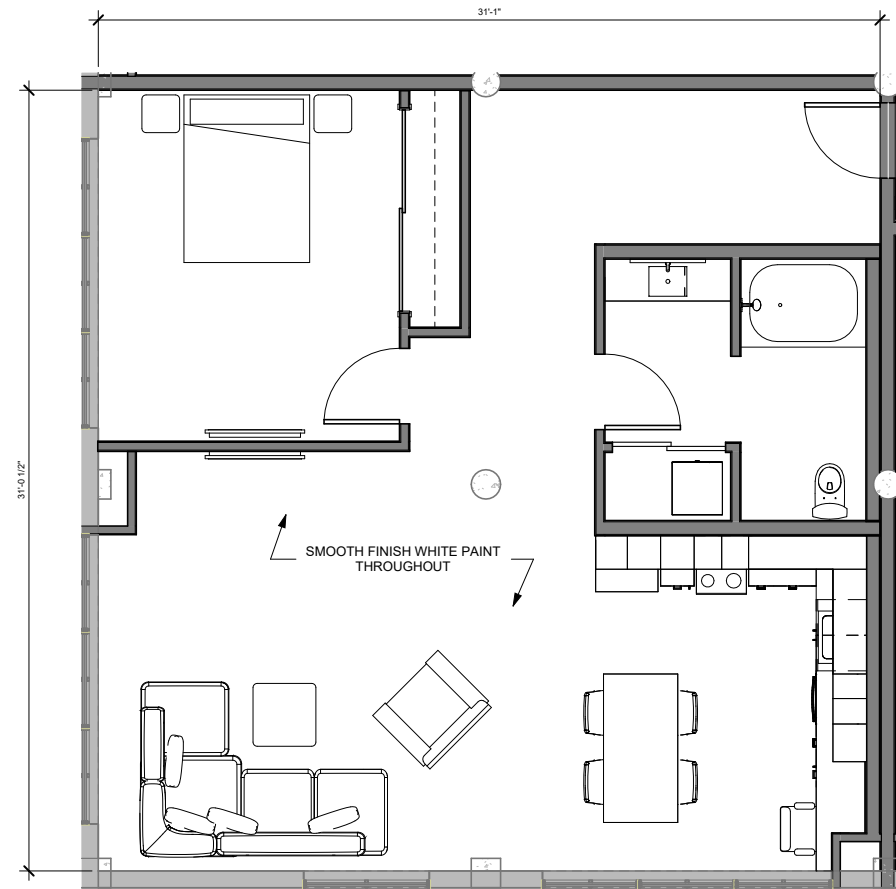
1 BDRM - B - 889 SF



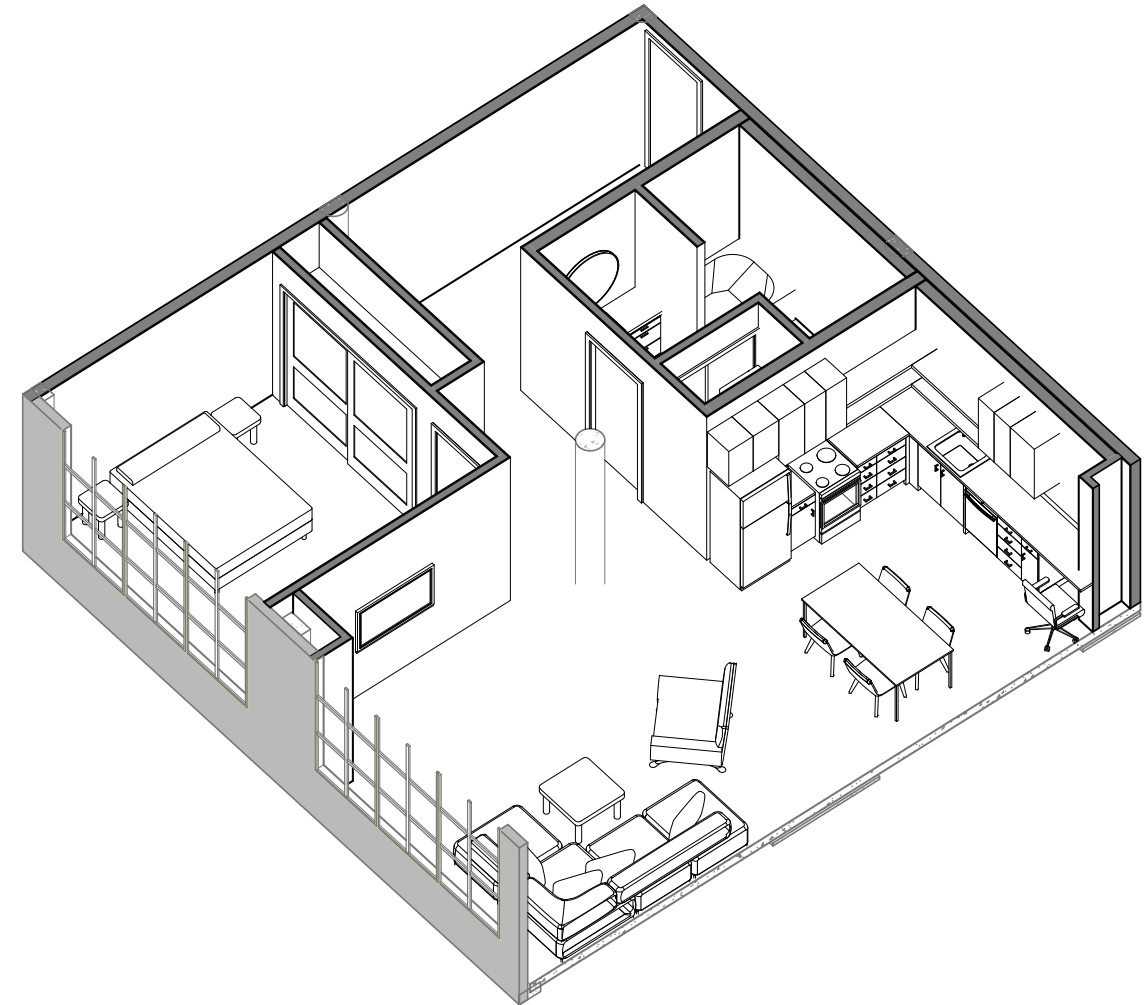


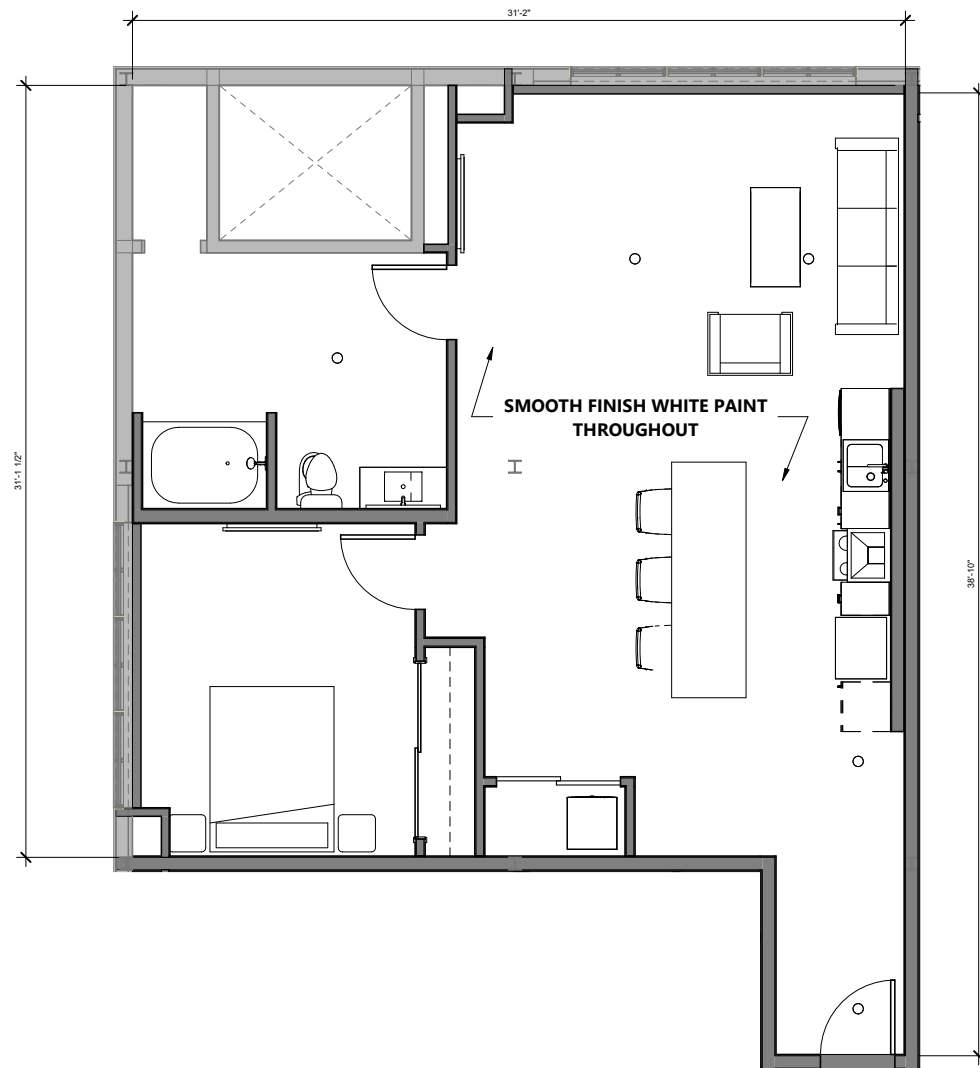
1 BDRM - C - 773 SF



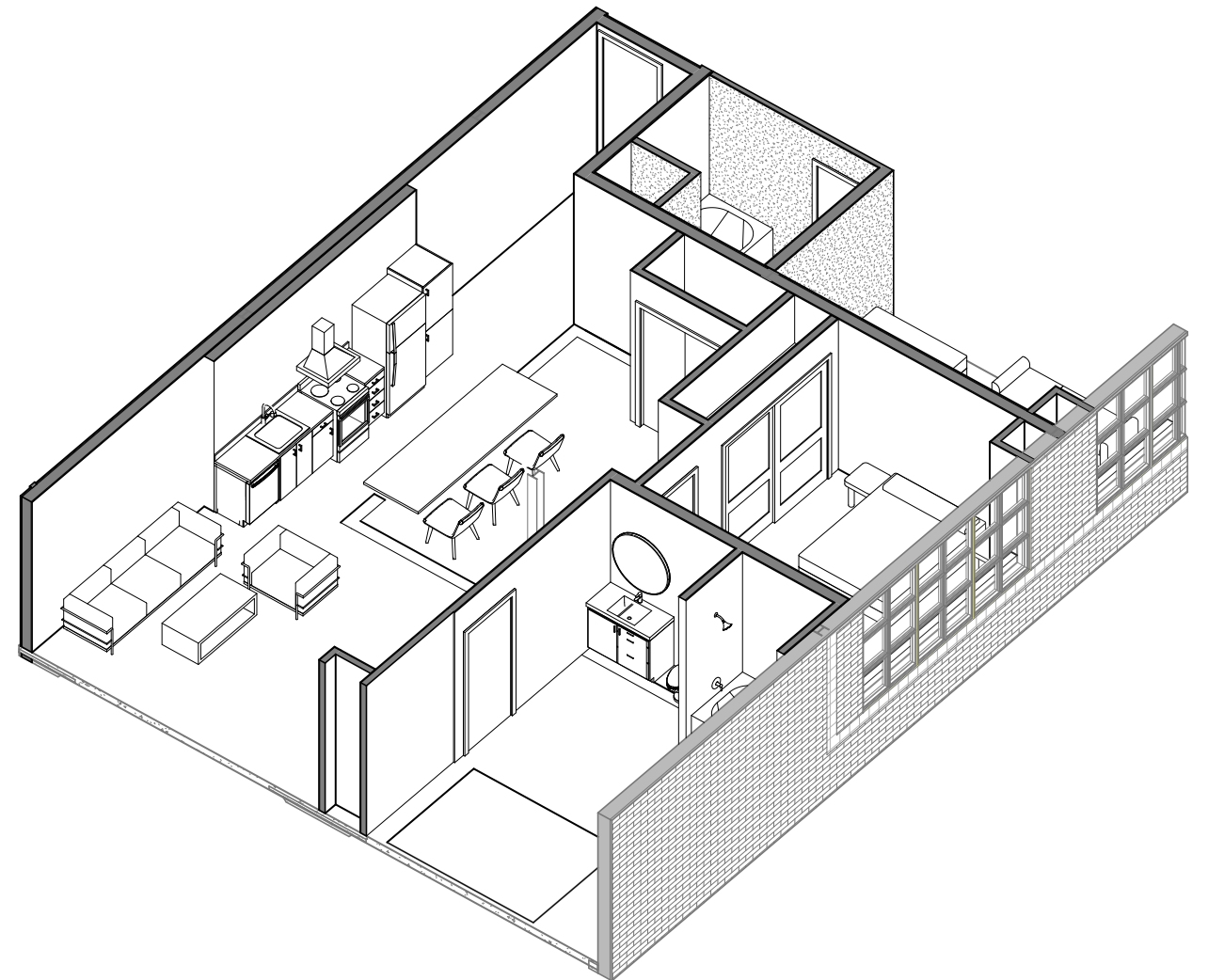


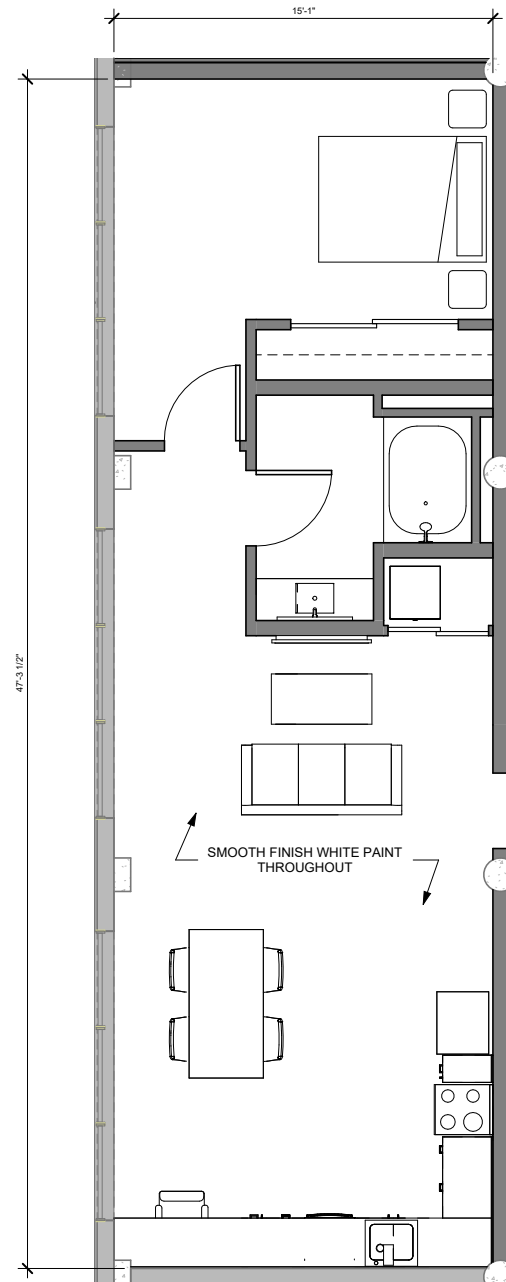
1 BDRM - D - 948 SF



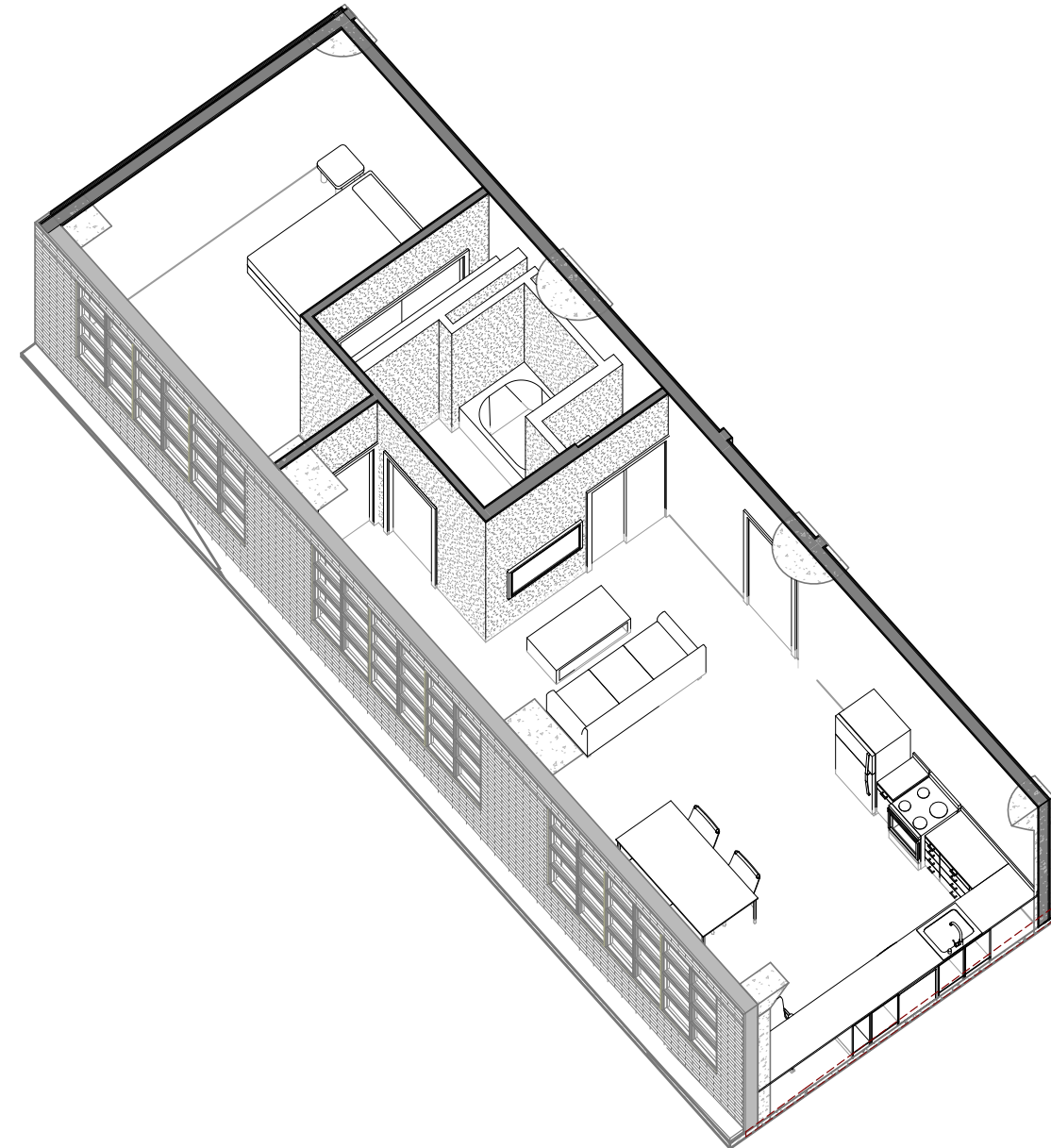
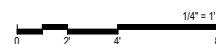


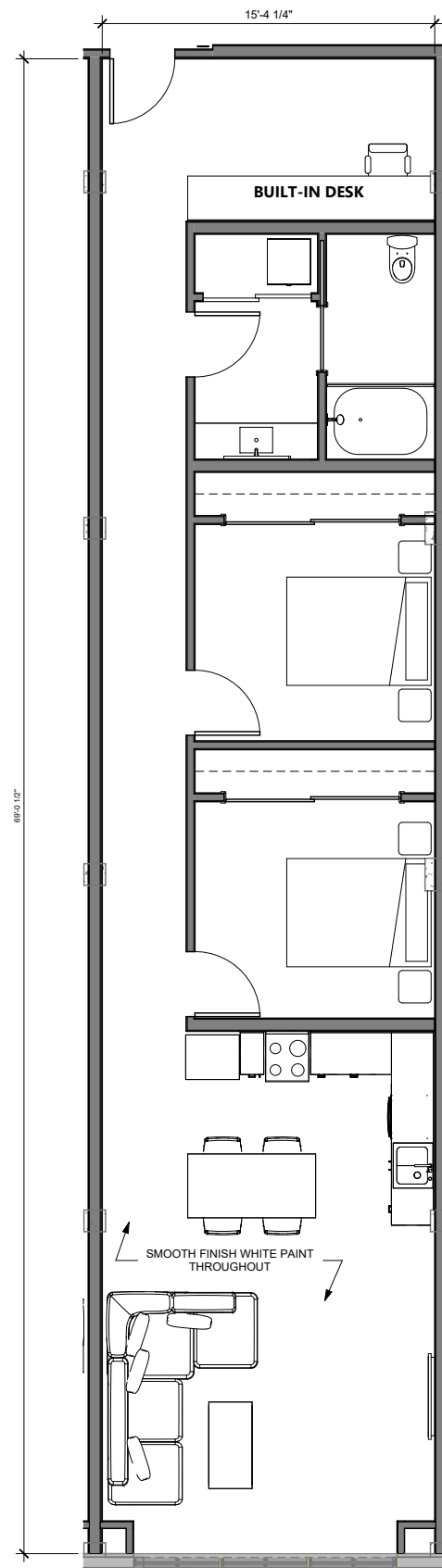
1 BDRM - E - 1,022 SF



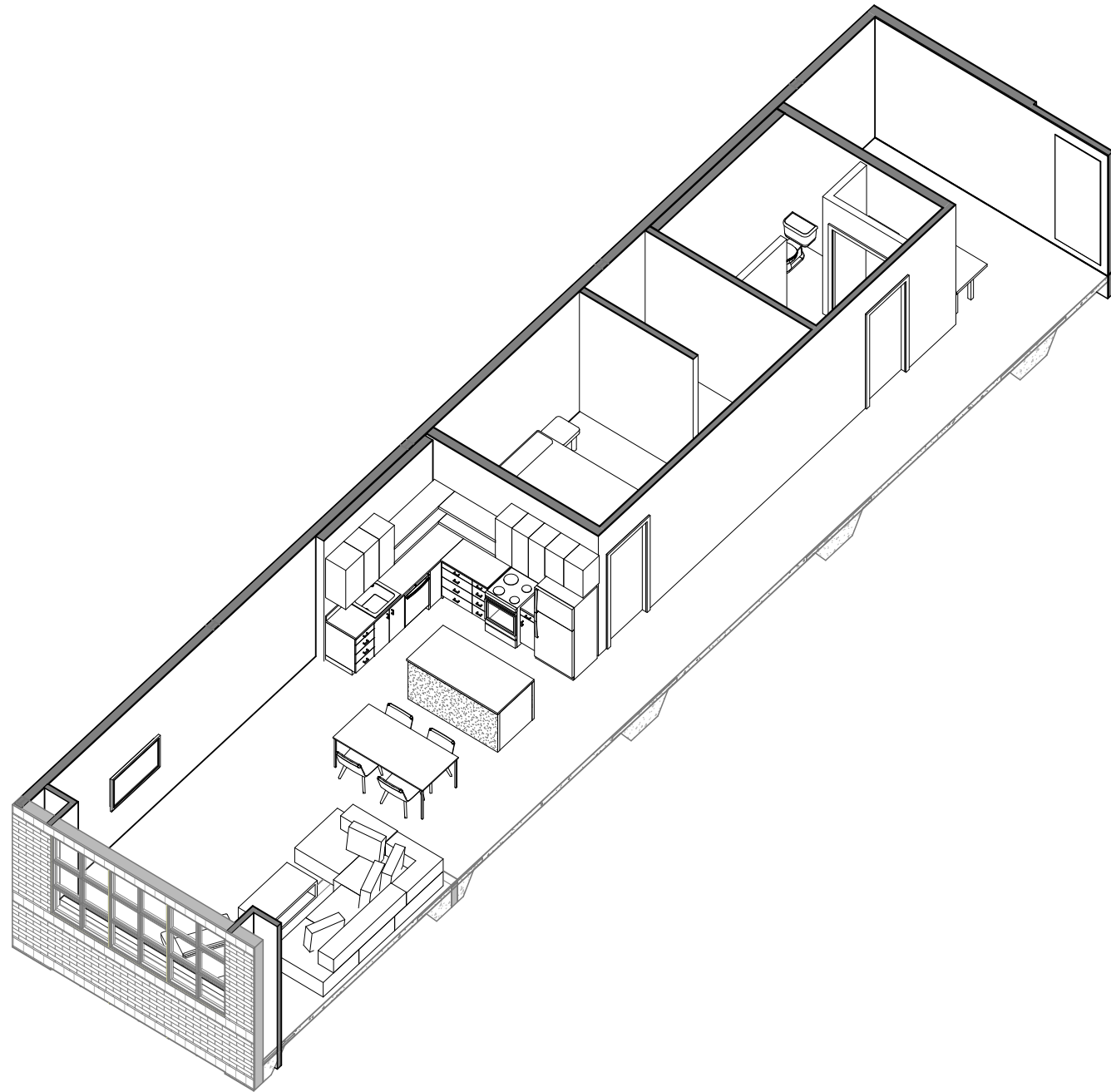
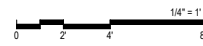


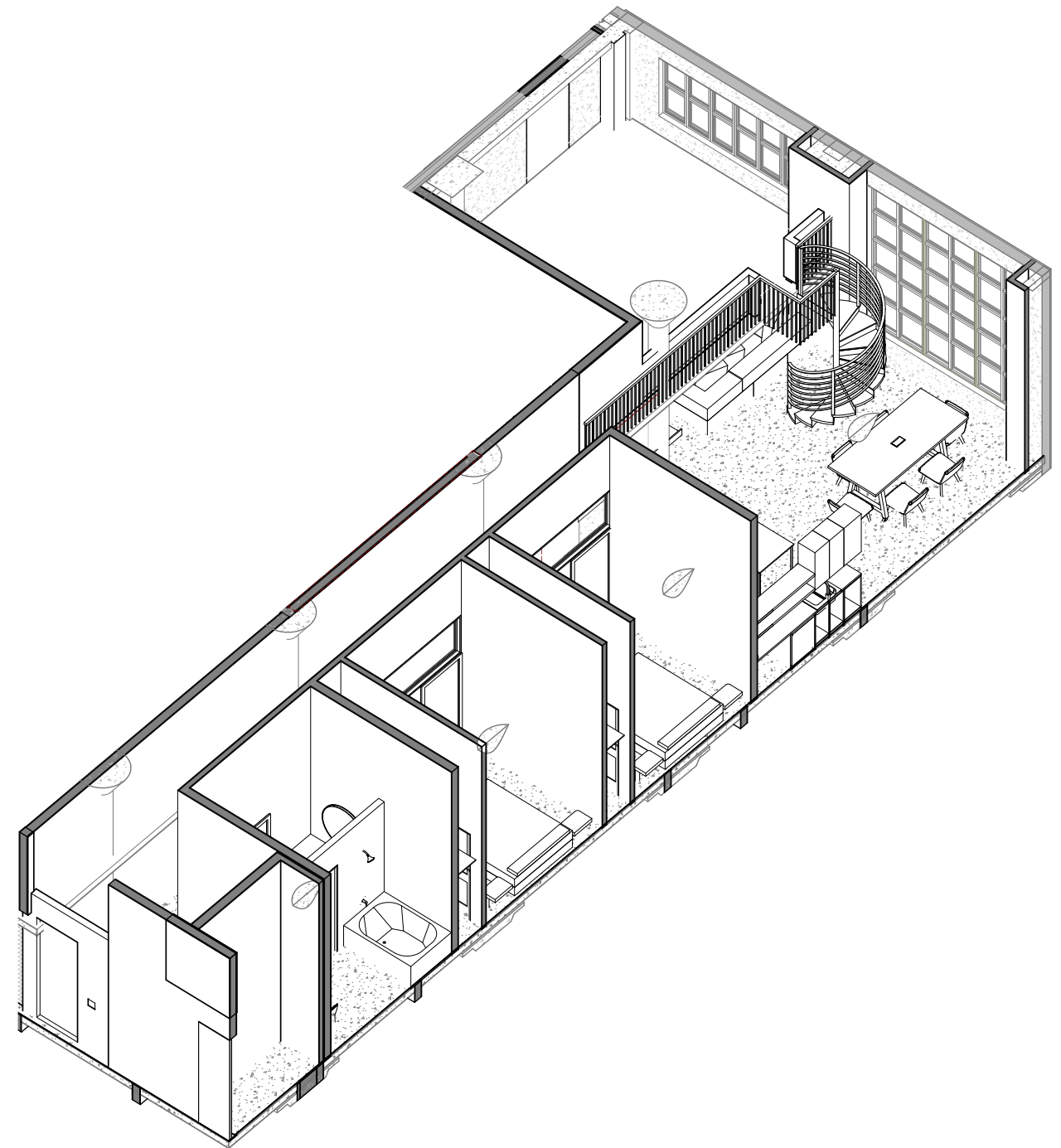
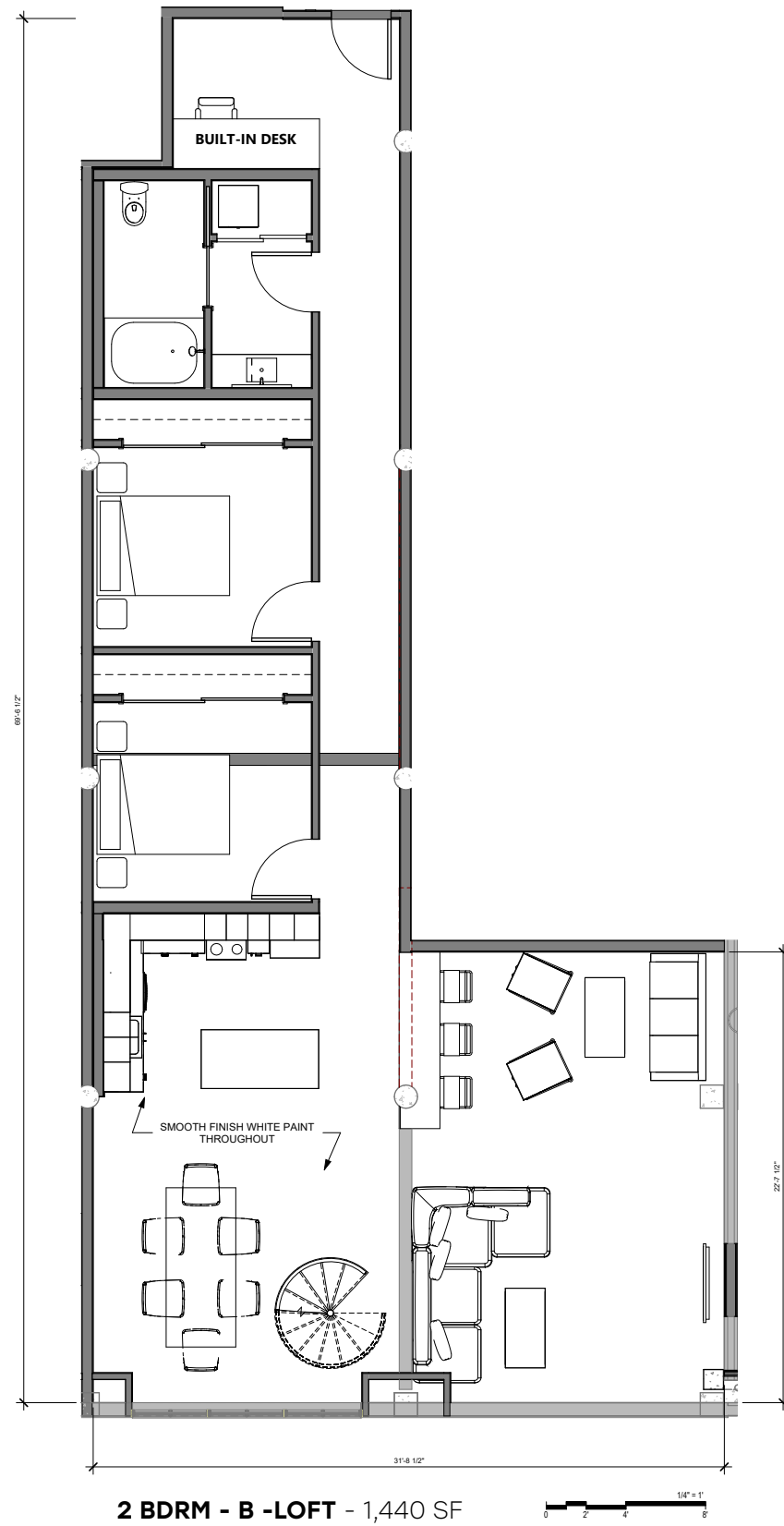
1 BDRM - F - 733 SF





2 BDRM - A - 1,101 SF





DIGGS Summary Data

132 Market Rate Rental Lofts

24,480 SF Self Storage

5,655 SF Creative Office

6,333 SF Retail/Restaurant/Bar

Total Project Cost: \$46M