



LIFE SCIENCES

The 50 Corridor is a top location for research and development, driving commercialization of technology and therapeutics, cancer diagnostics, veterinarian science and pharmaceuticals. It is the natural landing site for new world class talent, research and startups emerging from local and regional educational, hospital and insurance systems.

Consider our proximity to the State Capitol, access to industry leaders, policy makers, decision makers, investment capital (\$275 million annually), and one of the nation's most diverse workforces, and it's easy to see why Colliers says the Sacramento region is "on the cusp of realizing exponential growth in the years ahead." That's on top of the 15% job growth in our life sciences/biotech industry over the past five years.

Our real estate market can deliver first-generation space and a diversity of second-generation space for redevelopment, with access to the state-of-the-art, reliable infrastructure today's life sciences organizations need. We have more than 1,000,000 square feet of new space breaking ground for education, research and patient care, and the regional pipeline includes 2.6 million additional square feet of proposed projects.

Simply stated, the capacity for growth and collaboration in innovation, biotech, medical devices, treatments and patient care is at its highest potential in our region's history.

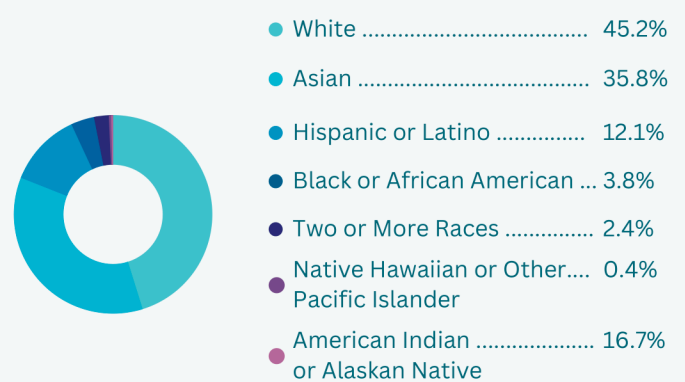
LOCAL LIFE SCIENCES WORKFORCE



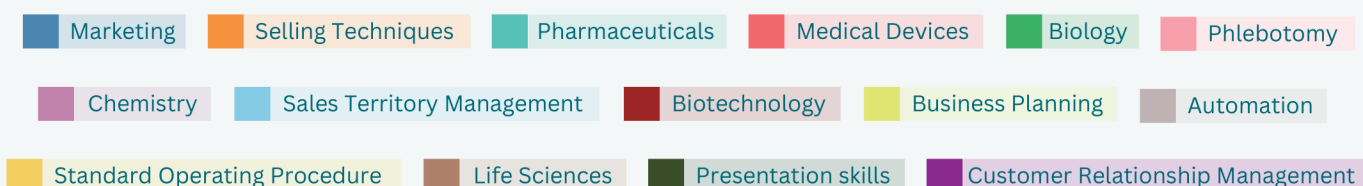
TOP OCCUPATIONS



WORK FORCE DIVERSITY



TOP SKILLS SOUGHT IN THE 50 EAST CORRIDOR SUB-REGION



RELIABLE INFRASTRUCTURE

The east 50 corridor is served by two major utilities, the Sacramento Municipal Utility District (SMUD) and Pacific Gas & Electric.



SMUD is the nation's sixth-largest, community-owned, not-for-profit electric service provider and has been providing low-cost, reliable electricity to Sacramento County for 75 years. As an added service, SMUD offers its Commercial Development and Business Attraction team to support new companies through the entire planning and build process. Currently, the division has more than 250 projects in the pipeline, representing billions of dollars in infrastructure investment including—most recently—working with the Solidigm team and its need for 7.5 megawatts of power for its new facility in Rancho Cordova.



Pacific Gas and Electric Company, incorporated in California in 1905, is one of the largest combined natural gas and electric energy companies in the United States with a service area in northern California stretching from Eureka in the north to Bakersfield in the south, and from the Pacific Ocean in the west to the Sierra Nevada in the east.



TRANSPORTATION

The Highway 50 corridor is ideal for moving goods and people quickly and efficiently via:

- Mather Airport, a full-service cargo airport with one of the longest runways in the world, capable of handling almost any aircraft
- Direct access to rail and light rail lines
- Easy proximity to the Port of Sacramento and Sacramento International Airport
- Main connector arteries and Highway 50 itself, connecting to Lake Tahoe as well as Interstate 5 (north-south from Canada to Mexico) and Interstate 80 (east-west from Sacramento to Maryland).
- Ridesharing and a robust public transit system



OPERATING COSTS

Our region offers some of the most competitive commercial real estate rates available.

- Average office **lease rates of \$30** per square foot
- **Average industrial lease rates of less than \$10** per square foot
- Average **payroll costs lower than** Phoenix, Los Angeles, Seattle, Denver, San Francisco and San Jose
- Average **tax rates lower than** Washington, Colorado, Texas and Nevada
- State and local government **incentive programs** are also available



REGIONAL EDUCATION PIPELINE:

Our region is served by Folsom Lake College, while and nearby CSU Sacramento, UC Davis and multiple post-secondary trade and vocational schools are go-to institutions for local students and employers seeking talent.



WHY EMPLOYEES WANT TO LIVE HERE

For decades, communities in this sub region have ranked among the most desirable places to live in the entire United States, thanks to such amenities as:

- The American River Parkway, Lake Natoma and Folsom Lake
- Top rated schools
- More than 30 miles of bike and hiking trails, more than 100 community parks, golf courses and other outdoor recreation
- Fantastic dining, entertainment, arts, theater, museums, music and shopping
- Safe, family-friendly neighborhoods and entertainment, and low crime rates
- A mild climate with more than 250 days of sunshine a year
- Proximity to wine country, the Pacific Ocean, Lake Tahoe, Gold Country, major sports and metropolitan areas

THE LOCAL LIFE SCIENCES ECOSYSTEM

Gross Regional Product – Life Sciences

\$1.7B
Earnings
(2021)

\$591B
Property Income
(2021)

\$2.3B
Total GRP
(2021)

29%
Growth
(2019-2021)

Corporate, Subsidiary, and Regional Managing Offices
Admin Management and General Management Consulting Services
Internet Publishing and Broadcasting and Web Search Portals
Offices of Lawyers
Temporary Help Services

