



Elk Grove

Partners in Success & Innovation

2024

Elk Grove

2nd largest city in Greater Sacramento and 24th largest in California



Elk Grove at-a-glance



100 best cities to live in the U.S.
- second consecutive year (1 of
only 4 in California)



2nd most diverse school
district in California;
6th in the nation



8th fastest growing city
in California (out of 482)



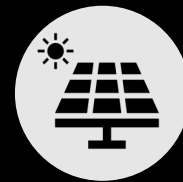
14th safest city in
California



Best place to raise a
family in California



5th largest school district
in California



7th cleanest city in the
U.S.



2nd most popular city in the
U.S. “Where Millennials are
Buying Homes”

Elk Grove's superior quality of life

With over 100 community parks, 35 miles of trails, elevated dining and shopping, and lively events and festivals, Elk Grove has an unparalleled quality of life for your talent to enjoy.



Elk Grove's demographics



178,000 residents
with projections for
217,000 by 2038



Diverse population:

33.5% Asian
32.5% White
18.9% Hispanic/Latino
10.1% Black/African American



71% college educated



38% bachelors or higher
11.6% graduate degrees



\$115,864 median
household income

Signature projects in Elk Grove



A World-Class Zoo

A new 60-acre zoo for California's Capital City, the first new public zoo in the United States in over 30 years.



Project Elevate

Elk Grove's new urban core brings vibrant living to Elk Grove.



Grant Line Business Park

A new 600-acre industrial park for advanced industry in Elk Grove.

Building an innovative ecosystem



Startup Elk Grove

An award-winning grant program that has invested over \$290,000 in local startups.



Elk Grove Innovation Center

A new tech hub that epitomizes innovation, bridging ambition, creativity, and entrepreneurship.



Pitch Elk Grove

A premier pitch competition offering innovative and investible startups over \$20,000 in prize money.

Investing in innovation



Greater Sacramento and Bay Area form a mega region of talent and connectivity

- 90 minutes to San Francisco
- 25 minutes to Sacramento International Airport
- 20 minutes to the state capitol, vibrant urban core and midtown



Direct commuter rail connection to Oakland/San Francisco and Silicon Valley

Amtrak train

- Sacramento's station is the 2nd busiest in California
- 1 hour trip to Bay Area



ACE train

- Service to Silicon Valley with stop in Elk Grove
- Connects to Amtrak in Sacramento for service to SF/Oakland
- Direct access to Sacramento International Airport
- Operational by 2026



Unrivaled airport experience

Nationally-recognized Sacramento International Airport

- 6.0M annual passengers (#4 in California)
- Top-ranked mid-sized airport in the nation
- \$1.3 billion expansion underway

161 daily nonstop flights to major U.S. cities including locations like:

- | | |
|-----------------|-------------|
| ▪ Austin | ▪ Nashville |
| ▪ Seattle | ▪ Miami |
| ▪ New York City | ▪ Atlanta |
| ▪ Denver | ▪ Boston |
| ▪ Los Angeles | ▪ Chicago |
| ▪ Phoenix | |

Less than 2 hours to 4 international airports:

1. Sacramento (SMF)
2. San Francisco (SFO)
3. San Jose (SJC)
4. Oakland (OAK)



Opportunity for top talent

We are one market: 90 miles downtown to downtown between San Francisco and Sacramento

#3

for Bay Area tech workers relocating



Sacramento

#1

destination for those relocating from Bay Area



Combined workforce of

213,477



The top 15 Bay Area companies employ

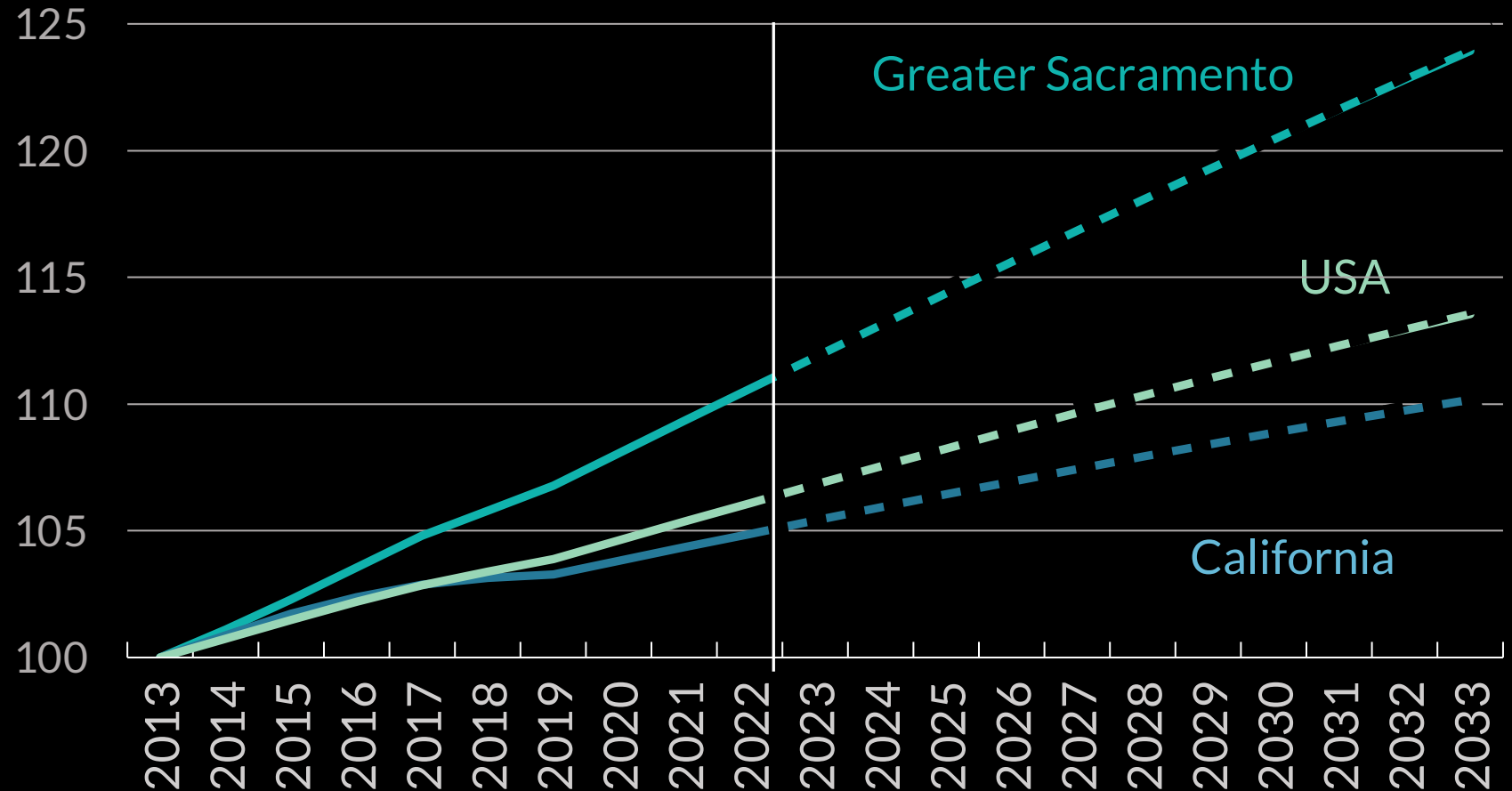
16,469

in Greater Sacramento

Greater Sacramento's employment and population growth rate outpaces California and the U.S.

20-year population growth index

2023-24 employment growth for the Sacramento metro area was the **2nd fastest** in the country at 3.1%, trailing only Las Vegas



Major technology companies in Greater Sacramento



ALLDATA®

Google

SAMSUNG



Hewlett Packard
Enterprise



intel®



Microsoft

Micron®

CISCO



BOSCH

ORACLE®



PowerSchool

IBM

salesforce



SOLIDIGM™

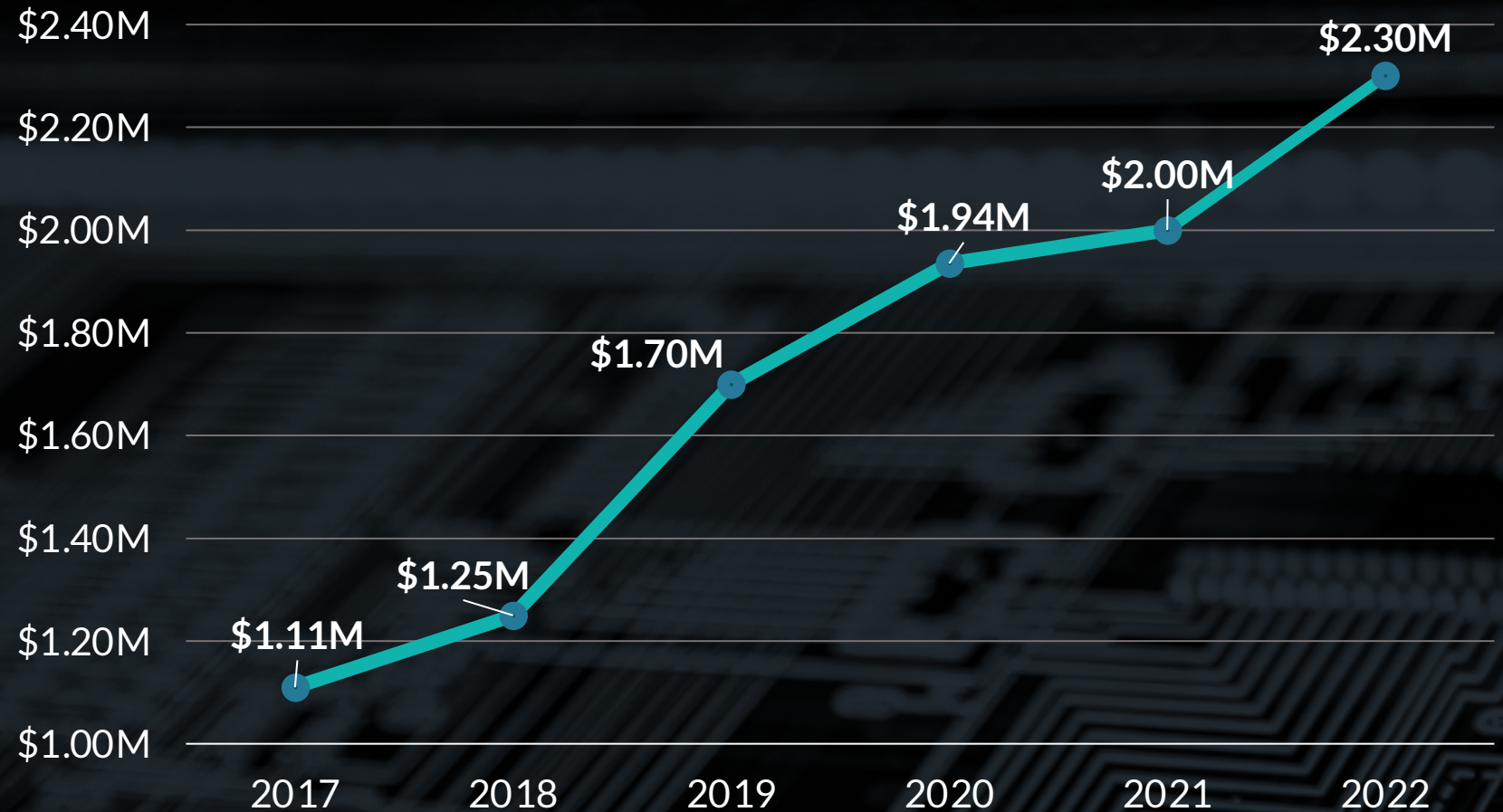
*Announced all have at least 100 employees
Sources: LinkedIn Talent Insights, Book of Lists

Capital market and new venture creation momentum

\$12.4 billion in growth capital invested over past five years

Home to 14 venture capital funds and 15 accelerators, incubators and entrepreneurship programs

Median VC deal size



Recent tech expansions into Greater Sacramento



BOSCH

- Acquired TSI Semiconductors in 2023
- Investing \$1.5B+ towards a 150,000 SF facility
- Will become 1 of 3 silicon carbide fabs around the globe
- The facility will go online in 2026, creating over 750 engineering and technical jobs



SOLIDIGM™

- U.S. subsidiary of SK Hynix
- Located Global HQ and R&D lab in the region in 2022
- Investing over \$1B to upgrade 230,000 SF campus
- Created over 2,000 jobs in a wide variety of fields including engineering

SAMSUNG

- Located R&D semiconductor lab in 2024
- Researching innovative semiconductor technologies
- Created 50 engineering jobs with option to expand

Access to world class universities within 100 miles

UC DAVIS
UNIVERSITY OF CALIFORNIA

Stanford
University

Berkeley

 SACRAMENTO
STATE

SJSU SAN JOSÉ STATE
UNIVERSITY

 Santa Clara
University

UCSF
University of California
San Francisco

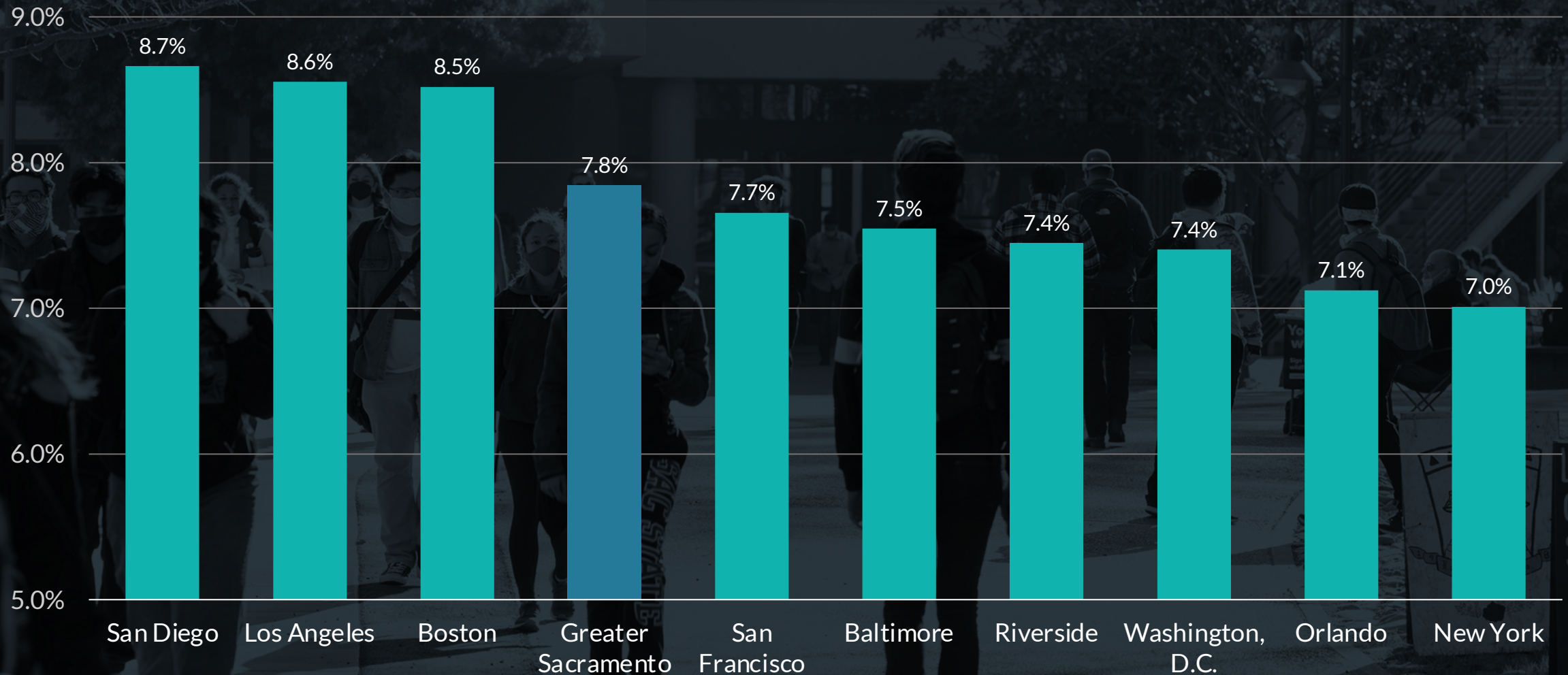
UNIVERSITY OF THE
PACIFIC

CAL STATE
EAST BAY

 Stanislaus
State

Tap into a thriving higher education market

Top 10 large metros for concentration of higher education students



Sources: IPEDS, U.S. Census

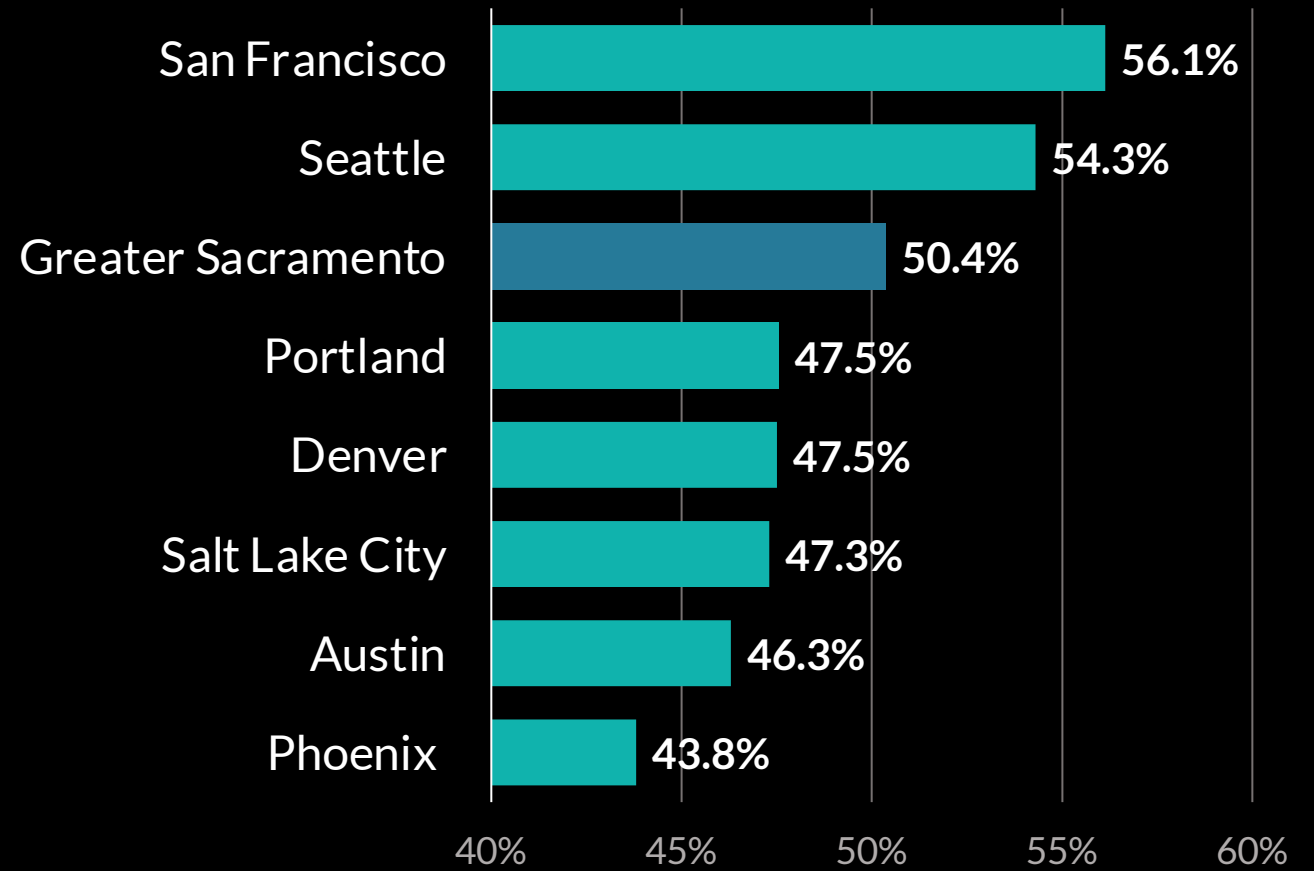
An emerging STEM pipeline powerhouse

20% generation Z

28% millennials

Top 15% public U.S. university for engineering PhD graduates (UC Davis)

% of bachelor degree attainment in STEM



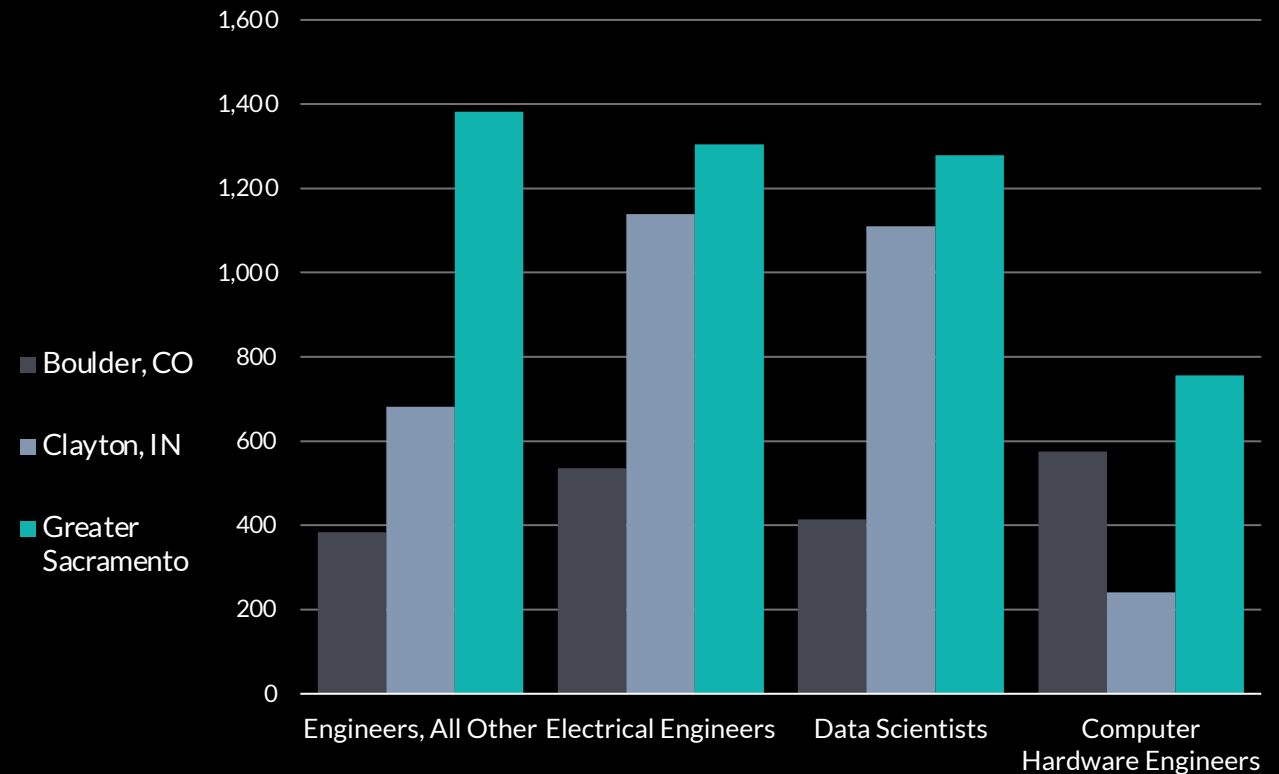
A workforce packed with technical talent

30.9% Growth in STEM degrees in the last 5 years

4.3% Growth in tech and engineering occupations in the last 5 years

14.5K+ Tech/engineering job postings in the last 12 months

More STEM talent in Greater Sacramento than comparable markets



Capitalize on operating for less

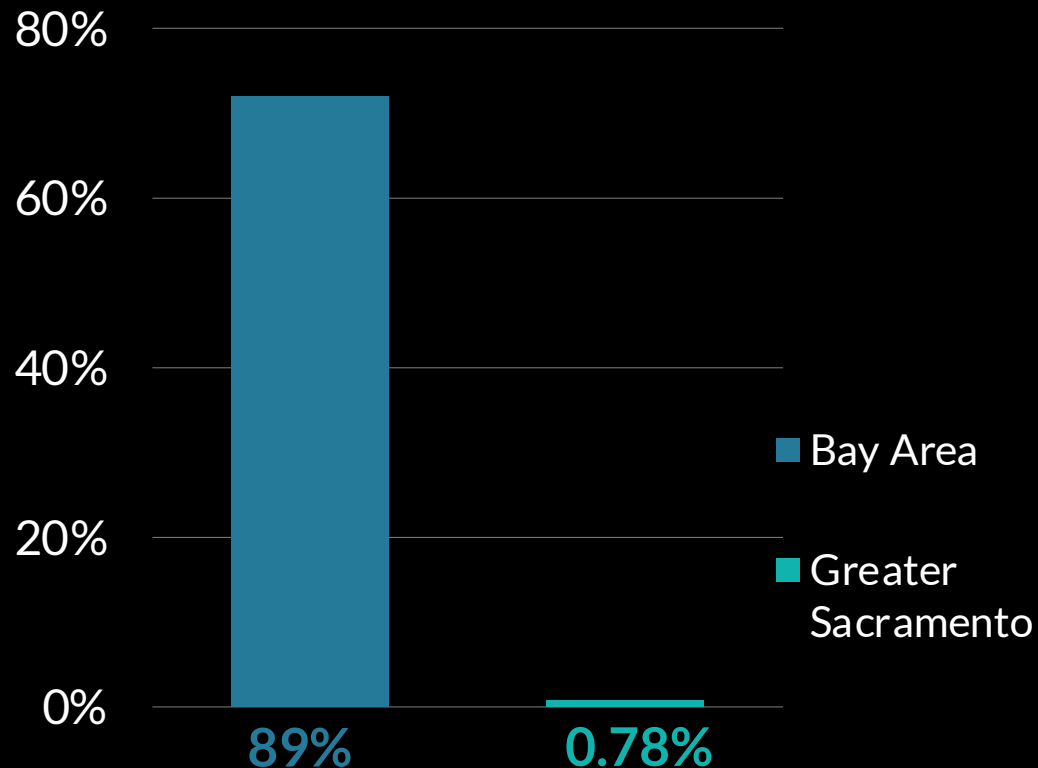
Greater Sacramento not only has abundant talent but is also more cost competitive than other major markets. The following cost analysis benchmarks a 300,000 square feet R&D facility with a \$10M capital investment and 800 R&D jobs.

| Metro area | Employee payroll | Fringe and mandated benefit | Building/lease payments | Property tax | Total operating cost | Local index |
|---------------------------|---------------------|-----------------------------|-------------------------|------------------|----------------------|-------------|
| Boulder | \$49,233,100 | \$11,187,417 | \$9,099,000 | \$224,869 | \$69,744,386 | 88% |
| Phoenix | \$54,543,311 | \$12,788,101 | \$9,675,000 | \$4,599 | \$77,011,011 | 97% |
| Greater Sacramento | \$61,065,757 | \$15,171,914 | \$2,880,000 | \$115,400 | \$79,233,071 | 100% |
| Salt Lake City | \$57,790,731 | \$14,587,156 | \$8,925,000 | \$105,370 | \$81,408,257 | 103% |
| Dallas-Fort Worth | \$58,617,019 | \$13,727,195 | \$10,329,000 | \$226,458 | \$82,899,672 | 105% |
| Raleigh | \$58,202,539 | \$13,825,799 | \$11,091,000 | \$109,110 | \$83,228,448 | 105% |
| Denver | \$62,663,203 | \$14,535,704 | \$8,994,000 | \$230,025 | \$86,422,932 | 109% |
| Clayton, IN | \$64,498,000 | \$14,626,251 | \$7,266,000 | \$232,000 | \$86,622,251 | 109% |
| Austin | \$60,175,409 | \$14,078,081 | \$15,765,000 | \$197,492 | \$90,215,982 | 114% |
| Seattle | \$68,414,267 | \$16,951,690 | \$12,561,000 | \$89,776 | \$98,016,733 | 124% |
| San Francisco | \$75,109,561 | \$18,521,258 | \$24,156,000 | \$186,000 | \$117,972,819 | 149% |

A safe and reliable location for business



Likelihood of a ≥ 6.0 magnitude earthquake in next 30 years



Latency from Sacramento to the Bay Area

A global semiconductor R&D powerhouse



recently announced



Heavy concentration for research in hardware

2.14x

applied chemistry research
production than U.S.
average

26x

more concentrated
semiconductor growth
capital than U.S. average

2.57x

particle physics research
production than U.S.
average

37%

of region's computer
hardware and architecture
scholarly articles are
commercially translated

1.92x

ceramics research
production than U.S.
average

#1

university industry research
partner is Intel

Additional high-tech companies in the region

| Company | Location | Number of employees | Type of business |
|--------------------------------|-------------|---------------------|---|
| Apple | Elk Grove | 5,000 | Designs, develops, and sells consumer electronics, computer software, and online services. |
| Siemens Mobility | Sacramento | 2,500 | Rail manufacturing hub and headquarters for rolling stock |
| HP | Roseville | 900 | Technology-based products, software and services |
| Penumbra | Roseville | 830 | Designs, develops, manufactures and markets medical technology products |
| Oracle | Rocklin | 800 | Proprietary software products including cloud and database software |
| Alldata | Elk Grove | 475 | The leading provider of unedited mechanical and collision OEM repair information for the professional automotive service industry |
| Kratos Unmanned Aerial Systems | Roseville | 450 | Unmanned aerial target drones |
| Powerschool Holdings | Folsom | 320 | Cloud-based software for K-12 education |
| Inductive Automation | Folsom | 313 | Developer of industrial software designed to remove all technological and economic obstacles |
| Rhombus Systems | Sacramento | 181 | Developer of enterprise security cameras |
| Reviver | Granite Bay | 168 | Developer of a digital licensing plate technology |
| Cardinal Health | Elk Grove | 110 | Distributor of medical and laboratory products |
| Schilling Robotics | Davis | 100 | Manufacturer of high-tech sub-sea systems |

Source: Book of Lists 2023, Pitchbook 2024

A rich culture and expansive recreation



150+ miles of bike trails



250 local wineries and breweries



3 professional sports teams



America's Farm-to-Fork Capital with 10+ Michelin-rated restaurants



95% of residents would recommend Sacramento region to a friend looking to move



Next Steps

Connect with our team

Connect with the City of Elk Grove to explore opportunities for the future

Build a hub & spoke network

Seamlessly integrate facilities between Greater Sacramento and the Bay Area

Develop next-gen technology

Innovate on cutting edge tech with our highly skilled workforce

Grow in a region on the rise

Join a growing number of top-tier companies that have already chosen to locate in Greater Sacramento



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