



Sacramento Kings Golden 1 Center Deal Terms Analysis

Sacramento, California

The Sacramento Kings were exploring the need for a new arena when it was housed in the 17,000-seat Sleep Train Arena. Opened in 1988, the facility was considered outdated by modern arena standards and was often named one of the worst professional facilities in the NBA. It sought to develop a new arena in downtown Sacramento.

Hunden Strategic Partners was retained to provide a review of the terms related to the development of the Entertainment Sports Center (ESC), with the NBA Sacramento Kings as the primary tenant. The goal of the analysis was to minimize the public risk of investment in a new facility yet be fully cognizant of the realities of the NBA and the viability of such arenas.

Utilizing its experience with NBA and other professional sports facilities, HSP conducted a review of the development agreement terms in order to make recommendations to the City regarding risks, opportunities and overall improvements to the deal. A deal point analysis with recommendations and comparisons to other arena deals was provided.

Client: City of Sacramento

Time Period: 2013