

THE
RICHMOND
RESIDENCES

MIDTOWN, SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE

CREATIVE OFFICE SPACE AT THE RICHMOND
RECRUIT HERE. RETAIN HERE. THRIVE HERE.



CREATIVE OFFICE SPACE



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1 THE OPPORTUNITY
THE RICHMOND

THE OPPORTUNITY

± 3,634
RSF

\$3.50
PER SF FSG

100+
WALKABLE AMENITIES

AVAILABLE
NOW

A TRUE CREATIVE ENVIRONMENT EMBEDDED IN THE ENERGY OF THE CITY

The Richmond at 1629 S Street offers a rare opportunity to occupy highly designed, light-filled creative office space in Midtown's R Street Corridor — directly adjacent to Ice Blocks and surrounded by the most amenity-rich environment in the Central City. This is not simply just an office space. This is not a dated office park environ-

ment. This is an address that changes how your team works, recruits, collaborates, and shows up in the market. This creative space is an urban workspace designed to reflect how modern teams actually operate. With Sweetgreen now open next door and Day Tripper coming soon, The Richmond sits at the center of Sacramento's

evolving live-work-play ecosystem, embedded within a neighborhood defined by culture, creativity, and momentum. Midtown and Downtown Sacramento represents the most desirable, walkable, and culturally vibrant business district in the region. The Richmond sits directly between them, on S Street, steps from Ice Blocks and the R Street Corridor.

The ± 3,634 SF ground floor office delivers a true creative environment:

- Expansive glass storefront and exceptional natural light
- ± 16' ceiling heights
- Polished concrete floors
- Modern industrial architecture
- Clean lines and flexible layout
- Immediate street presence



1 THE OPPORTUNITY
THE RICHMOND



HERE, YOUR TEAM CAN:

- Walk to over 100 restaurants, bars, and cafés
- Access light rail, bike corridors, and immediate freeway connections
- Engage with a dense population of urban professionals
- Work within a neighborhood that is active 18 hours a day

THIS LOCATION DOES MORE THAN PROVIDE CONVENIENCE, IT DRIVES:

- Recruitment power
- Employee retention
- Organic collaboration
- Brand credibility
- Workplace culture

PROPERTY DETAILS

Address: 1629 S Street
Sacramento, CA 95811
APN: 009-0093-009
Stories: Four (4)
Year Built: 2024
Residential Units: 47
Residential Occupancy: 100%
Retail Square Footage: ± 3,723 SF
Retail Occupancy: 100%

OFFICE SPACE DETAILS

Size (SF): ± 3,634 SF
Base Rent: \$3.50 per SF per month, FSG
Ceiling Height: ± 16'
Features: 6 private offices
1 conference room
1 set of restrooms
1 kitchen/breakroom



Ace of Spades
Cafe Bernardo - R15
Good Luck Lounge
Burgers & Brew
Bawk!
The Roost
Shady Lady Saloon
Iron Horse Tavern
The Snug
Uncle Vito's
Mas Taco Bar

West Elm
Tecovas
Frank Bar
Lovesac

Anthropologie
The Blue Door
TITLE Boxing
Bambina's Pizza
Mendocino Farms
Creamy's

Good Neighbor
Philz Coffee
Wild Heart Beauty

Shake Shack
Bonobos, Pure Barre
Pressed Juicery
Warby Parker
See's Candies
Salt & Straw

Sweetgreen
Coming Soon:
Day Tripper Bar

Safeway, Wells Fargo
Panda Express
Ryujin Ramen
UPS, The Joint
T% Coffee + Tea

FP Movement
Chu Mai
Forever by 18
Grams
Seka Hills

Ju Hachi

Mountain Mike's
Buddha Belly
Village of OM

Hook & Ladder

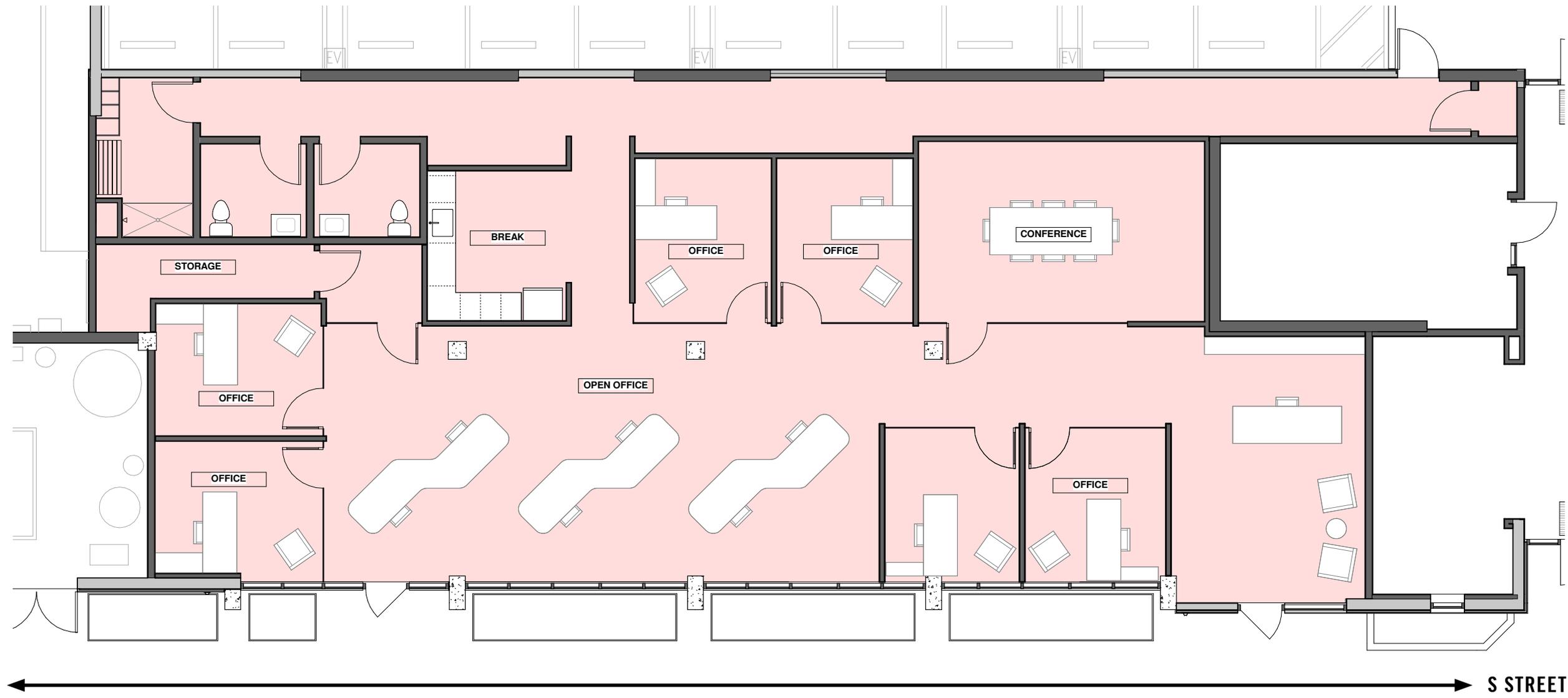
16TH ST: OVER 34.2K CARS/DAY

S ST: OVER 8.7K CARS/DAY

17TH ST: OVER 3.7K CARS/DAY

FLOOR PLAN

± 3,634 RSF



NEARBY PARKING

-  R Street Parking Plaza (1515 R Street)
-  1850 14th Street Parking
-  1325 S Street Public Parking Lot
-  1517 13th Street Parking Sacramento
-  1801 11th Street Priority Parking



R STREET CORRIDOR

PLACER AI 2025



24
BLOCKS



3.8M
YEARLY VISITS



31
BARS & RESTAURANTS



\$81.6K
HOUSEHOLD INCOME

WALKABLE TO R STREET'S BEST RESTAURANTS, BREWERIES AND LIGHT RAIL

The Richmond is positioned in the heart of Sacramento's R Street Corridor, the most transformative and culturally vibrant district in the Central City. Once California's original industrial rail corridor, R Street has evolved into a thriving live-work-play environment defined by adaptive reuse, contemporary architecture, public art, and an unmatched concentration of restaurants, retail, residential, and creative office space. Historic brick warehouses have been reimaged into a walkable district that feels authentic, energetic, and distinctly Sacramento. Immediately adjacent to The Richmond is the Ice Blocks, a three-block mixed-use development that has become Midtown's largest collection of boutique retail, chef-driven dining, luxury apartments, and creative office. Anchored by West

Elm and surrounded by award-winning restaurants and experiential retailers, Ice Blocks has helped define Sacramento's modern urban renaissance. Within walking distance are more than 100 restaurants, cafés, breweries, bars, and daily amenities. Weekly farmers markets, Second Saturday art walks, Ace of Spades concerts, and block parties activate the streets and create an 18-hour neighborhood fueled by residents, professionals, and creatives. Recent years have delivered hundreds of new residential units to the corridor, introducing a dense base of urban professionals who live steps from where they work and gather. This residential growth reinforces consistent foot traffic and neighborhood vitality beyond traditional office hours.

Connectivity is equally strong. The corridor offers immediate access to light rail, bike infrastructure, and major freeways, while Downtown's government offices, the State Capitol, and Golden 1 Center are all within minutes. Beyond convenience, R Street offers brand alignment. Companies located here are immediately associated with innovation, design-forward thinking, and urban energy. The corridor has become home to technology firms, marketing agencies, architecture studios, and forward-thinking professional services seeking an environment that reflects their culture. R Street is no longer emerging. It is established, energized, and highly sought-after. The Richmond sits directly at its center.



**4 R ST CORRIDOR
THE RICHMOND**



Fish Face Poke Bar
Plant Power
Bottle & Barlow
Camellia Coffee
Fox & Goose

Shady Lady
Ace of Spades
Cafe Bernardo
R15 | Mas Taco
Iron Horse | Snug

Cycle Bar
Majka Pizzeria
Mochinut
Pinkberry
Fire Wings
Naked Coffee

Maydoon
Thai Canteen
Starbucks
Frog & Slim
Karma Brew
+more!

FP Movement
Séka Hills
18 Grams
Chu Mai
Coming Soon: Day
Tripper

Safeway
Panda Express
UPS | The Joint
Starbucks
T% Coffee + Tea

Ryujin Ramen
Budda Belly Burger
Massage Envy
Village of Om
Wells Fargo



Channel 24:
(5 minute drive from
The Richmond)

DOWNTOWN

MIDTOWN

THE RICHMOND STREET CORRIDOR

Maker

Ice Blocks - Block 3

Truitt BARK Park

Q19

20PQR

Fremont Park

Capitol Park



Journey to the
Dumpling
Pocha House
Concept Coffee
Chita's Taqueria
Midtown Spirits
The Sandwich Spot
Intuition Coffee
Acheson Wine
+more!



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

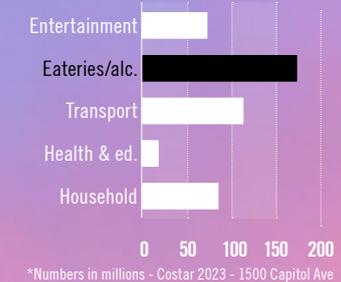
68%

GSEC 2023
Applied Geographic Solutions
& GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

| | |
|---------------------------|-------------|
| Grocery will cost: | 18.68% less |
| Housing will cost: | 52.93% less |
| Utilities will cost: | 17.94% less |
| Transportation will cost: | 9.30% less |
| Healthcare will cost: | 12.58% less |

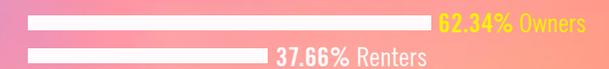
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

| | | |
|-----------------------------------|--------|---------|
| Office & Administrative Support | 14.20% | 115,931 |
| Sales | 10.91% | 89,063 |
| Executive, Managers & Admin | 10.58% | 86,391 |
| Food Preparation, Serving | 6.12% | 49,978 |
| Business and Financial Operations | 5.94% | 48,500 |

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

