

maker

1500 S Street | Luxury Living + Class A Retail For
Lease Next to Sacramento's R Street Corridor

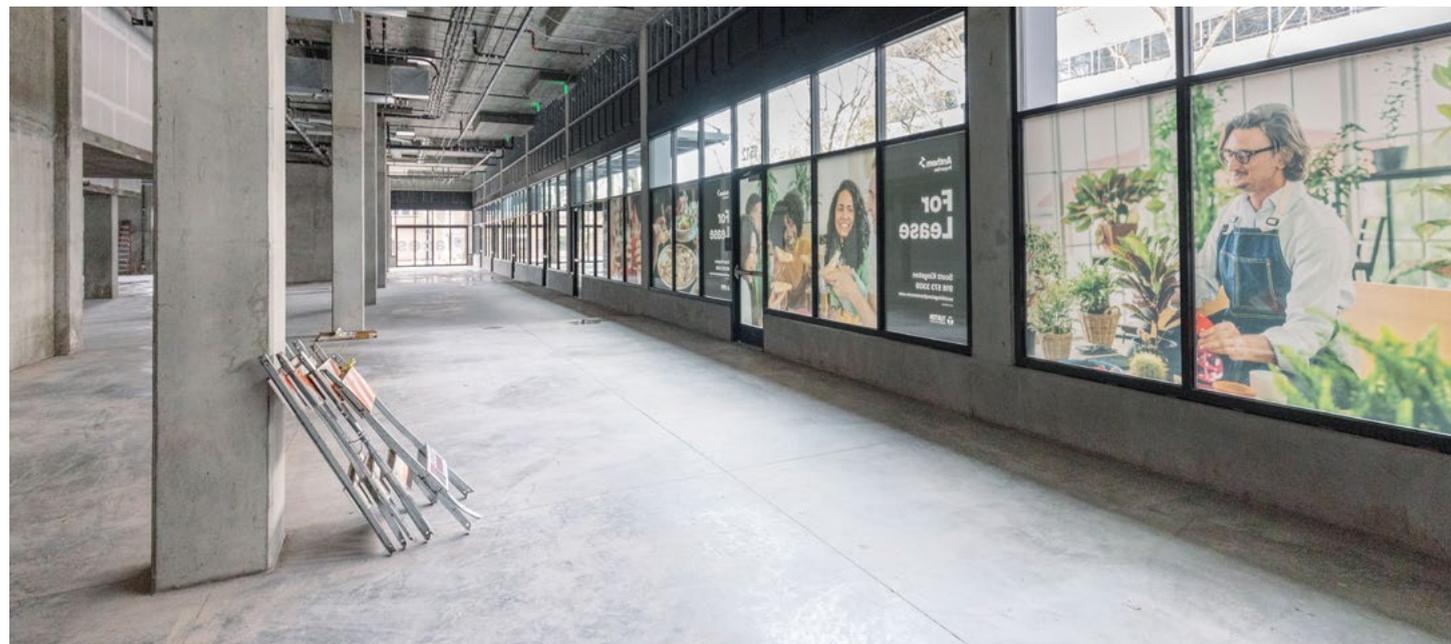


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THE OPPORTUNITY

±171,384
SF BUILDING

±908-7,559
SF RETAIL AVAILABLE

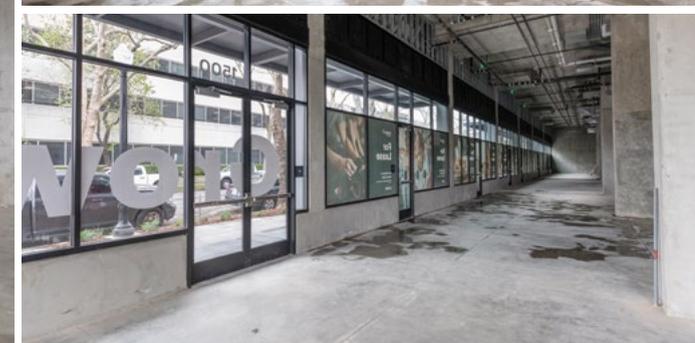
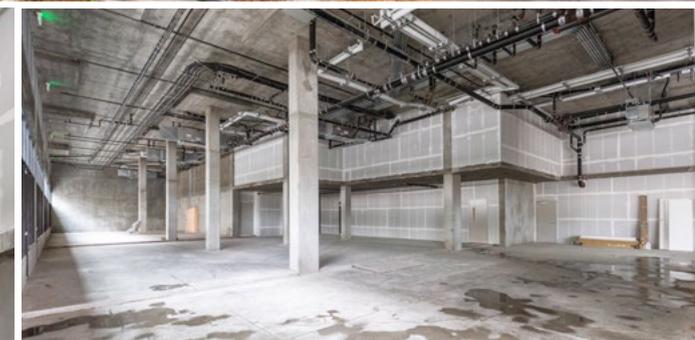
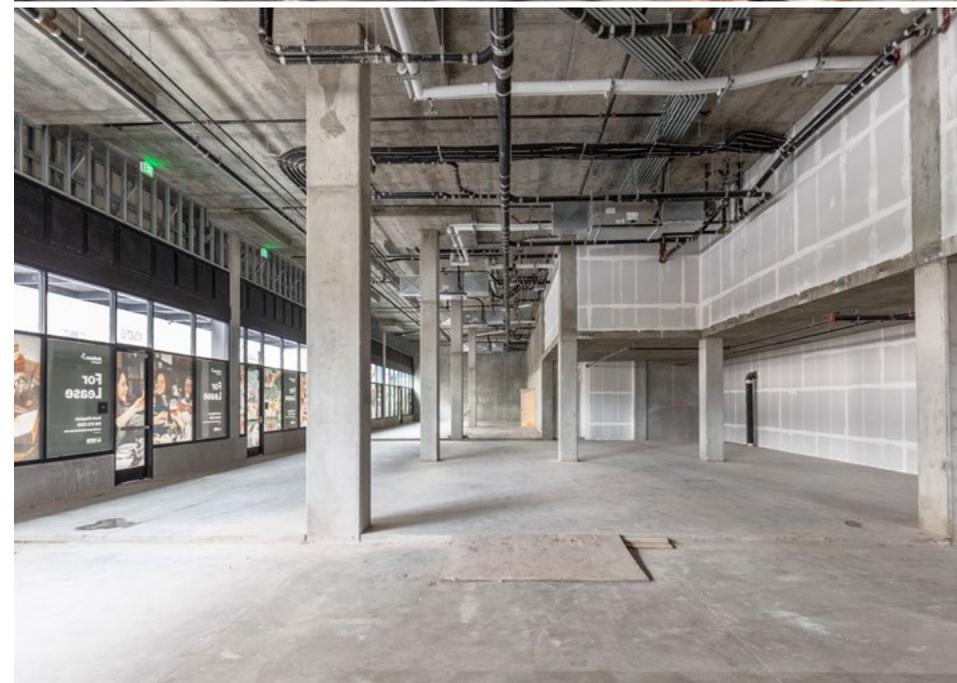
137
RESIDENTIAL UNITS

7
STORIES

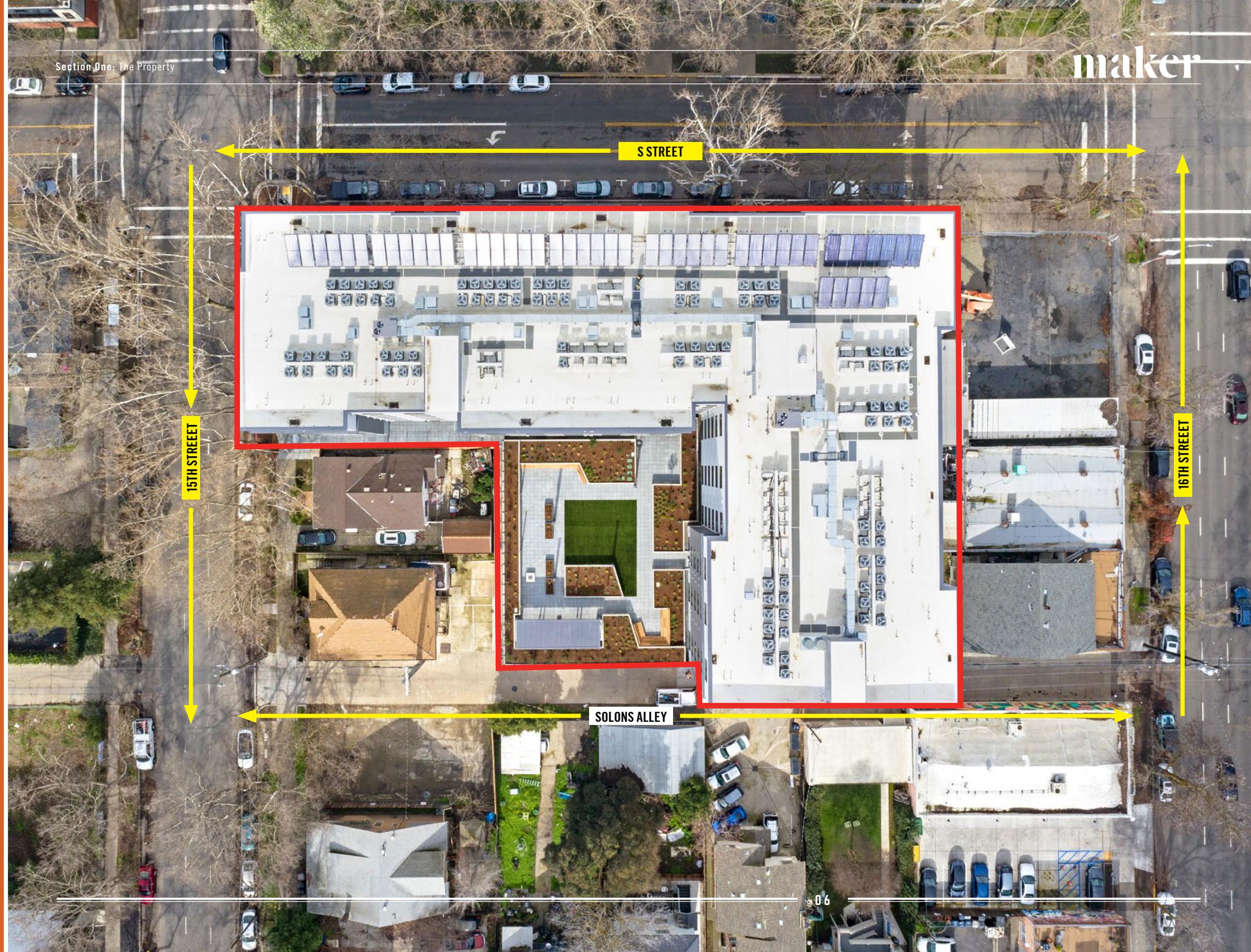
Maker, located at 1500 S Street by Anthem United, will continue to change the landscape around the R Street corridor in Sacramento. Prominently rising on the corner of 15th and S Streets, the Building is a 7-story, 171,384 square foot mixed-use building that provides 137 residential apartments and highly visible class A retail space. Recently completed, Maker's retail space ranges

from 908 square feet to 7,559 square feet, visible to both S Street and 15th Street. This exciting Property is located just one block from the R Street Corridor, firmly in the heart of all of R Street's most prominent and exciting amenities; including the Ice Blocks. The Property sits comfortably between an ideal mix of mixed-use developments, creative offices homes and

popular urban amenities. Walkable to Sacramento's trendiest restaurants and amenities, retailers at Maker will benefit greatly from hundreds of residents, thousands of daytime office employees and nighttime entertainment. Be part of the newest development transforming Sacramento's urban core!



Section One: The Property

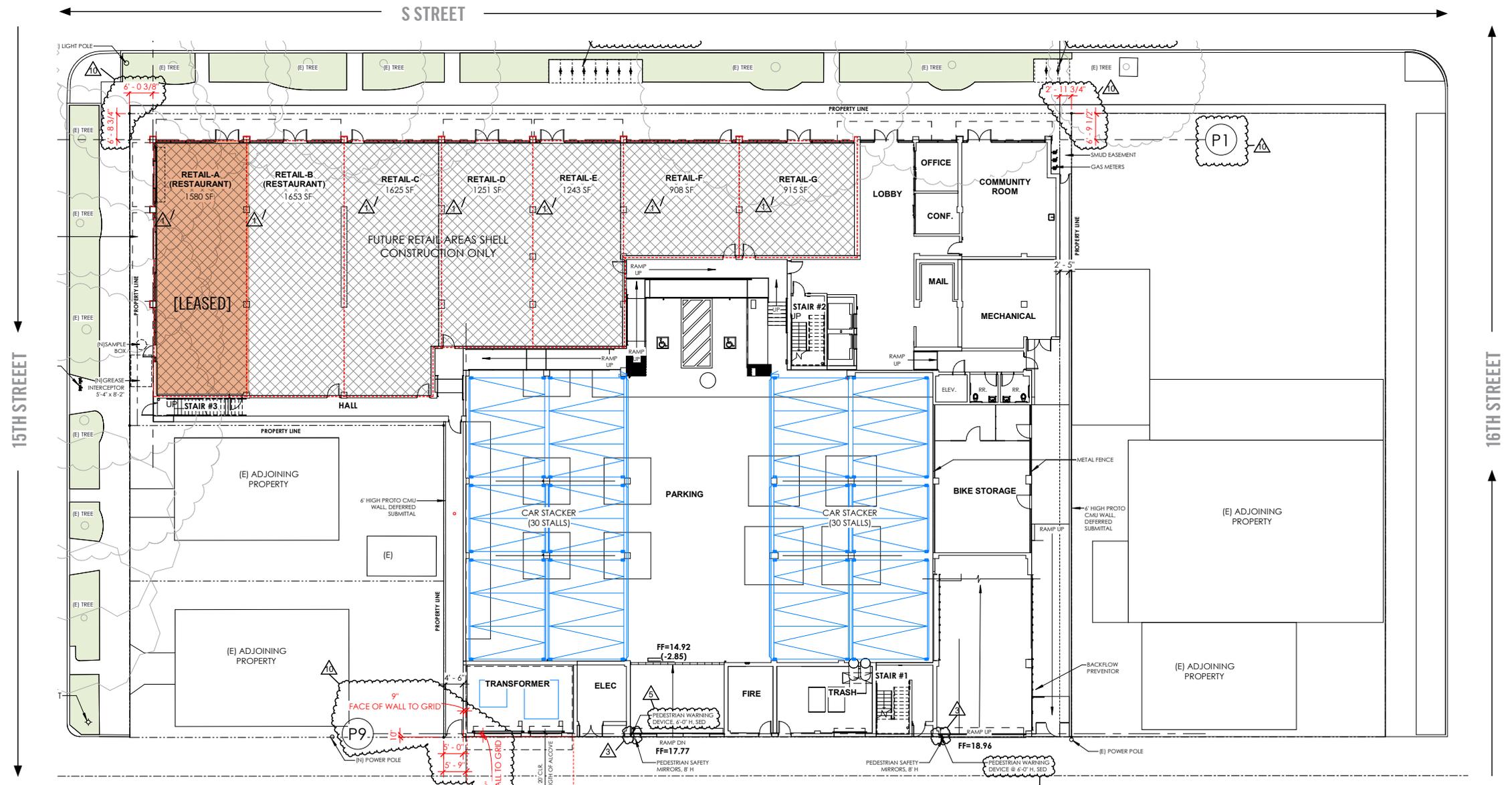


PROPERTY DETAILS

- Address:** 1500 S Street, Sacramento, CA 95811
- Building Size:** 171,384 SF
 - 42 studios
 - 31 one bedrooms
 - 28 two bedrooms
 - 36 three bedrooms
 - 137 total residential units
- Retail Space:** 9,175 SF total | 7,559 SF available [divisible]
- Hoodshaft:** Available
- Greasetrap:** Available
- Gas:** Available
- Metering:** Separately Metered
- Completion Date:** 2024
- Retail Lease Rate:** \$3.50 per square foot NNN
- Zoning:** C-2-SPD
- Year Built:** 2022
- Stories:** Seven (7)
- Bike Storage:** 182 stalls
- Water:** City of Sacramento
- Gas:** PG&E
- Electricity:** SMUD
- Flood Zone:** X (100-500 year)

FLOOR PLAN

SUITE	USE	SIZE
A [LEASED]	RESTAURANT	± 1,580 SF
B	RESTAURANT	± 1,653 SF
C	RETAIL	± 1,625 SF
D	RETAIL	± 1,215 SF
E	RETAIL	± 1,243 SF
F	RETAIL	± 908 SF
G	RETAIL	± 915 SF
TOTAL AVAILABLE		±7,559 SF



R STREET CORRIDOR

10+
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

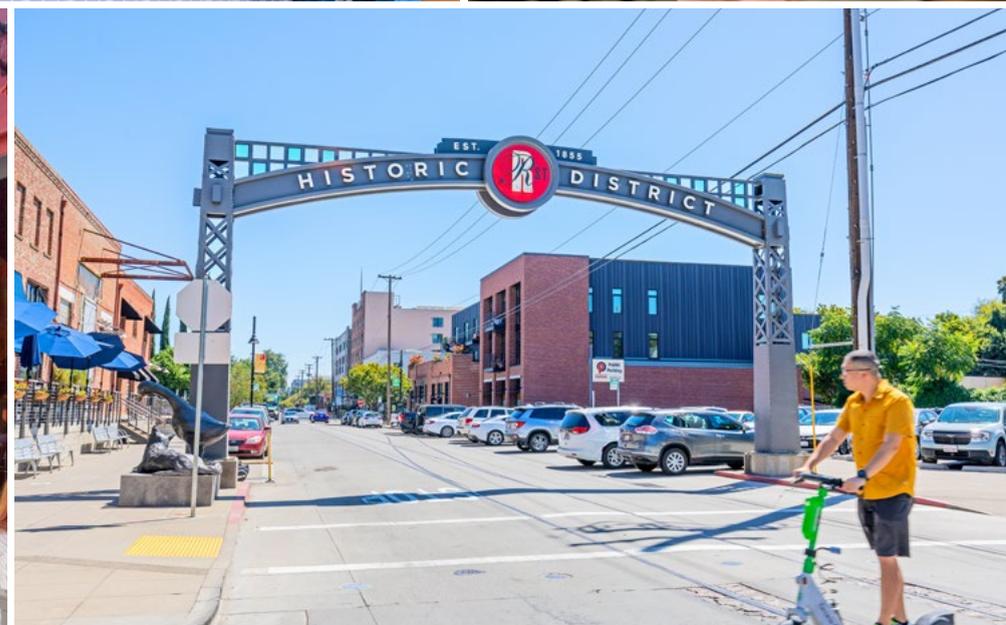
R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediately area. Midtown, already recognized nationally as one of the most walkable business/residential neighborhoods in America, home of the farm-to-fork movement and home to over 100 restaurants and eateries, became even more popular with rents soaring into the upper \$42 per SF annual range and vacancies diminishing to under 4%. Residential rents which had historically hovered below \$2 per square foot escalated to \$3.50+ per SF for best-in-class properties.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers, and creatives residing and working

in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over century. Now, instead of warehouses and industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.

R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and Moroccan rugs just to name a few. If there's one thing you can

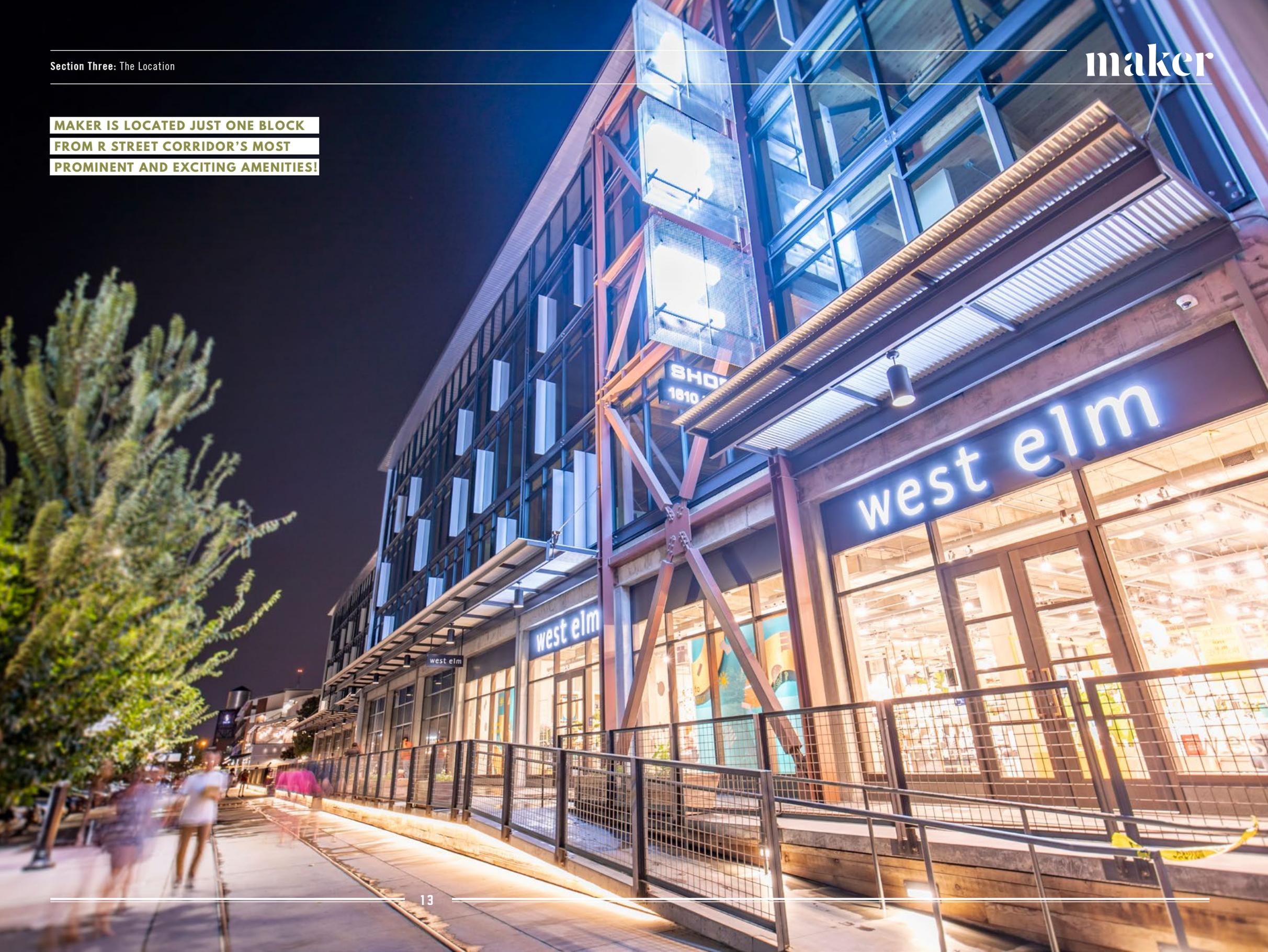
count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Mendocino Farms, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, Fox & Goose, and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.





**MAKER IS LOCATED JUST ONE BLOCK
FROM R STREET CORRIDOR'S MOST
PROMINENT AND EXCITING AMENITIES!**

maker





NEARBY AMENITIES

Maker has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 1500 S STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Dad's Kitchen	Jack's Urban Eats	Pachamama Coffee Coop	Tank House BBQ
Ace of Spades	Darling Aviary	Journey to the Dumpling	Paesano's	Tapa the World
Acheson Wine	Der Biergarten	Karma Brew	Paragary's	Tasty Dumpling
Aioli Bodega Espanola	Echo & Rig	Kin Thai	Plant Power Fast Food	Tea Cup Cafe
Azul Mexican	Ella	Kodaiko Ramen & Bar	Polanco	Temple Coffee
Badlands	Estelle Bakery & Patisserie	Koja Kitchen	Prelude Kitchen & Bar	Thai Basil
Bar West	Faces	Kru Japanese	Q Street Bar & Grill	Thai Canteen
Beach Hut Deli	Federalist Public House	Kupros Craft House	R15	The Bank
Bento Box	Field-N-Flame	LowBrau	Rare Tea	The Golden Bear
Bombay Bar & Grill	Fieldwork Brewing Co.	Majka Pizza	Rick's Dessert Diner	The Mill Coffee House
Bottle & Barlow	FishFace Poke Bar	Mango's/Burgertown	Roots Coffee	The Porch
Burger Patch	Fizz	Maydoon	Ruhstaller BSMT	The Rind
Burgers and Brew	Fixin's Soul Kitchen	Mendocino Farms	Saigon Alley	The Waterboy
Cafe Bernardo	Fox & Goose Public House	Midtown Spirits	Sauced	The Zebra Club
Cafeteria 15L	Ginger Elizabeth Chocolates	Mikuni Sushi	Scorpio Coffee	Tres Hermanas
Camden Spit & Larder	Good Luck Lounge	Morton's	Shady Lady	Uncle Vito's Pizza
Cantina Alley	Grange	Mulvaney's B&L	See's Candies	Yogurt a GoGo
Centro Cocina Mexicana	I Love Teriyaki	N Street Cafe	Ship Wrecked	Zelda's Pizza
Chipotle	Il Fornaio	Nash & Proper	Shoki Ramen House	Zocalo
Cornerstone	Insomnia Cookies	Nekter	Sibling by Pushkin's	Zoe Coffe & Tacos
Crepeville	Iron Horse Tavern	Old Soul Coffee	Sunny Side	



NEARBY DEVELOPMENTS

Maker is situated in the path of development near R Street. This part of town is experiencing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

Ice Blocks - 17th and R Street

Retail: 75,000 SF	Residential: 148 units	Office: 97,000 SF	Completion Date: 2018
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Notes:
Three block project at 16th through 18th Streets on R Street. The Ice Blocks consist of six buildings with retail on the ground floor and is anchored by West Elm. Other retailers include Title Boxing Club, Device Brewing Company, Mendocino Farms and Curry Up Now. Three levels of office and 148 apartments above are connected by a glass skybridge.

1430 Q Street - 15th and Q Street

Retail: 9,000 SF	Residential: 75 luxury units	Completion Date: Q1 2020
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Notes:
1430 Q is the newest development along the R Street corridor and is centered in Sacramento's Fremont Park neighborhood. The building is a transit-oriented development thanks to the proximity of the 16th Street light rail station. 1430 Q boasts modern features for modern urbanites: bike storage, a fitness center, pet washing station, and a rooftop terrace providing spectacular views of the city.

Warehouse Artist Lofts (WAL) - 11th and R Street

Retail: 6,000 SF	Residential: 116 affordable units	Completion Date: 2015
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Notes:
The transit-oriented development includes adaptive reuse of the historic Lawrence Warehouse, a six-story structure built in 1914. Warehouse Artist Lofts is a mixed-use, mixed-income community for artists located in downtown Sacramento's Historic R Street District. The community includes 116 rental apartments, ranging from studios to three-bedroom units, and ground floor commercial/retail space.

Ice Blocks



Warehouse Artist Lofts (WAL)



1430 Q Street





Q19 - 19th and Q Street

Retail: 1,985 SF	Residential: 68 luxury units	Completion Date: 2019	Other: TCRE sold this project
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Notes:
Q19 is Midtown Sacramento's newest and most progressive Mixed-Use Multi-Family Residential Property. Enjoying a AAA location in the heart of Midtown, Q19 is a 4-story mid-rise project comprised of 33 Studio, 26 one-bedroom and 9 two-bedroom luxury apartment units in addition to 1,985 SF of retail.

20 PQR - 20th and Q Street

Retail: None	Residential: 32 townhomes	Completion Date: 2017
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Notes:
The 20PQR community consists of 32 detached townhomes, complete with a unique roof deck option for skyline views and private outdoor living. 20PQR townhomes range in size between 1700-1900 square feet and are priced from the low-mid \$600,000's.

1717 S Street - 17th and S Street

Retail: TBD	Residential: 159 units	Completion Date: 2021/22
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Notes:
A new mixed-use residential project, 1717 S, is slated to be a housing project that will provide 159 mixed income units. Spearheaded by the late Ali Youseffi, who also developed projects such as the Warehouse Artists' Lofts (also known as The WAL) and The Hardin, 1717 S will add to the much needed inventory of affordable housing.

Albright Village - 13th and U Street

Retail: None	Residential: 14 units	Completion Date: TBD
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Notes:
The project will have 14 three-story units, with floor plans of 1,700 and 1,900 square feet. Distinguishing characteristics include private yards for every home, decks or balconies on every upper floor and garages big enough for more than one vehicle. All homes are also planned to be entirely electric.

Press @ Midtown Quarter - 21st and Q Street

Retail: 8,600 SF	Residential: 277 units	Completion Date: Q2 2020
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Notes:
Situated on the block of 21st Street between Q and R Streets, with 21st being a high traffic one-way street into the grid, the corner location benefits from visibility from over 20,000 cars per day. As with cars traveling up Q Street and 21st street, the building is located on the "driver's side" of the street thus creating maximum exposure for any user. Developer: SKK.

SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than just a midpoint; it's a shopping and dining destination in its own right. Businesses are drawn to Sacramento for its balance of affordability, population growth, and cultural vibrancy. With a diversified economy, a strong food culture, and access to fresh, local ingredients as the nation's Farm-to-Fork Capital, the region offers both stability and buying power.

While other major California metros

have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as places like San Francisco and Los Angeles saw losses (Axios, 2024). In 2025, the Sacramento metro area reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This trend reflects a growing class of professionals and families looking for more space and affordability—without compromising access to amenities, events, and culture

This steady inflow of new residents fuels demand for retail, dining, and experiential spaces. Consumers here are not only educated and diverse but also rooted—Sacramento

ranks high in civic pride and regional loyalty. The cost of living remains significantly lower than San Francisco or San Jose, which allows consumers to spend more on experiences and local goods. With a walkable urban core, light rail access, and strong biking infrastructure, foot traffic is growing in key corridors, making it easier than ever to connect with customers in meaningful ways.

For businesses looking to establish a presence in Northern California, Sacramento offers a rare opportunity: a major metro with momentum, character, and diverse community. It's a city where storefronts don't just open—they thrive.



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

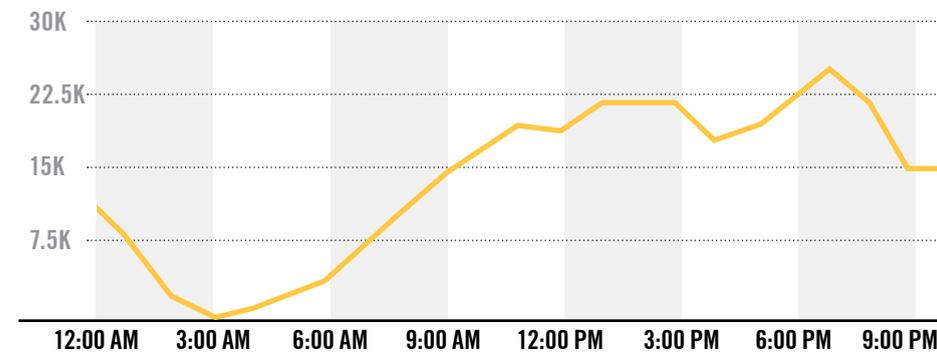
2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

Data from: Placer AI, Costar 2024 - Experian Mosaic (Customer Segmentation)

- Prime Location in Sacramento's Booming Midtown District
- Highly Visible to Traffic on 16th Street
- Easy Walking Distance to Virtually Every Significant Landmark in Sacramento's Urban Core

Total 2023 Visits by Hour to Maker

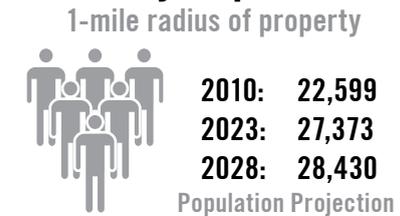


⇒ ⇒ ⇒ **\$99,148** ⇐ ⇐ ⇐ Average Household Income
2-mile radius of property

Psychographic Profile

- Singles and Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Golden Year Guardians**
Retirees living in old homes, settled residences and communities

Nearby Population



21.1%
2010-2023
Population
Growth Rate
1-mile radius of property

13,774



Daily Cars on 16th Street

Annual Consumer Spending in millions

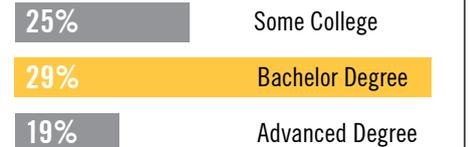


\$445.332

1-mile radius of property



Education Levels



5,281
Nearby Businesses

1-mile radius of property



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