



TURTON
COMMERCIAL REAL ESTATE

1100 R

CREATIVE OFFICE SPACE FOR LEASE ON
THE R STREET CORRIDOR IN SACRAMENTO



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE PROPERTY

3,657
RSF

7
PARKING STALLS AVAILABLE*

35+
RESTAURANTS WITHIN WALKING DISTANCE

ONE SPACE
AVAILABLE

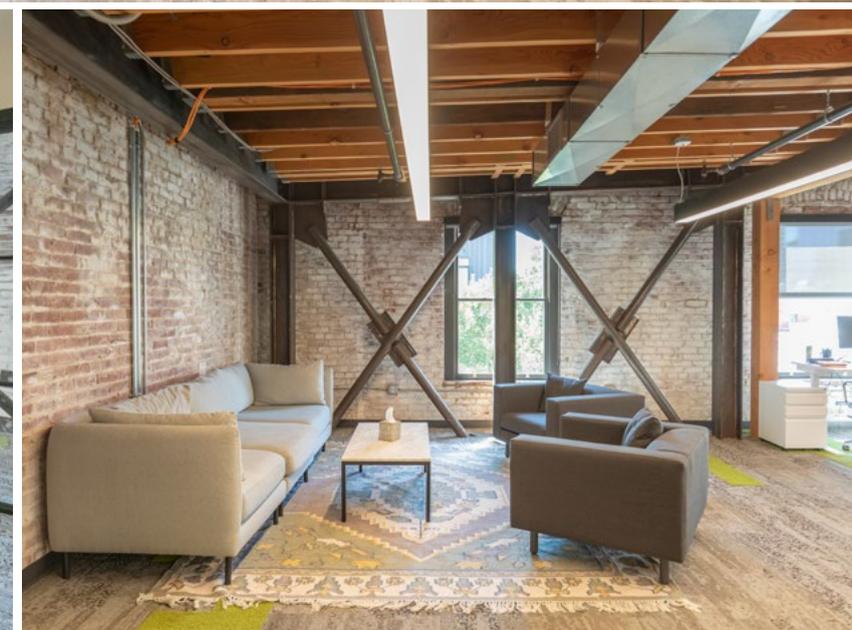
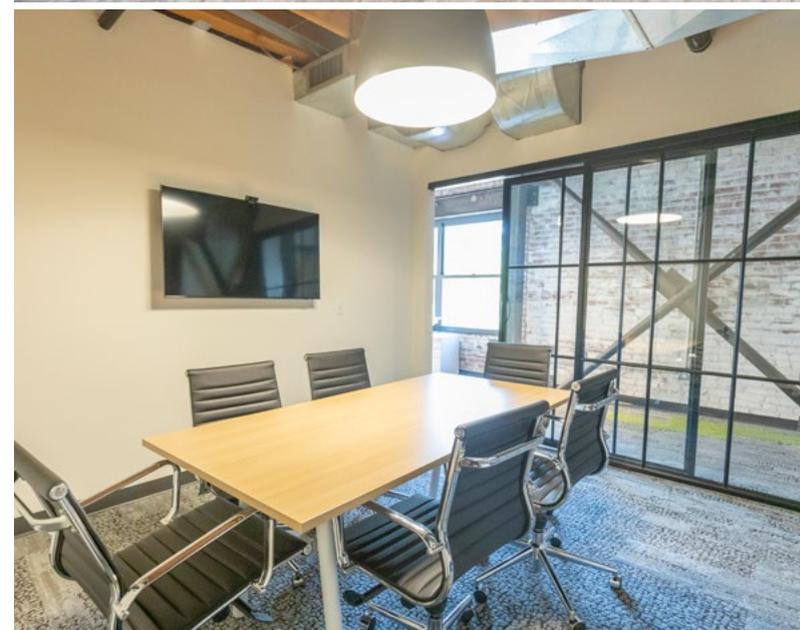
TURN-KEY CREATIVE OFFICE SPACE IN THE HEART OF THE R STREET CORRIDOR

1100 R Street is a 3-story mid-rise mixed-use project comprised of 2 floors of office space with ground floor retail in the heart of the R Street corridor, and stands as one of the most unique lease offerings for creative-office in Midtown Sacramento. The Property is the ideal canvas for a creative office user, drawing inspiration from the large windows, exposed ceilings, abundant natural light and timeless brick exterior to deliver some of the most

professional space on the grid, with the added benefit of 7 parking stalls (up to 19 available, subject to availability). The building's orientation to the street provides tenants with excellent visibility, including the potential for building signage. The views from the 3rd floor windline provide a glimpse into the energy of Sacramento's R Street corridor, and the opportunities that await. Only suite 300 is available for lease.

Located in the heart of the R Street corridor, just 4 blocks from the California State Capitol, on the same block as the Warehouse Artist Lofts, 2 blocks from Shady Lady Saloon, Bawk! Chicken, Ace of Spades, Mas Taco Bar, Snug and others, 1 block from a Lightrail station, 1 block from Roosevelt Park, 4 blocks from Fremont Park and the 16th Street dining offerings, 1100 R Street is in the heart of Sacramento's exciting revitalized urban experience.

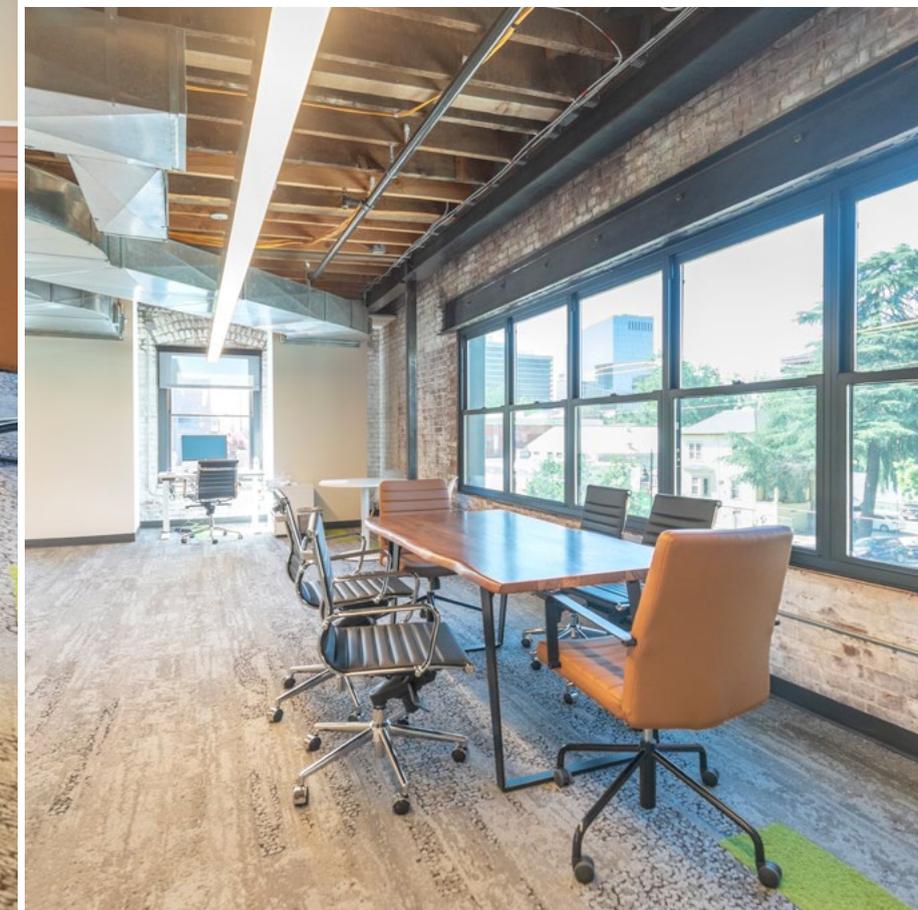
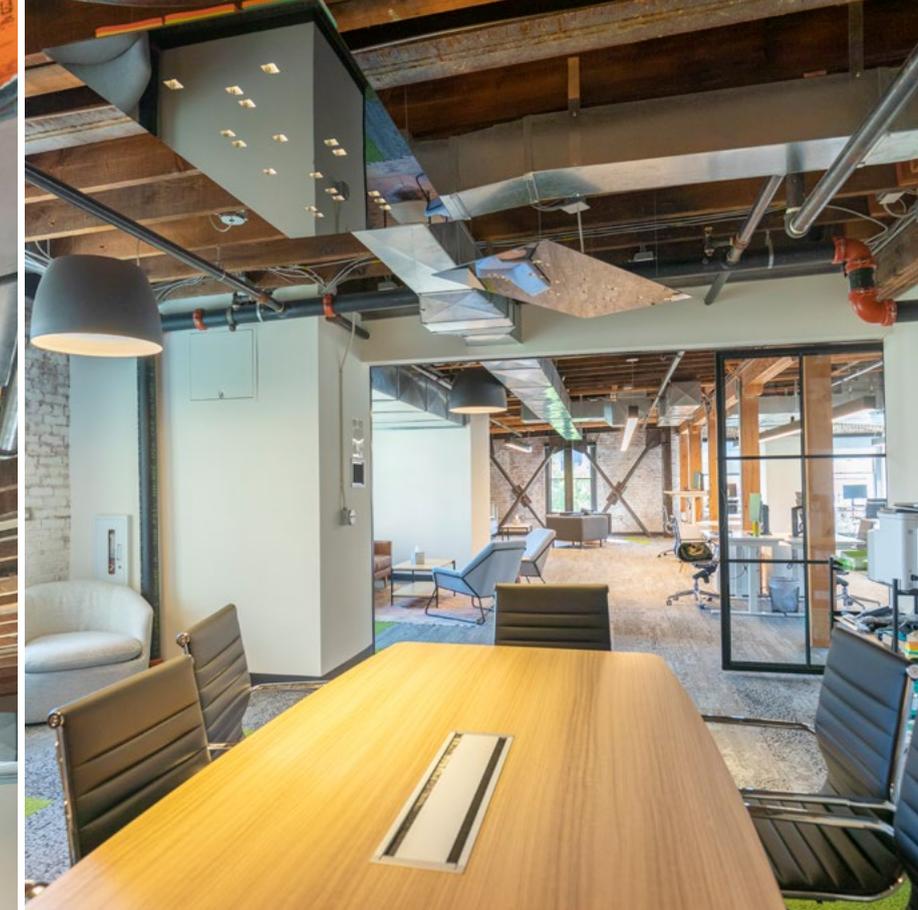
*UP TO 19 AVAILABLE, SUBJECT TO AVAILABILITY



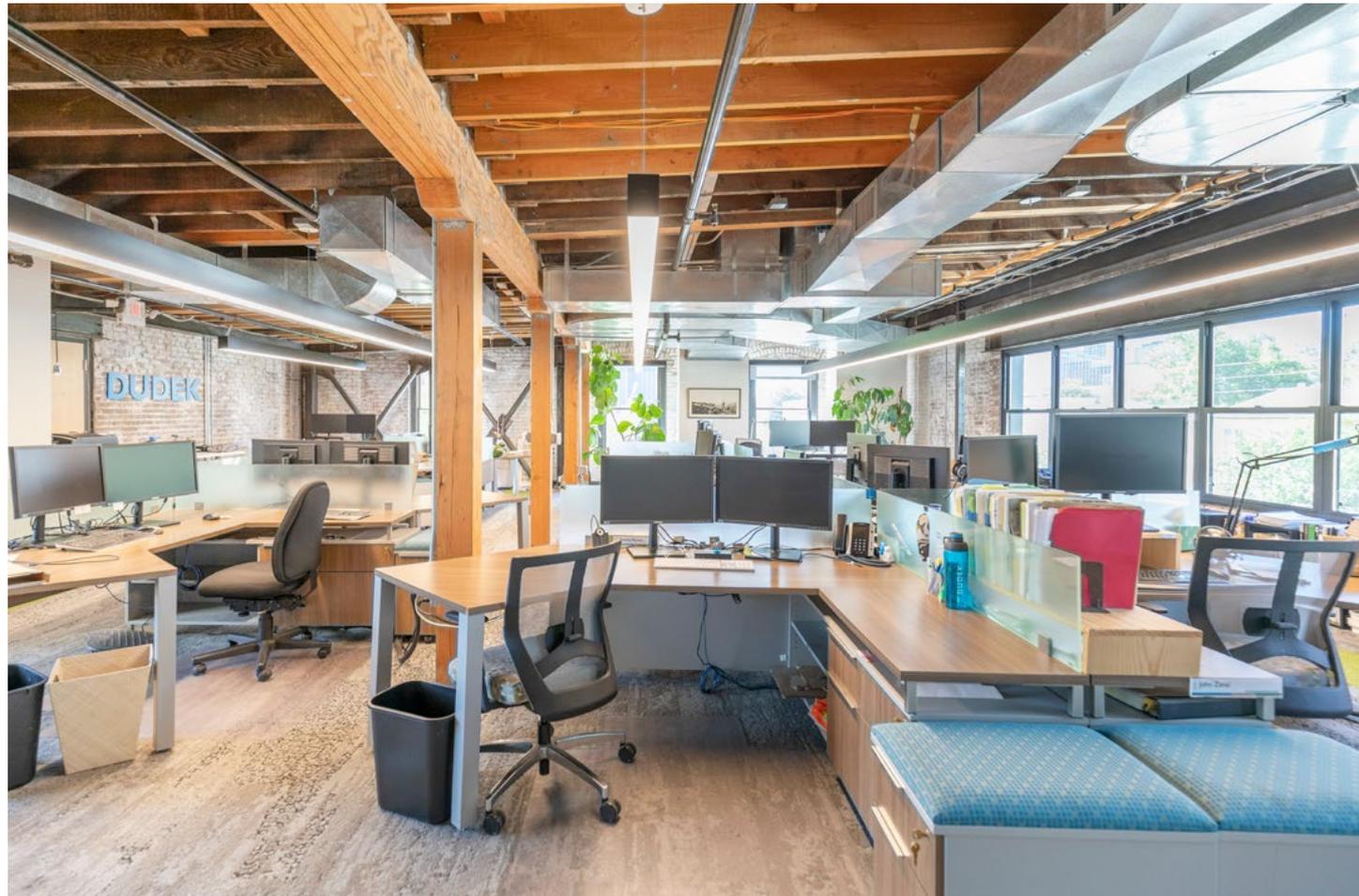


PROPERTY DETAILS

- Address:** 1100 R Street, Sacramento CA, 95811
- Use:** Creative Office
- Suite 300:** 3,657 RSF
- Rent:** \$3.00/SF/Month Full Service Gross
- Signage:** Exterior Building Signage Available
- Parking:** 7 on-site parking stalls with up to 19 available, subject to availability

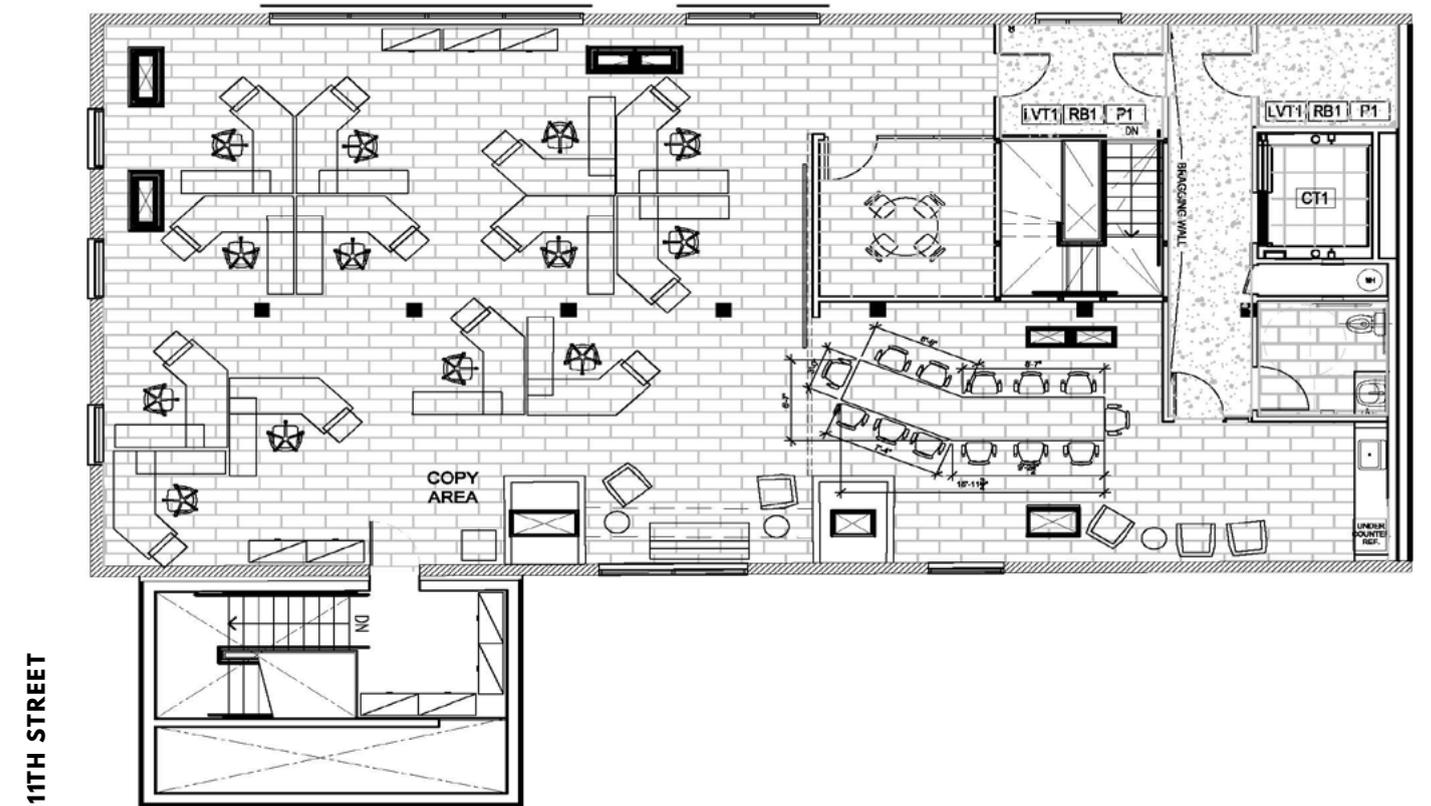


THE FLOOR PLAN



SUITE 300
3,657 RSF - \$3.00/SF/MO FSG

R STREET



THE LOCATION

PLACER AI JULY 2023 - JULY 2024

 24 BLOCKS	 3M YEARLY VISITS	 31 BARS & RESTAURANTS	 \$84,042 HOUSEHOLD INCOME
------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

Since its revitalization, the R Street Corridor, formerly an industrial area, has transformed into a bustling community filled with office workers, artisans, restaurants, and residents, adding thousands of new residential units since 2016. R Street has become the creative heart of Midtown, celebrated for its unique urban charm, variety of housing, dining, and entertainment options. The area's rich history as the State's original railroad and industrial corridor is still visible in its architecture and urban layout. R Street stands out as a premier desti-

nation for those seeking an eclectic mix of culinary delights and shopping experiences. Among its notable restaurants Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; Mas Taco, serving authentic Mexican fare; Fish Face Poke Bar, specializing in fresh poke bowls; Bottle and Barlow, a barber-shop and bar offering a unique experience; Shady Lady, providing a speakeasy atmosphere with classic cocktails; Plant Power Fast Food, catering to the vegan and health-conscious crowd; Fox & Goose, an English pub with a Sacramen-

to twist; and Iron Horse Tavern, known for its refined gastropub menu. In addition to its dining scene, R Street is home to specialty boutiques and the WAL Public Market, where visitors can find a range of items from vintage clothing and home goods to handmade shoes and Moroccan rugs. The corridor also hosts some of the hippest local and national music acts at venues like Ace of Spades, Sacramento's premier small concert venue. With its blend of historical significance and modern offerings, the R Street Corridor is not just a place to visit but a vibrant community where people desire to work and live.



Section Three: The Location



Golden 1 Center
Downtown Commons
Sauced BBQ
Echo & Rig
Estelle
Fizz Champagne
Burger Lounge
Polanco
Pressed Juicery
Punch Bowl Social
Yard House

1100 R

Kodaiko Ramen
Solomon's
Tiger
Darling Aviary
Kojo Kitchen

Fox & Goose
Elixir Bar & Grill
Waffle Square
Old Ironsides
Plant Power Fast Food

Roosevelt Park

WAL Public Market
Bottle & Barlow
Camellia Coffee

The Coconut on T

The Shady Lady
The Snug
Iron Horse Tavern
BAWK!
Burgers and Brew
Mas Taco Bar
Ace of Spades

DAD'S Sandwiches
Dollar Tree

Southside Park

Binchoyaki

Osaka-Ya

11th

12th

Urban Roots Brewery

S

R

La Garnacha

O'Neil Park

Selland's Market Cafe

Thai Farm House

Target

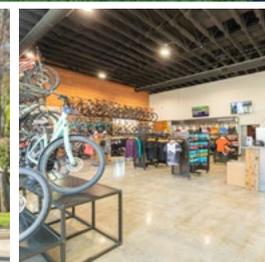


NEARBY AMENITIES

The Building 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 1100 R STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|--------------------------|-----------------------------|---------------------|-----------------------|-----------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen | Karma Brew | Octopus Baja | Scorpio Coffee |
| Ace of Spades | Darling Aviary | Kin Thai | Omakase Por Favor | Shady Lady |
| Aioli Bodega Espanola | Der Biergarten | Kodaiko Ramen & Bar | Old Soul Coffee | Sibling by Pushkin's |
| Alaro | Drunken Noodle | Kojo Kitchen | Otoro | Station 16 |
| At Ease Brewing | Echo & Rig | Kru | Pachamama Coffee | Tank House BBQ |
| Azul Mexican | Ella | Bombay Bar & Grill | Coop | Tapa the World |
| Babe's Ice Cream | Estelle Bakery & Patisserie | Kupros Craft House | Paesano's | Tasty Dumpling |
| Bambina's Pizza | Federalist Public House | La Costa Cafe | Paragary's | Temple Coffee |
| Beach Hut Deli | Fieldwork Brewing Co. | Localis | Pazza Notte | Thai Basil |
| Bento Box | Fizz Champagne | LowBrau | Philz Coffee | Thai Canteen |
| Bottle & Barlow | Fixin's Soul Kitchen | Majka Pizza | Plant Power Fast Food | The Coconut on T |
| Buddha Belly Burger | Flatstick Pub | Mango's/Burgertown | Polanco | The Golden Bear |
| Burger Patch | Fox & Goose | Maydoon | Prelude Kitchen & Bar | The Mill Coffee House |
| Burgers and Brew | Ginger Elizabeth | Mendocino Farms | Rare Tea | The Porch |
| Cafe Bernardo | Grange | Mikuni Sushi | Rick's Dessert Diner | The Rind |
| Cafeteria 15L | I Love Teriyaki | Morton's | Ro Sham Beaux | The Waterboy |
| Camden Spit & Larder | Il Fornaio | Mother | Roots Coffee | Tres Hermanas |
| Camellia Coffee | Insomnia Cookies | Mulvaney's B&L | Roscoe's Bar | Uncle Vito's Pizza |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | Ruhstaller BSMT | World Famous HOT BOYS |
| Chipotle | Jack's Urban Eats | Nash & Proper | Saigon Alley | Yard House |
| Crepeville | Ju Hachi | Nekter | Salt & Straw | Zelda's Pizza |
| | | | Sauced | Zocalo |





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

