



TURTON
COMMERCIAL REAL ESTATE

1100 R

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



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THE PROPERTY

3,657
RSF

7
PARKING STALLS AVAILABLE*

35+
RESTAURANTS WITHIN WALKING DISTANCE

ONE SPACE
AVAILABLE

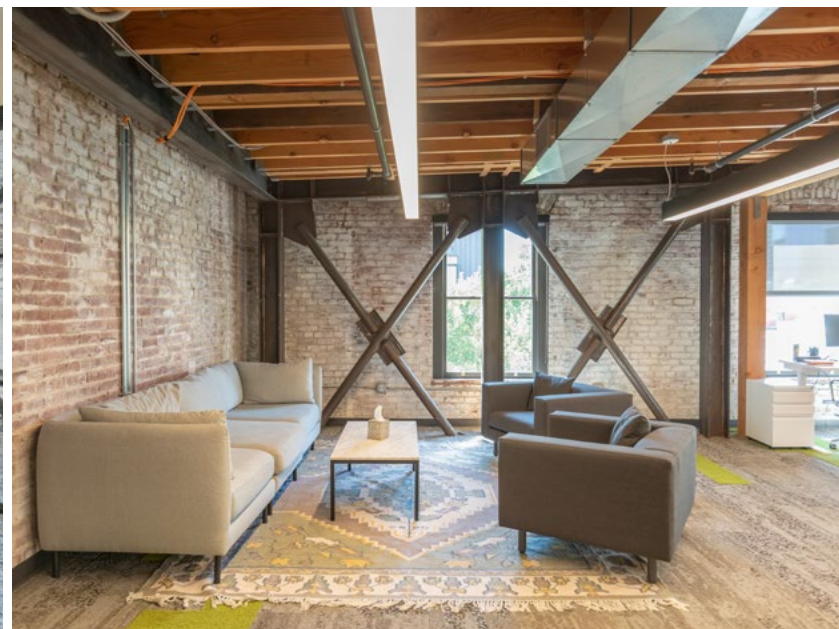
TURN-KEY CREATIVE OFFICE SPACE IN THE HEART OF THE R STREET CORRIDOR

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 windoline 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





Section One: The Property

1100 R

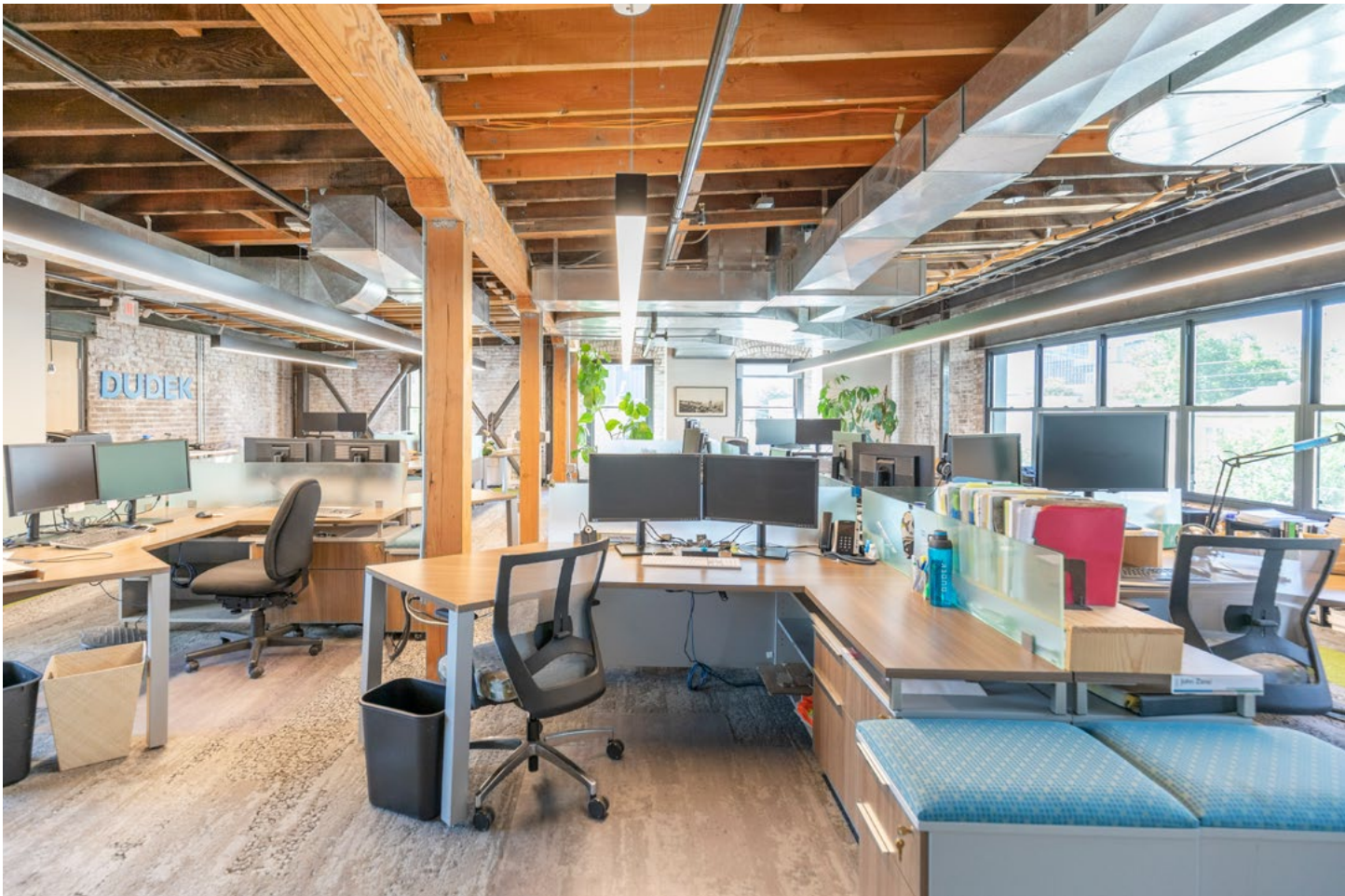
PROPERTY
DETAILS

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



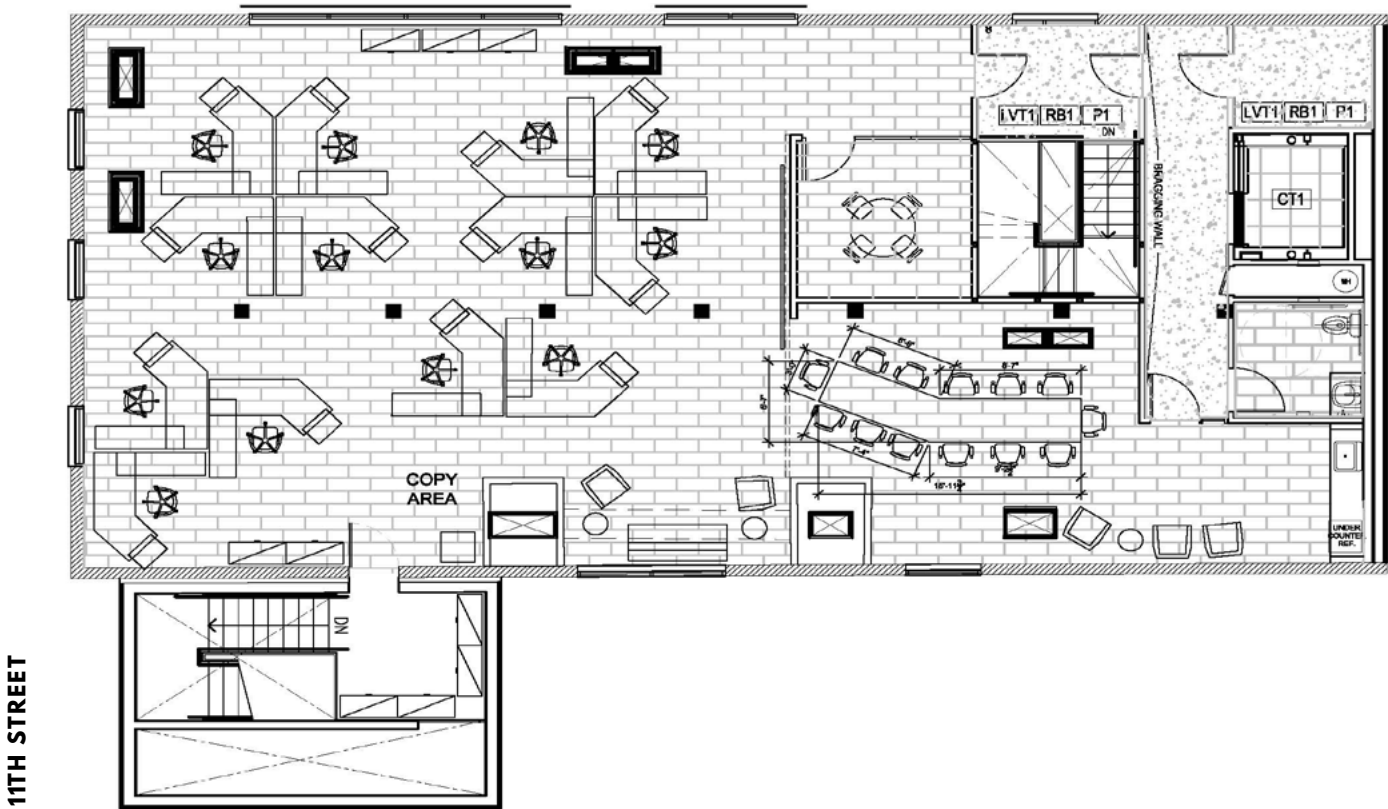


THE FLOOR PLAN



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

R STREET



THE LOCATION

PLACER AI JULY 2023 - JULY 2024

24
BLOCKS3M
YEARLY VISITS31
BARS & RESTAURANTS\$84,042
HOUSEHOLD INCOME

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

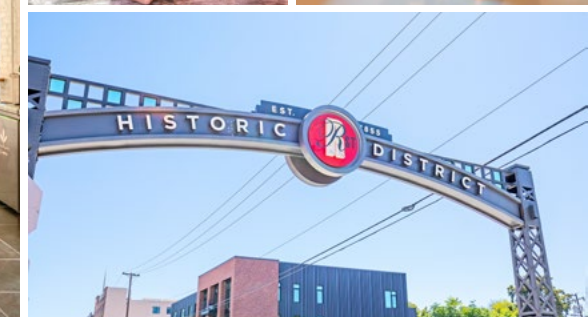
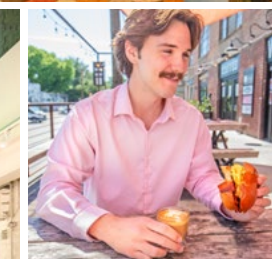
Since its revitalization, the R Street Corridor, formerly an industrial area, has transformed into a bustling community filled with office workers, artisans, restaurants, and residents, adding thousands of new residential units since 2016. R Street has become the creative heart of Midtown, celebrated 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-

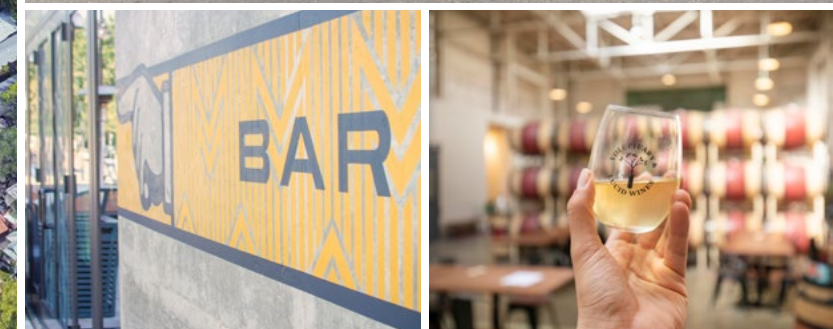
nation for those seeking an eclectic mix of culinary delights and shopping experiences. Among its notable restaurants Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; Mas Taco, serving authentic Mexican fare; Fish Face Poke Bar, specializing in fresh poke bowls; Bottle and Barlow, 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



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.

Ace of Spades

Aioli Bodega Espanola

Alaro

At Ease Brewing

Azul Mexican

Babe’s Ice Cream

Bambina’s Pizza

Beach Hut Deli

Bento Box

Bottle & Barlow

Buddha Belly Burger

Burger Patch

Burgers and Brew

Cafe Bernardo

Cafeteria 15L

Camden Spit & Larder

Camellia Coffee

Cantina Alley

Chipotle

Crepeville
- Dad’s Kitchen

Darling Aviary

Der Biergarten

Drunken Noodle

Echo & Rig

Ella

Estelle Bakery & Patisserie

Federalist Public House

Fieldwork Brewing Co.

Fizz Champagne

Fixin’s Soul Kitchen

Flatstick Pub

Fox & Goose

Ginger Elizabeth

Grange

I Love Teriyaki

Il Fornaio

Insomnia Cookies

Iron Horse Tavern

Jack’s Urban Eats

Ju Hachi
- Karma Brew

Kin Thai

Kodaiko Ramen & Bar

Koja Kitchen

Kru

Bombay Bar & Grill

Kupros Craft House

La Costa Cafe

Localis

LowBrau

Majka Pizza

Mango’s/Burgertown

Maydoon

Mendocino Farms

Mikuni Sushi

Morton’s

Mother

Mulvaney’s B&L

N Street Cafe

Nash & Proper

Nekter
- Octopus Baja

Omakase Por Favor

Old Soul Coffee

Otoro

Pachamama Coffee

Coop

Paesano’s

Paragary’s

Pazza Notte

Philz Coffee

Plant Power Fast Food

Polanco

Prelude Kitchen & Bar

Rare Tea

Rick’s Dessert Diner

Ro Sham Beaux

Roots Coffee

Roscoe’s Bar

Ruhstaller BSMT

Saigon Alley

Salt & Straw

Sauced
- Scorpio Coffee

Shady Lady

Sibling by Pushkin’s

Station 16

Tank House BBQ

Tapa the World

Tasty Dumpling

Temple Coffee

Thai Basil

Thai Canteen

The Coconut on T

The Golden Bear

The Mill Coffee House

The Porch

The Rind

The Waterboy

Tres Hermanas

Uncle Vito’s Pizza

World Famous HOT BOYS

Yard House

Zelda’s Pizza

Zocalo





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