

CREATIVE OFFICE SPACE **1122 S STREET**
FOR LEASE OR SALE ON SACRAMENTO'S R STREET CORRIDOR



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THE OPPORTUNITY

6,400

SF BUILDING

12

PARKING STALLS

C-2 SPD

ZONING

\$2.65M

PURCHASE PRICE

\$2.75/SF

PER MO FULL SERVICE

A RARE OPPORTUNITY ON SACRAMENTO'S PREMIER CREATIVE CORRIDOR

Located in the heart of the highly sought after R Street Corridor, 1122 S Street offers a rare opportunity for an owner/user or tenant to occupy a highly functional and nicely improved, 6,400 square foot single-story creative office building with 12 on-site parking stalls—a true luxury in urban Sacramento.

Positioned just steps from some of the city's most vibrant restaurants, coffee shops, bou-

tiques, and bars, this building sits in one of Sacramento's most walkable and amenity-rich districts. From The Ice Blocks, Fox & Goose to Shady Lady to Bottle & Barlow, the R Street Corridor is a magnet for creative firms, designers, architects, and innovators seeking a work environment that inspires.

Opportunities like this simply do not come up often. With limited availability of creative of-

fice buildings for sale or lease along R Street, and virtually none offering this combination of size, style, and parking, 1122 S Street presents a unique chance to secure your place in one of Sacramento's most desirable corridors. Whether you're looking to own your space and lock in long-term stability, or lease high-impact creative office space in a top-tier location, 1122 S Street delivers.





SCAN OR CLICK FOR VIRTUAL TOUR



OWN YOUR SUCCESS: THE ADVANTAGES OF BUILDING OWNERSHIP

OWNER/USER OPPORTUNITY:

ABUNDANT PARKING:

CREATIVE LAYOUT:

LONG-TERM STABILITY:

EQUITY BUILDING:

TAX ADVANTAGES:

CONTROL AND FLEXIBILITY:

INVESTMENT APPRECIATION:

Ideal for businesses looking to build long-term equity instead of paying rising rents.
12 dedicated stalls on-site — a rare and valuable asset in Downtown.
Open plan with high ceilings and flexible space, perfect for collaborative teams.
Shield your business from rising rental costs and the uncertainty of lease renewals.
Every mortgage payment builds equity in your property, creating a valuable asset.
Real estate ownership offers potential tax benefits that can boost your bottom line.
Customize your space to perfectly suit your business needs without landlord restrictions.
Commercial real estate in prime locations like Downtown often appreciates in value over time.



PROPERTY DETAILS

Address:

1122 S Street
Sacramento, CA 95811

APN:

009-0076-007

Zoning:

C-2 SPD

Price:

\$2,650,000

Price Per SF:

\$414

Year Built:

1977

Year Remodeled:

2013-2014

Total SF:

± 6,400 SF

Parking Stalls:

12

Total Parcel Size:

± 12,807 SF

Opportunity Zone:

Yes

Utilities:

Electricity:

SMUD

Gas:

PG&E

Water/Sewer/Trash/Storm:

City of Sacramento

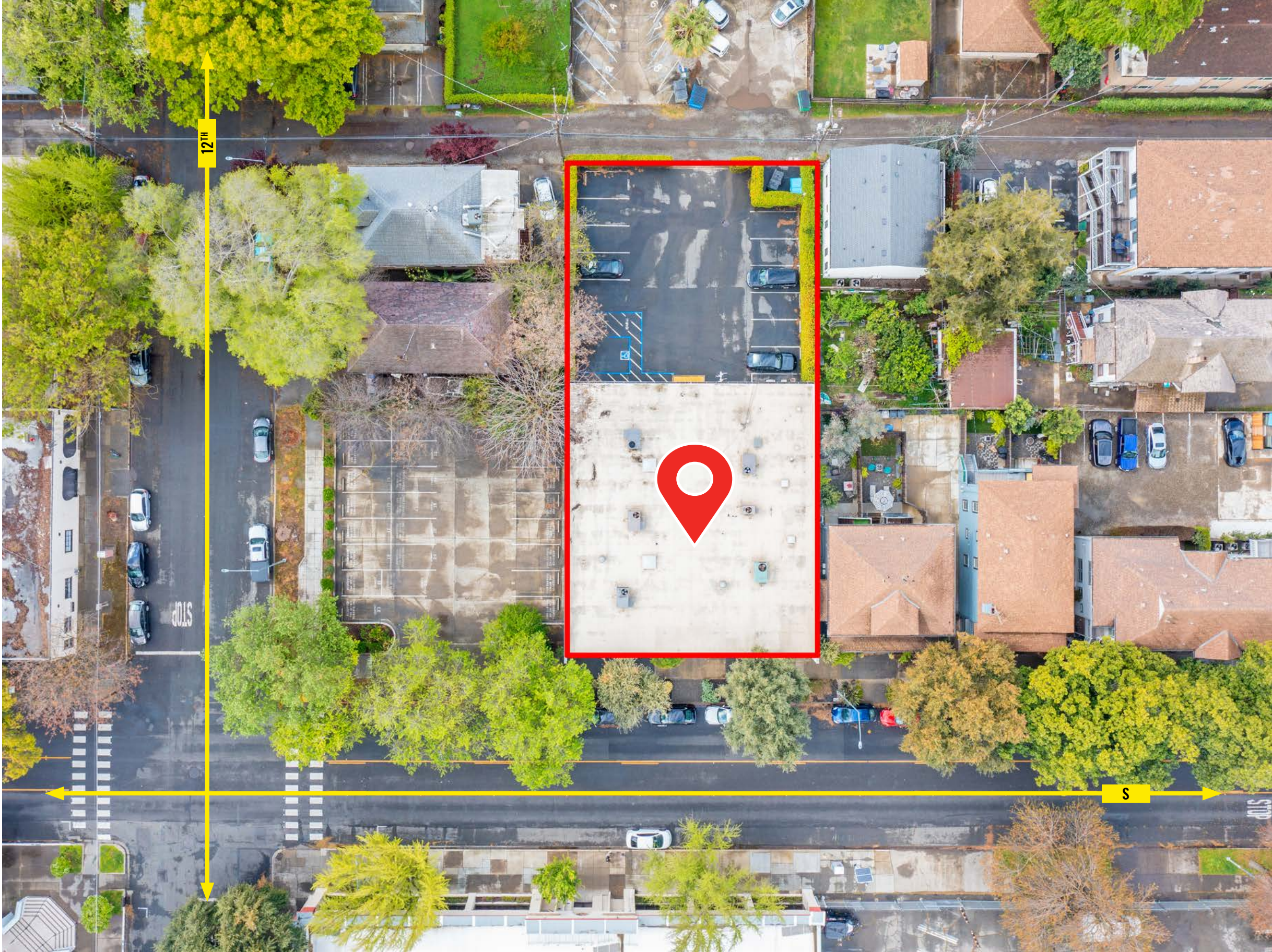
Seismic/Flood:

Fault Zone:

N/A

Flood Zone:

Zone X - FEMA MAP
06067C0180J 6/16/2015



THE LOCATION

PLACER AI JULY 2023 - JULY 2024



24

BLOCKS



3M

YEARLY VISITS



31

BARS & RESTAURANTS



\$84,042

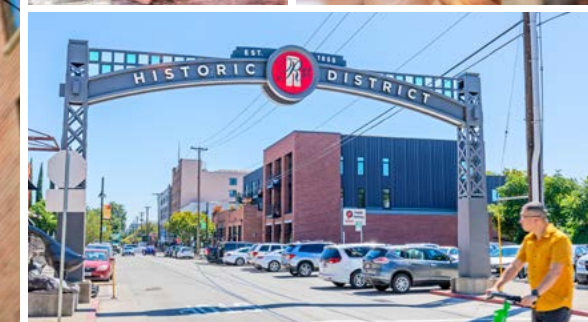
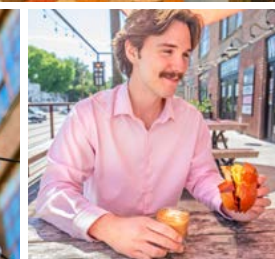
HOUSEHOLD INCOME

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

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture.

The dining scene includes Iron Horse Tavern for innovative dishes and Fox & Goose for classic British pub fare, along with Mas Taco, Bawlk, and Plant Power Fast Food for casual eats. Unique spots like Bottle and Barlow, a combined barber-shop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. Betty Wine and Coffee Bar, located just a block away, offers an ideal amenity for employees looking for great coffee or a convenient happy hour.

R Street also features specialty boutiques and the WAL Public Market, where people can explore vintage clothing and handmade goods. Music venues like Ace of Spades and the new Channel 24 bring energy to the corridor, making it a vibrant environment that supports employee satisfaction and retention. With its mix of historical character and modern amenities, R Street is one of Sacramento's most attractive locations for businesses looking to inspire and retain talent.





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

Fremont Park

Capitol Park

Maker Dev.

The Richmond
FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper

Ice Blocks - Block 2

Ice Blocks - Block 3

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

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

Truitt BARK Park

Q19

20PQR

Channel 24: Coming Soon!
(5 minute drive from
the Ice Blocks)



NEARBY AMENITIES

The Building has one of the finest locations in the highly-desirable Downtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento’s urban core:

POPULAR RESTAURANTS NEAR 1122 S 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 Bombay Bar & Grill 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 Field-N-Flame Fieldwork Brewing Co. Fizz Champagne Fixin's Soul Kitchen Fox & Goose Ginger Elizabeth Good Luck Lounge 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 Kupros Craft House La Costa Cafe Localis LowBrau Majka Pizza Mango's/Burgertown Maydoon Mendocino Farms Mikuni Sushi Morning Fork 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 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 |
|--|---|--|--|---|



SCAN OR CLICK FOR VIRTUAL TOUR



THE FLOOR PLAN

