



**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](http://TURTONCRE.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCRE.COM](mailto:SCOTTKINGSTON@TURTONCRE.COM)

**DAVID KHEDRY**  
VICE PRESIDENT - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCRE.COM](mailto:DAVIDKHEDRY@TURTONCRE.COM)

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# THE PROPERTY

3,657  
RSF

7  
PARKING STALLS AVAILABLE\*

35+  
RESTAURANTS WITHIN WALKING DISTANCE

ONE SPACE  
AVAILABLE

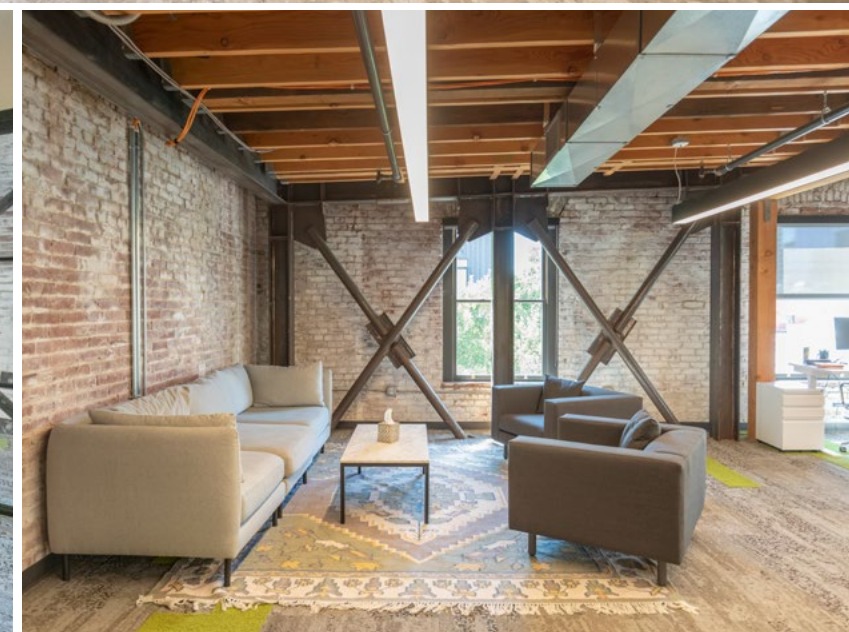
## TURN-KEY CREATIVE OFFICE SPACE IN THE HEART OF THE R STREET CORRIDOR

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 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.

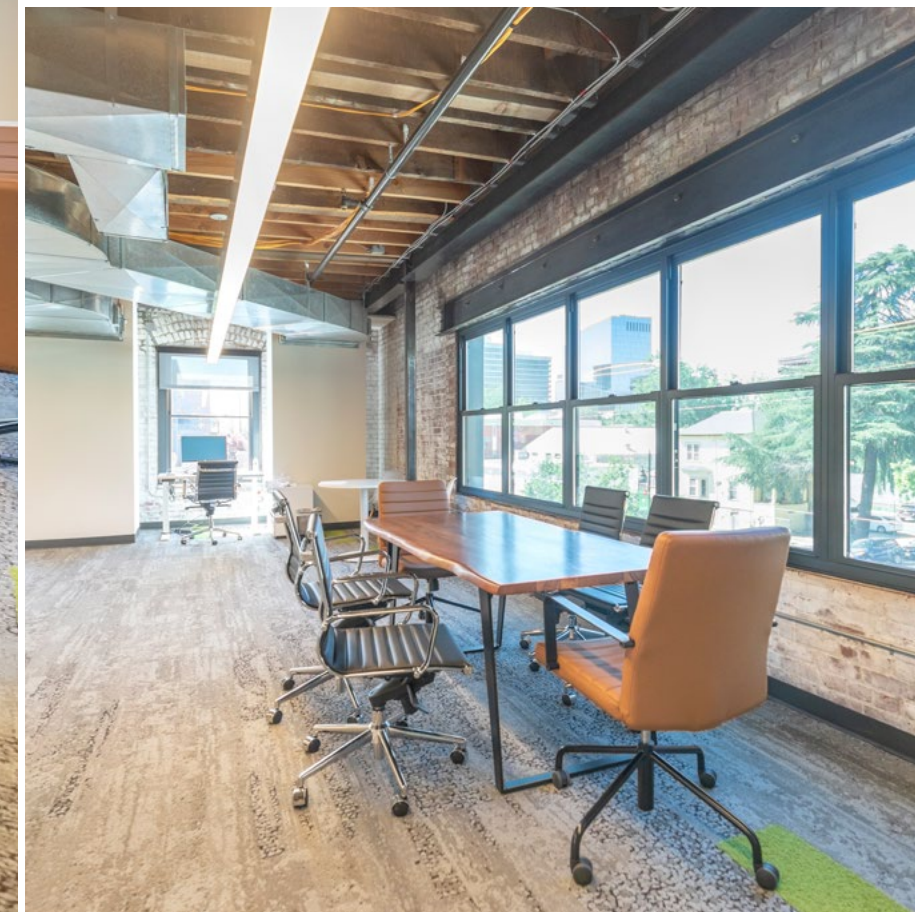
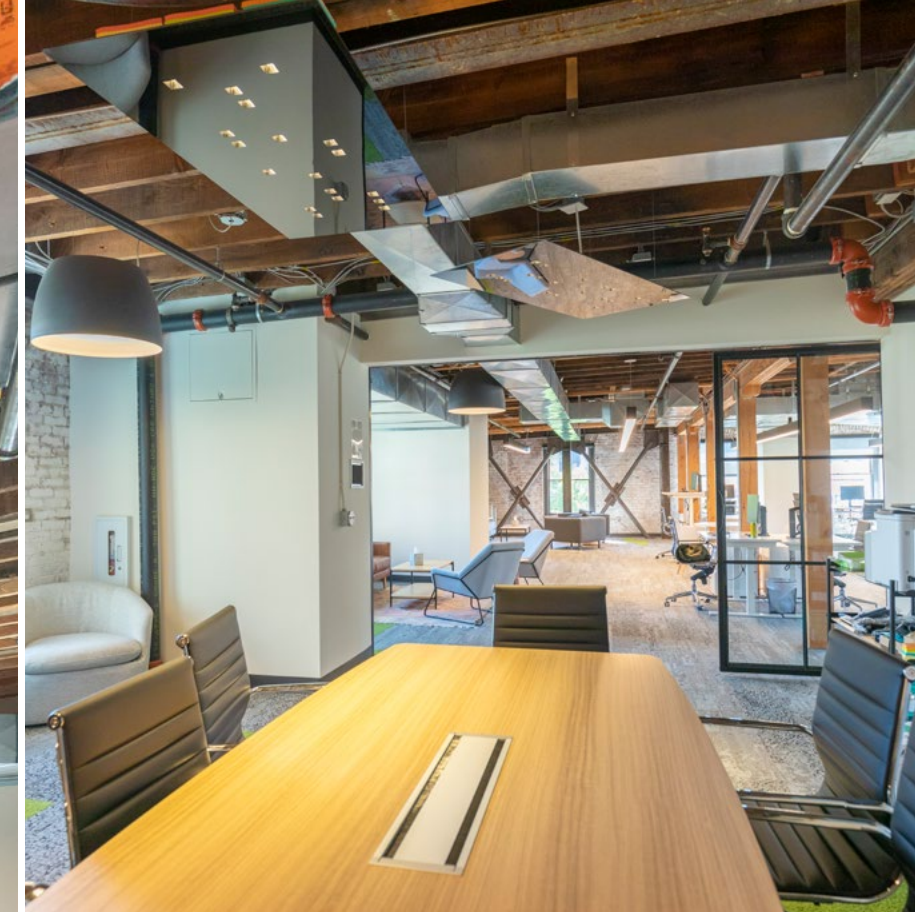
*\*UP TO 19 AVAILABLE, SUBJECT TO AVAILABILITY*



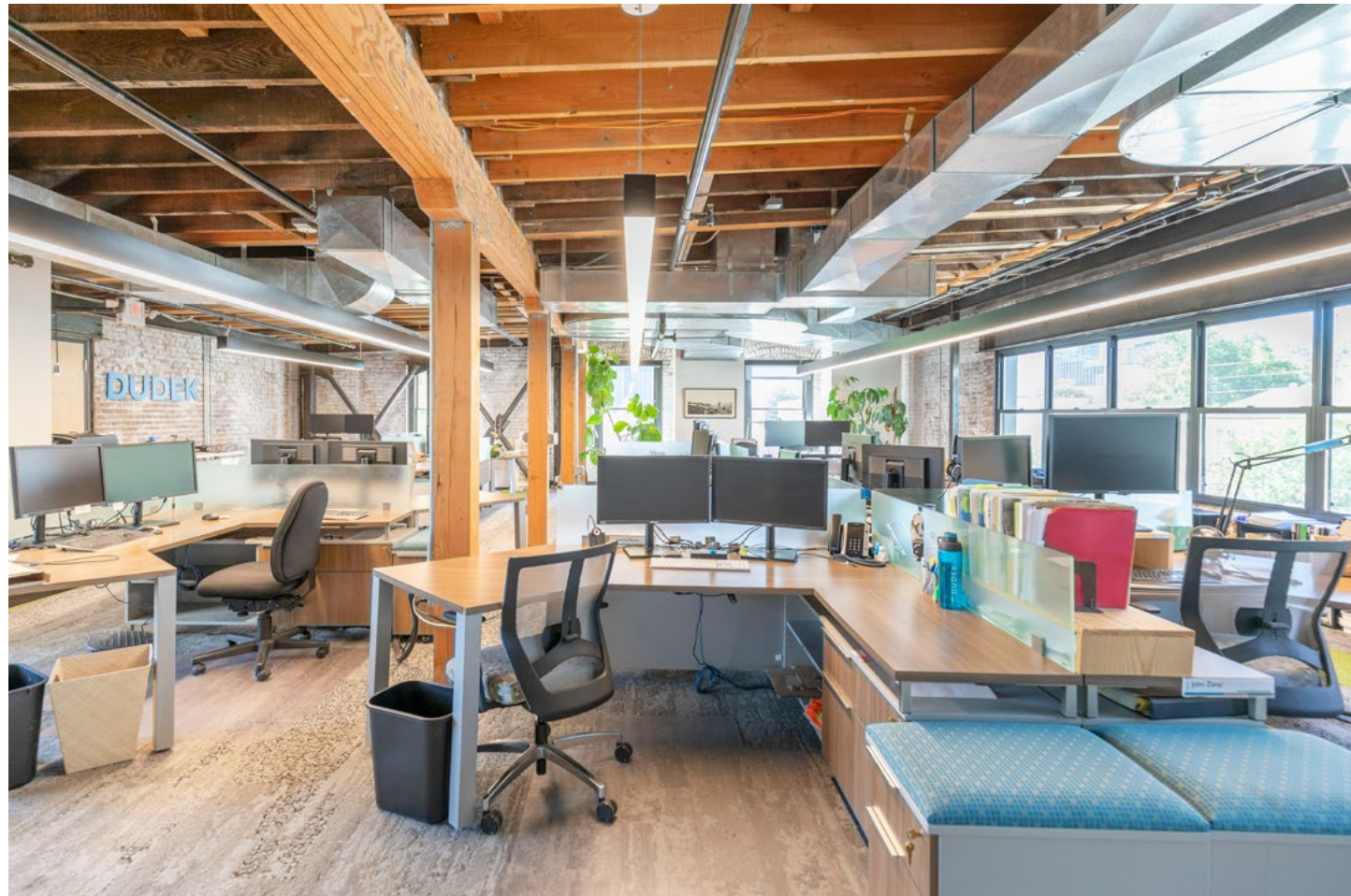


## PROPERTY DETAILS

**Address:** 1100 R Street, Sacramento CA, 95811  
**Use:** Creative Office  
**Suite 300:** 3,657 RSF  
**Rent:** \$3.25/SF/Month Full Service Gross  
**Signage:** Exterior Building Signage Available  
**Parking:** 7 on-site parking stalls with up to 19 available, subject to availability

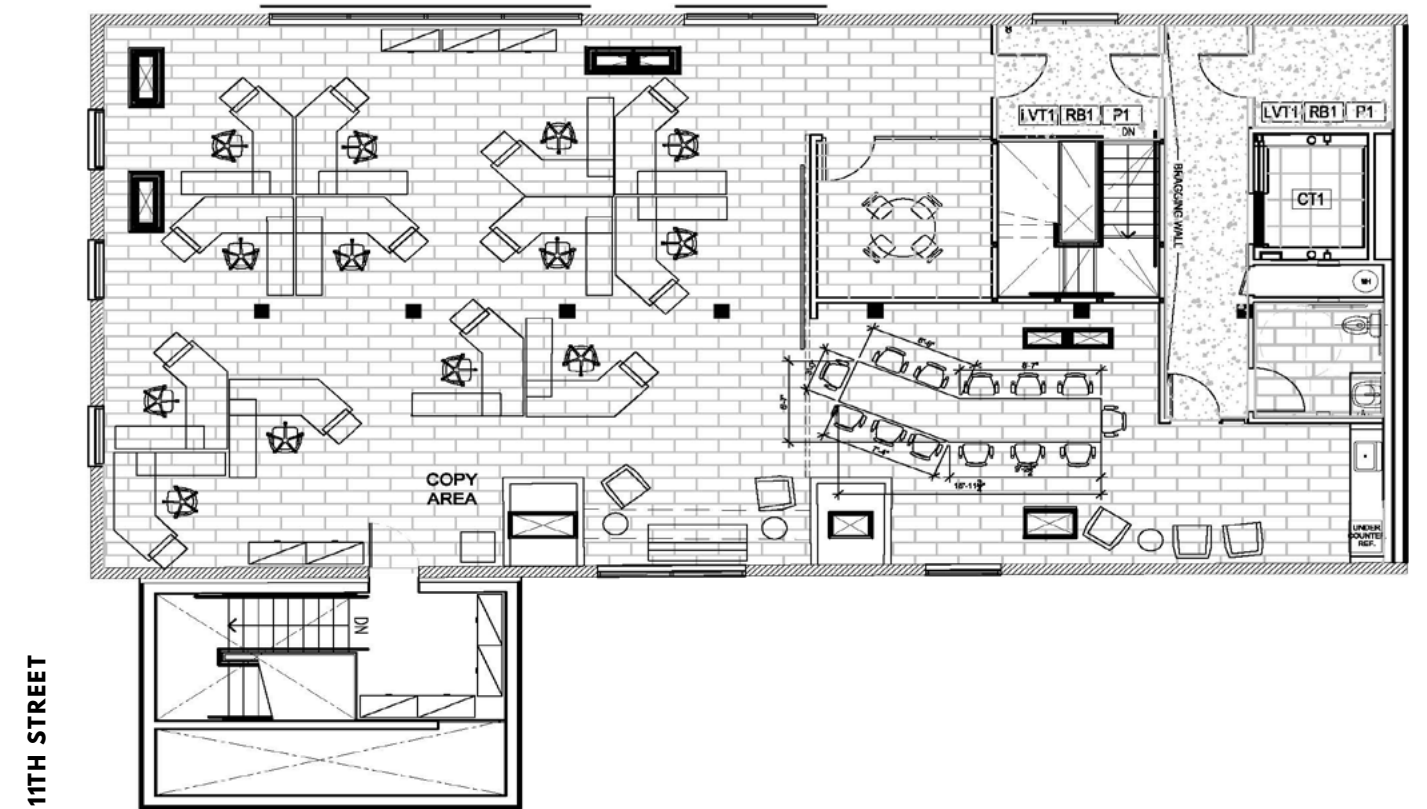


# THE FLOOR PLAN



**SUITE 300**  
**3,657 RSF - \$3.25/SF/MO FSG**

R STREET



# THE LOCATION

PLACER AI JULY 2023 - JULY 2024

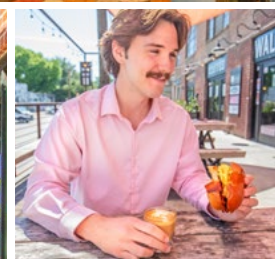
 <b>24</b> BLOCKS	 <b>3M</b> YEARLY VISITS	 <b>31</b> BARS & RESTAURANTS	 <b>\$84,042</b> HOUSEHOLD INCOME
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## TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

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 des-

tinuation 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; Shady Lady Saloon, 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 Sacramento 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 and the new Channel 24, Sacramento's premier small and medium sized concert venues. 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.





Golden 1 Center  
Downtown Commons  
Sauced BBQ  
Echo & Rig  
Estelle  
Fizz Champagne  
Polanco  
Pressed Juicery  
Yard House  
Con Azucar Cafe  
24 Hour Fitness

1100 R

Kodaiko Ramen  
Townie  
Tiger  
Darling Aviary  
Koja Kitchen

Fox & Goose  
Elixir Bar & Grill  
Lucid Winery  
ROC&SOL Diner  
Plant Power Fast Food

Roosevelt Park

WAL Public Market  
Fish Face Poke Bar  
Camellia Coffee

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

The Coconut on T

DAD'S Sandwiches  
Dollar Tree

Southside Park

Binchoyaki

Osaka-Ya

11th

12th

Urban Roots Brewery

S

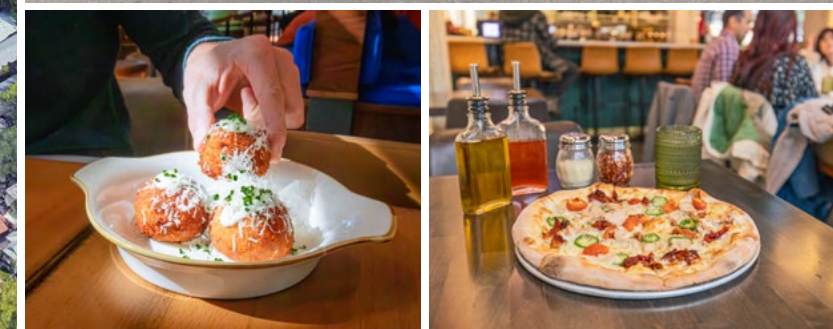
R

Selland's Market Cafe  
The Kitchen

Thai Farm House

Target

La Garnacha





# 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):

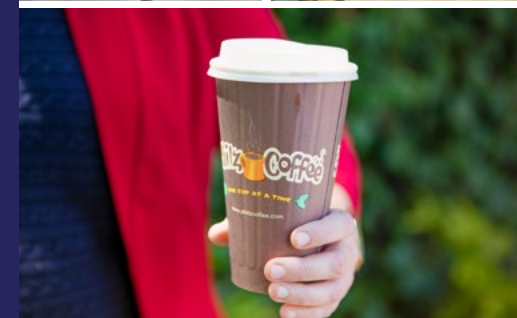
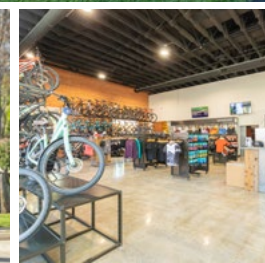
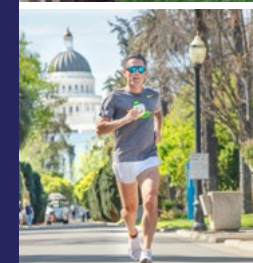
58 Degrees & Holding Co.  
 Ace of Spades  
 Aioli Bodega Espanola  
 Alaro  
 At Ease Brewing  
 Azul Mexican  
 Babe's Ice Cream  
 Bambina's Pizza  
 Beach Hut Deli  
 Bento Box  
 Bottle & Barlow  
 Buddha Belly Burger  
 Burger Patch  
 Burgers and Brew  
 Cafe Bernardo  
 Cafeteria 15L  
 Camden 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  
 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  
 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  
 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  
 Tippy Putt  
 Tres Hermanas  
 Uncle Vito's Pizza  
 World Famous HOT BOYS  
 Yard House  
 Zelda's Pizza  
 Zocalo





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