



1100 R

OWNER-USER OPPORTUNITY
WITH INCOME FOR SALE ON THE
BOOMING R STREET CORRIDOR

1100 R



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THE OPPORTUNITY

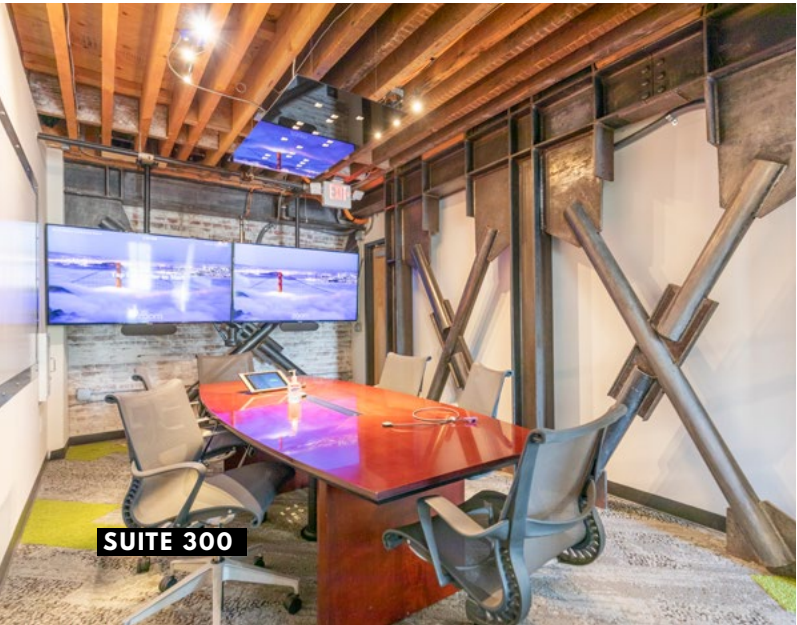
10,600	6,700	18	\$5,500,000
SF BUILDING	SF FOR OWNER/TENANT	PARKING STALLS	PURCHASE PRICE

1100 R Street is an incredibly rare and well located three-story stand-alone mixed-use retail and office building in the heart of the R Street corridor. The Building's footprint is approximately 10,600 square feet, with a 3,900 square foot high profile incoming producing ground floor restaurant along with eighteen (18) parking stalls. 1100 R Street presents a tremendous opportunity for an owner-user to own a prominent amazingly improved building with incredible visibility, and income in place from the retail tenant.

This exciting Property is located on the R Street Corridor, firmly in the heart of all of R Street's most prominent and exciting amenities; including the Ice Blocks, featuring some of the region's best restaurants and retailers. The Property sits comfortably between an ideal mix of mixed-use developments, creative offices

homes and popular urban amenities. For an owner-user, the Property is the ideal canvas for the next owner/occupant , with high-end improvements and an abundance of on-site parking for a building of this size. Perfect for an owner-user, 1100 R Street provides a new owner with income in place of approximately \$15,000 per month, between the retail rent, CAM reimbursements, and parking rent, or approximately \$180,000 per year. The tenant occupies the entire ground floor of the property and has approximately 5 and a half years left on their lease, with two percent annual increases in their base rent. Lastly, the Property benefits from The Mills Act, which is a protection against property tax increases because of its status as a registered historic commercial property. The Mills Act is the single most important economic incentive

program in California for the restoration and preservation of qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. The Property will benefit from The Mills Act for many years to come, keeping overall operating expenses at the property affordable for the next owner. Small commercial opportunities in the urban core are scarce. Developments are replacing underutilized or lower density commercial properties. Income producing, highly improved mixed-use buildings with parking on R Street are nearly impossible to find. Take advantage of this incredible rare opportunity to own 1100 R Street.





PROPERTY DETAILS

Address:	1100 R Street, Sacramento, CA 95811
APN:	009-0075-011
Building Size:	± 10,700 SF
Parcel Size:	± 4,761 SF
Zoning:	RMX-SPD
Year Built:	1900
Stories:	Three (3)
Parking:	Eighteen (18)
Elevator:	Yes
Water:	City of Sacramento
Gas:	PG&E
Electricity:	SMUD
Flood Zone:	X (100-500 year)

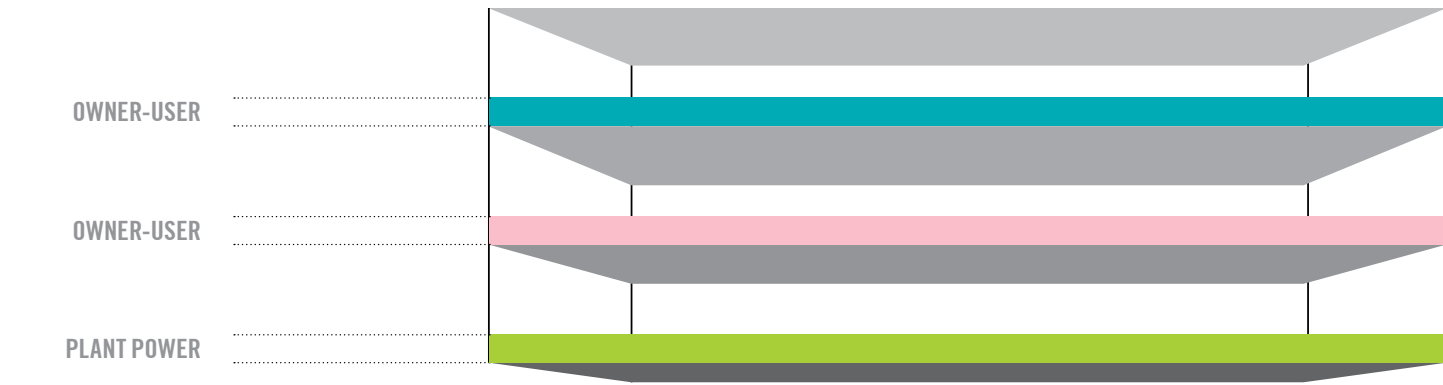
Note: The 18 stall parking lot immediately contiguous to 1100 R Street is separately owned, but the ground lease controlling the parking lot remains in tact and will transfer to the new owner. The ground lease expires November 21, 2043, and the annual lease payment is approximately \$1,800 per year with 2.5% per annum increases. The ground lessee (owner of 1100 R Street) has an option to purchase the parking lot.



THE TENANTS

1100 R STREET IS A GREAT OWNER-USER PLAY

3	3,900	3,067	3,657	6,700
FLOORS	RSF - FLOOR #1	RSF - FLOOR #2	RSF - FLOOR #3	SF FOR OWNER/TENANT



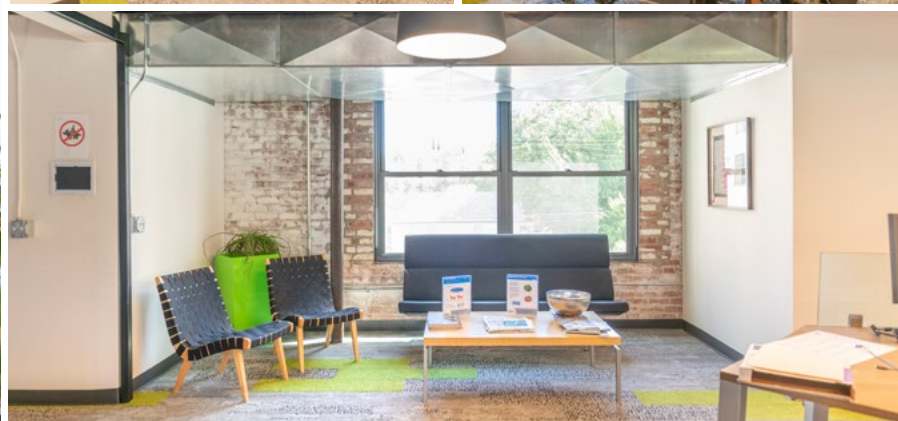
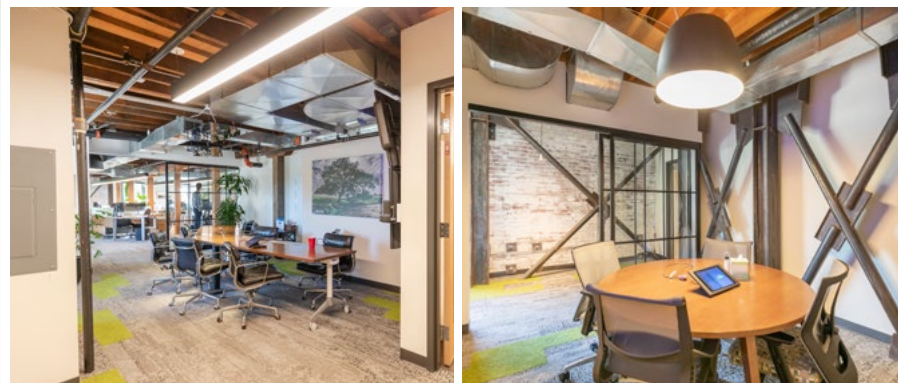
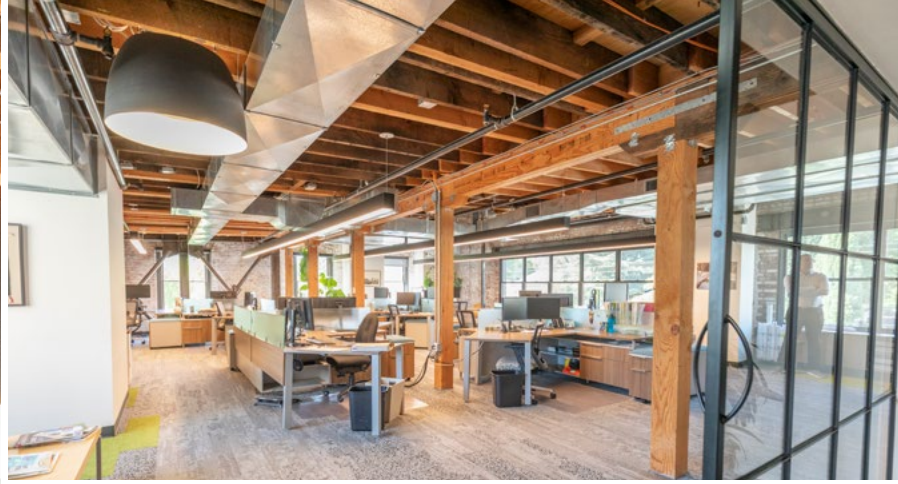


PLANT POWER

Anchoring the ground floor retail of 1100 R Street, Plant Power Fast Food is Sacramento's most notable and popular plant-based vegan fast food chain. They offer a wide variety of fast food items including 100% plant-based burgers, fries, and breakfast items.

Lease Start:	September 1, 2020
Lease Expiration:	December 31, 2031
Rentable Square Feet:	± 3,900 SF
Current Rent Per SF:	\$2.82
Lease Type:	Triple net (NNN)
Current Monthly Rent:	\$10,980.08
Increases:	Two percent (2%) per annum
Next Increase Date:	Each January

1100 R



AVAILABLE

2nd and 3rd floor space available for a tenant or owner-user.

Rentable SF:	± 6,700 SF
Available:	Now

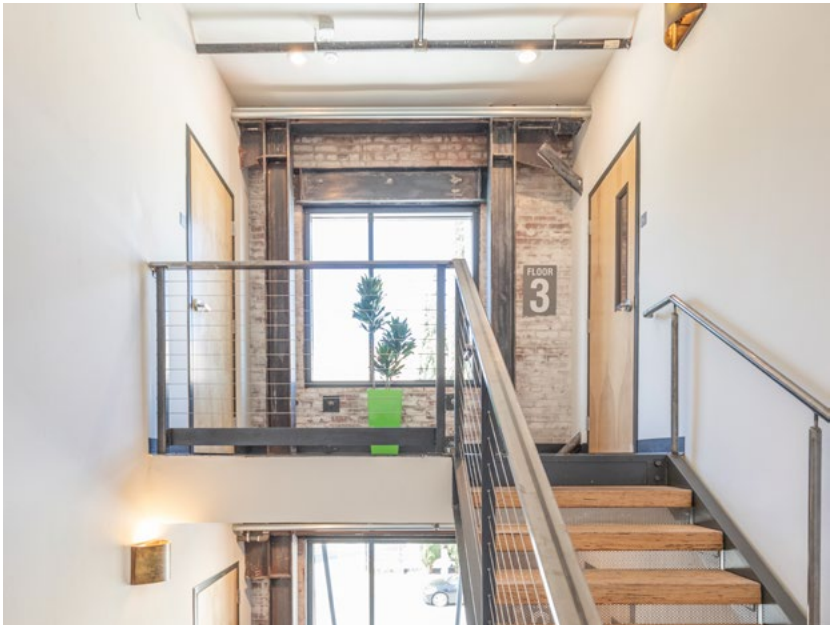


ECONOMICS

2026 OWNER-USER PRO FORMA

Address	Tenant	Size	Expiration	Base Rent Per SF NNN	Base Rent Per SF Per Month	CAM Reimbursement Per SF Per Month	Base Rent + Cam Reimbursement Per SF Per Year
1100 R Street	Plant Power		12/31/2031	\$2.82	\$10,980.08	\$2,145.00	\$157,500.96
1102 R Street	Owner/User			\$2.50	\$16,750.00	-	\$201,000.00
Parking Income		18	MTM		\$2,700.00		\$32,400.00 *
TOTALS							\$390,900.96
					Value @ 6.0% Cap Rate		\$6,501,115.64

* 10 currently available for 2nd / 3rd floors.

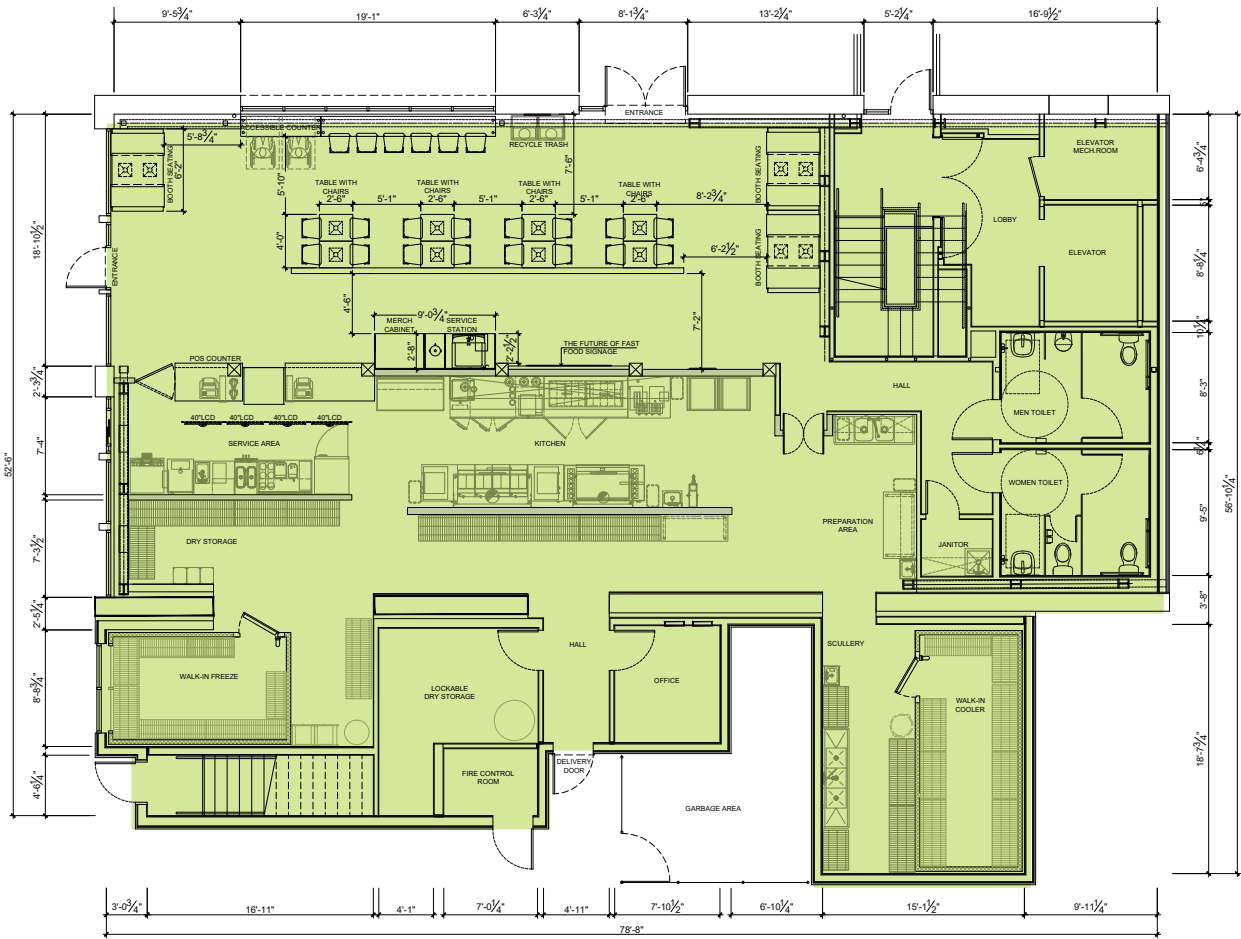


FLOOR PLANS

R STREET

1ST

11TH STREET

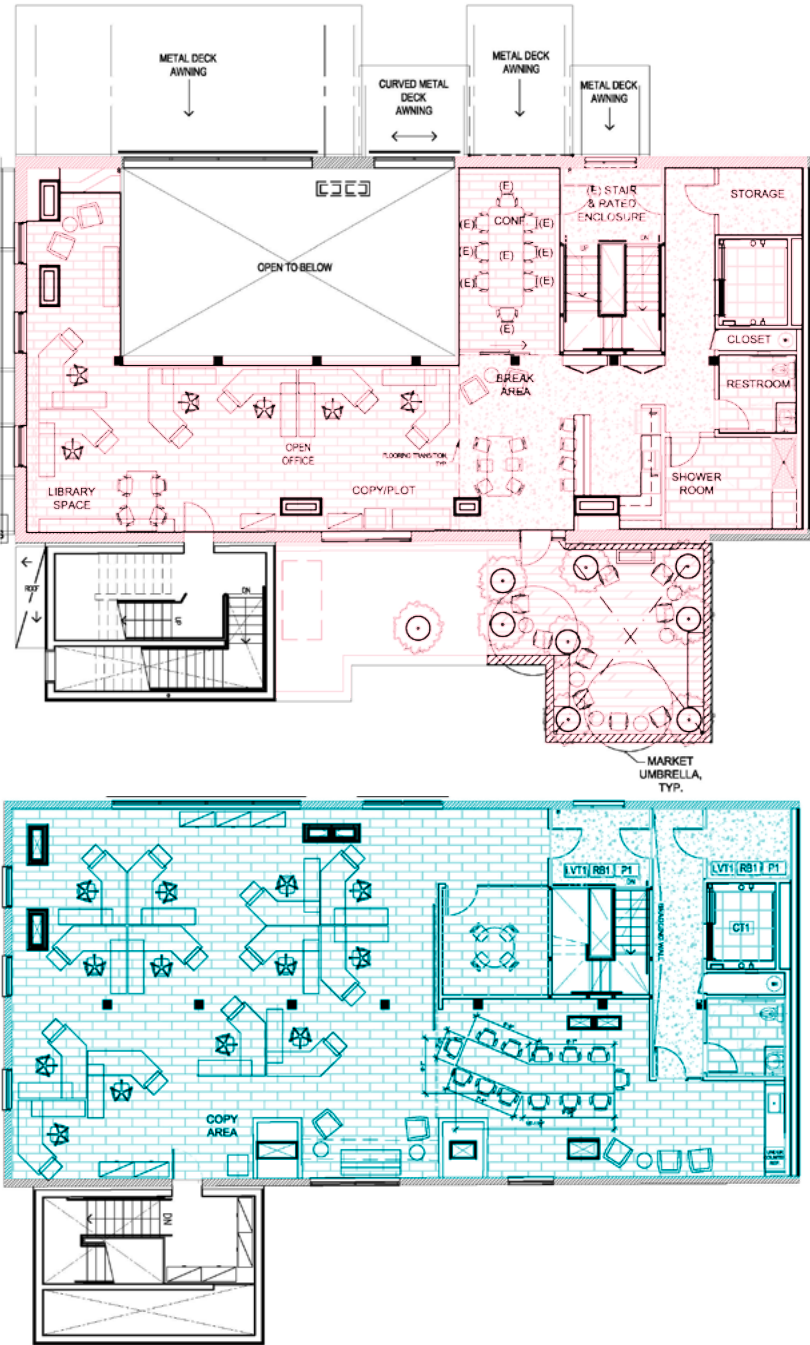


R STREET

2ND

3RD

11TH STREET





R STREET CORRIDOR

10+ NEARBY DEVELOPMENTS

1,000+ NEW HOUSING UNITS

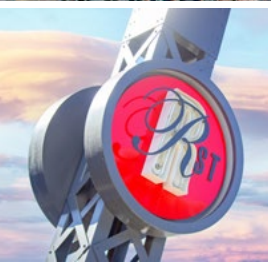
75+ NEARBY AMENITIES

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, unofficial 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 and amenities include Good Neighbor, Mendocino Farms, Snug, Mas Taco, Fish Face Poke Bar, Concept Coffee, Shady Lady, Plant Power Fast Food, Safeway, 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 and the new Channel 24 music 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.





THE R STREET CORRIDOR

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

Antropologie
West Elm
Lovsac
Tecovas
Blue Mercury

FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper
Sweetgreen

Salt and Straw
Title Boxing
Frank Bar
Bonobos
See's Candies

Good Neighbor
Shake Shack
Mendocino Farms
Philz Coffee
Whild Heart

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

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

Golden 1 Center

DOWNTOWN

STATE CAPITOL

Convention Center

The Mix, Mikuni
Petra Greek,
Cafeteria 15L
Chef Burma
Bento Box

Legado De Ravel
Shipwrecked
Maydoon
Starbucks
Karma Brew Pub

16 Powerhouse
Temple Coffee
Magpie Cafe
Orchid Thai
Ramen 101

Fremont Park

Zocalo
Paesanos
Mulvaney's
Crepeville
Pazza Notte

MIDTOWN

HANDLE DISTRICT

P

Sandwich Spot

Truitt BARK Park

Q19
Leash and Collar
Acheson Wine
Fresh Green Cleaners
Downtown

Midtown Spirits

Pocha House

20PQR

20PQR

MIDTOWN

The Press
Journey to the
Dumpling
Intuition Coffee &
Wine

Channel 24 Music Venue:
(5 minute drive from
the Ice Blocks)

**1,000,000
VISITS PER YEAR**



**1,600,000
VISITS PER YEAR**

S

NEARBY DEVELOPMENTS

1100 R Street is situated in the path of development near R Street. This part of town is expereincing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

Ice Blocks - 17th and R Street

Retail:	Residential:	Office:	Completion Date:
75,000 SF	148 units	97,000 SF	2018

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

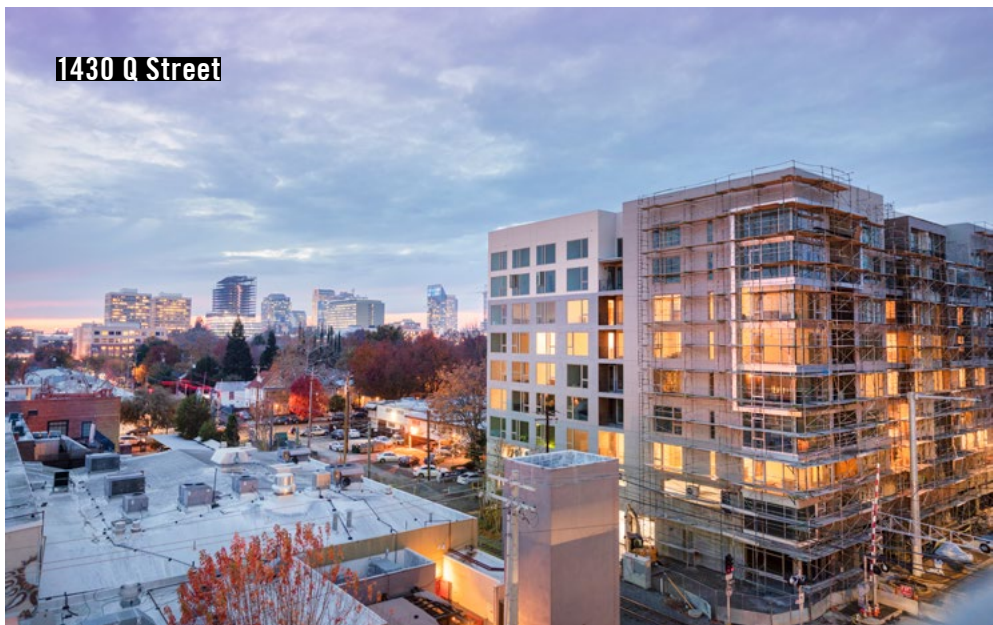
Retail:	Residential:	Completion Date:
9,000 SF	75 luxury units	Q1 2020

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

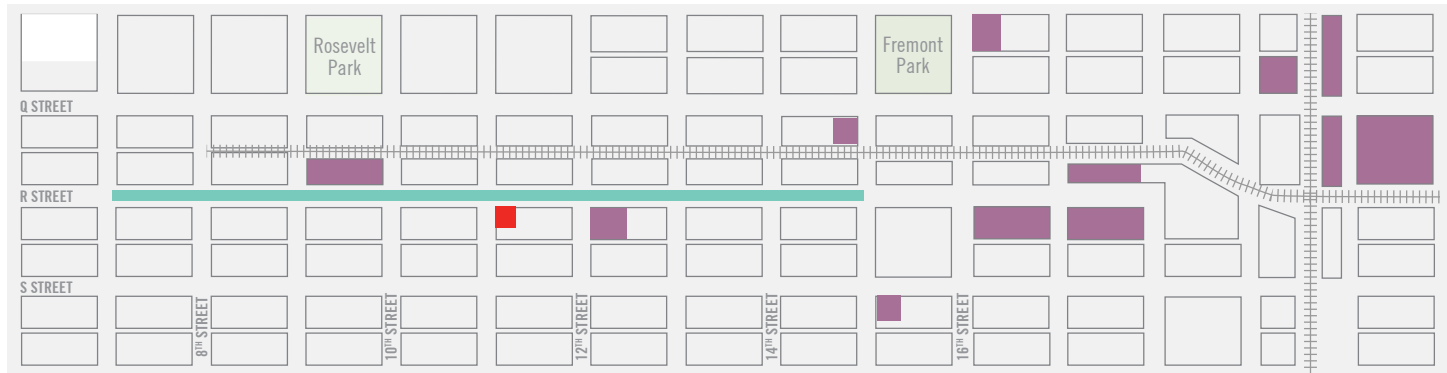
Retail:	Residential:	Completion Date:
6,000 sf	116 affordable units	2015

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.



Section Five: The Location

1100 R



Q19 - 19th and Q Street

Retail:	Residential:	Completion Date:	Other:
1,985 sf	68 luxury units	2019	TCRE sold this project

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:	Residential:	Completion Date:
None	32 townhomes	2017

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:	Residential:	Completion Date:
TBD	159 units	2021/22

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.



1500 S Street - 15th and S Street

Retail:	Residential:	Completion Date:
13,000 SF	76 units	2022

Notes:

This mixed-use project will house 76 residential units sitting above 13,000 sf of commercial space. There will be a mix of one, two, and three bedroom units.

Albright Village - 13th and U Street

Retail:	Residential:	Completion Date:
None	14 units	TBD

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:	Residential:	Completion Date:
8,600 SF	277 units	Q2 2020

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

GSEC 2024
GIS Planning 2024

 **1,343,590**
LABOR FORCE

 **91,637**
TOTAL ESTABLISHMENTS

 **\$92,424**
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO’S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California’s vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city’s population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty. Central to Sacramento’s urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in new businesses, according to a report

by the Sacramento Business Journal, symbolizing the city’s dynamic growth and commitment to community engagement. New urban developments, particularly in multi-family housing and hotel sectors, are reshaping Sacramento’s skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the “City of Trees” and the “Farm-to-Fork Capital,” Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world’s fifth-largest economy, Sacramento provides residents with numerous opportunities and resources. Sacramento’s growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California’s most desirable places to live and work.



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

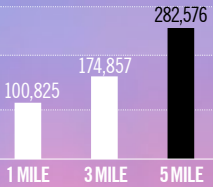
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

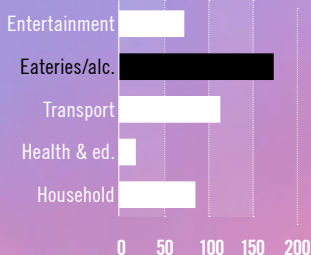
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol

