TURTON
COMMERCIAL REAL ESTATE

**Retail/Creative Office**
**For Lease**

TURTON
COMMERCIAL REAL ESTATE

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# THE PROPERTY

| 5,716 | 1,123 | 4,593 | 2 | C-2-SPD |
|---|---|---|---|---|
| TOTAL SF BUILDING | RETAIL SF | 2ND FLOOR SF | STORIES | ZONING |

## *CREATIVE OFFICE/RETAIL SPACE ON THE VITALIZED R STREET CORRIDOR!*

1421 R St is a rare opportunity to stamp your business' presences on the vibrant, vivacious, vitalized R Street corridor. With 1,123 square feet of highly visible streetfront retail married to 4,593 square feet of open creative producing highly versatile and functionally space suitable for a variety of uses.

With high ceilings, huge windows, exposed beams and large revealed brick walls, 1421 R St is a tour de force for the new look of commercial real estate and will leave an indelible impression on both employees and clientele alike.

Sitting adjacent to Ace of Spades and Burgers and Brew, and in close proximity to other R Street corridor stalwarts such as Iron Horse Tavern, Uncle Vito's Slice of NY, and urban core icon The Ice Blocks, 1421 R Street benefits immensely from the vibe and community that's flourishing in lower midtown. Producing a stable platform for success that is virtually unmatched in Sacramento.

# PROPERTY DETAILS

| | |
|---|---|
| **Address:** | 1421 R Street, Sacramento CA, 95811 |
| **Zoning:** | C-2-SPD |
| **Lease Rate:** | $2.25 SF/Month NNN |
| **Total Building Size:** | 5,716 SF |
| **Storefront Retail Size:** | 1,123 SF |
| **Second Floor Size:** | 4,593 SF |
| **Stories:** | Two |
| **Elevator:** | Yes |
| **Power:** | 225 Amps |
| **Features:** | Exposed Ceilings |
| | Concrete Slab Foundation |
| | Extensive Window Line |

# 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 immediate 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 a 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 include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, 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. 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.

1421 R Street

1421 R

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

State Capitol

Mikuni
Public House
Cafetaria 15L
The Park
Bento Box

MARRS
LowBrau
Kin Thai
Peet's Coffee
Mango's
Tank House BBQ
Trapics Ale House
Noah's Bagels

R

Fox & Goose
Elixir Bar & Grill
Waffle Square
Old Ironsides
Camellia Coffee
Fish Face Poke
Plant Power Fast Food
Bottle & Barlow

Temple Coffee
Maydoon
Karma Brew
Orchid Thai
Thai Canteen
University of Beer
Frog & Slim
Ike's Sandwiches
Starbucks
Fit Eats

Mochinut
Fire Wings
Saha Float Spa
Naked Lounge

South
The Coconut on T

1421 R Street

DAD'S Sandwiches

Fremont Park

The Shady Lady
Bawk!
Burgers and Brew
Ace of Spades
Iron Horse Tavern
Uncle Vito's
The Snug
Mas Taco

Scorpio Coffee
Hook and Ladder
Erenesto's

Mendocino Farms
West Elm
Creamy's
Shake Shack
Ryujin Ramen
Safeway
Curry Up Now
Nico Wine
Beast + Bounty
Philz Coffee
Milk Money
Pressed Juicery
Device

14th

# NEARBY AMENITIES

1421 R Street 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 1421 R STREET** (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.
Ace of Spades
Adamo's
Aioli Bodega Espanola
Alaro Craft Brewery
Azul Mexican
Badlands
Bar West
Beast + Bounty
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Patch
Burgers and Brew
Cafe Bernardo
Cafeteria 15L
Cantina Alley
Centro Cocina Mexicana
Chipotle
Coconut on T
Crepeville
Darling Aviary
Der Biergarten
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Frog & Slim
Ginger Elizabeth Chocolates
Grange
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Karma Brew
Kin Thai Street Eatery
Koja Kitchen
Kru Japanese
Kupros Craft House
LowBrau
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Massulo Pizza
Maydoon
Mendocino Farms
Mercantile Saloon
MidiCi Neapolitan Pizza
Mikuni Sushi
Mulvaney's B&L
N Street Cafe
Nekter
OBO'
Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pizzasaurus Rex
Plant Power Fast Food
Portofino's
Prelude Kitchen & Bar
Press Bistro
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Roxie Deli and Barbecue
Ruhstaller
Saigon Alley
Sakamoto
Sauced BBQ & Spirits
See's Candies
Selland's
Shady Lady
Shake Shack
Shoki Ramen House
South
Squeeze Burger
Station 16
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Golden Bear
The Mill Coffee House
The Morning Fork
The Porch
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Vic's Ice Cream
World Famous HOTBOYS
Yogurt a GoGo
Zelda's Pizza
Zocalo

# SACRAMENTO

**15.3 MILLION**
ANNUAL REGIONAL VISITORS

**71,335**
DAYTIME EMPLOYEES

**215+**
BARS / RESTAURANTS

## *CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!*

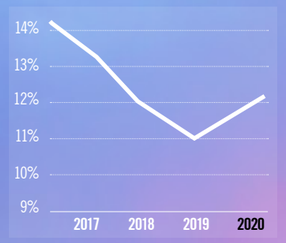
While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in Tier 2 population centers like Portland, Denver, San Antonio and Sacramento.

The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.

# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

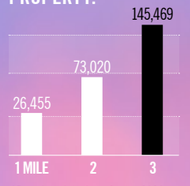
## SACRAMENTO OFFICE VACANCY:




## SACRAMENTO'S CITY RANKINGS

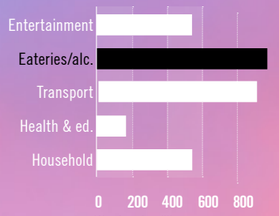
**#1** Happiest workers in midsized cities
**#2** Top 10 most fun, affordable U.S. cities
#2 in the U.S. for net millennial migration
**#4** U.S metro clean tech index
**#4** Best cities for nerds
**#5** Hot startup cities
**#10** Best cities for women in the workforce
**#10** Best cities for coffee snobs
**#10** Least Stressed-out cities
**#14** America's coolest cities
**#16** Best cities for millennials

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:




*Based on data from Costar 2020

## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:

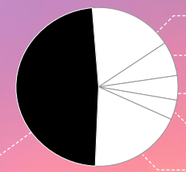



*Numbers in millions

## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

**Over $100,000 - 17%**
$75,000 - $100,000 - **11%**
$60,000 - $75,000 - **10%**
$40,000 - $60,000 - **18%**
$30,000 - $40,000 - **12%**
Under $30,000 - **32%**

## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



**19%** Other
**7%** Hospitality & Food
**5%** Healthcare & Social
**4%** Information
**17%** Science & Tech.
**48%** Public Admin. & Sales

**34.3%** Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

**WALK SCORE:** 97

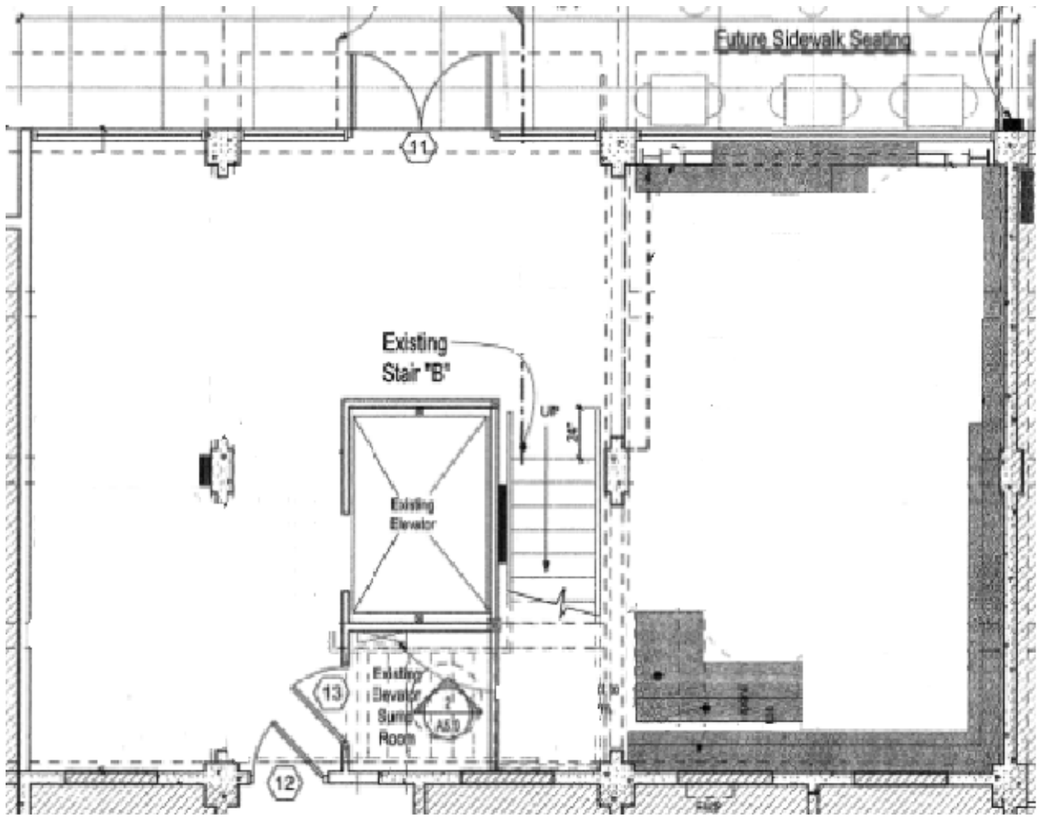
**BIKE SCORE:** 98

**TRANSIT SCORE:** 55

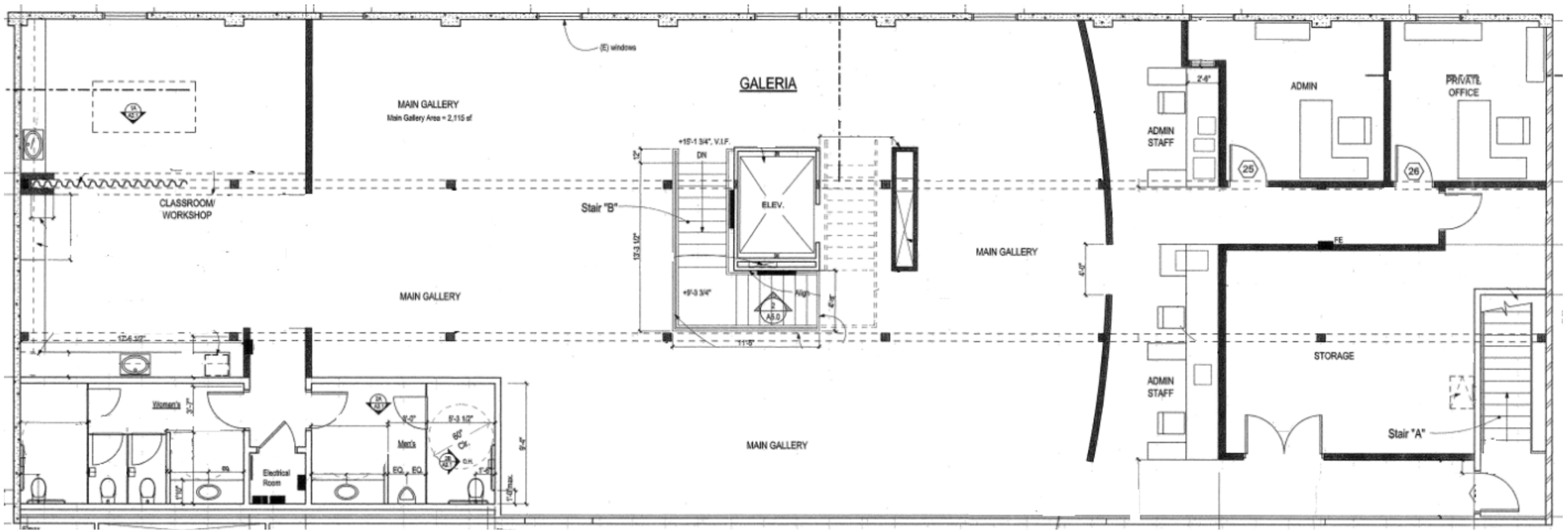
# FLOOR PLANS

*TOTAL BUILDING SIZE: 5,716 SF*

*FIRST FLOOR RETAIL: 1,123 SF*



## SECOND FLOOR: 4,593 SF



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