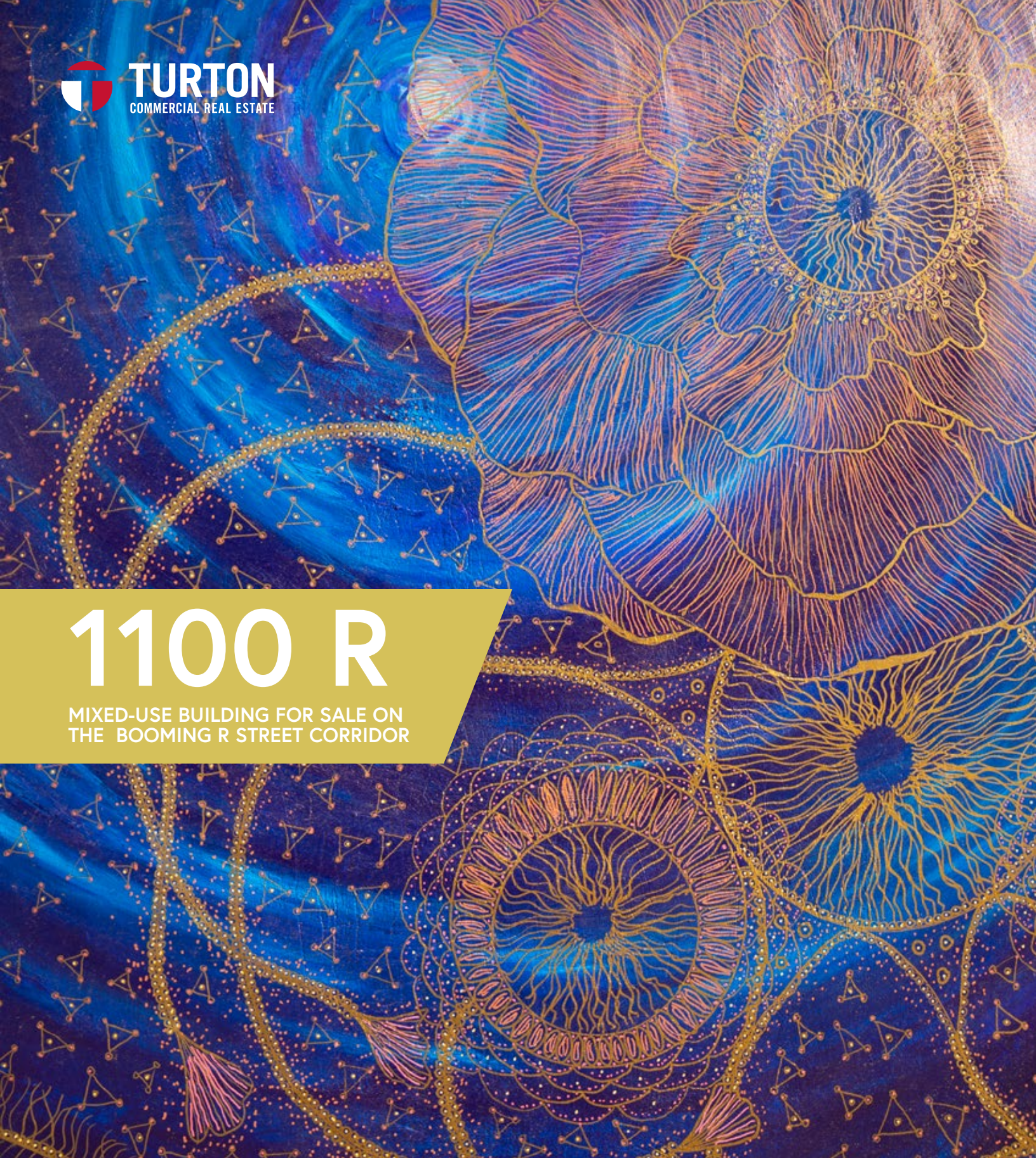
TURTON
COMMERCIAL REAL ESTATE
1100 R
MIXED-USE BUILDING FOR SALE ON
THE BOOMING R STREET CORRIDOR

TURTON
COMMERCIAL REAL ESTATE

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THE OPPORTUNITY

10,600	6,700	18	$5.99M
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 invest in and occupy a prominent amazingly improved building with incredible visibility, and income in place from existing tenancy.

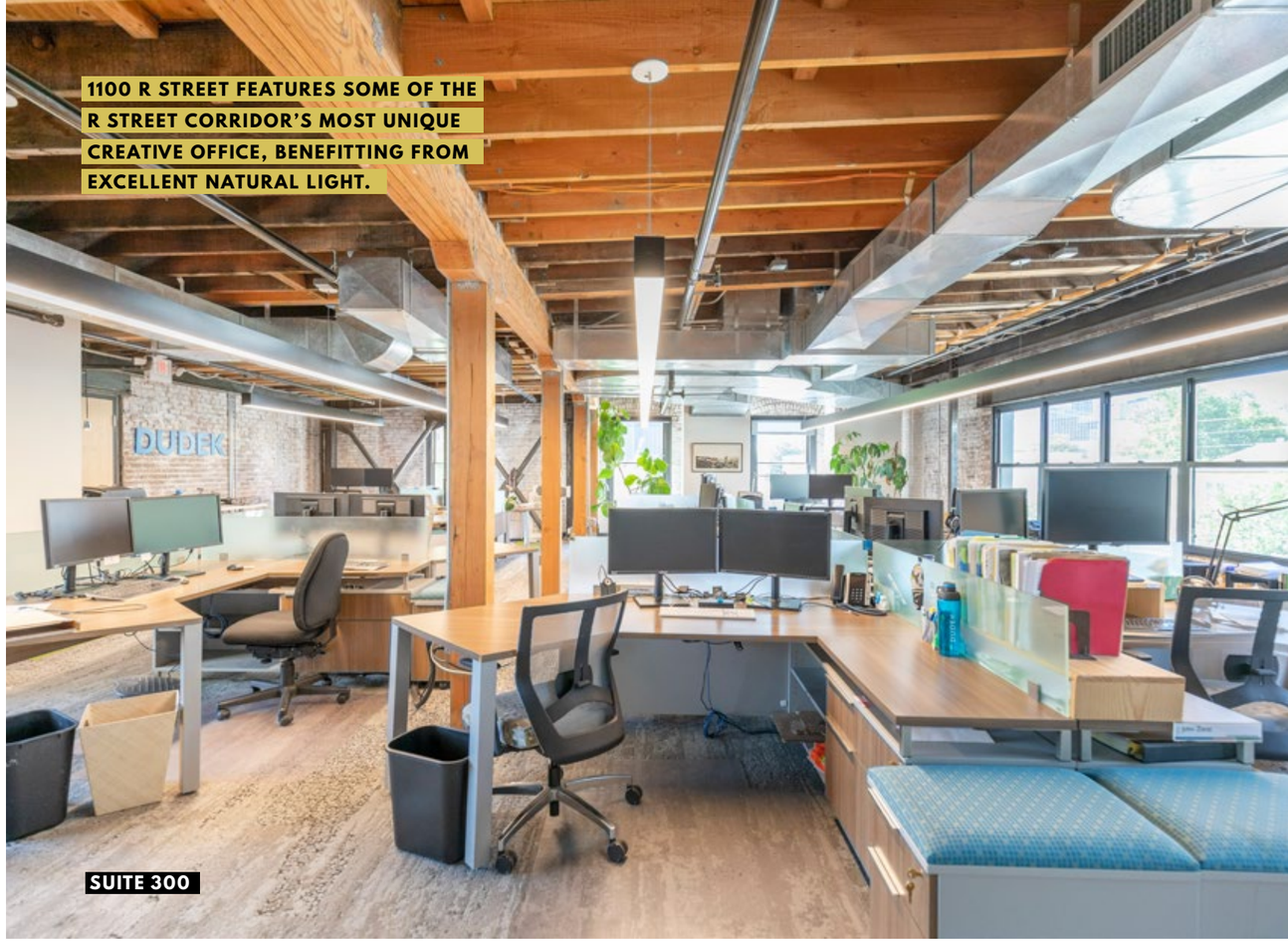
This exciting property is located on the R Street Corridor, firmly in the heart of all of R Street's most prominent and exciting amenities; including the Ice Blocks, featuring some of the region's best restaurants and retailers.The Property sits comfortably between an ideal mix of mixed-use developments,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

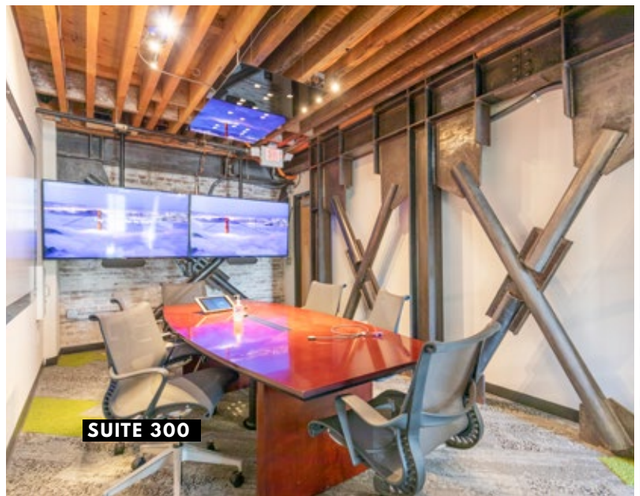
For an owner-user, the Property is the ideal canvas for the next owner/occupant , with high-end improvements and an abundance of on-site parking for a building of this size.

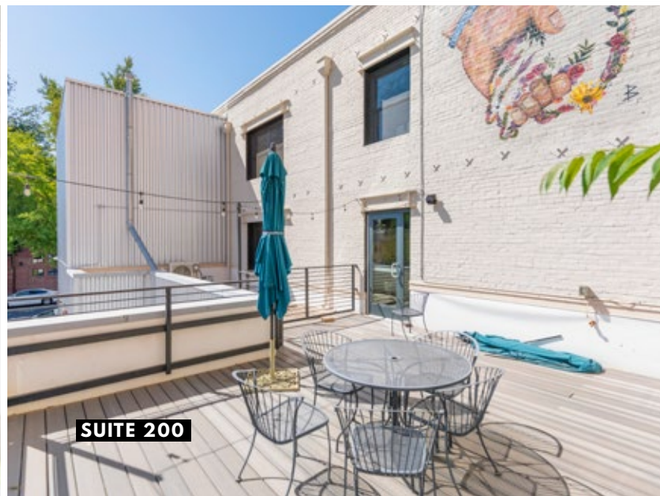
Perfect for an owner-user, 1100 R Street provides a new owner with rental income in place with Plant Power Fast Food paying $10,143 per month NNN. The tenant occupies the entire ground floor of the property and has approximately nine (9) years left on their lease, with two percent annual increases in their base rent. If purchased in 2022, the current tenant on floors 2 and 3 will provide additional income, allowing a buyer to close escrow on the property, and have income in place until their desired move-in in Q2 2023.

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. Icome 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

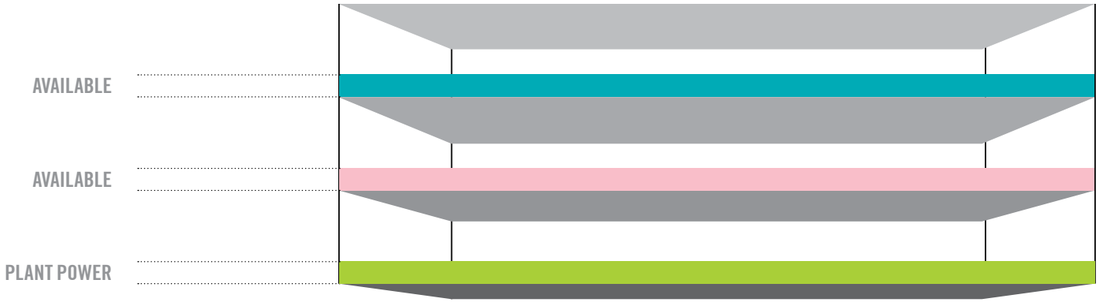
Address:	1100 R Street, Sacramento, CA 95811
APN:	009-0075-011
Building Size:	± 10,700 SF
Parcel Size:	± 4,761 SF
Zoning:	RMX-SPD
Year Built:	1900
Stories:	Three (3)
Parking:	Eighteen (18)
Elevator:	Yes
Water:	City of Sacramento
Gas:	PG&E
Electricity:	SMUD
Flood Zone:	X (100-500 year)

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 OR INVESTMENT PLAY

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

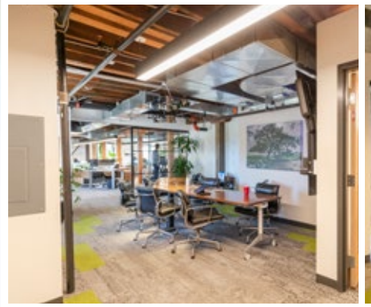


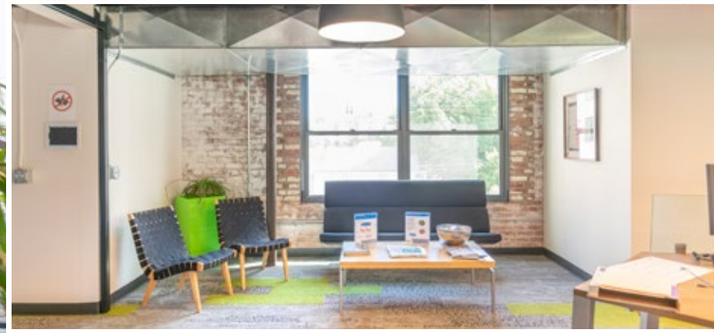
PLANT POWER

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:	$2.60
Lease Type:	Triple net (NNN)
Current Monthly Rent:	$10,143.90
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:	April 2023

ECONOMICS

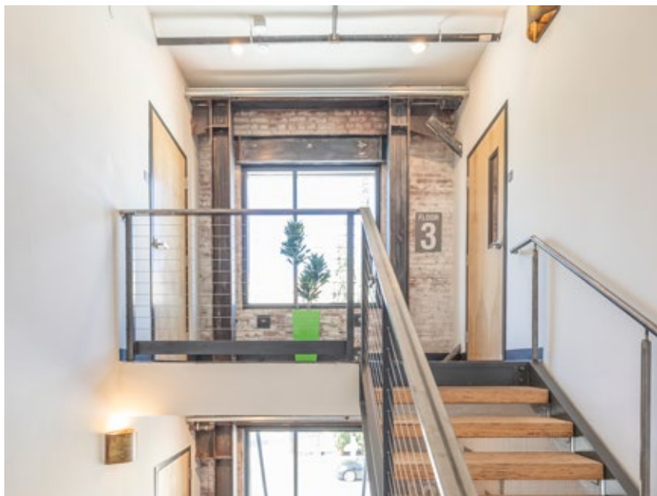
CURRENT PRO FORMA

Address	Tenant	Size	Expiration	Base Rent Per SF NNN	Base Rent Per SF Per Month	Base Rent Per SF Per Year
1100 R Street	Plant Power	3,900	12/31/2031	$2.60	$10,143.90	$121,726.80
1102 R Street	Dudek	6,700	3/31/2023	$2.25	$15,075.00	$180,900.00
Parking Income		18	MTM		$2,370.00	$28,440.00 *
TOTALS					**$27,588.90**	**$331,066.80**
					Value @ 5.5% Cap Rate	**$6,019,396.36**

2023 OWNER-USER PRO FORMA

Address	Tenant	Size	Expiration	Base Rent Per SF NNN	Base Rent Per SF Per Month	Base Rent Per SF Per Year
1100 R Street	Plant Power	3,900	12/31/2031	$2.65	$10,346.78	$124,161.36
1102 R Street	Owner/User	6,700	3/31/2023	$2.50	$16,750.00	$201,000.00
Parking Income		18	MTM		$2,700.00	$32,400.00 *
TOTALS					**$29,796.78**	**$357,561.36**
					Value @ 5.5% Cap Rate	**$6,501,115.64**

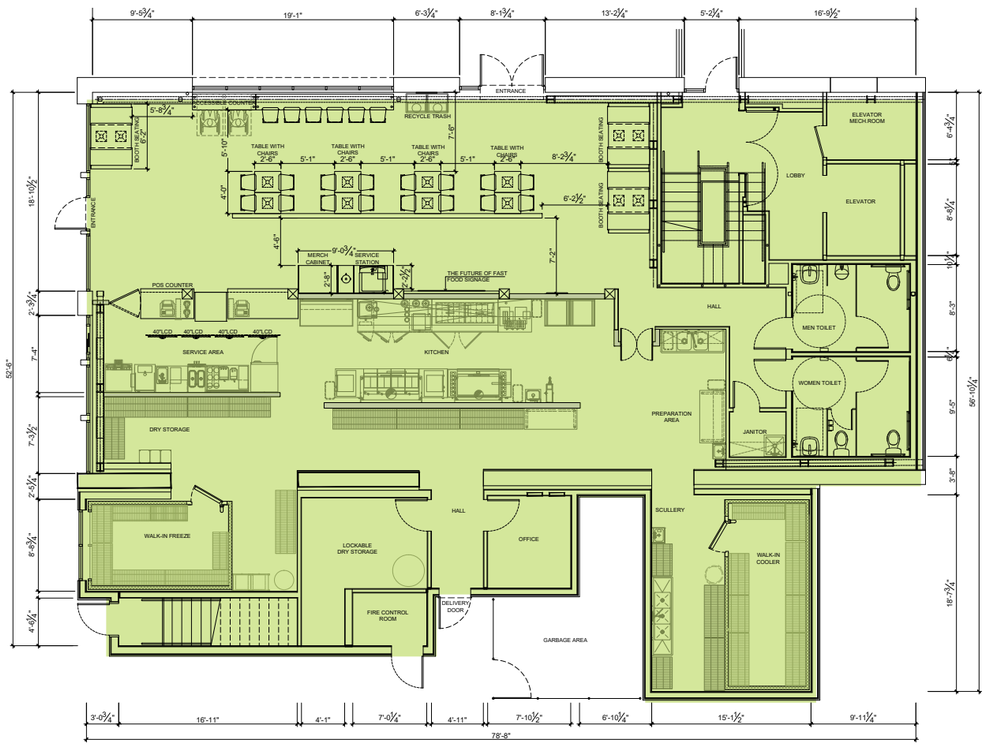
* 10 currently available for 2nd / 3rd floors.



FLOOR PLANS

R STREET

1ST

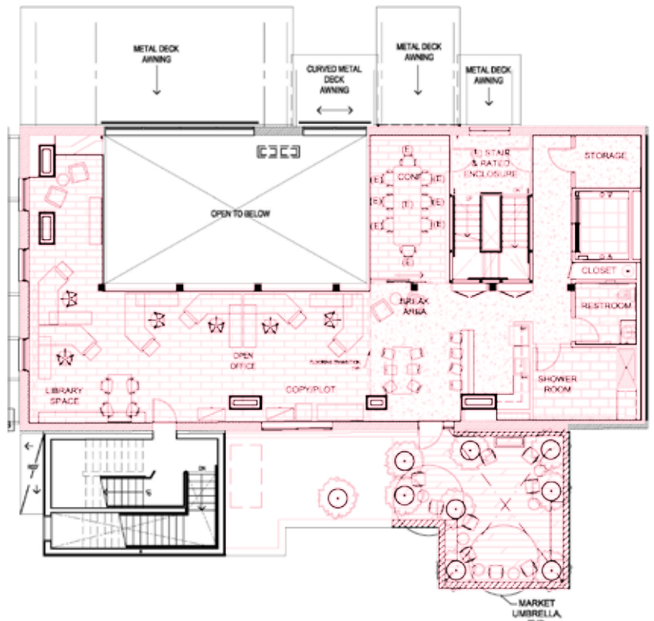


11TH STREET

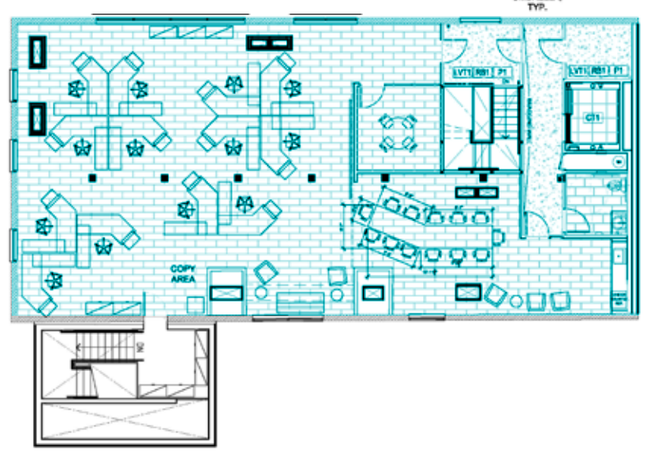
WAREHOUSE ARTIST LOFTS

R STREET

2ND



3RD



11TH STREET

WAREHOUSE ARTIST LOFTS

Notes:

R STREET CORRIDOR

10+
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

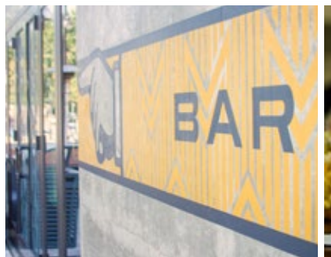
R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediately area. Midtown, already recognized nationally as one of the most walkable business/residential neigh- borhoods 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 include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, Market 515, 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.

Golden 1 Center
Downtown Commons
Sauced BBQ
Echo & Rig
Estelle
Fizz Champagne
Burger Lounge
Polanco
Pressed Juicery
Punch Bowl Social
Yard House
1100 R
Kodaiko Ramen
Solomon's
Tiger
Darling Aviary
Koja Kitchen
Fox & Goose
Elixir Bar & Grill
Waffle Square
Old Ironsides
Camellia Coffee
Fis Face Poke
Plant Power Fast Food
Insight Coffee
Roosevelt Park
Market 5-ONE-5
Recess Cafe
Le Croissant Shop
Bagel Time
Yummy Choice
Southside Park
1100 R Street
O'Neil Park
South
The Coconut on T
The Shady Lady
The Snug
Iron Horse Tavern
BAWK!
Burgers and Brew
Mas Taco Bar
Ace of Spades
Binchoyaki
Osaka-Ya
DAD'S Sandwiches
Dollar Tree
Selland's Market Cafe
11th
R
S
12th
Thai Farm House
Urban Roots Brewery
Target
La Garnacha

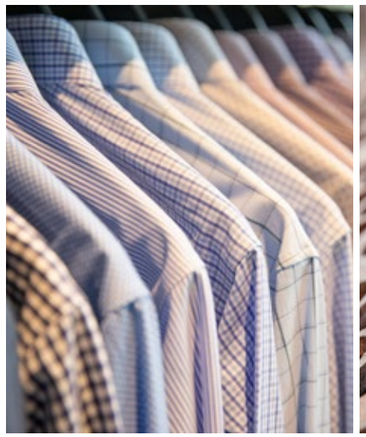
DRINK
LOCAL
BEER

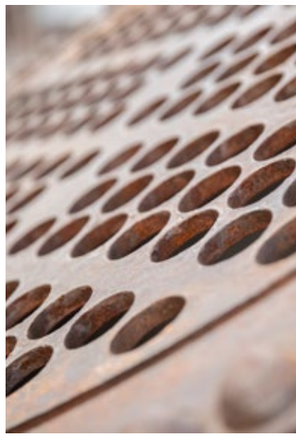
DESCHUTES


BAR

1100 R

THE PROPERTY IS ON THE R STREET CORRIDOR, ONE OF URBANCORE SACRAMENTO'S PRIME RETAIL AND CREATIVE OFFICE HUBS





NEARBY AMENITIES

Mansion 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
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Patch
Burgers and Brew
Cafe Bernardo
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville
Darling Aviary
Der Biergarten
Eatuscany Cafe
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Frank Fat's
Ginger Elizabeth Chocolates
Grange
Highwater
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Jamie's Broadway Grill
Karma Brew
Kojac Kitchen
Kru Japanese
Kupros Craft House
Lowbrau
Love Child
Lucca
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Massulo Pizza
Mercantile Saloon
Metro Kitchen & Drinkery
MidiCi Neapolitan Pizza
Mikuni Sushi
Monkey Bar
Morgan's Mill
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pizzeria Urbano
Plant Power Fast Food
Portofino's
Press Bistro
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Riverside Clubhouse
Roxie Deli and Barbecue
Ruhstaller
Sakamoto
Sauced BBQ & Spirits
See's Candies
Selland's
Shady Lady
Shoki Ramen House
Squeeze Inn
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Golden Bear
The Mill Coffee House
The Porch
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Vic's Ice Cream
Waffle Square Country Kitchen
Yogurt a GoGo
Zelda's Pizza
Zocalo

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

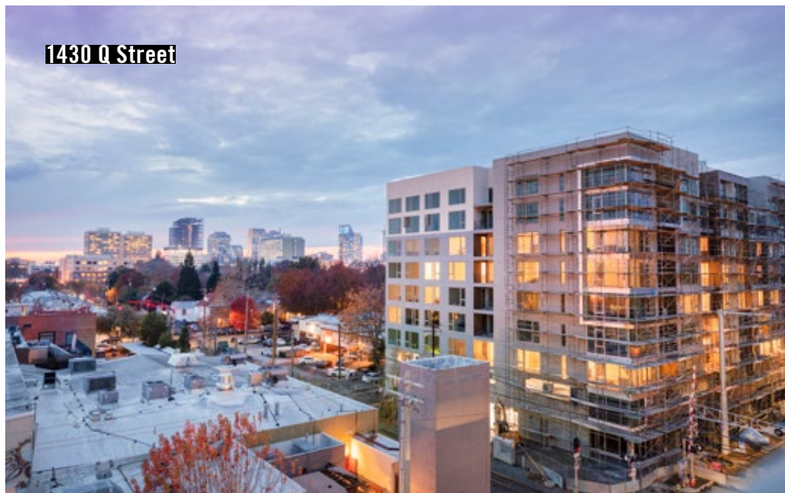
Retail:	Residential:	Completion Date:
9,000 SF	75 luxury units	Q1 2020

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.

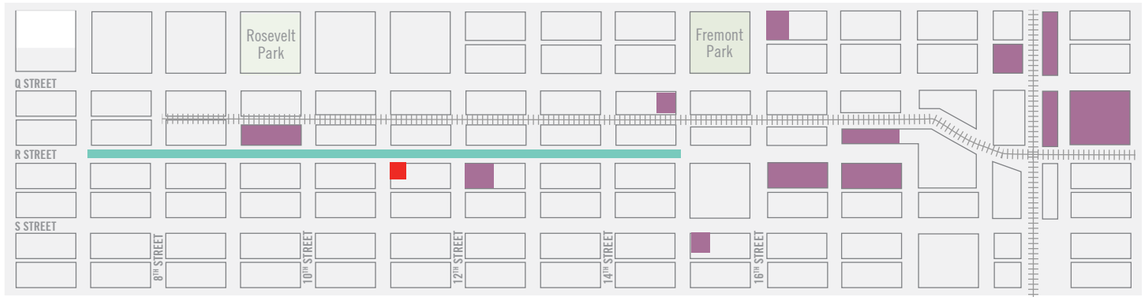
Warehouse Artist Lofts (WAL) - 11th and R Street

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.



1100 R



Q19 - 19th and Q Street

Retail: 1,985 sf
Residential: 68 luxury units
Completion Date: 2019
Other: 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: None
Residential: 32 townhomes
Completion Date: 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: TBD
Residential: 159 units
Completion Date: 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: 13,000 SF
Residential: 76 units
Completion Date: 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: None
Residential: 14 units
Completion Date: 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: 8,600 SF
Residential: 277 units
Completion Date: 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

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN

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

Sacramento is the Capitol of California, the sixth largest economy in the world. While perhaps not considered as sexy as many of the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white water rafting abound along the American River as well as one of Sacramento's crown jewels... the 32 mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 13 blocks from the Subject Property).

Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost.

Blessed with a consistent climate featuring over 300 days of sun on average throughout the year, the region is located at the Northern portion the Central Valley which produces more agriculture than any other valley in the United States, If you are eating a tomato in the United States there is a 9 in 10 chance it came from the Central Valley. Lettuce, almonds, rice and mandarin oranges are close behind. This unique combination of soil, water and temperature in coordination with Sacramento's solid, highly reliable economic base to create the perfect combination of variables to truly make Sacramento the "farm-to-fork" capitol of the world. No one on earth eats fresher food than Sacramentans. And if you want to select the perfect wine to compliment your meal you are a mere 60 minutes from arguably the finest wine region in the world. On any given day it is actually faster (not closer) to get to downtown Napa from downtown Sacramento than downtown San Francisco.

Ten minutes from downtown Sacramento is the University of California at Davis, acknowledged as one of, if not, the finest agricultural institutions in America and home to the Mondavi Center, a $10M performance art center donated by the Mondavi Family who also maintain a close relationship with Davis' renown Viticulture department.

In addition to the State Government, Sacramento features a number of larger locally based employers including Vision Service Plan, Blue Diamond Almond Growers (located on 16th Street), Raley's, Sutter Health, Dignity Health, Kaiser Permanente, UC Davis Medical Center, McClatchy as well as California Public Employees Retirement System and California State Teachers Employee Retirement System... two of the largest pension funds in the world. Regional employers with large presence in Sacramento include AT & T, Wells Fargo, Intel, Apple, AAA and Tesla.

Employment growth in Sacramento has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but education and health services, sector has been the largest contributor to job growth since the bottom of the economic downturn. Total employment in this sector is nearly 25% above its prerecession peak. Local hospitals have noted that, as of May 2017, thousands of medical positions remain unfilled due to the lack of skilled talent in the metro. Within the professional and business services sector, administrative and support jobs have benefitted, because the metro's low business costs attract firms with back-office operations. Continued growth is expected in the state and local government sectors. Sacramento has the highest share of public sector employment in the country (approximately 25%) ahead of even that of Washington D.C.

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 recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

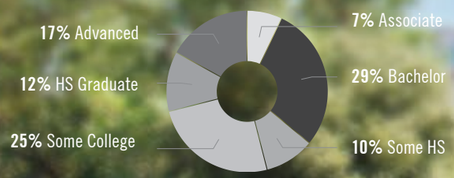
SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

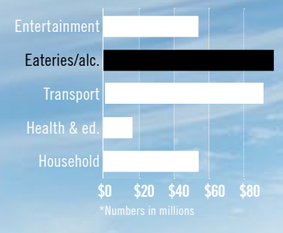
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over $150,000 - 13%
$125,000 - $150,000 - **5%**
$100,000 - $125,000 - **9%**
$75,000 - $100,000 - **11%**
$50,000 - $75,000 - **17%**
Under $50,000 - **44%**

EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



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

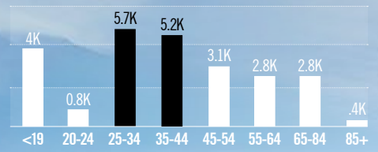


*Numbers in millions

SACRAMENTO'S CITY RANKINGS:

#1 in the U.S. for net migration
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

WALK SCORE:	BIKE SCORE:	TRANSIT SCORE:
93	99	62

$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

Art - Subtile by Federico Díaz

TURTON
COMMERCIAL REAL ESTATE