

1102 R STREET

Creative Office for Lease In the Heart of
the R Street Corridor



CLICK / SCAN
FOR 3-D TOUR



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SUITE 300



SUITE 300

1102 R STREET FEATURES SOME OF THE R STREET CORRIDOR'S MOST UNIQUE CREATIVE OFFICE, BENEFITTING FROM EXCELLENT NATURAL LIGHT.

THE PROPERTY

3,657
RSF

11
PARKING STALLS AVAILABLE

35
RESTAURANTS WITHIN WALKING DISTANCE

1
SPACE AVAILABLE FOR LEASE

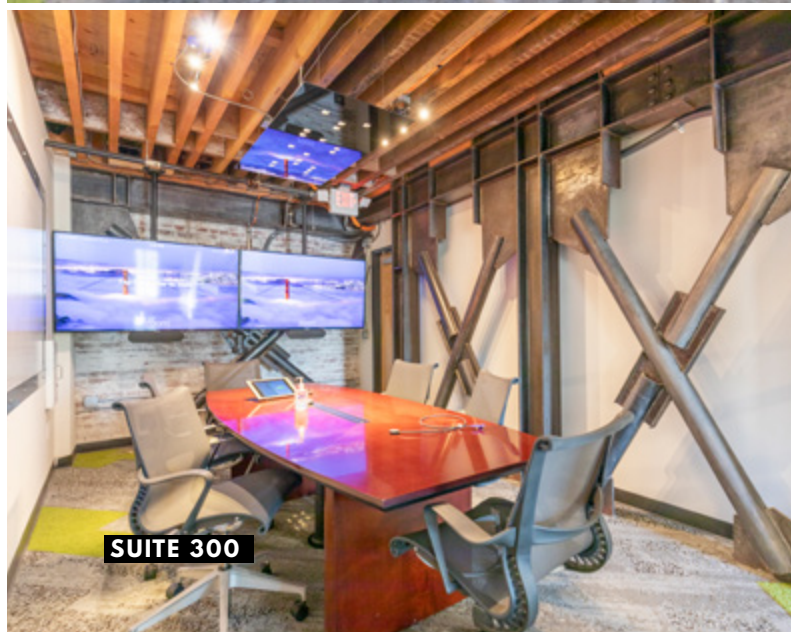
TURN-KEY CREATIVE OFFICE SPACE IN THE HEART OF THE R STREET CORRIDOR

1102 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 downtown 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 11 parking stalls available to the combined suites. Suite 200 also features a private outdoor patio for tenant's use. The building's orientation to the street provides tenants with excellent visibility, including the potential for building signage. The views from the 2nd and 3rd floor windline provide a glimpse into the energy of Sacramento's R Street corridor, and the opportunities that await. Only suite 300 is avail-

able 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, 1102 R Street is in the heart of Sacramento's exciting revitalized



SUITE 300



SUITE 200 - LEASED



SUITE 200 - LEASED

PROPERTY DETAILS

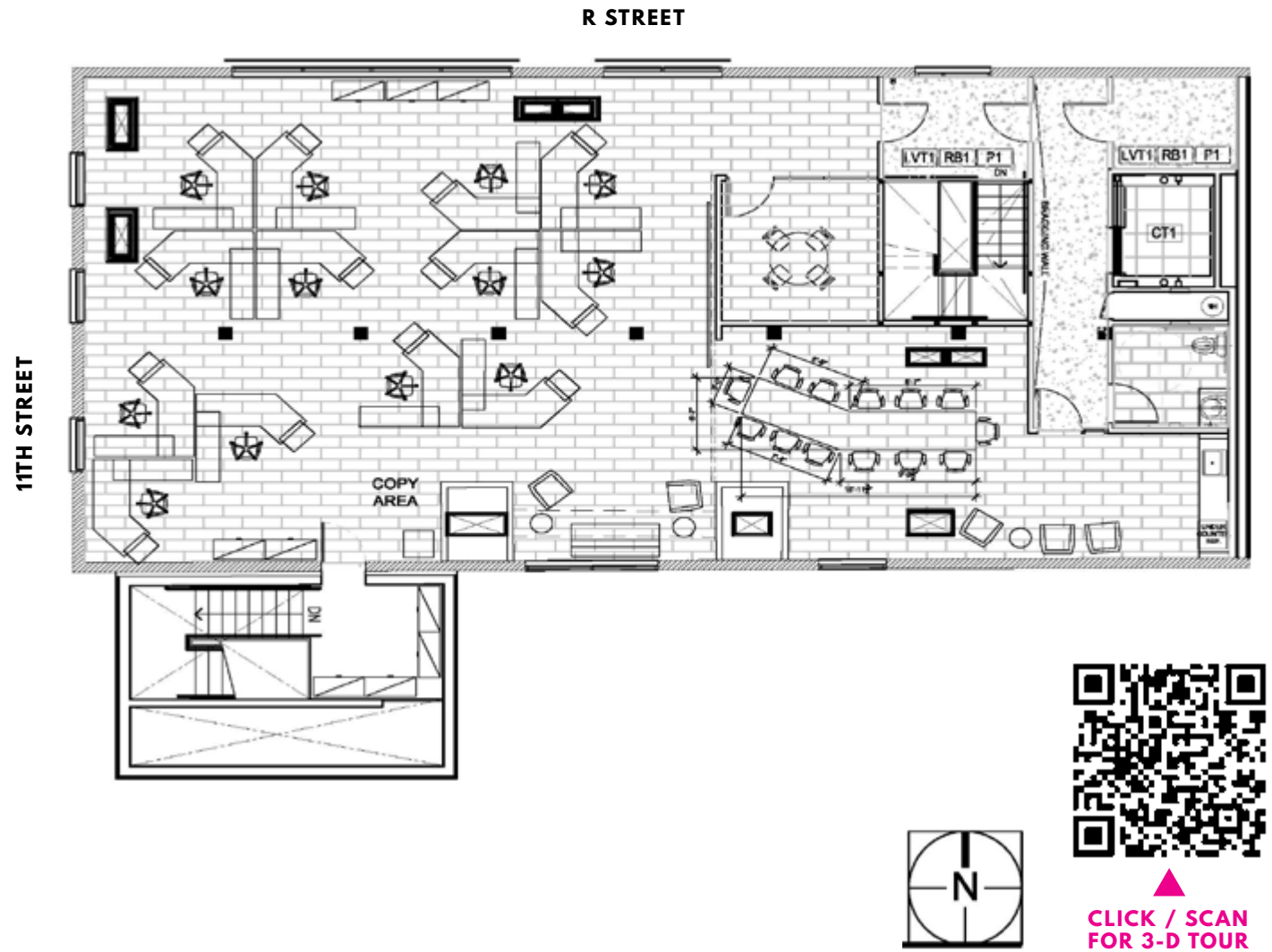
Address: 1102 R Street, Sacramento CA, 95811
Rent: \$3.00/SF full service gross
Use: Office
Suite 300: 3,657 RSF
Signage: Exterior Building Signage Available
On-site Parking: 2.90/1000 on-site surface parking at \$150/mo/space
11 parking stalls



FLOOR PLAN



SUITE 300
3,657 RSF





SUITE 300



SUITE 300



SUITE 300



SUITE 300



R STREET CORRIDOR

<p>10+ NEARBY DEVELOPMENTS</p>	<p>1,000+ NEW HOUSING UNITS</p>	<p>75+ NEARBY AMENITIES</p>
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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, it's 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.







NEARBY AMENITIES

1102 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 1102 R STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Crepeville | Kojac Kitchen | Pachamama Coffee Coop | Shoki Ramen House |
| Ace of Spades | Darling Aviary | Kru Japanese | Paesano's | Squeeze Inn |
| Aioli Bodega Espanola | Der Biergarten | Kupros Craft House | Paragary's | Tank House BBQ |
| Amaro Italian Bistro & Bar | Eatuscany Cafe | Lowbrau | Pizzeria Urbano | Tapa the World |
| Art of Toys | Elixir Bar & Grill | Love Child | Plant Power Fast Food | Tea Cup Cafe |
| Azul Mexican | Faces | Lucca | Portofino's | Temple Coffee |
| Badlands | Federalist Public House | Luna's Cafe & Juice Bar | Press Bistro | Thai Basil |
| Bar West | Fieldwork Brewing Co. | Mango's/Burgertown | Pronto Pizza | Thai Canteen |
| Bento Box | FishFace Poke Bar | Make Fish | Pushkin's Bakery | The Golden Bear |
| BevMo | Fit Eats | Massulo Pizza | Q Street Bar & Grill | The Mill Coffee House |
| Bike Dog | Fox & Goose Public House | Mercantile Saloon | R15 | The Porch |
| Bottle & Barlow | Frank Fat's | Metro Kitchen & Drinkery | Red Rabbit | The Rind |
| Broderick Midtown | Ginger Elizabeth Chocolates | MidiCi Neapolitan Pizza | Rick's Dessert Diner | The Waterboy |
| Buckhorn Grill | Grange | Mikuni Sushi | Riverside Clubhouse | Tres Hermanas |
| Burger Patch | Highwater | Monkey Bar | Roxie Deli and Barbecue | Uncle Vito's Pizza |
| Burgers and Brew | I Love Teriyaki | Morgan's Mill | Ruhstaller | University of Beer |
| Cafe Bernardo | Identity Coffee | Mulvaney's B&L | Sakamoto | Vic's Ice Cream |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | Sauced BBQ & Spirits | Waffle Square Country Kitchen |
| Centro Cocina Mexicana | Jack's Urban Eats | Nekter | See's Candies | Yogurt a GoGo |
| Chipotle | Jamie's Broadway Grill | Nido | Selland's | Zelda's Pizza |
| Cornerstone | Karma Brew | Old Soul Coffee | Shady Lady | Zocalo |



NEARBY DEVELOPMENTS

1102 R Street is situated in the path of development near R Street. This part of town is experiencing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

Ice Blocks - 17th and R Street

Retail: 75,000 SF	Residential: 148 units	Office: 97,000 SF	Completion Date: 2018
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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: 9,000 SF	Residential: 75 luxury units	Completion Date: Q1 2020
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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: 6,000 sf	Residential: 116 affordable units	Completion Date: 2015
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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.



Ice Blocks



Warehouse Artist Lofts (WAL)



1430 Q Street



Q19 - 19th and Q Street

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

Market 5-ONE-5 - 9th and R Street

Retail: 11,200 SF	Completion Date: 2018
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Notes:
This 11,200 sq. ft. project is a grocery store reminiscent of a neighborhood corner market that falls under the Raley's family of grocery stores. The store features both conventional and specialty groceries with an emphasis on natural and organic products. The project also includes restaurant space, and outdoor seating.



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 ur-

ban 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.



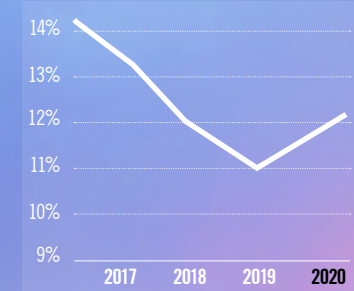
THERE'S A REASON EVERYONE IS COMING HERE.



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).

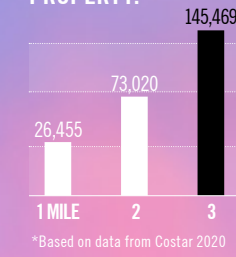
SACRAMENTO OFFICE VACANCY:



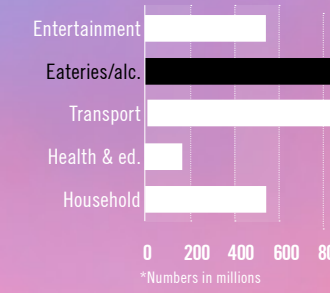
SACRAMENTO'S CITY RANKINGS

- #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

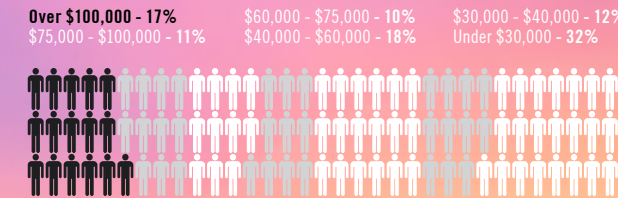
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



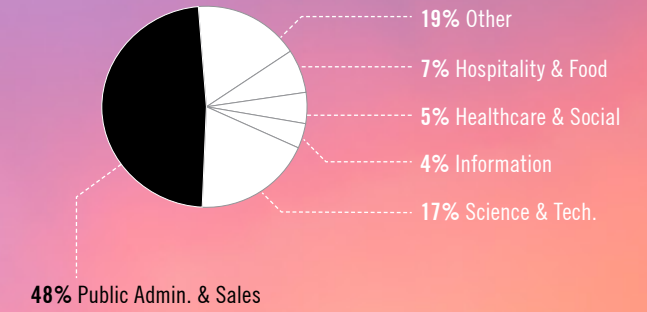
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE:
97

BIKE SCORE:
98

TRANSIT SCORE:
55



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