

maker

1500 S Street | Luxury Living + Class A Retail For
Lease Next to Sacramento's R Street Corridor



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THE OPPORTUNITY

171,384
SF BUILDING

9,175
SF OF RETAIL

137
RESIDENTIAL UNITS

7
STORIES

Maker, located at 1500 S Street by Anthem United, will continue to change the landscape around the R Street corridor in Sacramento. Prominently rising on the corner of 15th and S Streets, the Building is a 7-story, 171,384 square foot mixed-use building that provides 137 residential apartments and highly visible class A retail space. Recently completed, Maker's retail space ranges from 908 square feet to 9,175 square feet, visible to both S Street and 15th Street.

This exciting Property is located just one block from the R Street Corridor, firmly in the heart of all of R Street's most prominent and exciting amenities; including the Ice Blocks. The Property sits comfortably between an ideal mix of mixed-use developments, creative offices homes and

popular urban amenities.

R Street is an avenue of old industrial warehouses that have been transformed into a community of high-end retail shops, restaurants, residential units and creative office space. In the last five years, hundreds of new residential units have been added to the immediate area. This neighborhood, 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, has become even more popular thanks to the medley of artists, designers, and creatives residing and working in the corridor. 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.

Walkable to Sacramento's trendiest restaurants and amenities, retailers at Maker will benefit greatly from hundreds of residents, thousands of daytime office employees and nighttime entertainment. Be part of the newest development transforming Sacramento's urban core!



Section One: The Property

PROPERTY DETAILS

Address: 1500 S Street, Sacramento, CA 95811

Building Size: 171,384 SF

- 42 studios
- 31 one bedrooms
- 28 two bedrooms
- 36 three bedrooms
- 137 total residential units

Retail Space: 9,175 SF (divisible)

Hoodshaft: Available

Greasetrap: Available

Gas: Available

Metering: Separately Metered

Completion Date: 2024

Retail Lease Rate: \$3.50 per square foot NNN

Zoning: C-2-SPD

Year Built: 2022

Stories: Seven (7)

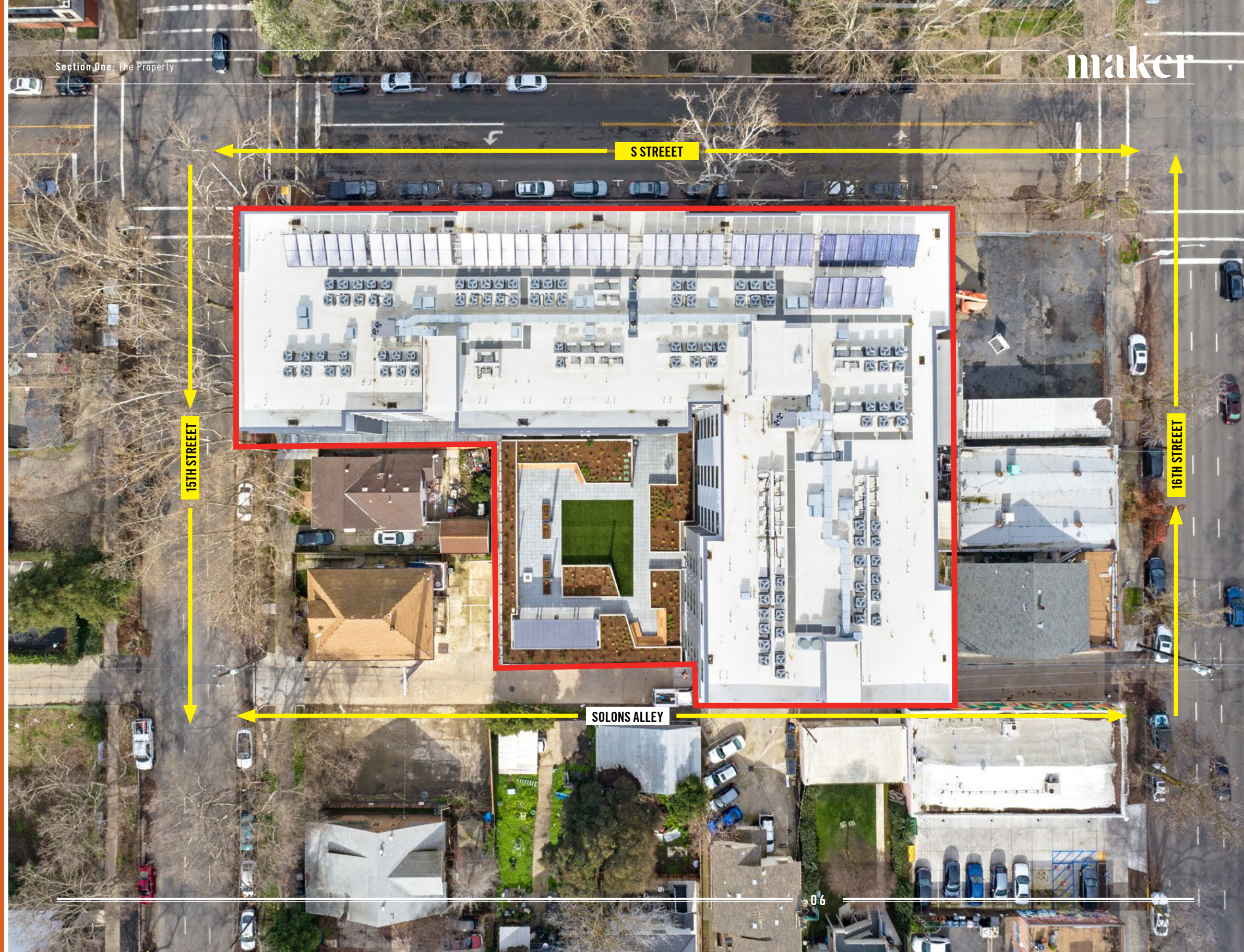
Bike Storage: 182 stalls

Water: City of Sacramento

Gas: PG&E

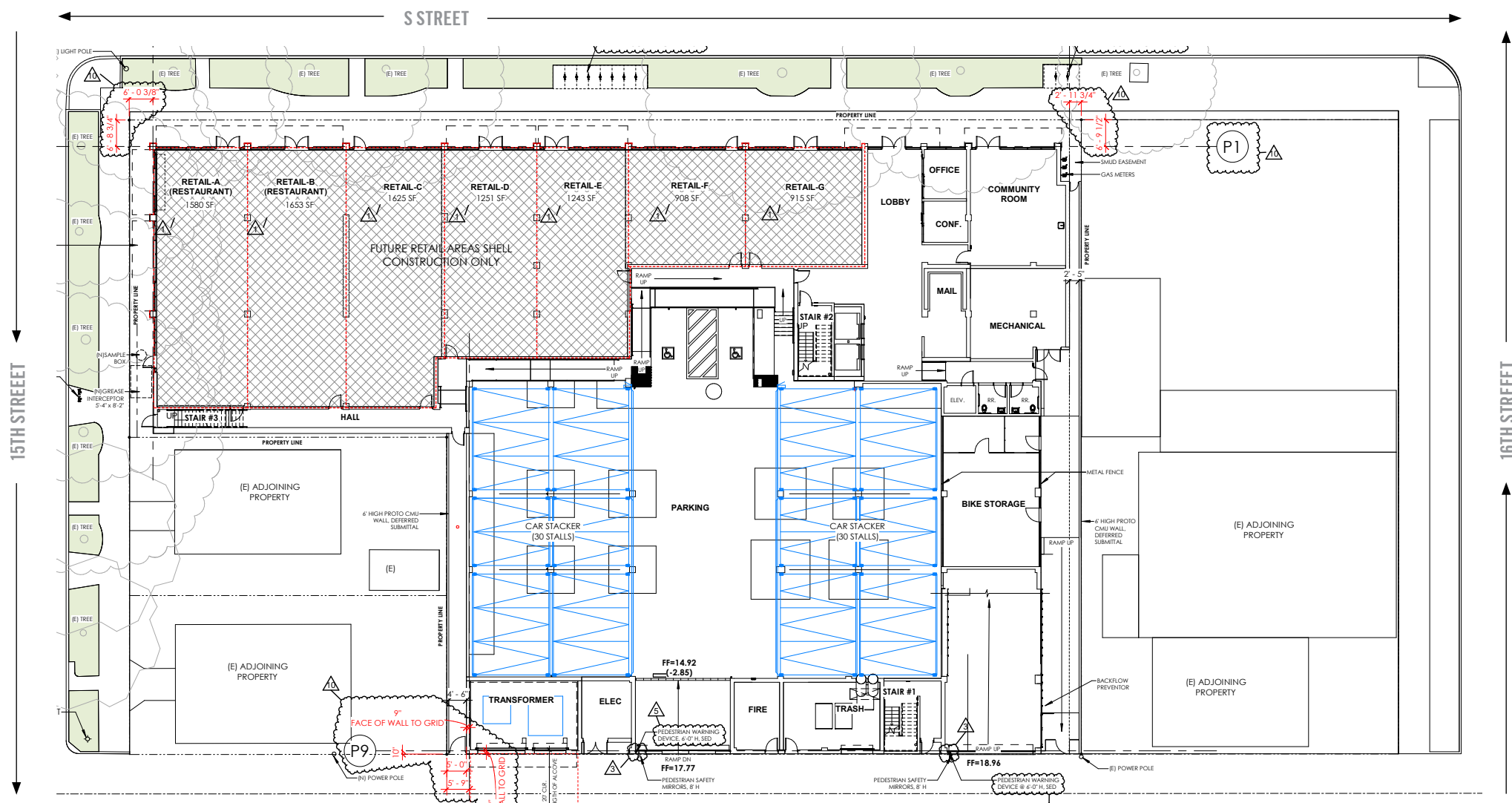
Electricity: SMUD

Flood Zone: X (100-500 year)



FLOOR PLAN

908 - 9,175 SF AVAILABLE





R STREET CORRIDOR

10+ NEARBY DEVELOPMENTS	1,000+ NEW HOUSING UNITS	75+ NEARBY AMENITIES
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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, de-

signers, 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

State Capitol

- Cafeteria 15L
- Station 16
- Mikuni
- Bento Box
- Public House
- Petra Greek

- Kin Thai Eatery
- LowBrau
- The Old Spaghetti Factory
- Peet's Coffee
- The Depot
- Midtown Farmers Market
- Tank House

Roosevelt Park

- Ace of Spades
- The Roost
- Camellia Coffee
- WAL Public Market
- Fox & Goose
- Plant Power Fast Food
- Bottle & Barlow

- Mas Taco Bar
- Snug
- Iron Horse Tavern
- Cafe Bernardo
- Burgers & Brew
- Bawk!
- The Shady Lady

- Mochinut
- Naked Lounge
- Fire Wings
- Majka

Fremont Park

- Temple Coffee
- Thai Canteen
- Magpie
- Karma Brew

- DAD'S Sandwiches
- B-Side
- Betty Wine Bar
- Coconut on T

- Device Brewing
- See's Candies
- Frank Bar
- Creamy's

- Beast + Bounty
- Shake Shack
- Nico Wine
- Philz Coffee
- Mendocino Farms
- Pressed Juicery
- Salt & Straw

- Truitt Bark Park
- Safeway
- Ryujin Ramen
- T & Coffee + Tea
- Panda Express
- Midtown Spirits
- Sandwich Spot

Maker

- Hook & Ladder
- Scorpio Coffee
- Ju Hachi
- Ernesto's

15th

16th

T

S



**MAKER IS LOCATED JUST ONE BLOCK
FROM R STREET CORRIDOR'S MOST
PROMINENT AND EXCITING AMENITIES!**

maker





NEARBY AMENITIES

Maker 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 1500 S STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Dad's Kitchen	Journey to the Dumpling	Old Soul Coffee	Station 16
Ace of Spades	Darling Aviary	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Acheson Wine	Der Biergarten	Kin Thai	Paesano's	Tank House BBQ
Aioli Bodega Espanola	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Azul Mexican	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Badlands	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Bar West	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beach Hut Deli	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Beast + Bounty	Fieldwork Brewing Co.	LowBrau	R15	Thai Canteen
Bento Box	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Bottle & Barlow	Fizz	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burger Patch	Fixin's Soul Kitchen	Maydoon	Roots Coffee	The Mill Coffee House
Burgers and Brew	Flatstick Pub	Mendocino Farms	Ruhstaller BSMT	The Porch
Cafe Bernardo	Fox & Goose Public House	MidiCi Neapolitan Pizza	Saigon Alley	The Rind
Cafeteria 15L	Ginger Elizabeth Chocolates	Midtown Spirits	Sauced	The Waterboy
Camden Spit & Larder	Grange	Mikuni Sushi	See's Candies	The Zebra Club
Cantina Alley	I Love Teriyaki	Morton's	Scorpio Coffee	Tres Hermanas
Centro Cocina Mexicana	Il Fornaio	Mulvaney's B&L	Shady Lady	Uncle Vito's Pizza
Chipotle	Insomnia Cookies	N Street Cafe	Shoki Ramen House	University of Beer
Cornerstone	Iron Horse Tavern	Nash & Proper	Sibling by Pushkin's	Yogurt a GoGo
Crepeville	Jack's Urban Eats	Nekter	Solomon's Delicatessen	Zelda's Pizza



NEARBY DEVELOPMENTS

Maker 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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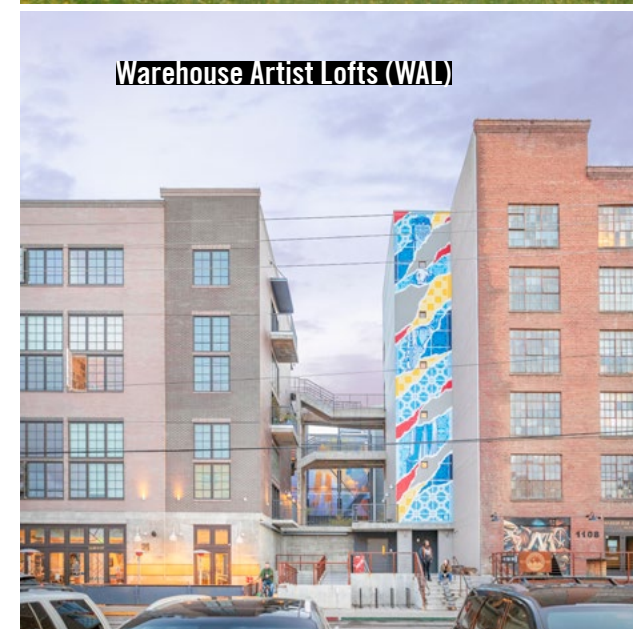
Notes:

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

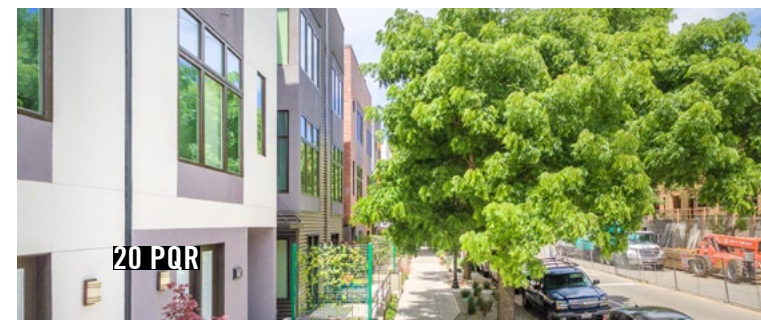


Warehouse Artist Lofts (WAL)



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.

Albright Village - 13th and U Street

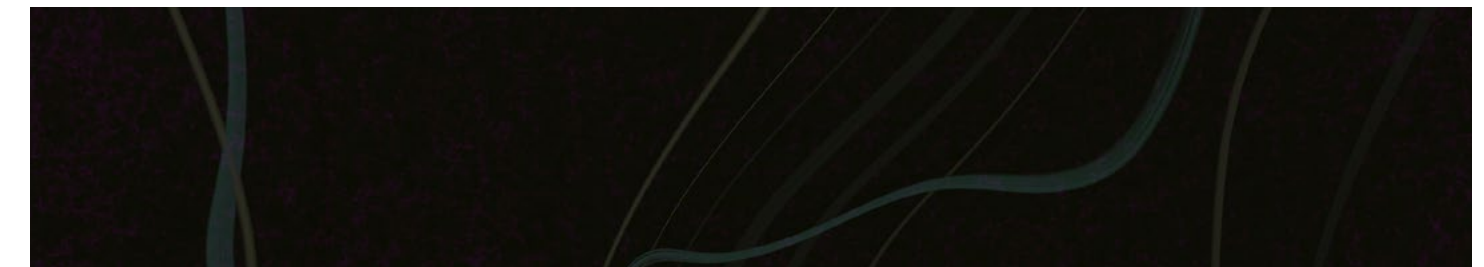
Retail: None	Residential: 14 units	Completion Date: TBD
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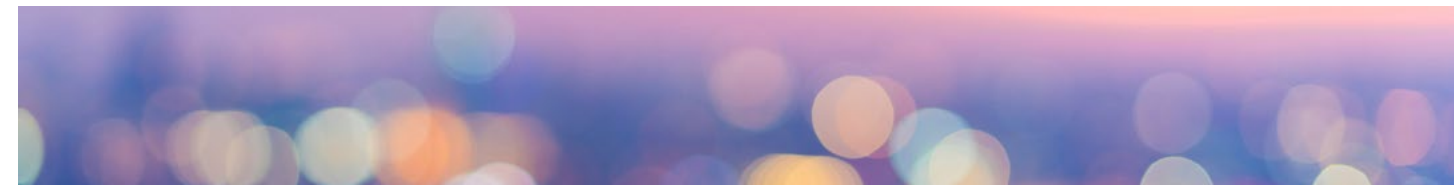
Notes:
The project will have 14 three-story units, with floor plans of 1,700 and 1,900 square feet. Distinguishing characteristics include private yards for every home, decks or balconies on every upper floor and garages big enough for more than one vehicle. All homes are also planned to be entirely 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.





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word “renaissance” more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead

center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete. All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the

downtown grid. The impact to Sacramento’s urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento’s urban renaissance. Since the formal approval by City Council of the Cities’ contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.



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

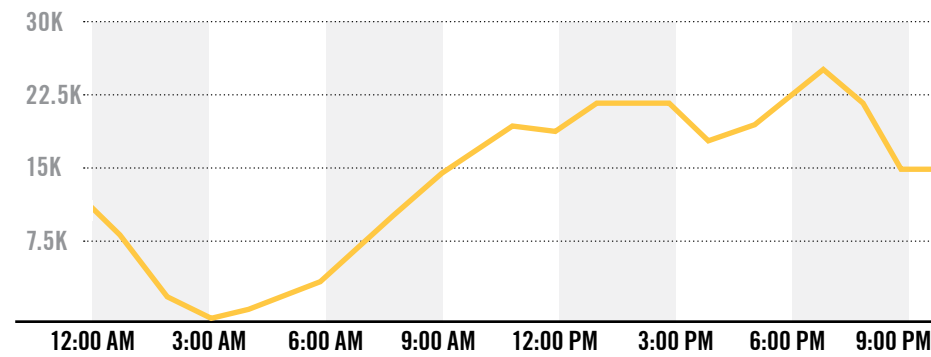
POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

- Prime Location in Sacramento's Booming Midtown District
- Highly Visible to Traffic on 16th Street
- Easy Walking Distance to Virtually Every Significant Landmark in Sacramento's Urban Core

Total 2023 Visits by Hour to The Gio

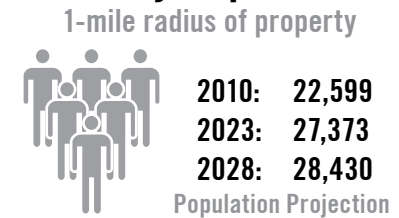


Average Household Income
2-mile radius of property

Psychographic Profile

- Singles and Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Golden Year Guardians**
Retirees living in old homes, settled residences and communities

Nearby Population



Traffic Counts

13,774



Daily Cars on 16th Street

Annual Consumer Spending in millions

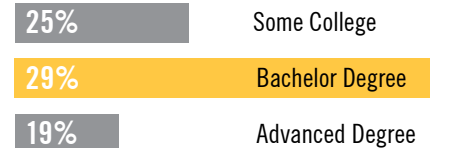


\$445.332

1-mile radius of property



Education Levels



5,281
Nearby Businesses

1-mile radius of property

maker



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