

# 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 will provide 137 residential apartments and highly visible class A retail space.

Arriving in mid 2023, Maker's retail space will range 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

**Delivery Date:** Q2 2023

**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)



S STREET

15TH STREET

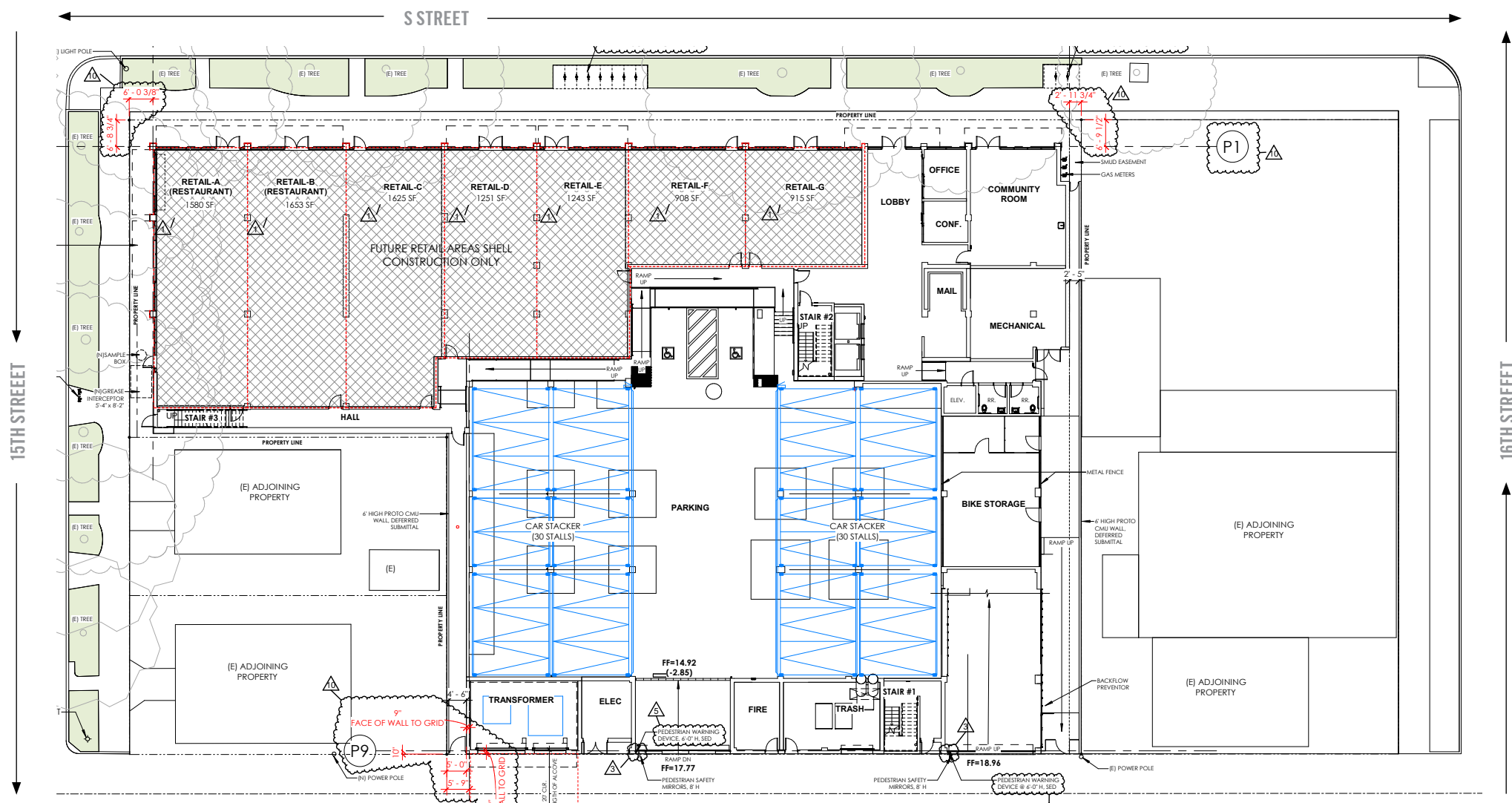
16TH STREET

SOLONS ALLEY



# FLOOR PLAN

908 - 9,175 SF AVAILABLE







# R STREET CORRIDOR

<p><b>10+</b> NEARBY DEVELOPMENTS</p>	<p><b>1,000+</b> NEW HOUSING UNITS</p>	<p><b>75+</b> NEARBY AMENITIES</p>
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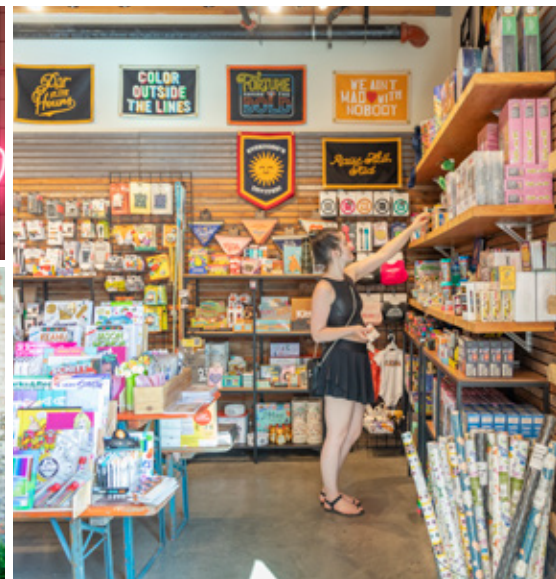
URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

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, 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  
Pieology  
Petra Greek

Good News Wine  
Kin Thai Eatery  
LowBrau  
The Old Spaghetti  
Factory  
Peet's Coffee  
The Depot

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  
South  
Coconut on T

Device Brewing  
Curry Up Now  
Frank Bar  
Creamy's

Beast + Bounty  
Shake Shack  
Nico Wine  
Philz Coffee  
Mendocino Farms  
Pressed Juicery  
Milk Money

Maker

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

Hook & Ladder  
Scorpio Coffee  
Ju Hachi  
Ernesto's

15th

16th

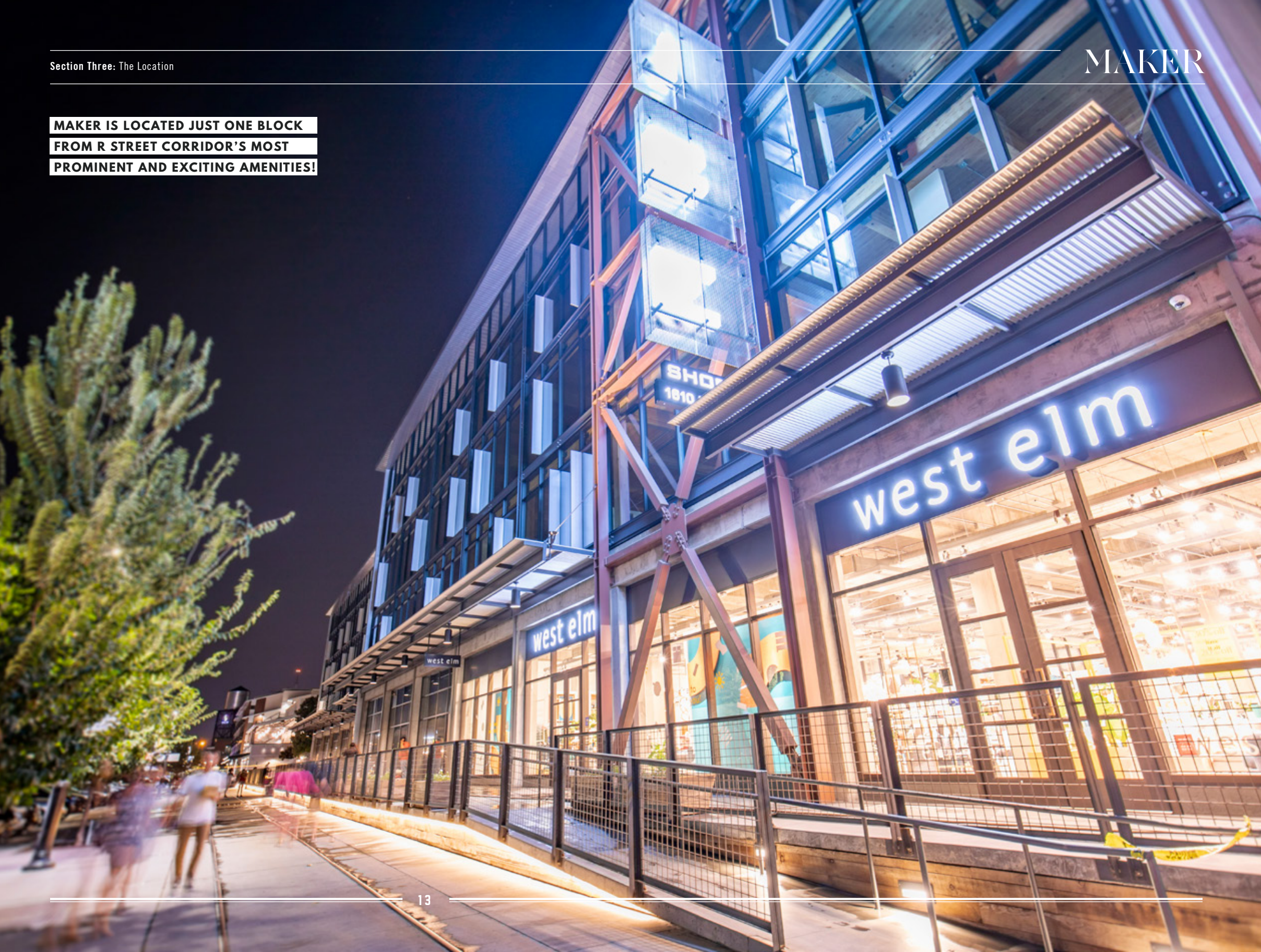
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**MAKER IS LOCATED JUST ONE BLOCK FROM R STREET CORRIDOR'S MOST PROMINENT AND EXCITING AMENITIES!**







## 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.   | 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

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

<b>Retail:</b> 75,000 SF	<b>Residential:</b> 148 units	<b>Office:</b> 97,000 SF	<b>Completion Date:</b> 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

<b>Retail:</b> 9,000 SF	<b>Residential:</b> 75 luxury units	<b>Completion Date:</b> 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

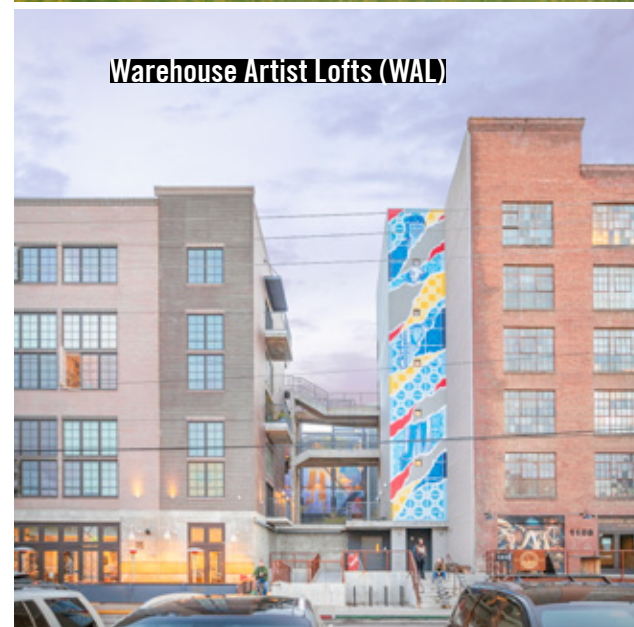
<b>Retail:</b> 6,000 sf	<b>Residential:</b> 116 affordable units	<b>Completion Date:</b> 2015
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**Notes:**  
The transit-oriented development includes adaptive reuse of the historic Lawrence Warehouse, a six-story structure built in 1914. Warehouse Artist 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



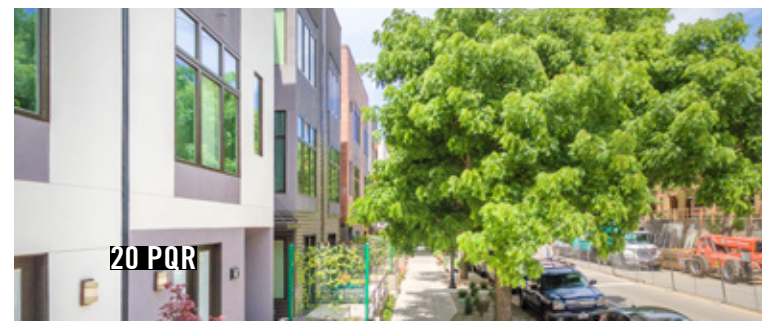
Warehouse Artist Lofts (WAL)



1430 Q Street







### Q19 - 19th and Q Street

<b>Retail:</b> 1,985 sf	<b>Residential:</b> 68 luxury units	<b>Completion Date:</b> 2019	<b>Other:</b> 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

<b>Retail:</b> None	<b>Residential:</b> 32 townhomes	<b>Completion Date:</b> 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

<b>Retail:</b> TBD	<b>Residential:</b> 159 units	<b>Completion Date:</b> 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.

Press @ Midtown Quarter

Q19

Albright Village

20 PQR

1717 S Street

### Albright Village - 13th and U Street

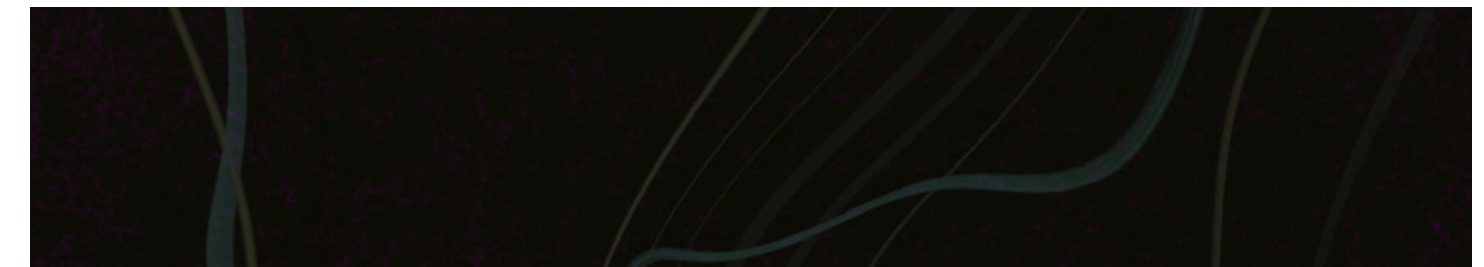
<b>Retail:</b> None	<b>Residential:</b> 14 units	<b>Completion Date:</b> TBD
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**Notes:**  
The project will have 14 three-story units, with floor plans of 1,700 and 1,900 square feet. Distinguishing characteristics include private yards for every home, 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

<b>Retail:</b> 8,600 SF	<b>Residential:</b> 277 units	<b>Completion Date:</b> 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

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

## 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.



THERE'S A REASON EVERYONE IS COMING HERE.





# SACRAMENTO DATA BITES

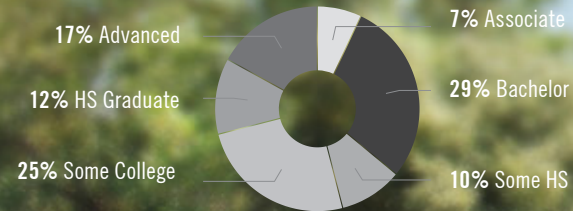
Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural 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:

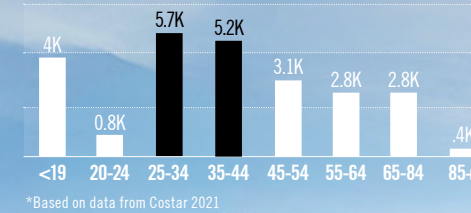


Art - Subtile by Federico Díaz

## 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

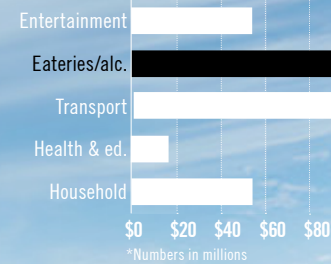


\*Based on data from Costar 2021

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

**\$1,838** AVERAGE RENT PER MONTH IN SACRAMENTO

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



\*Numbers in millions





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