
1430 Q

LUXURY MIXED-USE PROPERTY

Retail ▪ Restaurant ▪ Office



1430 Q

75 LUXURY RESIDENCES | 9,000 S.F. OF RETAIL SPACE | 96 PARKING SPACES | 8 FLOORS

1430 Q connects the R Street and 16th Street corridors to create a seamless, vibrant lifestyle centered in Sacramento's Fremont Park neighborhood. The building qualifies as a transit-oriented development thanks to the proximity of the 16th Street light rail station and being located in the city's most pedestrian-friendly mixed-use submarket. The property's exterior design draws inspiration from R Street's "industrial-neutral" color palette, warm accent colors, and large glass walls. 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. And, down below, ground floor retail bays and sprawling outdoor dining areas take full advantage of the street's high energy. For the new city-dweller, it doesn't get better than 1430 Q.



1430 Q





Section One: The Property

1430 Q



1430 Q benefits from the artistic intrigue of R Street and the prominence of the 16th Street Corridor.

Strong interest in the area has spurred the redevelopment of nearby properties. The Sacramento grid is peppered with new developments.

LOCATION

15 NEARBY DEVELOPMENTS	100,000 SF OF NEW RETAIL	433 NEW HOUSING UNITS
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1430 Q is ideally located in the epicenter of Sacramento's Urban core. Within 2 – 3 minutes of Interstate 5, Interstate 80 and Highway 50 the property is perfectly situated between every major suburb in Sacramento. Furthermore, the property is located directly across the street from Sacramento's busiest light rail station from which you are a mere 2 – 3 minutes away from special events at Golden 1 Center, grabbing lunch at some of Sacramento's finest restaurants or working out at 24 Hour Fitness or Cal Fit. The light rail will also soon connect the Railyards, The Sacramento Republic FC Soccer Stadium, and (someday soon) Sacramento International Airport.



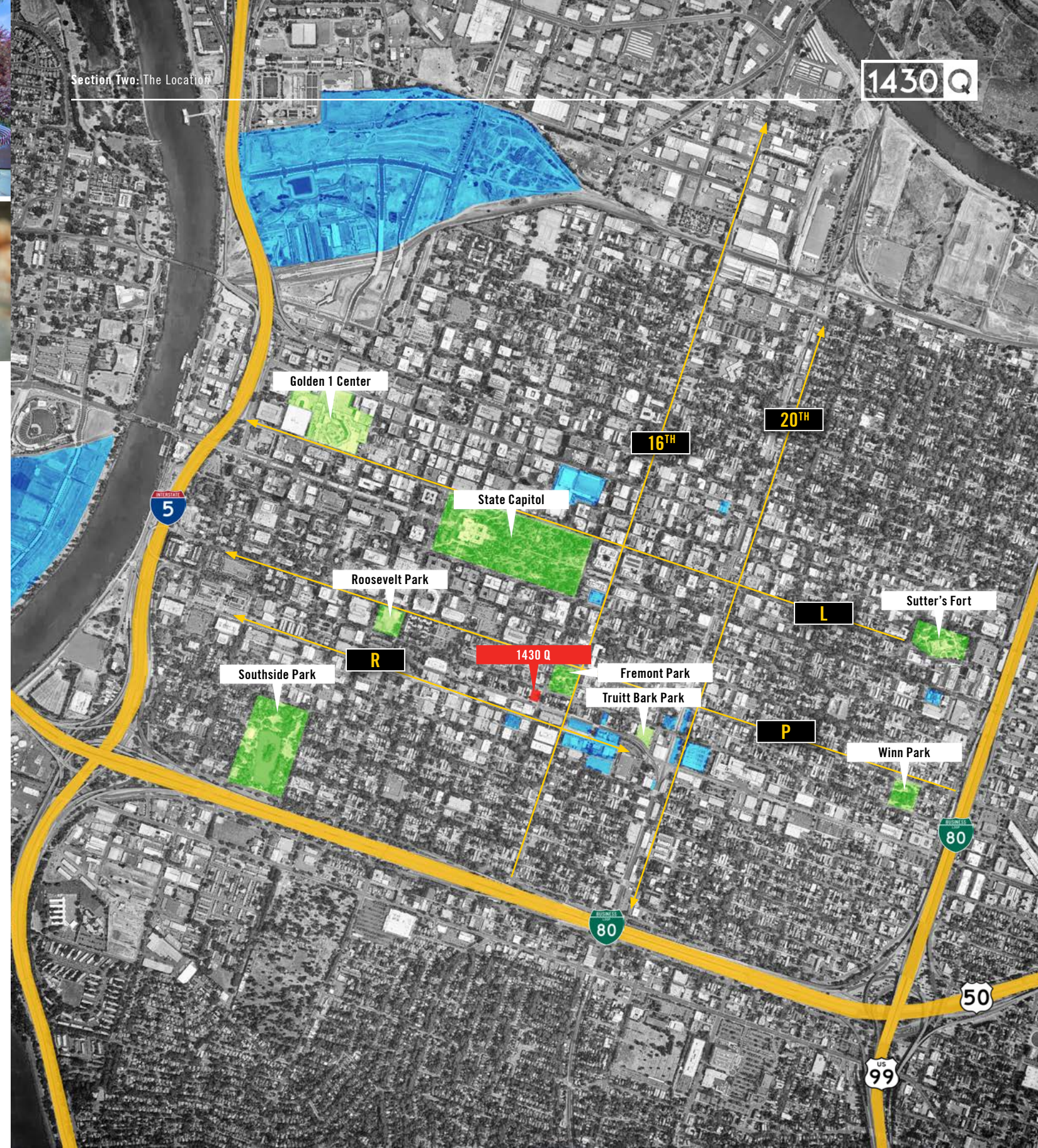


NEARBY AMENITIES

1430 Q has direct access to all of Sacramento's major thoroughfares, meaning every corner of the city is within easy reach.

POPULAR RESTAURANTS AT / NEAR 1430 Q (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Cornerstone | Karma Brew | Paesano's | Tank House BBQ |
| Ace of Spades | Crepeville | Kru Japanese | Paragary's | Tapa the World |
| Aioli Bodega Espanola | Der Biergarten | Bombay Bar & Grill | Pizzeria Urbano | Tea Cup Cafe |
| Amaro Italian Bistro & Bar | Dos Coyotes | Kupros Craft House | Portofino's | Temple Coffee |
| Art of Toys | Eatuscany Cafe | Lowbrau | Press Bistro | Thai Basil |
| Azul Mexican | Elixir Bar & Grill | Lucca | Pronto Pizza | Thai Canteen |
| Badlands | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | The Bread Store |
| Bar West | Federalist Public House | Mango's/Burgertown | Q Street Bar & Grill | The Golden Bear |
| Bento Box | Fieldwork Brewing Co. | Make Fish | R15 | The Mill Coffee House |
| BevMo | FishFace Poke Bar | Mercantile Saloon | Red Rabbit | The Porch |
| Block Butcher Bar | Fit Eats | Metro Kitchen & Drinkery | Rick's Dessert Diner | The Press |
| Bottle & Barlow | Fox & Goose Public House | Mikuni Sushi | Roxie Deli and Barbecue | The Rind |
| Broderick Midtown | Ginger Elizabeth Chocolates | Monkey Bar | Saddle Rock | The Waterboy |
| Buckhorn Grill | Grange | Mulvaney's B&L | Sakamoto | Tres Hermanas |
| Burgers and Brew | Highwater | N Street Cafe | See's Candies | Uncle Vito's Pizza |
| Cafe Bernardo | Hot Italian | Nekter | Shady Lady | University of Beer |
| Café Bernardo's | I Love Teriyaki | Nido | Shoki Ramen House | Waffle Square Country Kitchen |
| Cantina Alley | Identity Coffee | Nishiki Sushi | Skool | Yogurt a GoGo |
| Centro Cocina Mexicana | Iron Horse Tavern | Old Soul Coffee | Squeeze Inn | Zelda's Pizza |
| Chipotle | Jack's Urban Eats | Pachamama Coffee Co-op | Sun & Soil Juice | Zocalo |



SACRAMENTO

Sacramento is the Capitol of California, the fifth largest economy in the world. Being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. A big part of this recognition stems from the cities' proximity to the American River. 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. Ice Blocks is ideally located in the epicenter of Sacramento's Urban core. Being on the major city inlet of 16th Street is not only advantageous for high accessibility and visibility; the avenue marks the boundary between corporate, powerful Downtown and fun, artsy Midtown. By having one foot in each of these submarkets, Ice Blocks draws interest and activity from the widest possible swath of locals and is becoming a new urban destination.

SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in mid-sized cities
- #1 Most valuable minor league baseball team
- #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 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

15.3 MILLION
ANNUAL REGIONAL VISITORS

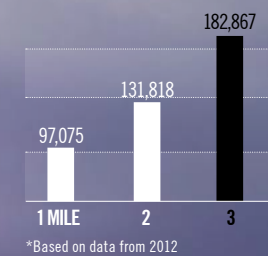
71,335
DAYTIME EMPLOYEES

100,000+
TOTAL DAYTIME POPULATION

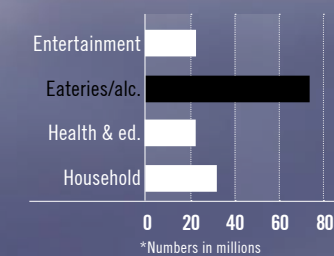
140
RESTAURANTS

55
DOWNTOWN BARS

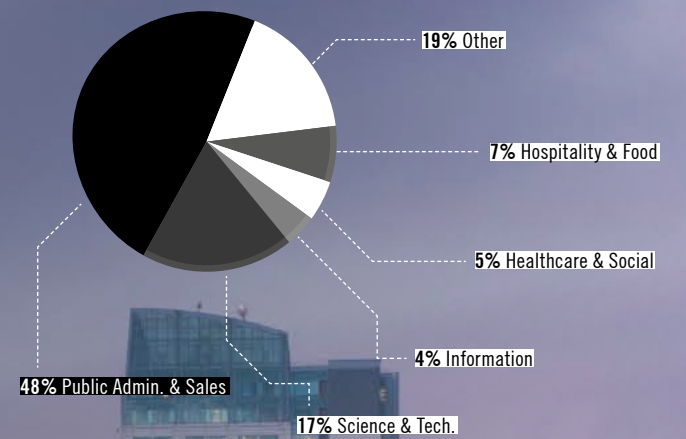
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



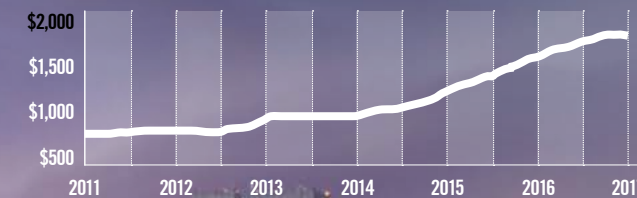
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



AVERAGE MONTHLY RENTAL RATE IN SACRAMENTO:



The city's recent renaissance is accelerating, catapulting in young professionals from across the nation.

THIS CITY ROCKS

Sacramento boasts absolutely no shortage of top-notch restaurants, sharp local IPAs, hole-in-the-wall hidden gems, skilled baristas, electronic music street festivals, light-up party bikes, outstanding produce, and warm people.



R STREET

270,000

SF OF NEW DEVELOPMENT

8

AWESOME BARS

7,000

DAILY VISITORS

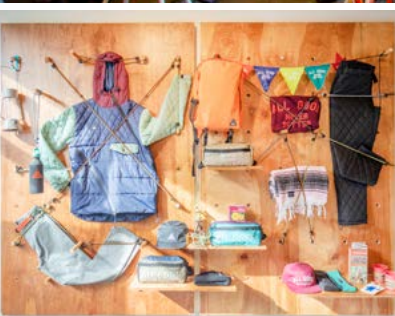
25+

RESTAURANTS

R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Between 2016 and 2019 over 1,000 new residential units will be added to the Downtown Grid and/or immediately surrounding blocks. 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.

shops
&
fine art





Section Four: R Street

1430 Q





R STREET RETAIL & DINING

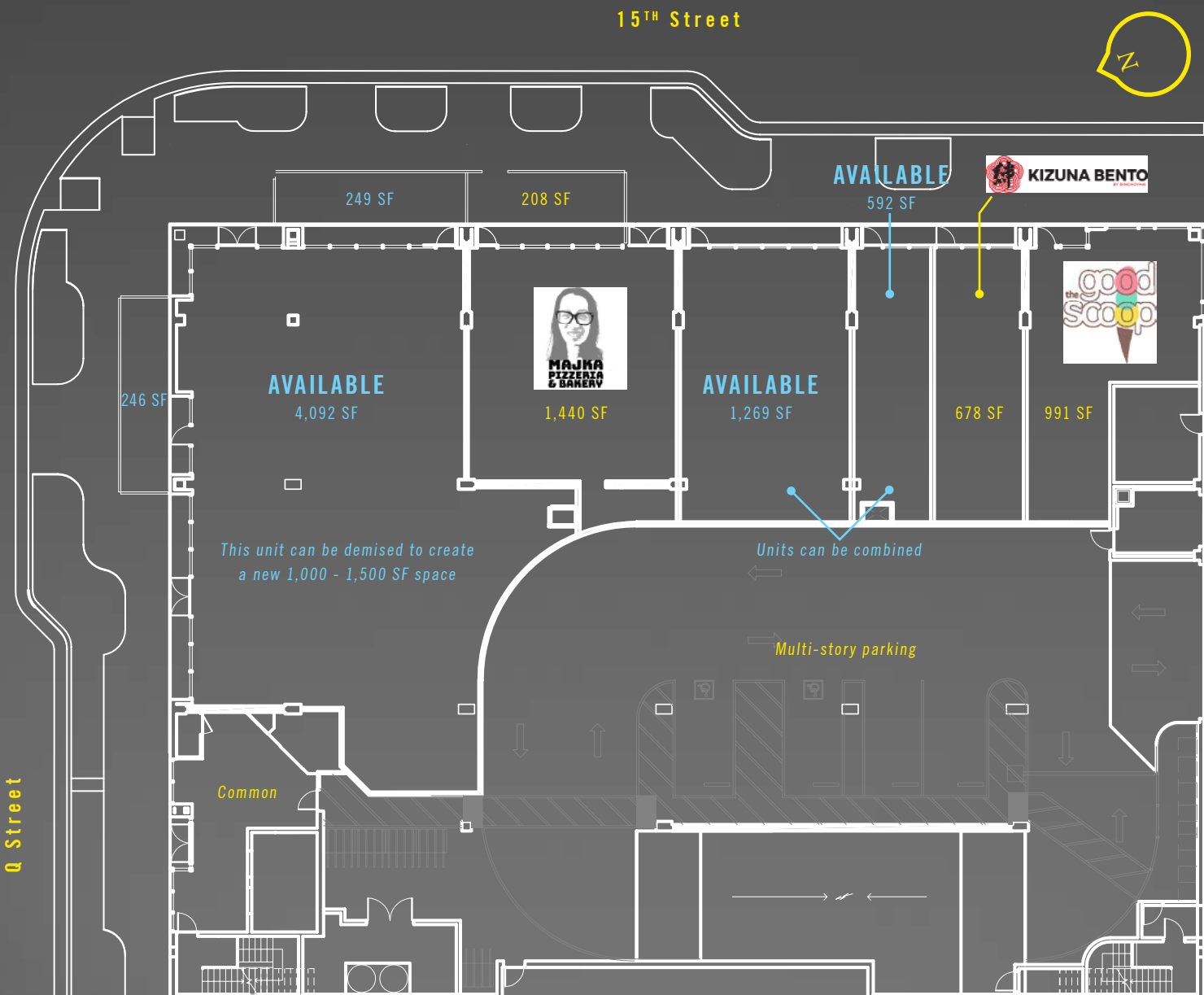
POPULAR BUSINESSES ON OR NEAR R STREET (NOT ALL ARE MENTIONED HERE):

- | | | |
|-------------------------------|------------------------------------|--------------------------------|
| Ace of Spades | All Good | Piece of Mind |
| Amaro Italian Bistro & Bar | Arareity | Rumpelstiltskin |
| Bottle and Barlow | Beers Books | Shaft |
| Burgers and Brew | Benjamins | Space 07 Salon |
| Café Bernardo's | Crossfit Analog | Stop Waiting for Friday |
| Dos Coyotes | European Wax Center | Studio Laurus |
| Elixir Bar & Grill | Fat Man Cigars | Tea Cozy |
| FishFace Poke Bar | Hogue | Training With a Personal Touch |
| Fox & Goose Public House | Kechmara Designs | WAL Public Market |
| Iron Horse Tavern | Kicksville Vinyl & Vintage | |
| Metro Kitchen & Drinkery | Kinections, Inc. | |
| Nido | M.A.R.K Vintage | |
| R15 | Medium Rare Records & Collectibles | |
| Roxie Deli and Barbeque | Muse Arthaus Salon | |
| Shady Lady | Nice Stems | |
| Shoki Ramen House | Official | |
| Waffle Square Country Kitchen | Old Gold | |

R Street is the makers' hub of Sacramento. Artists have flocked to the former warehouse district and brought with them the cool vibe which founded an entertainment hub.

FLOOR PLANS

Ground Floor Retail



1430 Q



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