



FOR LEASE OR SALE ±19,735 SF



1801 7th Street Downtown, Sacramento



Rare downtown
creative space



Owner-user
opportunity



32 parking
stalls

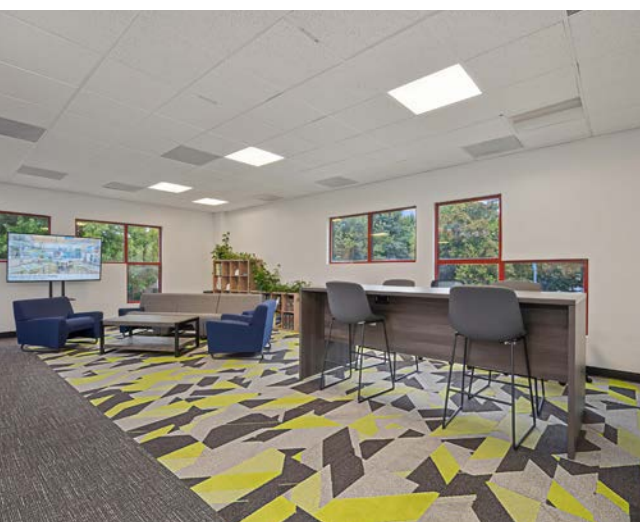


Located at 7th
and R street

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DOWNTOWN, SACRAMENTO



Property INFORMATION

1801 7th Street, also known as 700 R Street, is positioned at the west end of the R Street Corridor, a vibrant and distinctive mixed-use district in downtown Sacramento. The building offers an architecturally unique brick-and-stucco exterior, skylights, vaulted ceilings with exposed trusses on the second floor, elevator access and ADA restrooms. The existing tenant improvements offer a creative feel. Included in the property is a separate parking parcel to accommodate the parking needs of building tenants, a valuable feature that preserves parking supply and long-term redevelopment optionality.

Address	1801 7 th Street, Sacramento, CA 95811 (aka 700 R Street)
Owner	Sacramento R Street Properties, LLC
APN	009-0063-001
Building size	±19,735 rentable square feet
Parcel size	12,800 SF (0.29 acres), plus a separate parking parcel
Floors	Two (2), served by elevator
Parking	32 stalls — 1.63 per 1,000 SF
Zoning	RMX – B/C4
Year built	1980
Occupancy	22.3% leased as of January 1, 2027— Suite 200, 4,400 SF, through 9/30/2029





CA STATE
CAPITOL

1801 7th St

1801 7th St

R ST

7TH ST

Location, Parcel & PARKING

The building outlined in red is located at the southeast corner of 7th and R Street. The separately owned parking parcel to the west across 7th Street is positioned along R Street Alley. Parking supply plays a critical role for the building and the R Street Corridor where parking shortages are common.

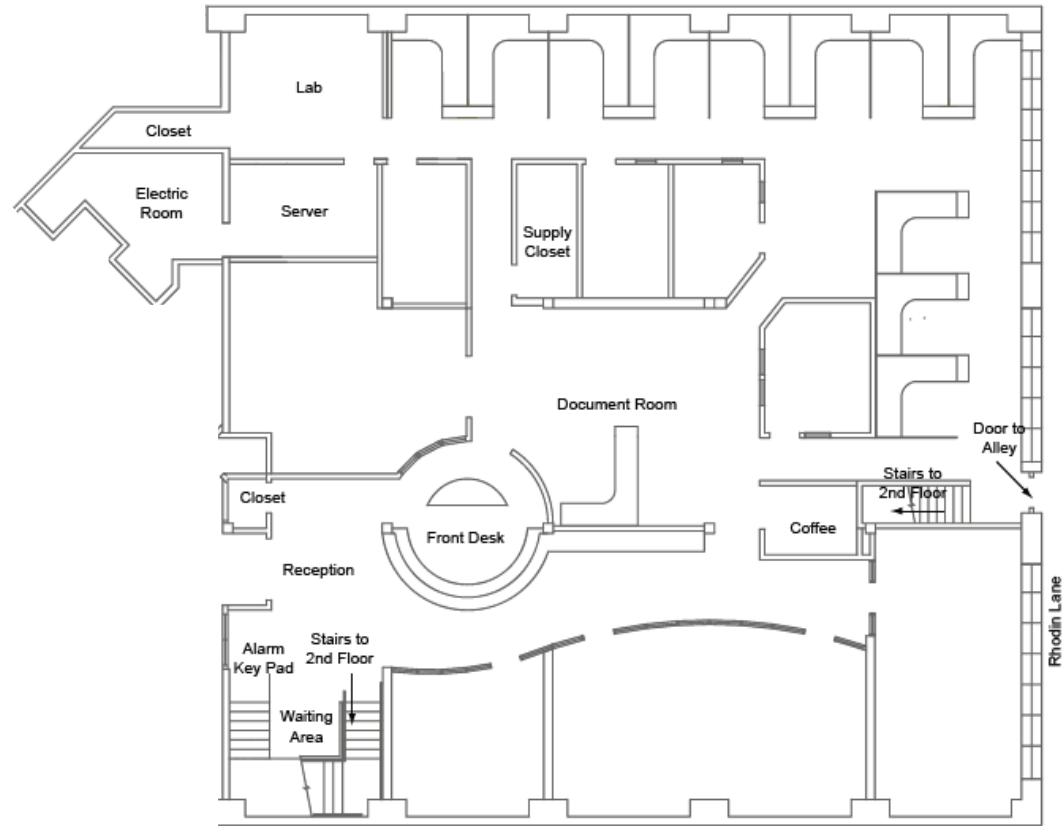


R Street Alley Parking
32 stalls serving 1801 7th Street

Floor Plan

Suite 100

±7,320 SF



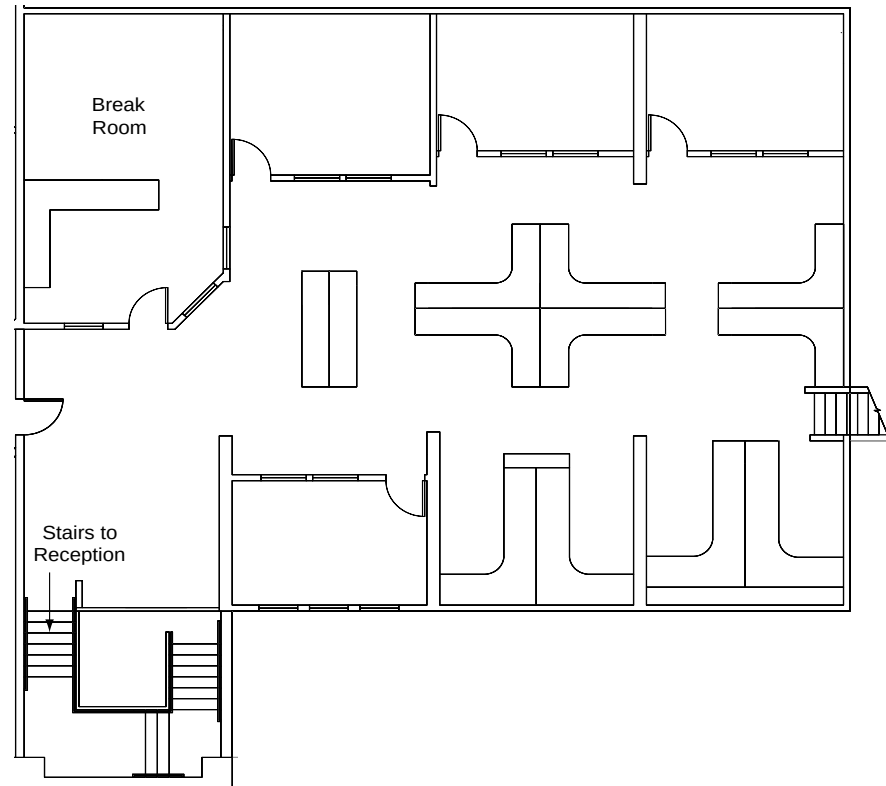
**Currently combined with Suite 250 for ±11,030 SF*



Floor Plan

Suite 250

±3,710 SF



**Currently combined with Suite 100 for ±11,0030 SF*

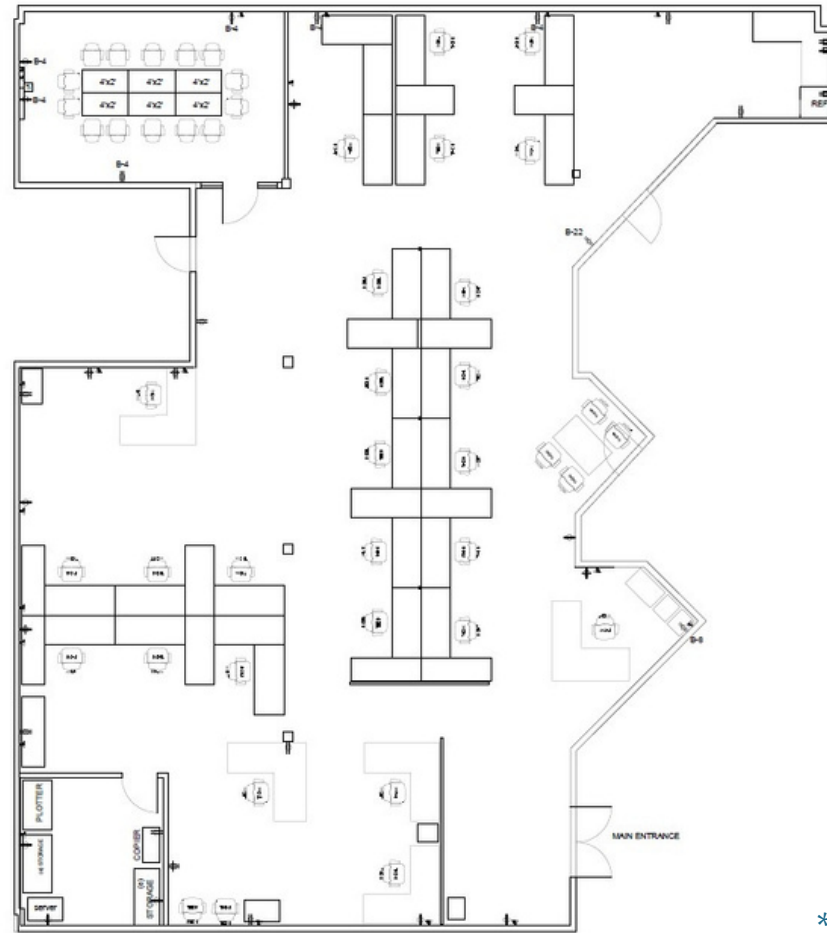


Floor Plan

Suite 150
±4,303 SF

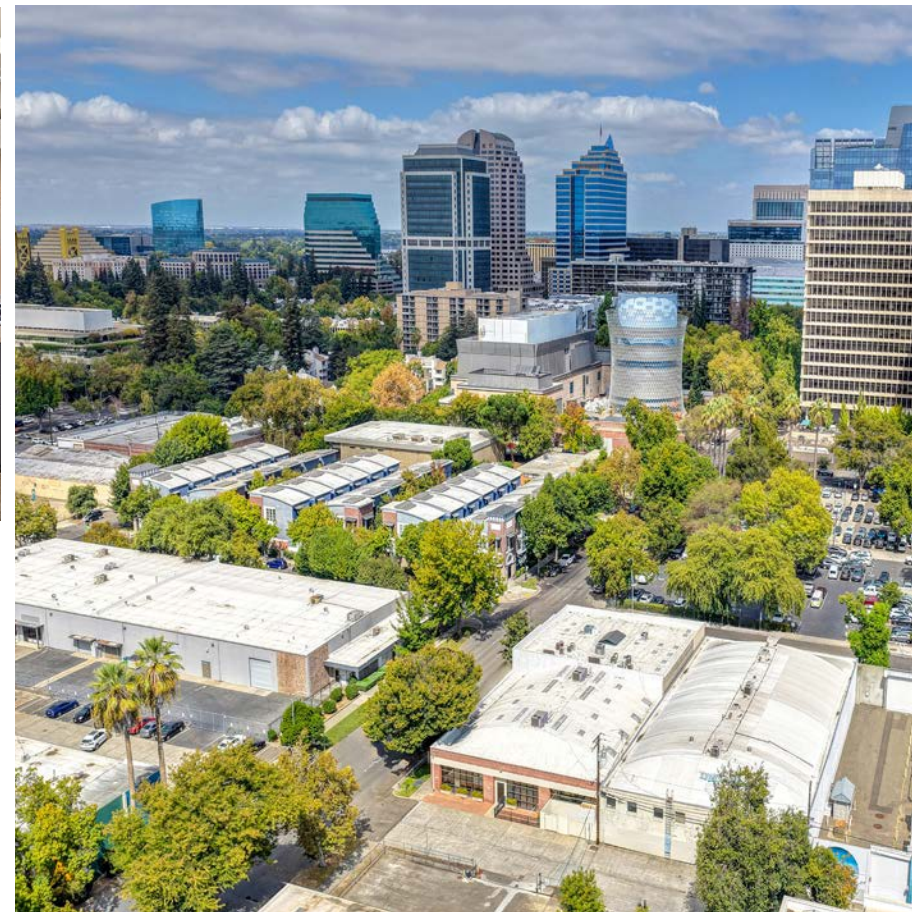


Virtual tour



**Furniture included as reference only*





Occupancy & RENT ROLL

4,400
SF Leased
22.3%

15,335
SF Vacant in 2027
77.7%

\$95,640
In-place annual rent
1 TENANT

Suite	Tenant	RSF	% of Bldg	Rent/SF	Monthly	Expires	Status
200	Architectural Firm	4,400	22.3%	\$1.81 FSG	\$7,970	9/30/2029	In place
100/250	Vacating tenant	11,030	55.8%	\$2.25 asking	-	12/31/2026	Future vacant
150	Available	4,305	21.9%	\$2.00 asking	-	-	Vacant
Total		19,735	100.0%		\$7,970		

Architectural Firm - Lease Summary

Commencement	May 1, 2024. Rent commenced October 1, 2024
Expiration	September 30, 2029 — 3.1 years of term remaining
Structure	Full-service gross. Base rent is inclusive of real property taxes, operating costs and utilities per Lease Addendum; Tenant is responsible for interior maintenance.
Current rent	Current rent \$7,970 per month (\$1.81/SF) — steps to \$8,249 (10/26), \$8,538 (10/27) and \$8,837 (10/28)
Options	Options Two (2) five-year options at 95% of prevailing fair market rent, with a new Base Year
Parking	8 reserved stalls at no charge
Security deposit	\$8,844

Amenities MAP



VAGABOND INN

Thut Lotus

KIMPTON[®]
HOTELS & RESTAURANTS

THE CITIZEN
HOTEL
AUTOGRAPH COLLECTION

ella

Panera
BREAD[®]

Holiday Inn

Yard House

insomniac
cookies

MAJESTIC

POLANCO
GARTEN

SHERATON

WORLD OF HYATT[®]

foundation

pressed
JUICERY

Panera
BREAD[®]

THE PRESBYTERIAN
CHURCH OF SAN FRANCISCO

Il Fornaiolo CUCINA ITALIANA

EMBASSY
SUITES
by Hilton[®]

1801 7th St

GYRO

PLANT POWER
FAST FOOD

BOTTLED
NOTES

R15

SUBWAY

CALIFORNIA
NATURAL
RESOURCES
AGENCY

DGA

FOOD GOALS
PUBLIC MARKET

AMARO

WOMEN OF DREAMS
SMOKIES

THE DOBSON
CHURCH

Philz Coffee

CalPERS

IRON HORSE
TAVERN

SAFEWAY

INTERSTATE
5

VERGE CENTER THE ARTS

Beatnik

X

The Coconut

LUMENS
LIGHT AND LIVING

INSIGHT

THE DOBSON
CHURCH

Vallejo's

Bueno

LUMENS
LIGHT AND LIVING

Lam Kwong
Deli & Market

SOUTH SIDE
SURF

INTERSTATE
80



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