

PETROVICH DEVELOPMENT COMPANY

A Proud Petrovich Development

AVAILABLE FOR LEASE

1809 S STREET
Sacramento, CA 95811

+/- 988 SF - 1,976 SF of Retail Space Available

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CENTURY 21
Select Real Estate, Inc

MUELLER COMMERCIAL TEAM

The Only Full Service Grocery Anchored Shopping Center in all of Mid-Town/Downtown Sacramento

THE PROPERTY

1809 S Street Sacramento CA 95811 - Suite 98 & Suite 99

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
City of Sacramento	+/- 988 SF - 1,976 SF of Retail Space Available Retail	RMX-SPD - RESIDENTIAL MIXED USE/ SPECIAL PLANNING DISTRICT	Street Visible Retail Space	+/- 988 SF - +/- 1,976 SF Contact Broker For Pricing

1809 S Street offers a premier commercial leasing opportunity situated in the heart of Sacramento's highly sought-after Midtown grid. Nestled within a vibrant urban infill corridor just steps away from the bustling R Street Corridor, this property benefits from tremendous foot traffic, excellent brand visibility, and unmatched proximity to local dining, transit, and retail amenities.

PROPERTY HIGHLIGHTS

Prime Midtown Location: Situated in Sacramento's thriving urban center, providing immediate access to affluent neighborhoods and a bustling daytime employment base.
Exceptional Visibility & Signage: High-exposure storefront potential with prominent street-facing frontage along a heavily trafficked Midtown corridor.
Transit-Oriented Hub: Blocks away from major regional transit systems, including the 16th Street Light Rail Station, providing seamless commutes for staff and clients.
Walkable Lifestyle Amenities: Steps away from the historic R Street Corridor's renowned collection of bars, cafes, eclectic retail shops, and shared workspaces.
Highly Adaptable Layouts: Versatile, open floor plans perfectly suited for retail storefronts, professional creative offices, or essential neighborhood service providers.
Established Commercial Co-Tenancy: Join a proven commercial hub alongside anchor service retailers.
Volume: Safeway's volume is in the top three highest volume grocery stores in all of Northern California

LOCATION & COMMUNITY SYNERGY

The R Street Corridor Effect: Position your business at the nexus of culture and commerce. This neighborhood is celebrated for its rich industrial architecture repurposed into a trendsetting dining and arts district.
High Foot-Traffic Area: Benefit from steady neighborhood pedestrian traffic driven by local residences, trendy multifamily developments, and vibrant daytime office hubs.
Unmatched Convenience: Easy access to Business 80, Highway 50, and Downtown Sacramento, ensuring your business remains reachable from all corners of the greater metropolitan area.
Revitalization: All Mid-Town and Downtown revitalization occured and emanated from this daily needs grocery anchored Retail Shopping Center with ample parking











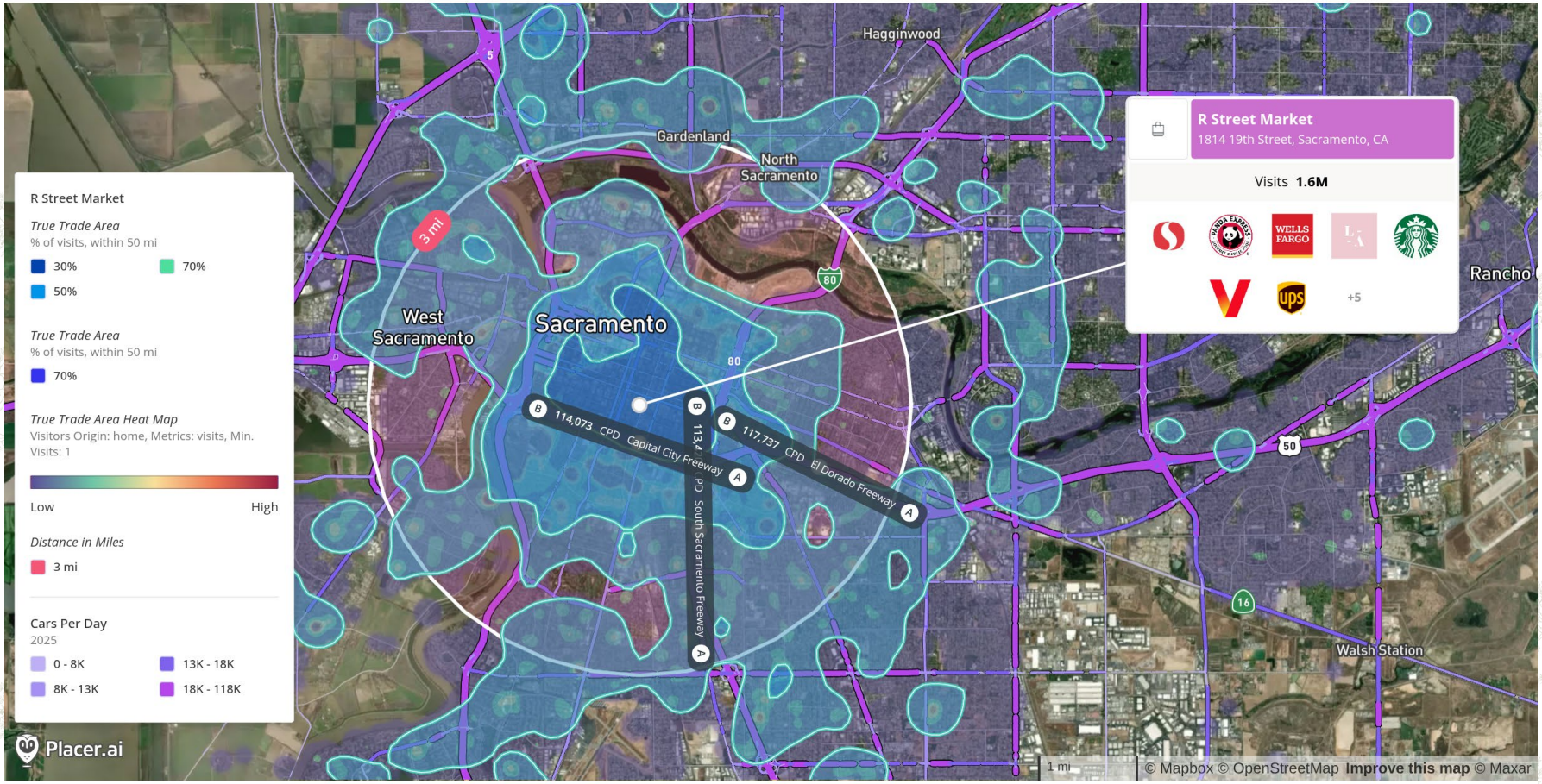
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FOR LEASE

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HEAT MAP

New Map



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1, 2025 - Sep 30, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

THE BUILDING

1809 S Street offers a premier commercial leasing opportunity positioned directly in the heart of Sacramento's most dynamic urban submarket: the R Street Corridor and Midtown district. Known for its rich blend of historic charm and modern creative energy, this location provides unmatched visibility, accessibility, and footprint flexibility for forward-thinking retail, professional office, or medical office tenants looking to capture Sacramento's thriving urban core.

The Opportunity: Position Your Business Where Sacramento Connects
Location: 1809 S Street, Sacramento, CA 95811
Property Type: Flexible Urban Commercial (Ideal for Creative Office, Retail, or Service Brands)
Submarket: Midtown / R Street Marketplace Corridor

DESIGNED FOR VIBRANCY. BUILT FOR DESTINATION.

Discover Premium Commercial Space in Sacramento's R Street Corridor.

PROPERTY OVERVIEW

Elevate your brand at 1809 S Street, an exceptional commercial property delivering modern functionality tucked into the cultural pulse of Midtown Sacramento. Featuring highly adaptable suite configurations and contemporary architecture, this building caters effortlessly to fast-growing businesses, creative agencies, medical practices, or boutique retailers. Step out of your office directly into a walkable urban ecosystem surrounded by artisanal dining, bustling cafes, and local transit.

Location Highlights & Neighborhood Synergy

The R Street Advantage: Positioned in the highly sought-after R Street Marketplace micro-market, a historic warehouse district transformed into Sacramento's premier hub for fashion, food, and innovation.
Unmatched Walkability: Steps away from legendary local anchors, creative retail, and artisanal coffee houses. Your employees and clients will enjoy effortless access to the city's top culinary and happy hour destinations.
Superior Transit Connectivity: Exceptional transit-oriented positioning with nearby light rail access, immediate links to Highway 50 and Interstate 80, and excellent bike infrastructure.
Thriving Urban Demographics: Tap into a dense, high-income residential audience fueling continuous foot traffic across both daytime working hours and weekend nightlife.

Key Features & Building Amenities

Flexible Footprints: Highly functional layouts easily tailored for collaborative workspace, private executive offices, tech hubs, or patient-centric clinics.
Architectural Appeal: Striking modern aesthetic featuring extensive window lines, excellent natural light penetration, and crisp signage opportunities.
Turn-Key Management: Professionally managed and maintained to the highest standards, offering hassle-free operations so you can focus entirely on growth.
Modern Infrastructure: Upgraded utilities, secure access points, and high-speed data capabilities to support demanding modern operations.

Leasing Information & Next Steps

Available Suites: Contact listing agents for current square footage availability, custom space planning options, and potential build-out allowances.
Lease Terms: Flexible, competitive terms optimized for qualified operators and credit tenants.











SITE PLAN


SPACE AVAILABLE
NORTH
18TH STREET
R STREET
Available 988 SF
Available 988 SF
SPACES AVAILABLE (988-1,976 SF)
SAFEWAY
MELODY Salon
ups
THE JOINT Chiropractic
T% Coffee + Tea
PACIFIC DENTAL SERVICES
verizon
S STREET
WELLS FARGO
LaserAway
LIGHT RAIL
19TH STREET
BRGVHOHLZ
Massage Envy
ALLEE
BREWING
NORTH










MATSU
COFFEE MATCHA GELATO
1309 S
1819 S








Verizon
It's here




Sacramento River
5
California State Capitol Park
SAFE CREDIT UNION
CALIFORNIA NATURAL RESOURCES AGENCY
CDSS CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
Franklin D. Roosevelt Park
THE MORNING FORK
ZÓCALO
KUPROS
Federalist
Bombay Bar and Grill
Sutter's Fort State Historic Park
80
S STREET
FOX & GOOSE PUBLIC HOUSE
CAMELLIA COFFEE ROASTERS
John C. Fremont Park
Sutter Health
IHOP
SUBWAY
Mendocino Farms
1809 S Street SACRAMENTO CA 95811
PLANT POWER FAST FOOD
Southside Park
JOURNEY DUMPLING
sweetgreen
Locali
SALT & STRAW
SPC SACRAMENTO POETRY CENTER
ZOE
Sutter Health
Dignity Health
TEMPLE COFFEE ROASTERS
Midtown Bliss Home & Gifts
IN-SHAPE FAMILY FITNESS
Goodwill Sacramento Valley & Northern Nevada
50
Olympians Park
SELLANDS
Ming Dynasty SACRAMENTO · CALIFORNIA
Sunh Fish
Frico PIZZA CO.
LEATA ATA FLOYD ELEMENTARY
Sacramento Historic City Cemetery
Lola's lounge
QUEEN SHEBA ETHIOPIAN CUISINE
California Northstate University College
target
Health Professions High School
ARS AMERICAN REFRIGERATION SUPPLIES, INC.
CREOLE SOUL RESTAURANT & BAR
St Joseph Cemetery
TACO BELL
Real Pie Company sweet & savory pastries
Wienerschnitzel
Sacramento River

THE AREA

LOCATION & AREA HIGHLIGHTS

Unrivaled Anchor Synergy: Nestled immediately adjacent to the high-traffic Midtown Safeway Shopping Center. Your business benefits from steady, built-in consumer loops and exceptional retail gravity throughout the day.

The R Street Corridor Influence: Just a stone's throw from Sacramento's premier dining, creative, and entertainment district. Join an elite community of trendy eateries, artisanal coffee shops, local boutiques, and energetic nightlife that defines Sacramento's urban renaissance.

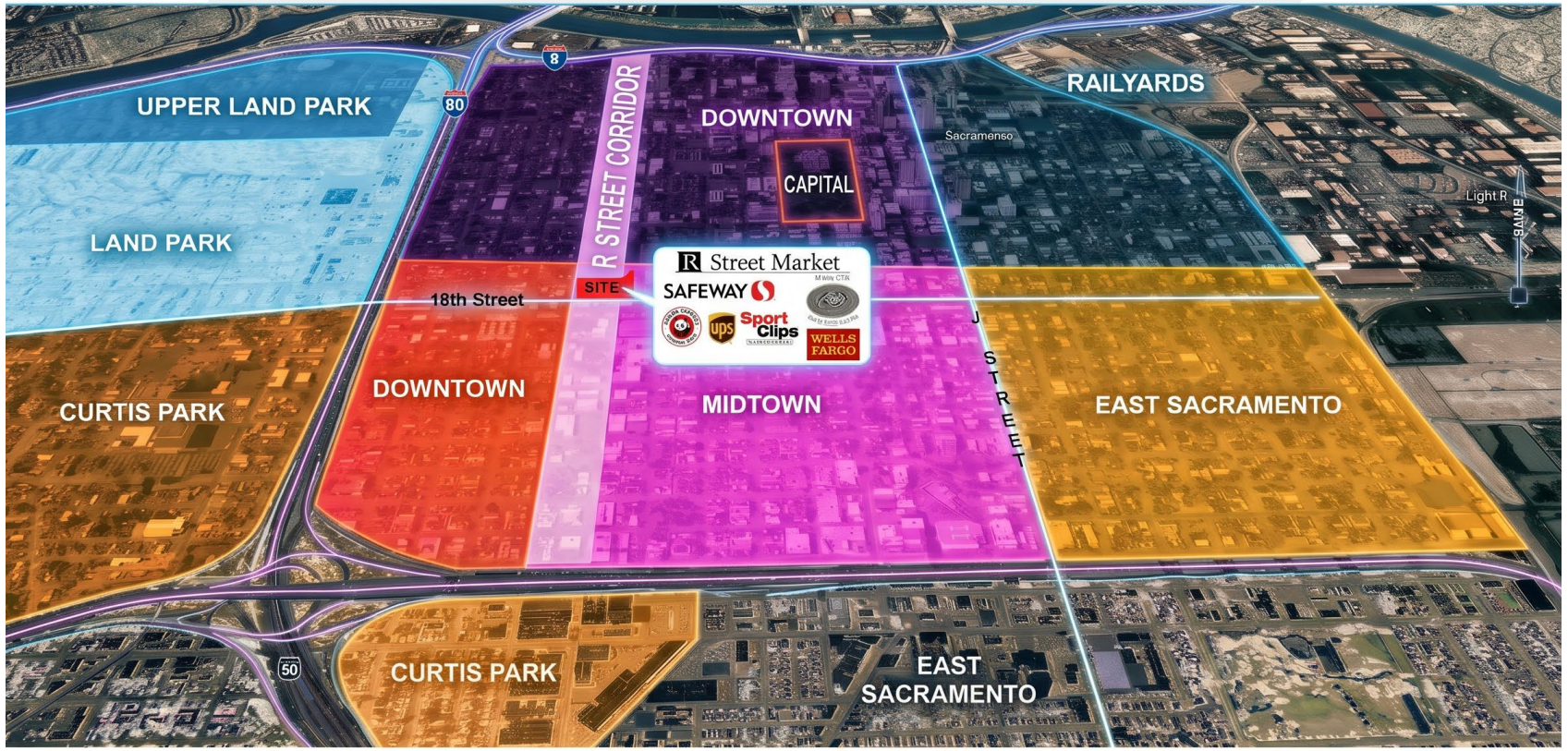
Built-In Amenity & Service Infrastructure: Benefit from co-tenancy and immediate access to vital neighborhood business services

Superior Accessibility & Parking Flexibility: Enjoy the rare Midtown luxury of stress-free client visits. The adjacent surface parking infrastructure ensures that finding parking is efficient and seamless for staff and visitors alike.

Exceptional Connectivity: Strategically located for effortless commuting, the property features immediate access to major grid arterials and is minutes from Highway 50, Business 80, and Downtown Sacramento. It is also highly accessible via local public transit networks and bike-friendly grid lanes.

METRIC	HIGHLIGHTS & INSIGTHS
Primary Trade Area	Midtown / R Street Corridor Urban Core
Walkability Score	Exceptionally Walker & Biker Paradise Grid
Daytime Traffic Drivers	Safeway Anchor, Professional Suites, Local Dining
Target Audience Appeal	High-disposable-income urban professionals, foodies, and locals

PRIMARY MARKETS



PRIMARY MARKETS

MIDTOWN	
Population:	18,356
Avg. Household Income:	76,256
Employees:	21,344

EAST SACRAMENTO	
Population:	22,058
Avg. Household Income:	150,836
Employees:	15,891

LAND PARK	
Population:	8,527
Avg. Household Income:	194,648
Employees:	2,865

DOWNTOWN	
Population:	15,284
Avg. Household Income:	67,079
Employees:	86,859

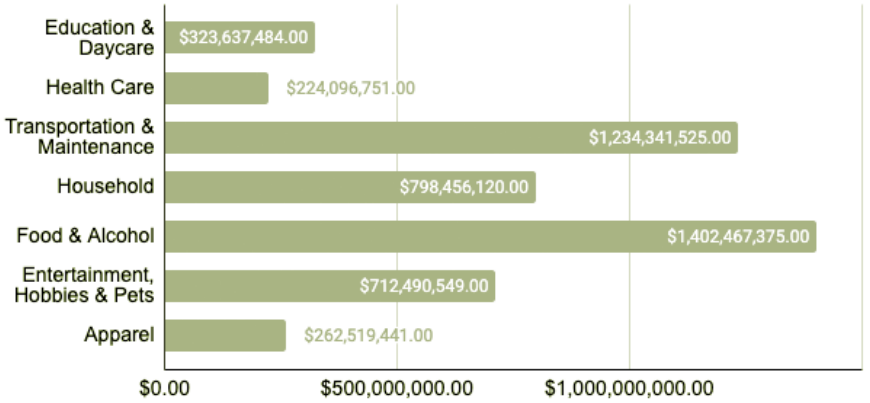
CURTIS PARK	
Population:	6,853
Avg. Household Income:	127,175
Employees:	1,615

COMBINED MARKETS	
Population:	71,078
Avg. Household Income:	123,198
Employees:	128,574

DEMOGRAPHICS

CONSUMER SPENDING

5 mile radius



EDUCATION

% Breakdown - 2025



29%	Some College, No Degree
20%	Bachelor's Degree
18%	High School Graduate
13%	Advanced Degree
13%	Some High School, No Diploma
7%	Associate Degree

RESIDENT POPULATION



5 mile Population

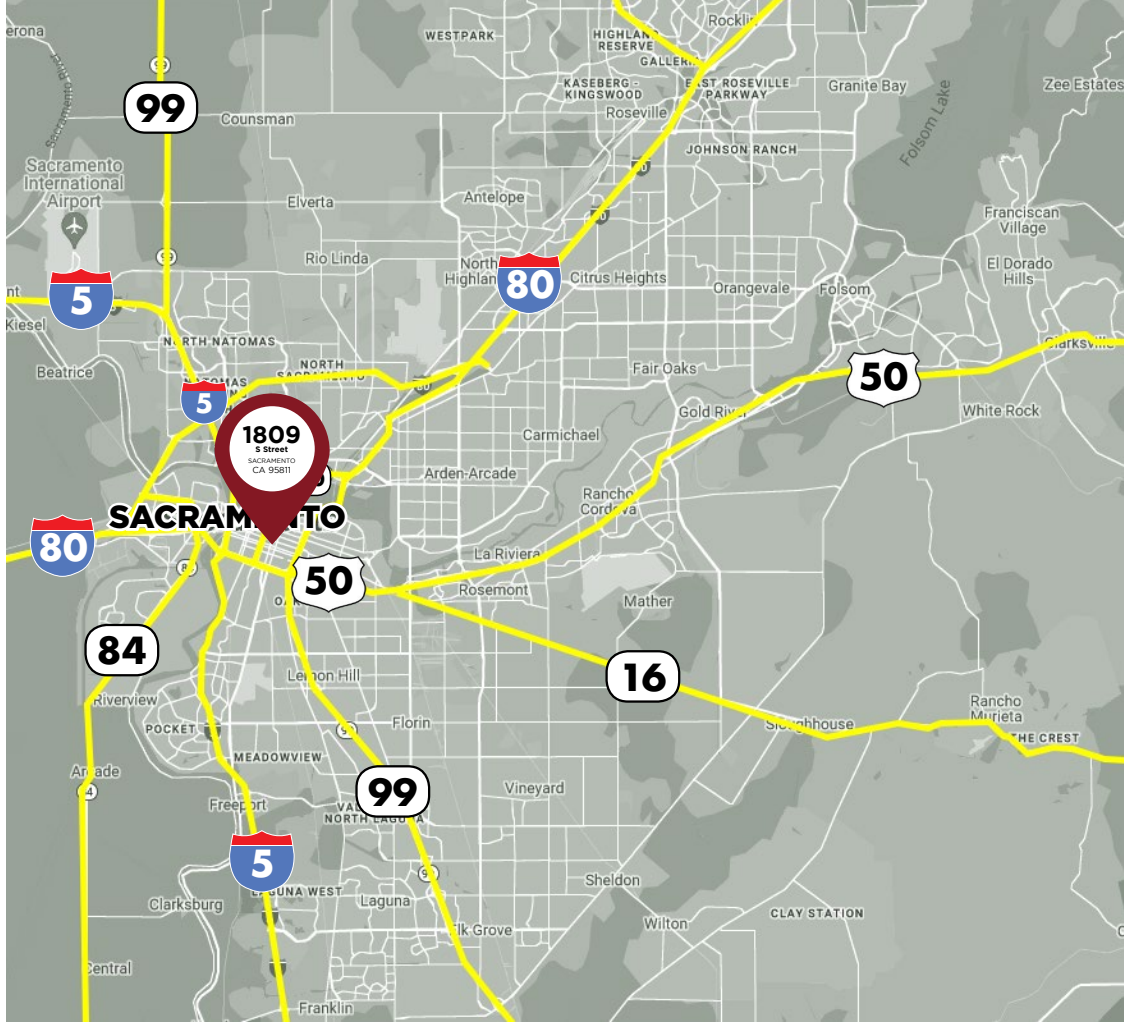
2025	405,960

HOUSE HOLD INCOME

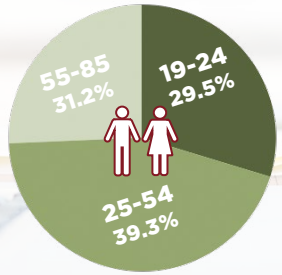


5 mile 2025 Households

< $25K	**26,889**
$25K - 50K	**24,838**
$50K - 75K	**24,413**
$75K - 100K	**21,110**
$100K - 125K	**16,751**
$125K - 150K	**11,385**
$150K - 200K	**16,087**
$200K+	**18,079**



2025 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



2 mile	41,602
5 mile	159,551
10 mile	357,232

TENANT REPRESENTATION







LOCATION, LOCATION, LOCATION! **This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.**

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in -line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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