

# 4825 J STREET

SACRAMENTO, CA 95819



**TURTON**  
COMMERCIAL REAL ESTATE



# THE PROPERTY

**TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A PRIME EAST SACRAMENTO OFFICE OPPORTUNITY ALONG THE J STREET THOROUGHFARE**

Built in the late 1980s, this two-story office building boasts elegant brick construction that creates a lasting appeal and has withstood the test of time. Extensive glass lines, wooden accents, and sharp angles promote the contemporary architecture that is highly desirable in today's market. Mature landscaping beautifully accentuates the building, producing a tranquil park-like setting to conduct business.

The property contains a 2.45 per 1,000 parking ratio and contains 19 parking stalls, a very important asset in the midtown submarket. Free street parking is also available in front of the building providing easy access for clients and visitors. A U.S Post Office and El Dorado Savings Bank is located only one block away for easy and convenient mailing and banking.





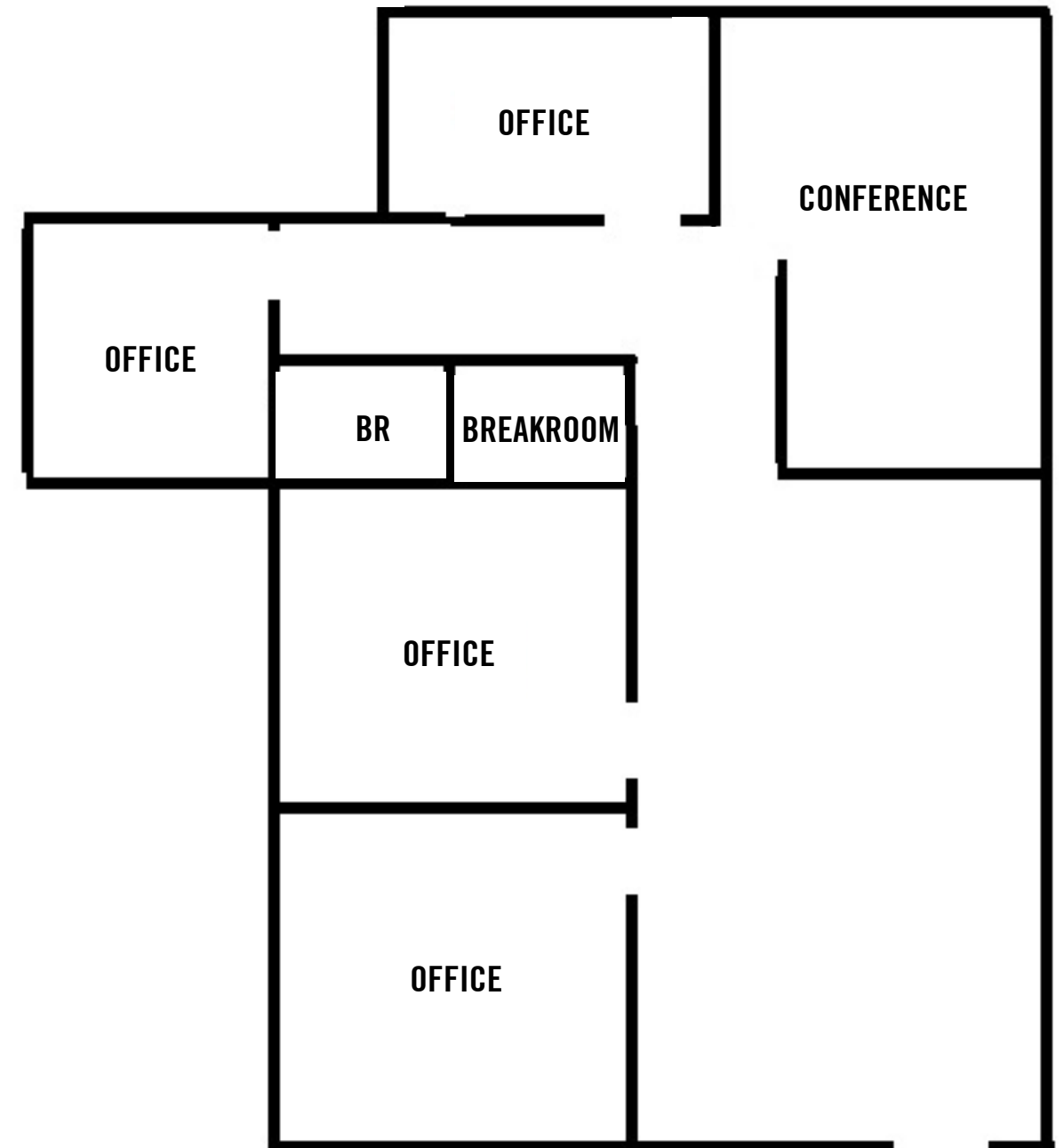
# THE SUITE

THIS EAST SACRAMENTO OFFICE BUILDING HAS  
ONLY ONE SUITE LEFT FOR LEASE!



## SUITE 222

- 1,582 SF
- \$1.85 SF/MONTH FS
- Timing is April 2021









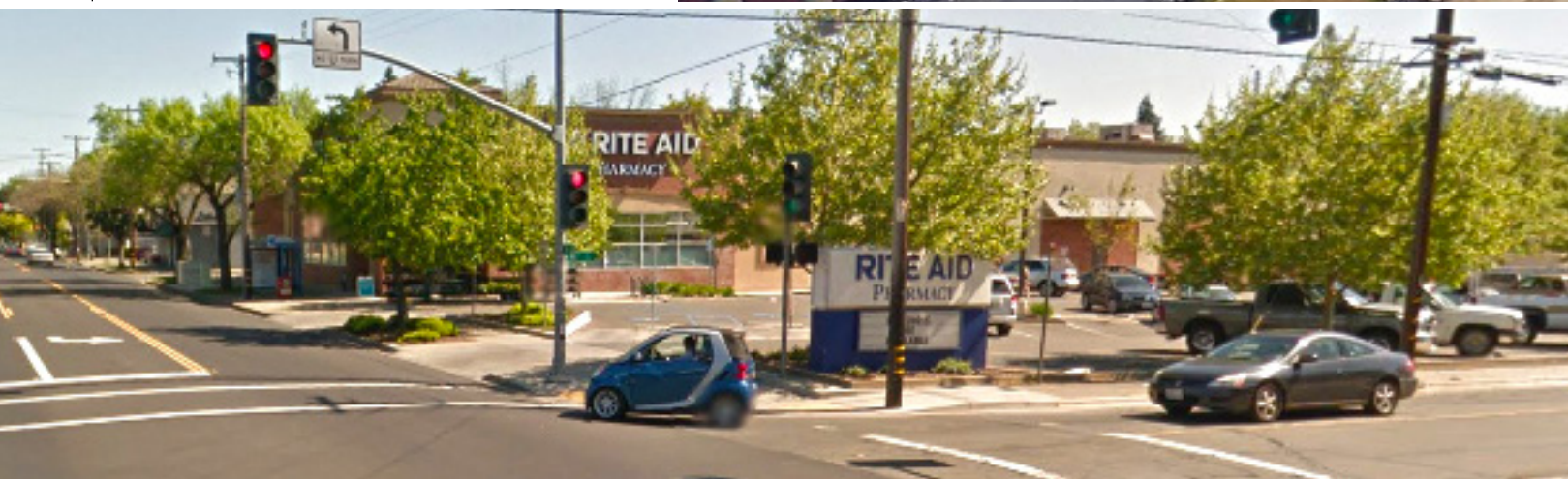
# THE LOCATION

**4825 J STREET IS LOCATED ON THE POPULAR J STREET THOROUGHFARE CONNECTING MIDTOWN & DOWNTOWN TO EAST SACRAMENTO AND CAMPUS COMMONS**

The Subject Property is situated at the corner of 49th and J Street in the heart of East Sacramento. This high profile location provides excellent visibility from multiple directions and easy access to major commute routes and neighboring submarkets. The J Street conduit allows for easy access to Downtown, Midtown and Campus Commons and is a popular retail artery.

East Sacramento is easily served by both Highway 50 and Interstate 80 and is surrounded by medical amenities including: Mercy Hospital, UC Davis Medical Center and Sutter Medical Center.

The property is a short walk or drive to many of the area's favorite eateries and professional amenities, including: Rite Aid, El Dorado Savings Bank, USPS, Pasty Shack, Chargin's Bar & Grill, Hana Tsubaki and Mercy General Hospital. Nearby development includes the McKinley Village infill development project - a smart growth community of 336 homes scheduled to be available by the Fall of 2015.











**TURTON**  
COMMERCIAL REAL ESTATE

---

**JON LANG**

D.R.E. LIC. 01934394

916.573.3302

JONLANG@TURTONCOM.COM

---

2131 CAPITOL AVENUE, STE 100, SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

© 2021 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.