

2612 J STREET SACRAMENTO

RETAIL SPACE AVAILABLE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE

MIDTOWN RETAIL BUILDING

***TURTON COMMERCIAL IS PLEASED TO PRESENT
± 450 - 1,525 SF OF RETAIL SPACE FOR LEASE
IN THE HEART OF MIDTOWN, SACRAMENTO***

This two-story mid-century modern office building boasts elegant construction that creates a lasting appeal and has withstood the test of time. Extensive glass lines, tile accents, and sharp angles promote the contemporary architecture that is desirable in today's market. Large heritage trees beautifully accentuate the masonry, producing a tranquil park-like setting to conduct business.

The building is situated along popular J Street - a high traffic thoroughfare and retail artery near Midtown's Sutter District. The Sutter District has emerged as one of the submarket's hottest micro-markets, and has an excellent daytime population and easy access to surrounding submarkets. The District is also home to the Sutter General Hospital and its recent expansion project, and the planned B Street Theatre project. This high identity location is within walking distance of popular eateries, including: The Red Rabbit, Blimpie, Starbucks, Tres Hermanas, Centro Cocina Mexicana, Cafe Bernardo, Golden Bear, Rick's Dessert Diner and Biba. Nearby professional amenities, include: Office Max, Fed Ex Kinkos, Floppy's Digital Prints, Wells Fargo, Citibank, U.S Bank, Woodard-Ficetti Dry Cleaners and Pucci's Leader Pharmacy

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.



LOCATION

DEMOGRAPHICS & AMENITIES

POPULATION	1 MILE	2 MILE	3 MILE
2015 Total Population	23,801	66,987	130,322
2020 Population Estimate	24,983	70,160	136,533
Growth 2015-2020	4.97%	4.74%	4.77%
# of Daytime Employees	31,202	150,058	196,608
2015 Total Households	14,583	34,874	59,724
2015 Average Household Size	1.60	1.80	2.10
2015 Median Household Income	\$43,004	\$45,658	\$43,498
Total Cons. Spending (Aggregate in Thousands)	\$309,787	\$823,491	\$1,426,474
Entertainment	\$25,229	\$65,957	\$112,702
Health Care	\$14,778	\$40,572	\$69,745
Education and Day Care	\$20,212	\$55,534	\$91,741
Transportation & Maintenance	\$87,447	\$226,799	\$400,613
Household	39,808	\$112,815	\$190,687







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