

2109 J STREET

RETAIL/OFFICE SPACE FOR LEASE IN MIDTOWN, SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE



DOWNTOWN
~ 10 MIN WALK



J STREET
± 9,164 CARS/DAY
ACROSS FROM 2109 J



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE OPPORTUNITY

± 999-2,058
SF

\$2.45
PSF NNN

± 9,164
CARS/DAY ON J STREET

J STREET
RETAIL DESTINATION

RETAIL/OFFICE SPACE IN THE EPICENTER OF THE MIDTOWN RETAIL DISTRICT

Turton Commercial Real Estate is pleased to offer the opportunity to lease the highly visible and trafficked retail space at 2109 J Street, Sacramento, CA in the heart of Midtown Sacramento. Approximately 999 - 2,058 square feet, the space offers near unmatched visitors, making it perfect for any business looking to move to the forefront

of the Sacramento market. Located on the urban core's main west to east artery, the space is at the epicenter of the midtown retail district and further benefits from quick access to all major freeways and highways including I-5, Highway 80, Highway 50, and Highway 99 allowing for quick and easy access for patrons and clients alike.

The space also benefits from proximity to the many Downtown/Midtown festivals and events such as the Midtown Farmers Market, Midtown Second Saturday, Chalk It Up! Festival, and Midtown Love. Opportunities on J Street are few and far between. This is your chance to plant your business on Sacramento's landscape.



1 THE OPPORTUNITY
2109 J STREET

PROPERTY DETAILS

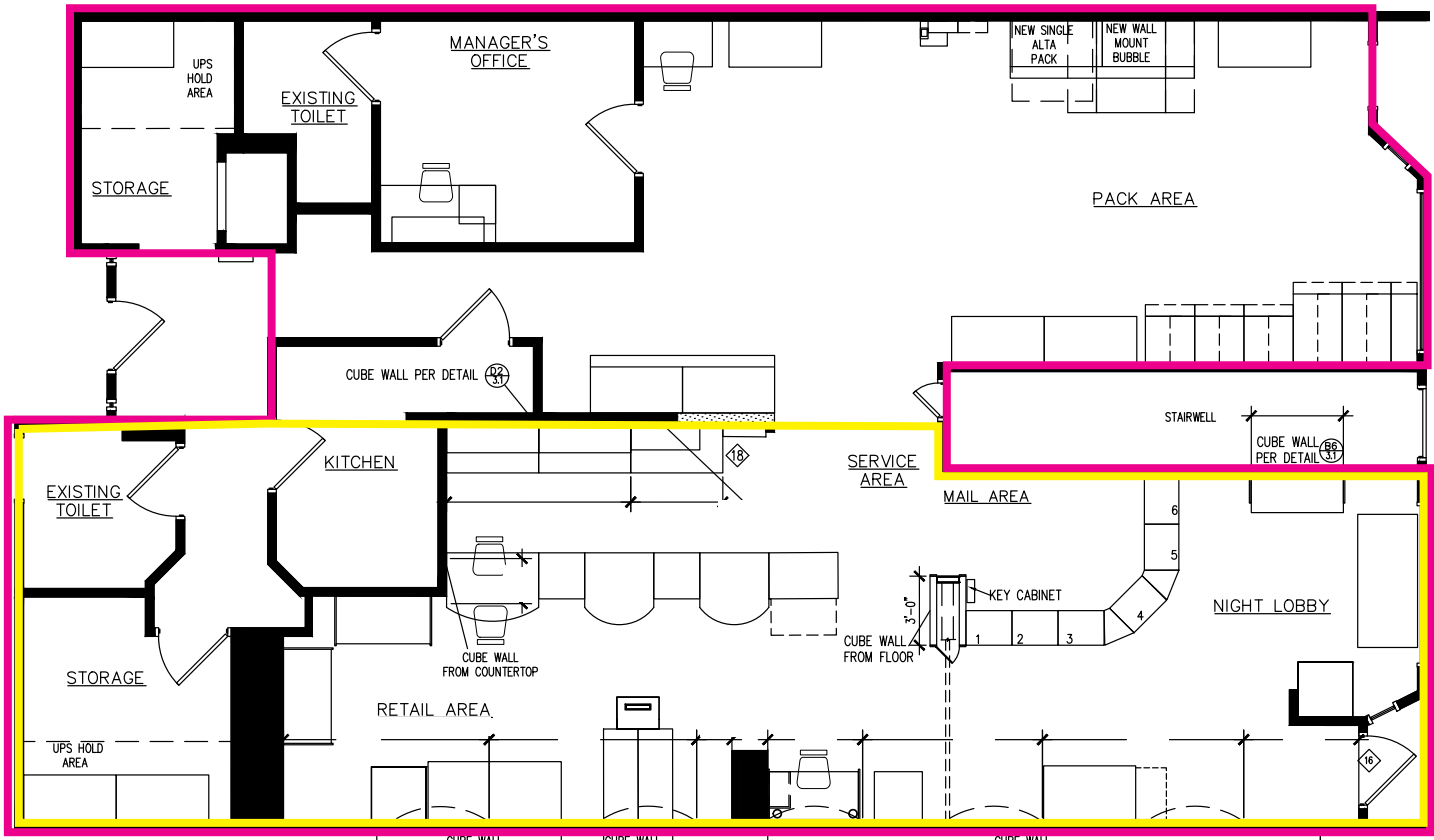
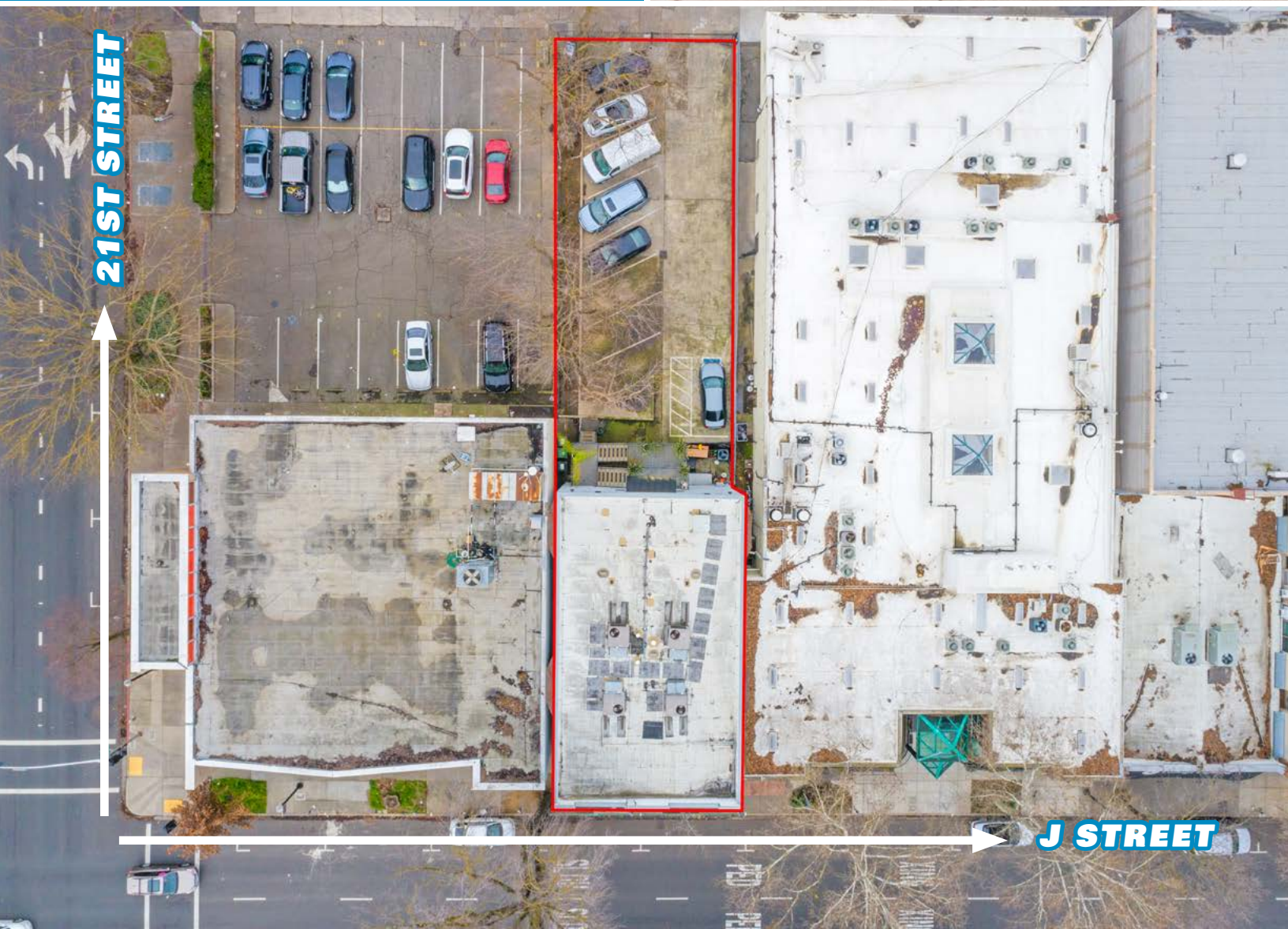
Address: 2109 J Street, Sacramento, CA 95816

Retail Size: ± 999 - 2,058 SF

Monthly Lease Rate: \$2.45/PSF NNN

Monthly NNN: \$0.93/PSF

Available: Immediately



* FLOOR PLAN HAS APPROXIMATE MEASUREMENTS

FLOOR PLAN

± 999 - 2,058 AVAILABLE
SF



THE LOCATION

2109 J STREET SITS NEXT TO THE POPULAR LAVENDER HEIGHTS DISTRICT!

The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to the north and Capitol Avenue to the south, is the most desirable real estate in Midtown. J Street was, and is, the highest traffic count street in Midtown and the Grid. Retailers and businesses located along J Street are benefitted by the robust and growing

business and residential community south of J Street along with the solid, entrenched residential community located throughout Boulevard Park and East Sacramento... two of Sacramento’s best demographic areas.

The Building is a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown’s Der Bier Garten, Midtown Cantina Alley, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet’s

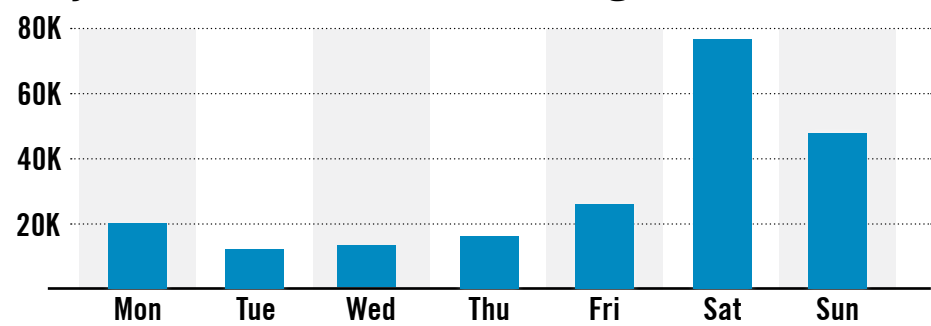
Coffee), Faces, The Depot, Mango’s and much more. In addition, the building is walking distance to the #1 farmers market in California of 2024.

Furthermore, the Subject Property can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, Floppy’s Printing, and some of the best hair and nail salons in the region. The Property is also just 8 blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.

NEARBY DATA BITES



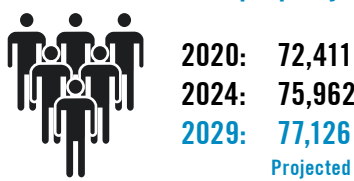
Daily visitors to the MARRS Building



Psychographic Profile

- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Booming with Confidence**
Middle-aged, established couples living in suburban homes

Nearby Population 2-mile radius of property



Traffic Counts
16,035+



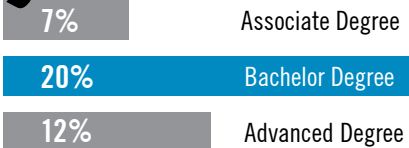
Daily Cars on J Street



Annual Consumer Spending



Education Levels



>14K
Total Businesses
2-mile radius of property



PICTURED:
The Midtown Farmers Market
Every Saturday, year-round
8:00 am - 1:00 pm
200+ vendors, 2,000+ visitors



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.1M

YEARLY VISITS



12

BARS & RESTAURANTS



\$75,149

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.





NEARBY AMENITIES

2109 J S Street has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 2109 J STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Dad's Kitchen	Ju Hachi	Omakase Por Favor	Shady Lady
Ace of Spades	Darling Aviary	Karma Brew	Old Soul Coffee	Sibling by Pushkin's
Aioli Bodega Espanola	Der Biergarten	Kin Thai	Otoro	Station 16
Alaro	Drunken Noodle	Kodaiko Ramen & Bar	Pachamama Coffee	Tank House BBQ
At Ease Brewing	Echo & Rig	Koja Kitchen	Coop	Tapa the World
Azul Mexican	Ella	Kru	Paesano's	Tasty Dumpling
Babe's Ice Cream	Estelle Bakery & Patisserie	Bombay Bar & Grill	Paragary's	Temple Coffee
Bambina's Pizza	Federalist Public House	Kupros Craft House	Pazza Notte	Thai Basil
Beach Hut Deli	House	La Costa Cafe	Philz Coffee	Thai Canteen
Bento Box	Fieldwork Brewing Co.	Localis	Plant Power Fast Food	The Coconut on T
Bottle & Barlow	Fizz Champagne	LowBrau	Polanco	The Golden Bear
Buddha Belly Burger	Fixin's Soul Kitchen	Majka Pizza	Prelude Kitchen & Bar	The Mill Coffee House
Burger Patch	Flatstick Pub	Mango's/Burgertown	Rare Tea	The Porch
Burgers and Brew	Fox & Goose	Maydoon	Rick's Dessert Diner	The Rind
Cafe Bernardo	Ginger Elizabeth	Mendocino Farms	Ro Sham Beaux	The Waterboy
Cafeteria 15L	Grange	Mikuni Sushi	Roots Coffee	Tres Hermanas
Camden Spit & Larder	I Love Teriyaki	Morning Fork	Roscoe's Bar	Uncle Vito's Pizza
Camellia Coffee	Il Fornaio	Morton's	Ruhstaller BSMT	World Famous HOT BOYS
Cantina Alley	Insomnia Cookies	Mulvaney's B&L	Saigon Alley	Yard House
Chipotle	Iron Horse Tavern	N Street Cafe	Salt & Straw	Zelda's Pizza
Crepeville	Jack's Urban Eats	Nash & Proper	Sauced	Zocalo
		Nekter	Scorpio Coffee	



SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

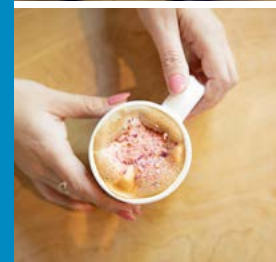
Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fifth-largest economy, Sacramento provides residents with numerous opportunities and resources.

Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Most Healthiest City in the U.S.
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION
GREATER SACRAMENTO REGION

2,623,204

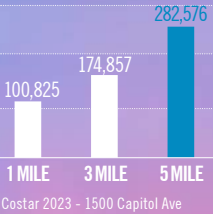
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

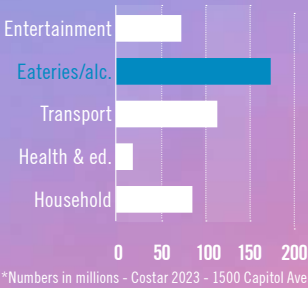
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

#1 California's top farmers market

#3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



TURTON
COMMERCIAL REAL ESTATE