

2600 J

RETAIL SPACE FOR LEASE IN THE HEART OF
MIDTOWN ON THE J STREET THOROUGHFARE



TURTON
COMMERCIAL REAL ESTATE

2600 J



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

AARON MARCHAND
VICE PRESIDENT- *LIC. 01711650*
916.573.3302
AARONMARCHAND@TURTONCOM.COM

MATT AXFORD
DIRECTOR- *LIC. 02124801*
916.573.3308
MATTAXFORD@TURTONCOM.COM

© 2021 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 PROPERTY

±720
RSF

\$3.00
PER SF MODIFIED GROSS

15,216
CARS PER DAY

1
BLOCK FROM SUTTER'S FORT

2600 J Street offers a rare 'hard corner' opportunity for retail boutique or creative office space in Midtown - Sacramento's most popular urban neighborhood. Located on the southeast corner of J Street and 26th Street, the Property is surrounded by a thriving retail district, with shopping, dining, night-life and art galleries. With doors opening onto busy J Street, the Property features prominent signage

placement and with thousands of pedestrians and cars passing the building daily, tenants are sure to get the recognition they seek on the lively midtown street. The storefront features expansive window lines, which are highly sought-after in today's market. Your patrons will be awe-inspired by the view. The building's eye-catching identity and abundant natural light provides the perfect slate to build an

environment that shapes positive client experiences and a strong company brand image. Your space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your bottom line! This is a very rare opportunity to lease one of Midtown's most iconic locations!





ENTIRE BUILDING FEATURES

Address:	2600 J Street, Sacramento, CA 95816
Suite Size:	720 SF
Lease Rate:	\$3.00/SF MG
Use:	Office / Retail
Exterior Signage:	Available
On-Site Parking:	Available
Zoning:	C-2-SPD
Occupancy:	Immediate





BUILDING LOCATION

10

NEARBY DEVELOPMENTS

1,000

NEW HOUSING UNITS

75+

NEARBY AMENITIES

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. Midtown has emerged as one of the submarket's hottest micro-markets. 2604 J Street is near the epicenter of Midtown, which has an excellent day-time population and provides numerous eateries

and professional amenities within easy walking distance. 2604 J Street is also located only a few blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50. The downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.



Section Three: The Location

2604 J STREET

Cantina Alley
Flamingo House
Burger Patch
The Golden Bear
Little Relics
Tres Hermanas
Cornerstone
Rick's Dessert Diner
Beach Hut Deli
Chicago Fire Thai Basil
Negril
Jungle Bird
University Art
2600 J Street
K
27th
Marshall Park
Blue Cue
Centro Cocina
Barwest
Red Rabbit
Harlow's
AM PM
ARCO
SAFE Credit Union
Round Table
Chevron
McDonald's
EAST SAC

Section Two: The Surroundings

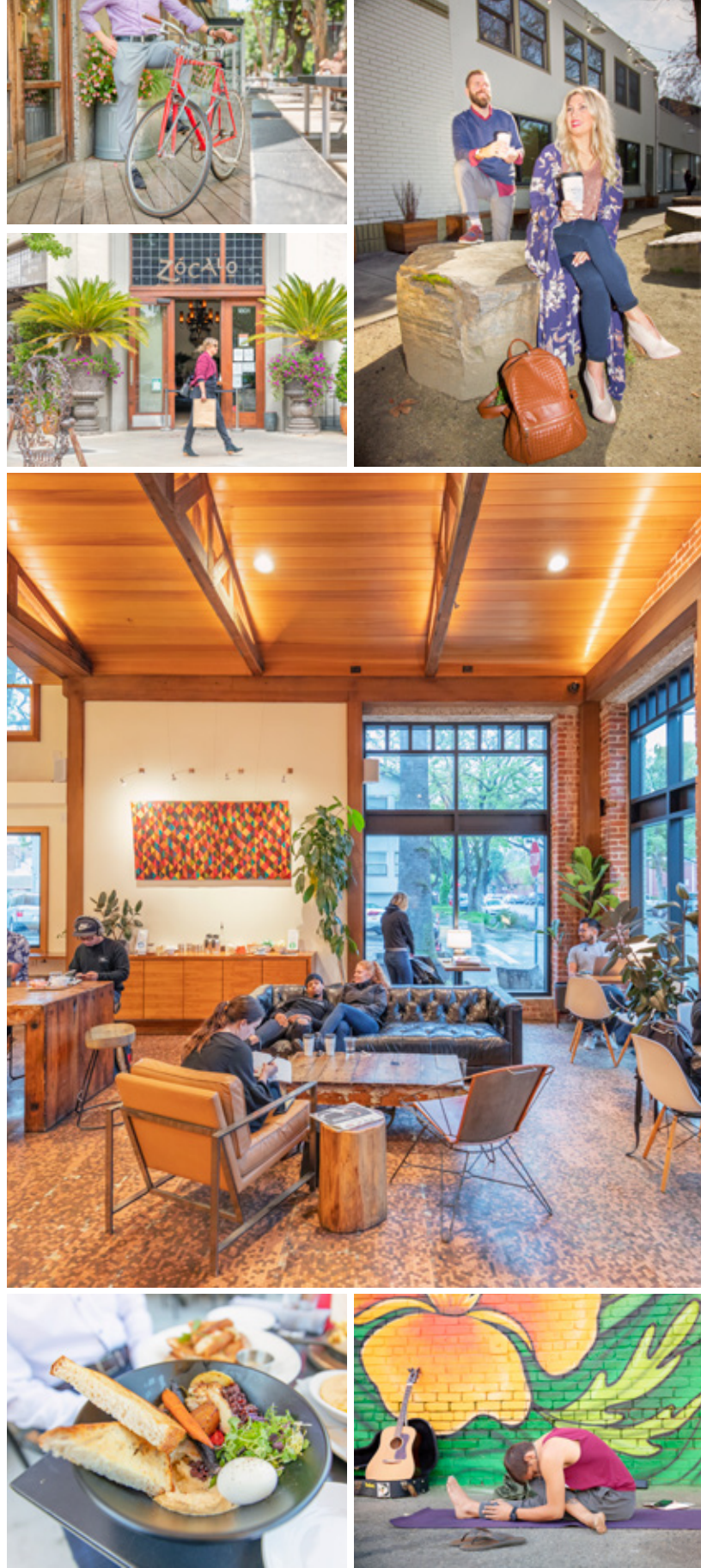
Sutter's Fort
Sutter Hospital
Sutter Medical
Biba
Tea Bar Cafe
B Street Theatre
Starbucks
INK Eats
Paragary's
Jimboy's Tacos

27th
28th

80

Section One: The Neighborhood

MIDTOWN



MIDTOWN CENTRAL

MIDTOWN CENTRAL IS HOME TO MANY DAY TIME ACTIVITIES INCLUDING DINING, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.





Section Three: The Location

2600 J

MIDTOWN CENTRAL IS THE HOTTEST LOCATION FOR GOING OUT IN SACRAMENTO AND BENEFITS FROM 18 HOURS OF FOOT TRAFFIC PARTICULARLY AMONG MILLENNIALS.





NEARBY AMENITIES

This property has one of, if not, 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 2600 J STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Chipotle	Kru	Paragary's	Tank House BBQ
Aioli Bodega Espanola	Club Raven	Kupros Craft House	Peet's Coffee	Tapa the World
Allora	Cornerstone	La Trattoria Bohemia	Pine Cove Tavern	Tea Cup Cafe
Amaro Italian Bistro & Bar	Crepeville	Lowbrau	Pizzeria Urbano	Temple Coffee
Azul Mexican	Der Biergarten	Metro Kitchen & Drinkery	Pronto Pizza	Thai Basil
Bacon & Butter	Eatuscany Cafe	Midtown Taqueria	Pushkin's Bakery	Thai Palace
Bar West	Elixir Bar & Grill	Mimosa House	Q Street Bar & Grill	The Golden Bear
Bento Box	Evan's Kitchen	Mulvaney's B&L	Red Rabbit	The Mill Coffee House
Block Butcher Bar	Federalist Public House	N Street Cafe	Rick's Dessert Diner	The Porch
Bonn Lair	Fieldwork Brewing Co.	Nekter	Roxie Deli and Barbecue	The Rind
Broderick Midtown	FishFace Poke Bar	Nido	Sakamoto	The Shack
Buckhorn Grill	Fit Eats	Nishiki Sushi	See's Candies	The Waterboy
Burgers and Brew	Ginger Elizabeth Chocolates	Nopalitos Southwestern Café	Selland's Market Cafe	Tres Hermanas
Cafe Bernardo	Highwater	OBO Italian Table & Bar	Shanghai Garden	Tupelo Coffee & Roasting
Cafe Capricho	Hot Italian	Old Soul Coffee	Shoki Ramen House	Vibe Health Bar
Canon	I Love Teriyaki	OneSpeed	Star Ginger	Waffle Square Country Kitchen
Cantina Alley	Identity Coffee	Original Mel's Diner	Station 38 Coffee	Wing's Restaurant
Celestin's	Jack's Urban Eats	Orphan	Steve's Pizza	Yogurt a GoGo
Centro Cocina Mexicana	Juno's Kitchen	Pachamama Coffee Bar	Sun & Soil Juice	Zelda's Pizza
Chando's Tacos	Karma Brew	Paesano's	Sushi Café	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

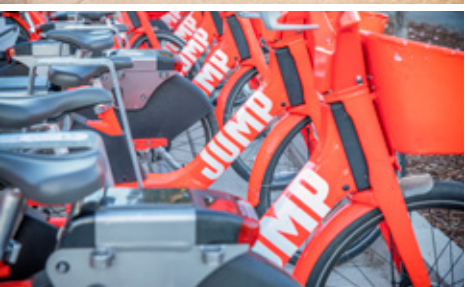
215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as “available” that are functionally obsolete and non-compliant. The ur-

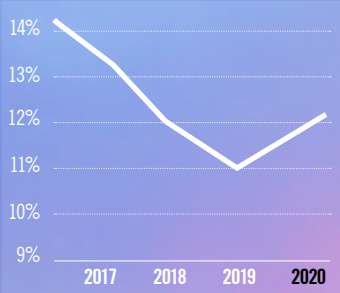
ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

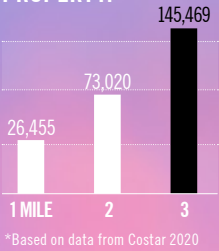
SACRAMENTO OFFICE VACANCY:



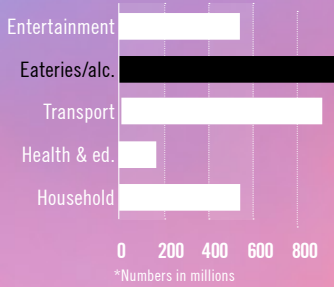
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

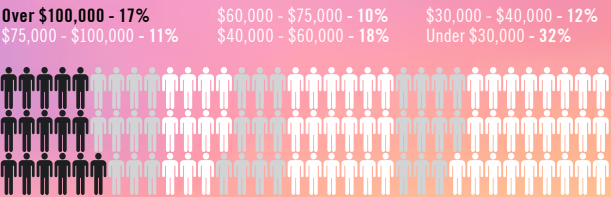
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



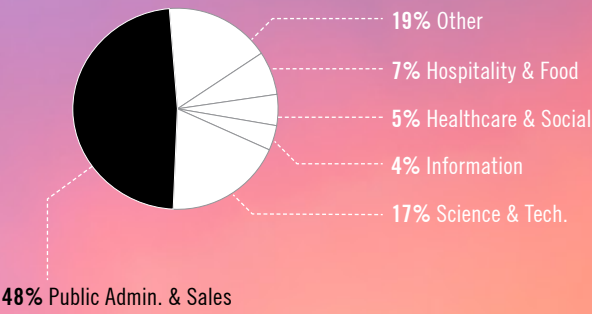
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE: 97
BIKE SCORE: 98
TRANSIT SCORE: 55



26004



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

AARON MARCHAND
VICE PRESIDENT- LIC. 01711650
916.573.3302
AARONMARCHAND@TURTONCOM.COM

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

© 2021 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.

