

2531 J

2ND GEN RESTAURANT
+ MULTIFAMILY
FOR SALE



TURTON
COMMERCIAL REAL ESTATE

2531 J

NEARBY MURAL BY LOCAL ARTIST
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THE PROPERTY

4,132	2021	1	2	\$1.65 M
SF BUILDING	RENOVATION	RETAIL SPACE	RESIDENTIAL UNITS	ASKING PRICE

Turton Commercial is pleased to market for sale a second-generation restaurant/retail building and value-add investment opportunity. 2531 J Street, Sacramento, CA 95816 (hereby, the “Property”) is an approximate 4,132 square foot commercial mixed-use building situated on a 3,200 square foot parcel of land. The Property is comprised of a ground floor retail space with a cold prep kitchen and expansive window lines, approximately 2,400 square feet plus outdoor din-

ing patio, and two (2) residential apartment units above. The Property underwent a partial reconstruction with all new improvements and finishes. The market deli is turn-key complete with furniture, fixtures, and equipment (FF&E) available. Midtown is Sacramento's most exciting dining and shopping district, and the Property is a rare corner location on the highest traffic corridor in Midtown. Perched in the lush tree canopy of Midtown, the apartments enjoy two (2) comfortable outdoor pa-

tio decks, perfect for relaxing or entertaining. Both units are accessed by a private exterior entrance and feature very spacious living spaces. One unit has three (3) bedrooms, and the second unit has one (1) bedroom with the option of converting the large living room to a second bedroom. The apartments have new paint and new carpet flooring throughout. The Property is being offered for sale at \$1,650,000.



2531 J STREET IS A RARE MIDTOWN OPPORTUNITY WITH GROUND FLOOR RETAIL AND 2 APARTMENT UNITS



PROPERTY FEATURES:

Address:	2531 J Street, Sacramento, CA 95816
Gross Building Size:	4,132 SF
1st Floor Restaurant/Retail:	2,400 SF
Apartment One:	Three-Bedroom, One-Bathroom
Apartment Two:	One- or Two-Bedroom, One-Bathroom
Parcel Size:	3,200 SF
Price:	\$1,650,000
Year Built:	1900
Year Renovated:	2020-2021
Traffic Count:	15,216 ADT
Zoning:	C-2-SPD Central Business District
Number of Stories:	2
Additional Features:	Outdoor Dining Patio, Storage Area
Improvements Include:	New Roof New Seamless Gutter New Light Fixtures New Storefront Door New Hvac Mini-Split System New Linoleum Floors New Paint Interior and Exterior New Ada Compliant Checkout Counter New Outdoor Dining Enclosure Store Floor Sanded and Armorseal Tread Plex Floor Coating Steel Wrapped Posts New Electrical Wiring 2-Hour Fire Reinforced Ceiling
Restaurant FF&E Include:	Large Walk-In Freezer and Storage Pantry Type 20 Liquor License New Sandwich Display & Prep Cases 16-Camera Security System with 60" TV 10-Door Commercial Chiller Ice-Cream Freezers Display Racks and Cabinets Soft-Drink Fridge Marble Counter Tops

2531 J STREET HAS TWO APARTMENT
UNITS WITH AN OUTDOOR PATIO SPACE
FOR BOTH TENANTS





THE OPPORTUNITY

TURN-KEY
RETAIL SPACE

2ND
GENERATION

FF&E
AVAILABLE

OWNER-USER
OPPORTUNITY

The owner of the Property also owned and operated Bon Air Market & Deli, which until recently occupied the ground floor. Bon Air was the classic deli corner store with a long line of dedicated regulars every day. A robust following and raving reviews underpinned strong and consistent revenue. The building and the Business, including all FFE, are both available for purchase. The Property represents a unique opportunity for a restaurateur or retailer to acquire a turn-key move-

in ready space in Midtown Sacramento and build equity through ownership of the building. For a new owner occupying the ground floor, the income-producing apartments units offset monthly ownership costs. Alternatively, a buyer could occupy one of the residential apartment homes as well. With doors opening onto busy J Street, the Property offers prominent signage opportunities and with thousands of pedestrians and cars passing the building daily, your business is sure to get the recognition

they seek on the lively midtown street. The Property'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 own one of Midtown's most iconic locations!



UNIQUE OPPORTUNITY FOR A RETAILER
TO ACQUIRE TURN-KEY SPACE WITH
INCOME PRODUCING APARTMENTS





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

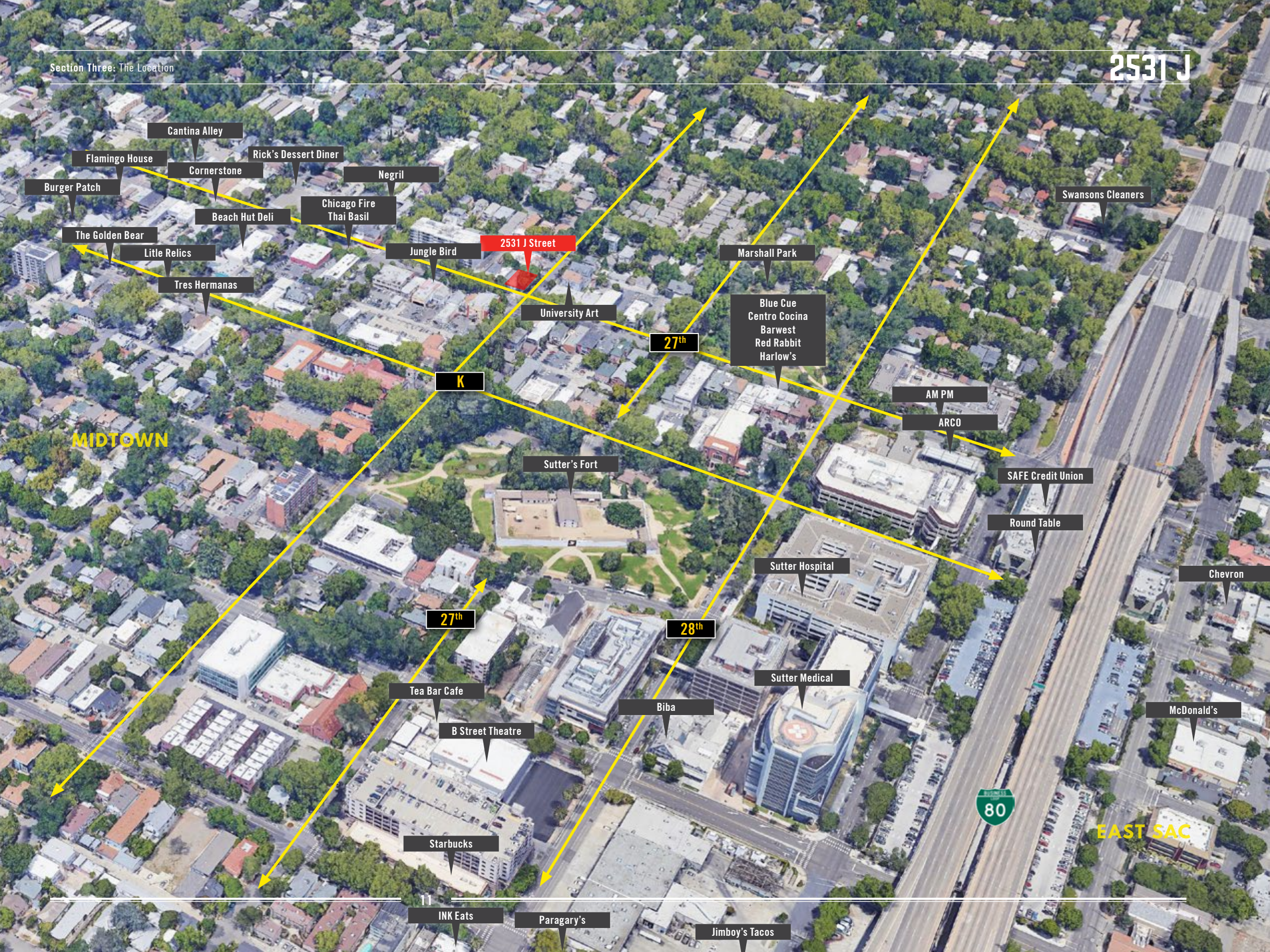
the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the submarket's hottest micro-markets. 2531 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. 2531 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

2531 J



MIDTOWN CENTRAL

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





Section Three: The Location

2531 J

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



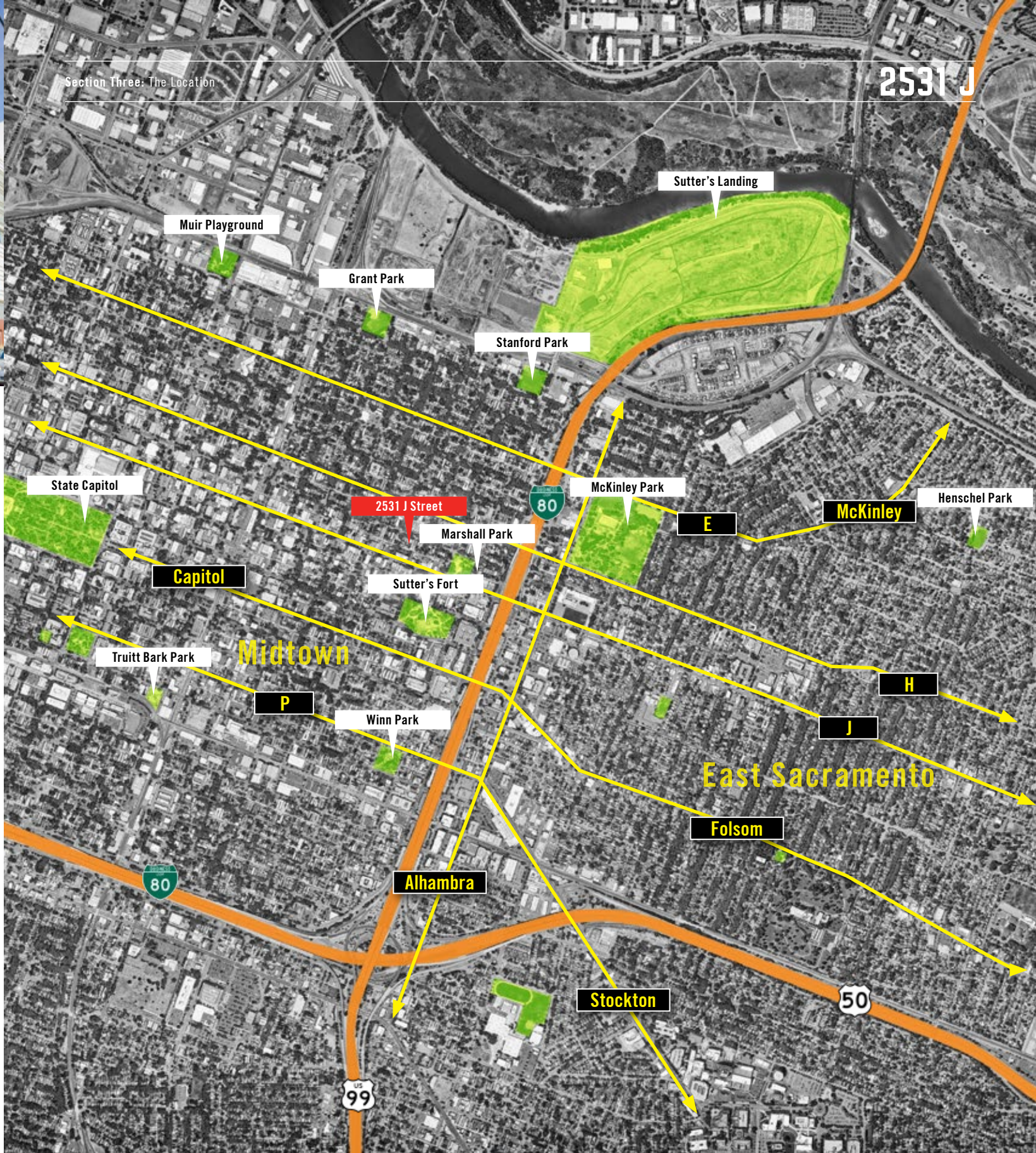


NEARBY AMENITIES

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 2531 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.



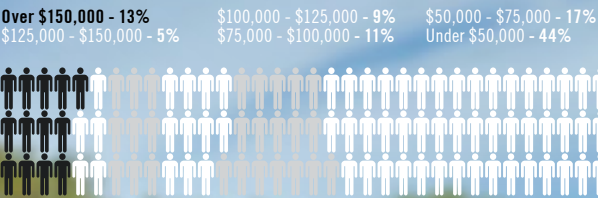
THERE’S A REASON EVERYONE IS COMING HERE.



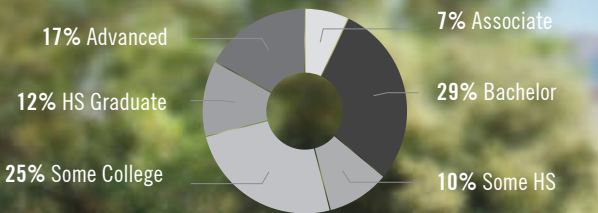
SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

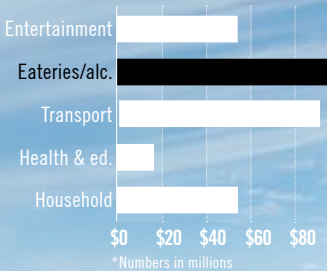
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



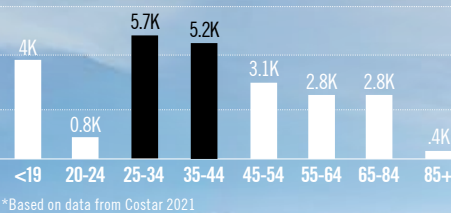
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in midsize cities
- #2 Top 10 most fun, affordable U.S. cities
- #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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

WALK SCORE: 93

BIKE SCORE: 99

TRANSIT SCORE: 62

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

25314



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