



# 1530 J STREET **SACRAMENTO**

FOR LEASE RESTAURANT SPACE IN THE THEATRE DISTRICT



**TURTON**  
COMMERCIAL REAL ESTATE





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# THE OPPORTUNITY



RETAIL / RESTAURANT / OFFICE



2,934 – 6,057 SF



SURROUNDED BY EVENT VENUES

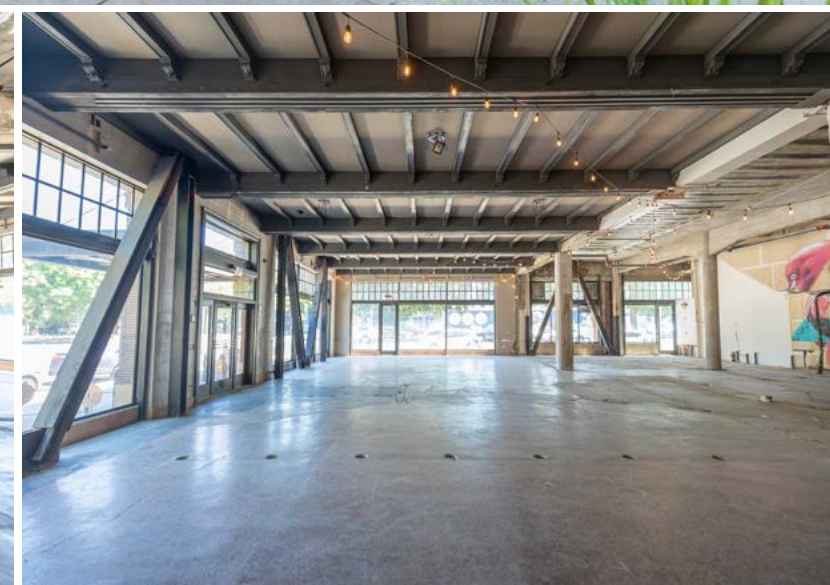
1530 J Street, well known as The Elliott Building, represents a very rare opportunity to lease one of the most iconic spaces in urban Sacramento.

The second generation restaurant/retail or office space on the ground floor is prime for a high-visibility operator that wants to benefit from being in one of the most significant and prominent buildings in the urban core. The space has soaring ceilings, incredibly tall windows, an exterior patio and a fully functional kitchen.

Striking, exclusive and ready-to-go in its “as-is” condition, 1530 J Street is a true mixed-use building in the heart of midtown – it also features 18 luxury residences upstairs and over ±11,000 square feet of retail on the ground floor featuring Mikuni.

1530 J Street is the essential connection between 16th Street, Downtown and Midtown to link a seamless, vibrant lifestyle experience anchored in Sacramento’s most walkable mixed-use neighborhood. The Building is centered in a pedestrian-friendly,

walkable neighborhood of Sacramento. It has incredible visibility on the corner of 16th and J Streets, the two most trafficked thoroughfares on the grid, and is surrounded by surface and structured parking. 1530 J features a modern design that reflects the increasingly contemporary character of Sacramento mixed-use buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, abundant natural light and high ceilings.





**1 THE OPPORTUNITY**  
1530 J STREET

BLADE SIGNAGE AT 16TH & J AVAILABLE

## THE DETAILS

Address: 1530 J Street, Sacramento  
CA 95814

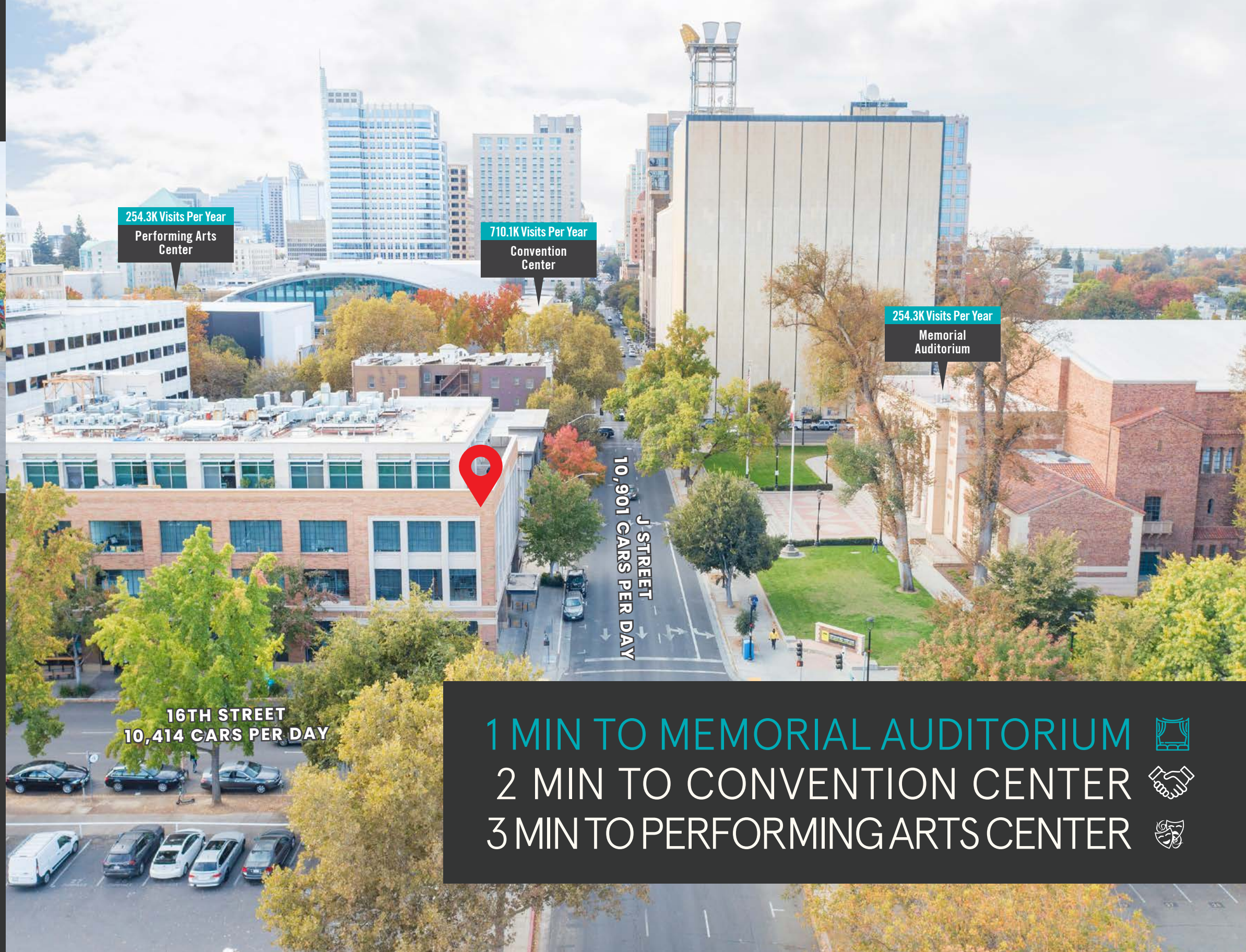
Suites Available: Suite 100  
Suite 120

Suite 100 Size: ± 3,124 SF  
Suite 120 Size: ± 2,934 SF  
Lower Level Size: ± 1,856 SF  
Suite 100 + 120: ± 6,057 SF

Asking Rate: \$3.50/SF NNN

Total Building Size: 45,576

Stories: Four (4)



1 MIN TO MEMORIAL AUDITORIUM   
2 MIN TO CONVENTION CENTER   
3 MIN TO PERFORMING ARTS CENTER 



# THE LOCATION



IN THE THEATRE DISTRICT



2 BLOCKS TO HANDLE DISTRICT



4 BLOCKS TO LAVENDER HEIGHTS



9 BLOCKS TO GOLDEN 1 CENTER

1530 J Street sits in the heart of Sacramento's Theater District, surrounded by a dynamic mix of entertainment, dining, and culture. With the nearby SAFE Credit Union Performing Arts Center and Sacramento Memorial Auditorium drawing regular crowds for concerts, comedy shows, and Broadway productions, this retail space is ideally positioned to serve pre- and post-event foot traffic.

Just two blocks away, the Handle District offers some of Midtown's best-known restaurants, cocktail bars, and coffee shops. With its walkable grid and steady stream of visitors, it's a magnet for locals and tourists alike.

Four blocks in the other direction, Lavender Heights pulses with nightlife, community events, and one of the city's most popular weekly traditions—the Midtown Farmers

Market. Known for its inclusive atmosphere and diverse crowd, the area draws thousands every Saturday to browse local produce, shop handmade goods, and grab a bite to eat.

Between the vibrant mix of venues, foot traffic from nearby districts, and an ever-evolving culinary scene, 1530 J Street offers a rare opportunity for restaurateurs or office users looking to plant roots in one of Sacramento's most energized corridors.





2 THE LOCATION  
1530 J STREET

Event Venues

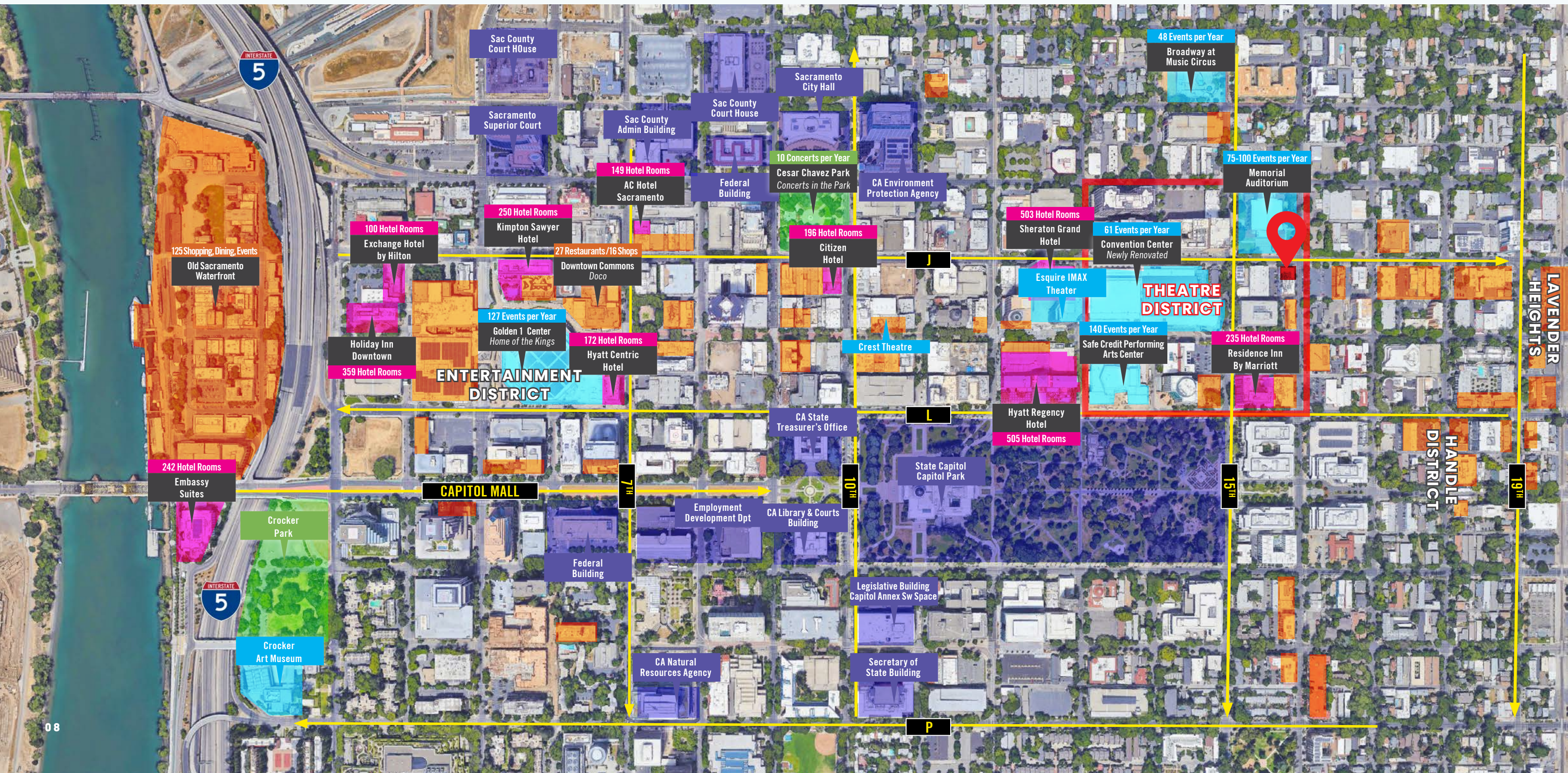
Hotels

Government

Retail

Parks

Visit Sacramento  
Sacramento City Express  
Downtown Sacramento Partnership





# TAKE CENTER STAGE IN THE THEATER DISTRICT

Placer AI | Visit Sacramento | Comstock's

 2.8 MILLION YEARLY VISITS  
 9 BLOCKS  
 9 BARS AND RESTAURANTS  
 ~335 EVENTS PER YEAR

The Theater District in Sacramento is a cultural anchor, drawing thousands of visitors with its world-class opera, ballet, and Broadway tours at the SAFE Credit Union Performing Arts Center and Convention Center. For a retailer 1530 J Street offers a front-row seat to this year-round activity, putting your concept at the

center of the city's entertainment scene.

Surrounded by popular restaurants like Mikuni Sushi, Cafeteria 15L, and Public House Downtown, the area is already known as a go-to destination for pre-show dinners and post-event drinks. A new restaurant at this location would benefit from steady foot traffic, a diverse customer base, and

proximity to packed houses just steps away.

Whether catering to theatergoers, convention attendees, or Midtown's loyal dining crowd, 1530 J Street is a prime opportunity to join a dynamic lineup and establish a presence in one of Sacramento's most active and visible corridors.







**2 THE LOCATION**  
1530 J STREET

# CAPTURE FOOT TRAFFIC FROM MIDTOWN'S CULTURAL HUB LAVENDER HEIGHTS

Midtown Association



1.1 MILLION YEARLY VISITS



3 BLOCKS



12 BARS AND RESTAURANTS



~120 EVENTS PER YEAR



Being just four blocks from Lavender Heights puts your restaurant within easy reach of one of Sacramento's most energetic and event-driven neighborhoods. Anchored by the MARRS building and known for its inclusive, forward-thinking culture, Lavender Heights regularly draws crowds for street festivals, block parties, and citywide celebrations.

Events like Midtown Love, Second

Saturday, and THIS Sacramento create consistent surges in foot traffic, especially during evenings and weekends—prime hours for dining and nightlife. One of the biggest draws is the Midtown Farmers Market, recently named the best farmers market in California and third in the nation by the American Farmland Trust. Held every Saturday year-round, the market attracts thousands of visitors each week with its




mix of local produce, artisanal goods, and community programming.

Proximity to this nationally recognized market and the broader Lavender Heights scene gives restaurants or retailers a prime opportunity to tap into a diverse, loyal customer base drawn to the area's walkability, cultural vibrancy, and strong sense of place.



# DRAW FROM MIDTOWN'S PREMIER DINING DESTINATION THE HANDLE DISTRICT

Placer AI | Visit Sacramento | Handle District

 1.4 MILLION YEARLY VISITS  
 9 BLOCKS  
 18 BARS AND RESTAURANTS  
 ~8 EVENTS PER YEAR

Just two blocks from the Handle District, 1530 J Street sits near one of Midtown Sacramento's most active and celebrated culinary corridors. Known for its high concentration of successful restaurants, boutiques, and buzzing nightlife, the district draws a steady stream of locals and visitors throughout the day and into the evening.

Beloved staples like Zócalo, The Rind, Aioli Bodega Espanola, Mulvaney's B&L, and Saigon Alley continue to anchor the district, offering a range of international flavors and elevated experiences. The recent addition of Pazza Notte, a lively Italian-American concept from New York City, has only added to the neighborhood's energy. With its stylish

interior, martini list, and brick oven pizza, Pazza Notte is already drawing crowds.

For a new restaurant or retail concept, being this close to the Handle District offers exposure to an audience that values good food, atmosphere, and exploration—making 1530 J Street a compelling location to capture that momentum.



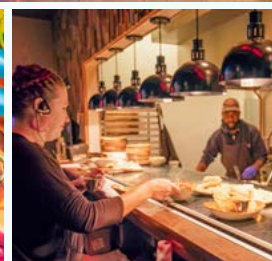




2 THE LOCATION  
1530 J STREET

# BE A DESTINATION PRE OR POST GOLDEN 1 CENTER EVENTS IN THE ENTERTAINMENT DISTRICT

Placer AI | Visit Sacramento II Golden 1 Center



7.2 MILLION YEARLY VISITS



8 BLOCKS



43 BARS AND RESTAURANTS



130 EVENTS PER YEAR



Just 9 blocks from Sacramento's Entertainment District, 1530 J Street is ideally positioned to benefit from the steady flow of visitors heading to Downtown Commons (DOC). At the heart of the district is Golden 1 Center, a state-of-the-art arena that hosts over 130 events

annually and holds up to 19,000 guests. From Sacramento Kings games to concerts by global stars like Paul McCartney, Elton John, and Lady Gaga, the venue draws major crowds throughout the year.

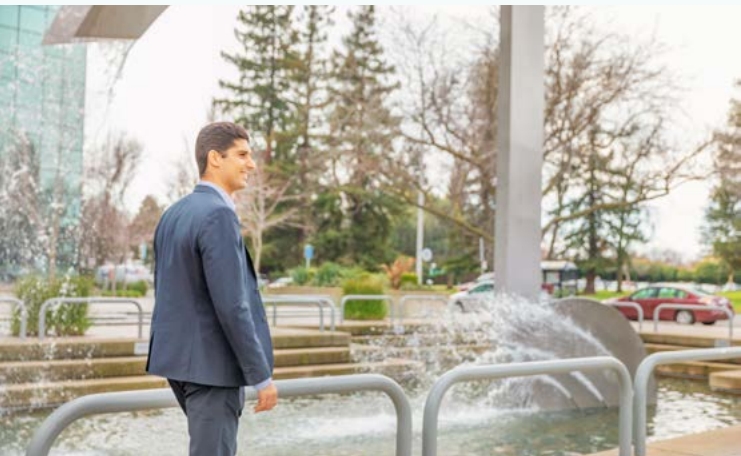
That momentum extends beyond DOC, as event-goers frequently explore nearby

neighborhoods for dinner and drinks before or after the main event. With its walkable location and strong visibility, 1530 J offers a prime opportunity for a retail, restaurant or office user to tap into the energy of Sacramento's entertainment core.





2 THE LOCATION  
1530 J STREET



# WALK - BIKE - DRIVE - PARK

walkscore.com



98 WALKER'S PARADISE



99 BIKER'S PARADISE

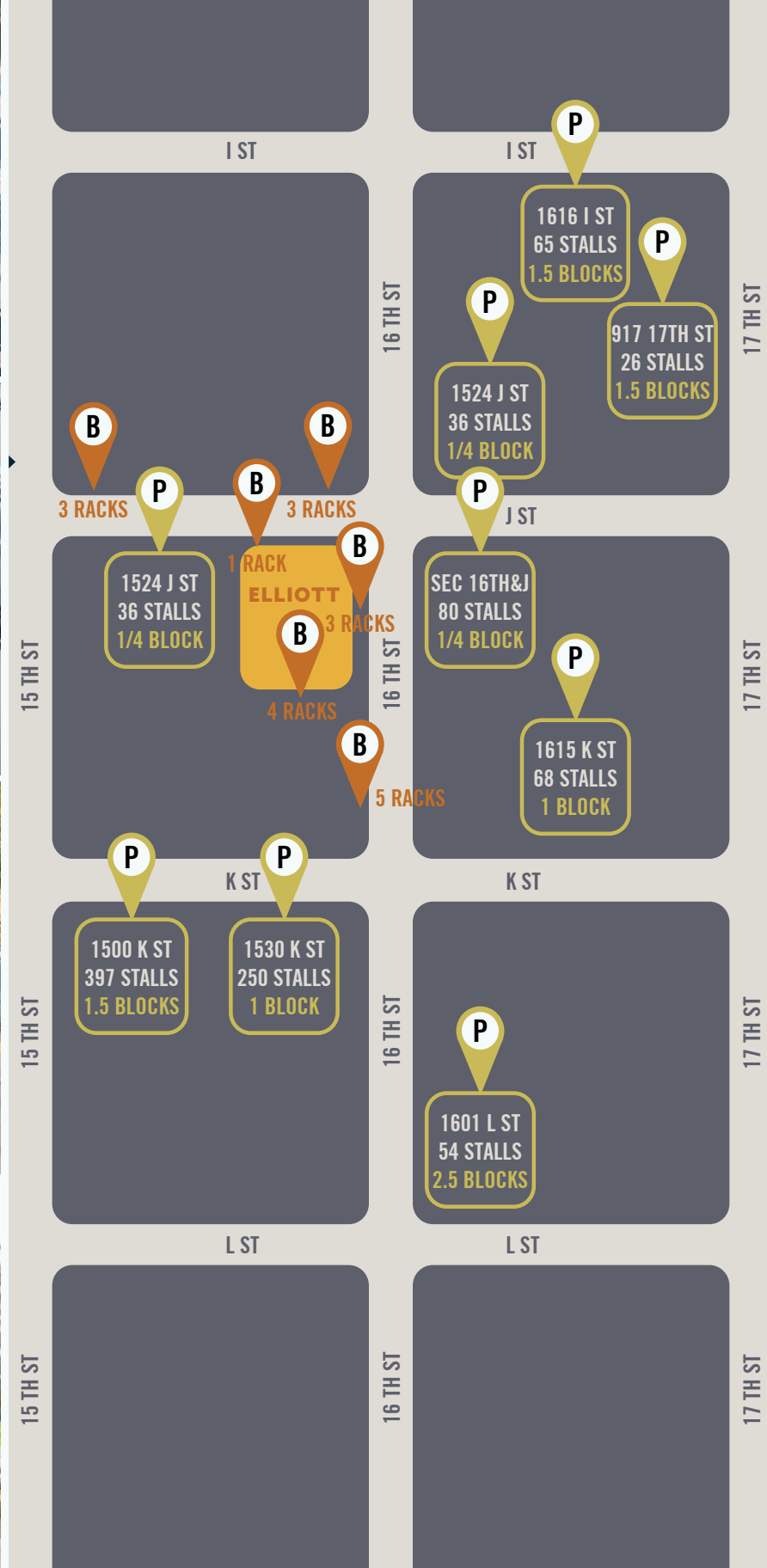


61 GOOD TRANSIT

Address	Parking Stalls
1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
1524 J Street	36 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	1,009 Stalls

Address	Bike Racks
1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks

1530 J benefits from excellent accessibility, with over 1,000 parking stalls located within a short walk—making it easy for employees and guests to visit by car without the usual Midtown parking hassle. The surrounding area also supports a robust cycling culture, with bike parking and well-connected bike lanes that encourage alternative transportation and steady local traffic throughout the day.





# SACRAMENTO HAS AN ABUNDANCE OF HOTELS

**HYATT REGENCY**

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

**SHERATON GRAND HOTEL**

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

**RESIDENCE INN BY MARRIOTT**

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

**THE CITIZEN HOTEL**

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

**EMBASSY SUITES**

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

**HYATT CENTRIC NEW**

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

**KIMPTON SAWYER HOTEL NEW**

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

**EXCHANGE SACRAMENTO NEW**

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

**AC HOTEL BY MARRIOTT NEW**

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

**CONVENTION CENTER HOTEL PROPOSED**

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

**10K PROPOSED**

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

**CANOPY BY HILTON PROPOSED**

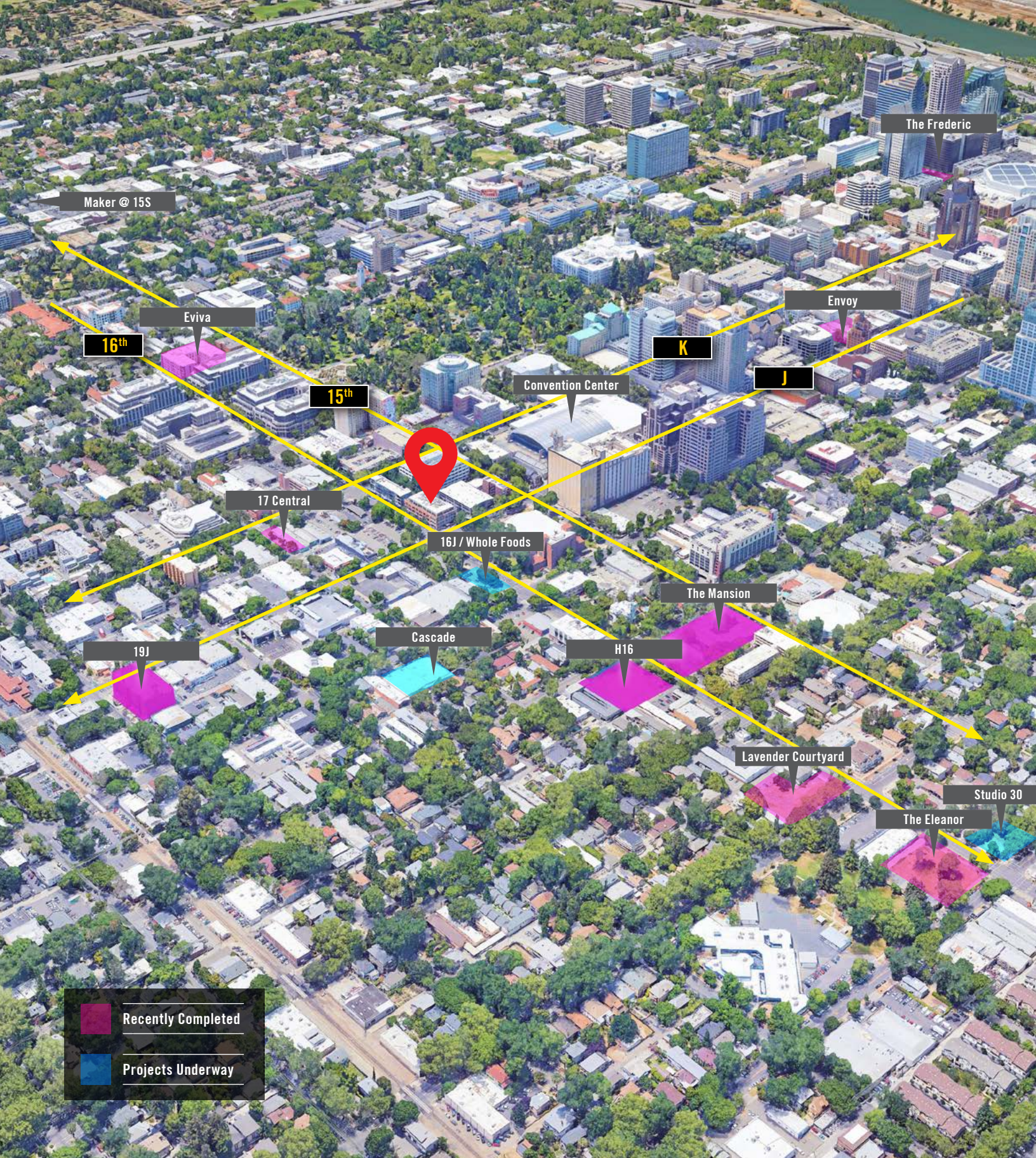
The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

**141 PROPOSED**

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.







## 2 THE LOCATION

1530 J STREET

# SURROUNDED BY NEW HOUSING

### 16TH AND J MIXED USE



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

### ESPERANZA



Corner of 12th and E will feature 132 attainable housing units. The development plans for 86 efficient studio apartments and 46 1-bedroom lofts. Estimated for summer of 2026 completion.

### THE MANSION



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

### ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

### MAKER @ 15S



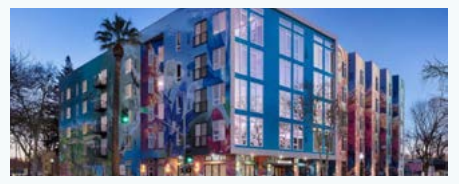
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

### THE FREDERIC



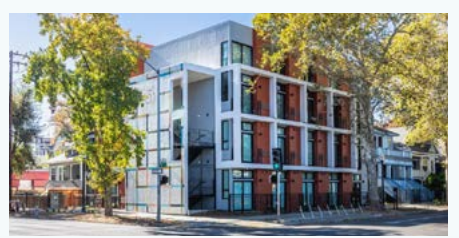
Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

### E@16 - THE ELEANOR



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

### STUDIO 30



Studio30 is Sacramento's first privately financed housing for residents earning 80%–120% of AMI. It includes 30 modern units with full kitchens, in-unit laundry, smart home tech, and a ButterflyMX intercom, plus access to 20 bike stalls. Project is complete.

### THE GRACE



Construction is underway of this three-story building with 41 apartments, 1,700 square feet of ground-floor restaurant space, and a 600-square-foot patio.



# SACRAMENTO

Greater Sacramento



2.61 MILLION POPULATION



#2 IN U.S FOR INCLUSION



4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than just a midpoint; it's a shopping and dining destination in its own right. Businesses are drawn to Sacramento for its balance of affordability, population growth, and cultural vibrancy. With a diversified economy, a strong food culture, and access to fresh, local ingredients as the nation's Farm-to-Fork Capital, the region offers both stability and buying power.

While other major California metros have

seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as places like San Francisco and Los Angeles saw losses (Axios, 2024). In 2025, the Sacramento metro area reached 2.27 million residents, up 1.16% from the prior year (Macrotrends, 2025). This trend reflects a growing class of professionals and families looking for more space and affordability—without compromising access to amenities, events, and culture.

This steady inflow of new residents fuels demand for retail, dining, and experiential spaces. Consumers here are not only educated and diverse but also rooted—

Sacramento ranks high in civic pride and regional loyalty. The cost of living remains significantly lower than San Francisco or San Jose, which allows consumers to spend more on experiences and local goods. With a walkable urban core, light rail access, and strong biking infrastructure, foot traffic is growing in key corridors, making it easier than ever to connect with customers in meaningful ways.

For businesses looking to establish a presence in Northern California, Sacramento offers a rare opportunity: a major metro with momentum, character, and diverse community. It's a city where storefronts don't just open—they thrive.







\$122,203 AVG HH INCOME



23% HAVE CHILDREN



45% BACHELOR'S OR HIGHER

## WHERE DOES YOUR FUTURE CLIENT CURRENTLY SPEND THEIR TIME?

### LEISURE

1. SACRAMENTO MEMORIAL AUDITORIUM
2. SAFE PERFORMING ARTS CENTER
3. DISNEY LAND
4. PAPA MURPHY'S PARK
5. FOLSOM LAKE RECREATION AREA
6. GOLDEN GATE PARK - SAN FRANCISCO
7. CINEMARK CENTURY - ARDEN
8. TOP GOLF - ROSEVILLE
9. ORACLE PARK - SAN FRANCISCO
10. SANTA CRUZ BEACH BOARDWALK
11. PRESIDIO OF SAN FRANCISCO
12. SUTTER HEALTH PARK - SACRAMENTO

### DINING

1. PETRA GREEK - DOWNTOWN
2. YARD HOUSE - ROSEVILLE
3. CHEESECAKE FACTORY - ARDEN
4. BJ'S RESTAURANT - ELK GROVE
5. TEXAS ROADHOUSE - ELK GROVE
6. SAPPORO JAPANESE STEAKHOUSE
7. ZOCOLO RESTAURANT - MIDTOWN
8. CHEESECAKE FACTORY - ROSEVILLE
9. EL TAPATIO - CITRUS HEIGHTS
10. MORGAN'S CENTRAL VALLEY BISTRO
11. TOWER CAFE - MIDTOWN
12. BJ'S RESTAURANT - ROSEVILLE

### HOTELS

1. THUNDER VALLEY CASINO - LINCOLN
2. RESIDENCE INN - DOWNTOWN
3. SKY RIVER CASINO - ELK GROVE
4. RED HAWK CASINO - PLACERVILLE
5. HARD ROCK HOTEL - WHEATLAND
6. SILVER LEGACY - RENO
7. DOUBLE TREE - POINT WEST
8. THE COSMOPOLITAN - LAS VEGAS
9. PLANET HOLLYWOOD - LAS VEGAS
10. HOLIDAY INN - DOWNTOWN
11. HARVEY'S - LAKE TAHOE
12. HARRAH'S - LAKE TAHOE

## WHO ARE THEY?

Theatre District Visitors  
Experian Mosaic / Placer AI 2025



### INFLUENCED BY INFLUENCERS

#### YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
  - METROPOLITAN LIFESTYLES
  - DIGITALLY DEPENDENT
  - ACTIVE SOCIAL LIVES
  - FOODIES
  - FIRST-TIME HOME BUYERS
- HEAD OF HOUSEHOLD AGE: 25-30  
EST. HOUSEHOLD INCOME: \$50,000-\$74,999  
HOME OWNERSHIP: RENTER  
TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS  
HOUSEHOLD SIZE: 1 PERSON  
AGE OF CHILDREN: 0-3



### COSMOPOLITAN ACHIEVERS

#### AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
  - LUXURY LIVING
  - SOCCER FANS
  - TWO FAMILY PROPERTIES
  - ECONOMIC LITERATURE
  - PROGRESSIVE LIBERALS
- HEAD OF HOUSEHOLD AGE: 36-45  
EST. HOUSEHOLD INCOME: \$125,000-\$149,999  
HOME OWNERSHIP: HOMEOWNER  
TYPE OF PROPERTY: MULTI-FAMILY 5-9 UNITS  
HOUSEHOLD SIZE: 5+ PERSONS  
AGE OF CHILDREN: 13-18



### PHILANTHROPIC SOPHISTICATES

#### MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- RETIRING IN COMFORT
  - EXPERIENCED TRAVELERS
  - ART CONNOISSEURS
  - PHILANTHROPIC
  - QUALITY MATTERS
  - ECOLOGICAL LIFESTYLES
- HEAD OF HOUSEHOLD AGE: 66-75  
EST. HOUSEHOLD INCOME: \$100,000-\$124,999  
HOME OWNERSHIP: HOMEOWNER  
TYPE OF PROPERTY: SINGLE FAMILY  
HOUSEHOLD SIZE: 2 PERSONS  
AGE OF CHILDREN: 7-9

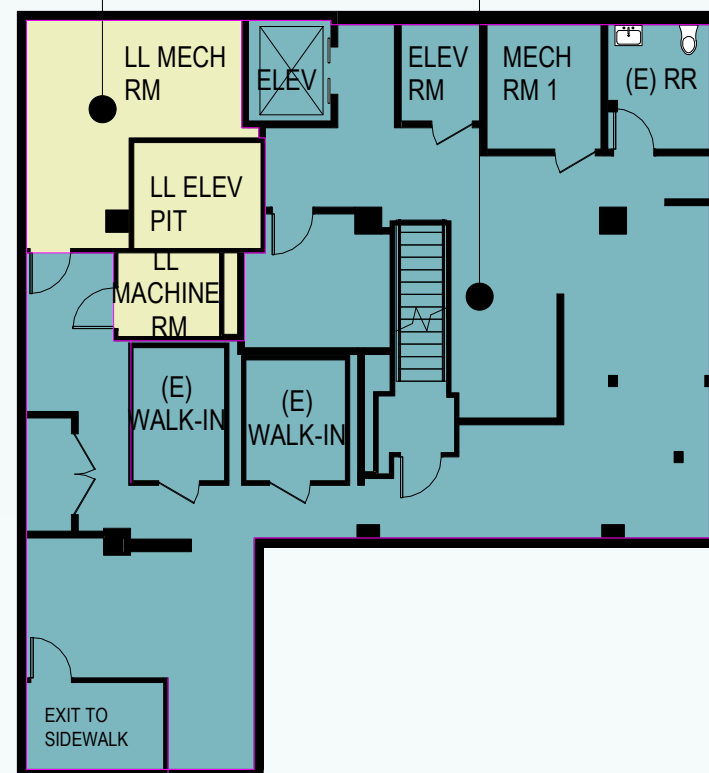




# FLOOR PLANS

SUITE 100 = 3,123 SF  
SUITE 120 = 2,934 SF  
LOWER LEVEL = 1,856 SF

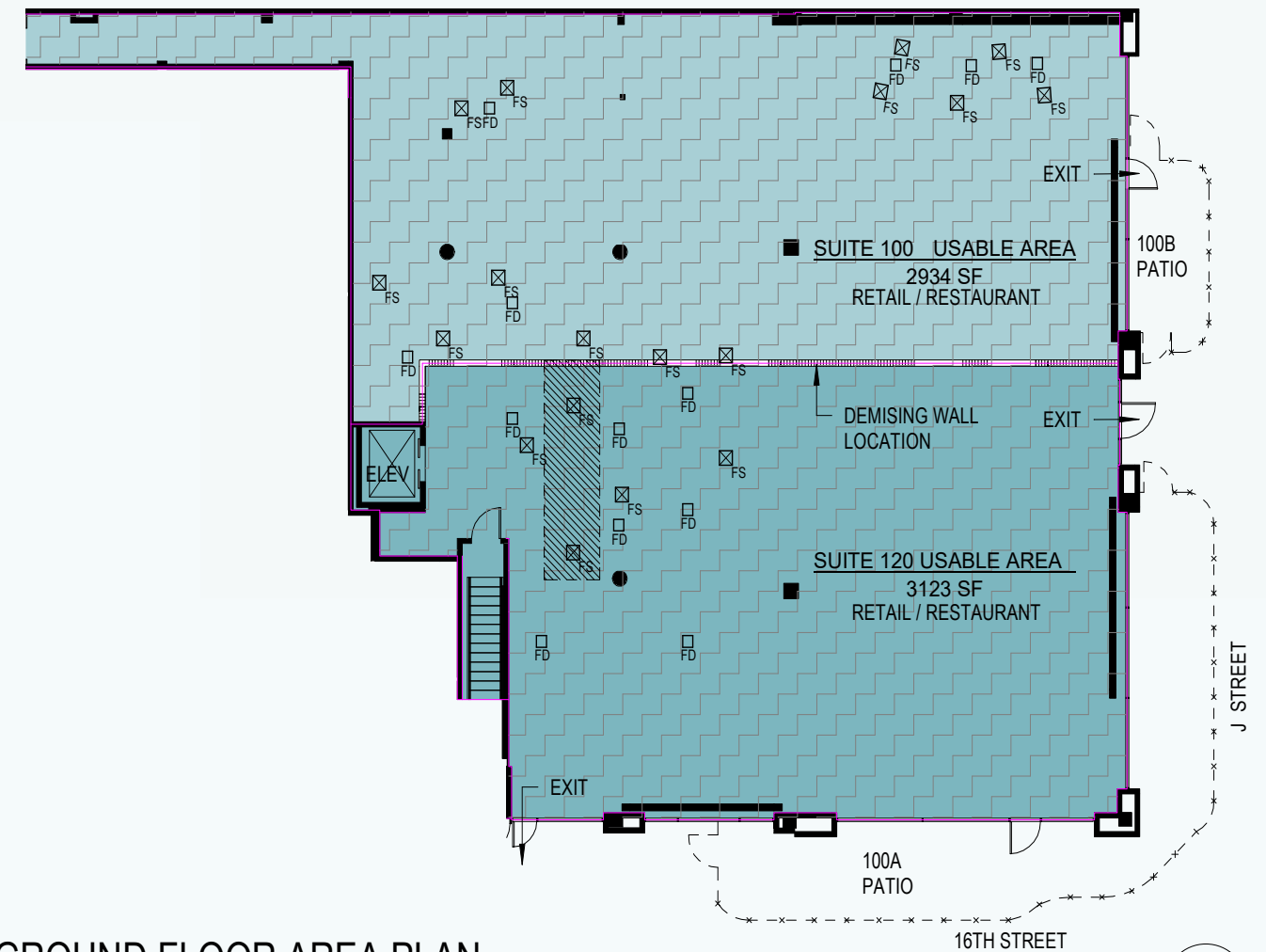
6,057 SF TOTAL \* FLOOR PLANS NOT TO SCALE



BASEMENT AREA PLAN

1/16" = 1'-0"

2



GROUND FLOOR AREA PLAN

1/16" = 1'-0"

1



