

# 5191 Sutter Park Way

Neighborhood Retail for Sublease ►

East Sacramento ►





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# THE OPPORTUNITY

426  
SF RETAIL

1  
PATIO

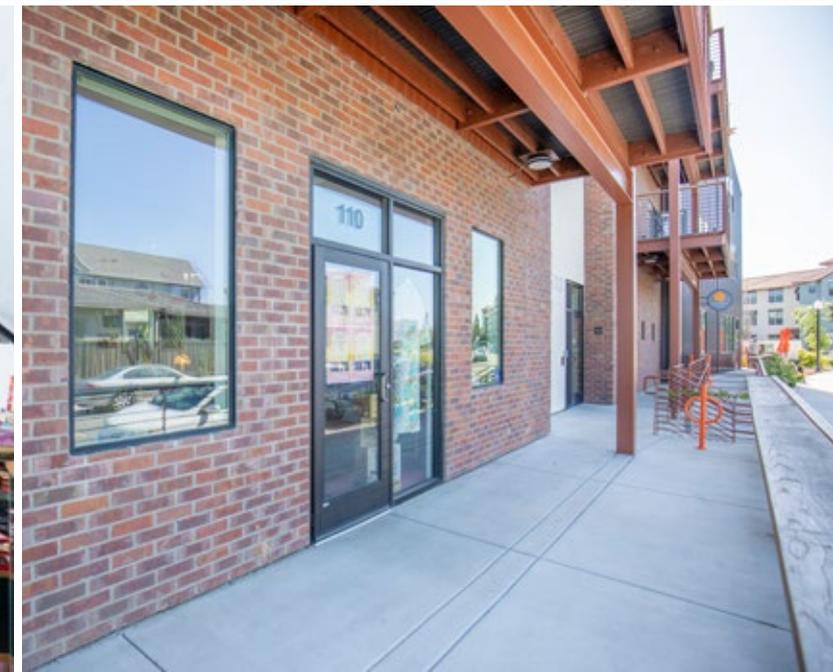
100+  
NEW SURROUNDING HOMES

## BECOME "THE NEIGHBORHOOD SPOT" IN EAST SACRAMENTO

5191 Sutter Park Way is a well located and extremely rare opportunity to place your retail business in the new and thriving neighborhood of Sutter Park. With approximately 426 square feet of highly visible space, The Property offers many attractive features such as street front visibility and generous park facing patio space creating a space suitable for a variety of uses. With high ceilings, huge windows, and brick exterior, The Property creates a perfect balance of

the old familiarity that comes from a welcoming neighborhood combined with modern features and performance of 21st century retail development. Surrounded by over a hundred brand new upscale homes, the Property is one of the three (3) ground floor retail spaces in the ±11,187 square foot two-story mixed use building featuring eleven (11) upscale second story residential units. Built on the old Sutter Hospital

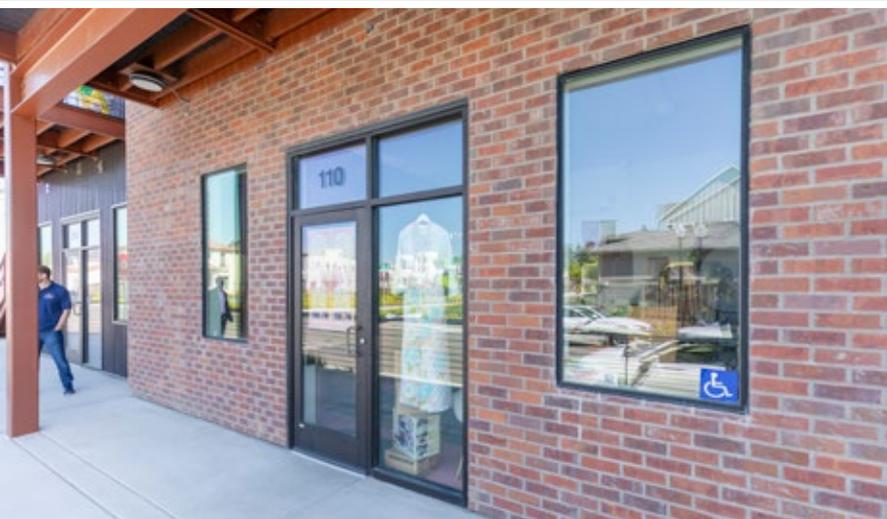
grounds, The Property is uniquely placed within walking and biking distance of such amenities as: McKinley Park, The Fab Forties, Mercy General Hospital, Sac State and other amenities on J and H Street. Spaces like this only come around once a decade. Make your business "the neighborhood spot."





## PROPERTY DETAILS

Address:	5191 Sutter Park Way, Sacramento, CA
Zoning:	C-2-SPD
Monthly Sublease Rate:	\$3.00 Triple-Net (NNN)
Monthly NNN Expenses:	\$1.15 per SF per month
Space Size:	±426 SF
Expiration of Master Lease:	12/31/2026
Features:	Neighborhood centric, patio seating, extensive window line
Availability:	Immediately





# BUILDING LOCATION

20+  
NEARBY RESTAURANTS

8,000,000+  
SF OF MEDICAL SPACE NEARBY

*IN THE HEART OF EAST SAC NEAR MERCY HOSPITAL & TEMPLE COFFEE*

5207 J Street is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 5207 J Street are hard to find, and often sell very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





## NEARBY URBAN AMENITIES

5191 Sutter is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

### POPULAR AMENITIES NEAR 4202 H STREET (NOT ALL ARE MENTIONED HERE):

- |                            |                             |                          |                             |                       |
|----------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------|
| 3 Hermanas                 | Crepeville                  | Kru Japanese             | Paragary's                  | Tank House BBQ        |
| 58 Degrees & Holding Co.   | Der Biergarten              | Bombay Bar & Grill       | Pasty Shack                 | Tapa the World        |
| Aioli Bodega Espanola      | Dos Coyotes                 | Kupros Craft House       | Petco                       | Temple Coffee         |
| Allora                     | Eatuscany Cafe              | Limelight Bar & Cafe     | Pizzeria Urbano             | Thai Basil            |
| Amaro Italian Bistro & Bar | Elixir Bar & Grill          | Lowbrau                  | Porchlight Brewing          | Thai Canteen          |
| Azul Mexican               | Federalist Public House     | Luna's Cafe & Juice Bar  | Pronto Pizza                | THAI                  |
| Bar West                   | Fieldwork Brewing Co.       | Mango's/Burgertown       | Pushkin's Bakery            | The Golden Bear       |
| Bento Box                  | FishFace Poke Bar           | Mercantile Saloon        | R15                         | The Mill Coffee House |
| BevMo                      | Fit Eats                    | Mikuni Sushi             | Red Rabbit                  | The Porch             |
| Bottle & Barlow            | Fox & Goose Public House    | Mimosa House             | Rick's Dessert Diner        | The Rind              |
| Broderick Midtown          | Ginger Elizabeth Chocolates | Mulvaney's B&L           | Roxie Deli and Barbecue     | The Waterboy          |
| Buckhorn Grill             | Grange                      | N Street Cafe            | SacYard Community Tap House | Tower Brewing         |
| Burgers and Brew           | Hawks Public House          | Nekter                   | Sakamoto                    | Trader Joe's          |
| Cafe Bernardo              | Highwater                   | Nido                     | See's Candies               | Tres Hermanas         |
| Cantina Alley              | I Love Teriyaki             | OBO' Italian Table & Bar | Selland's Market-Cafe       | Tupelo Coffee         |
| Canon                      | Identity Coffee             | Old Soul Coffee          | Shady Lady                  | Uncle Vito's Pizza    |
| Centro Cocina Mexicana     | Iron Horse Tavern           | Origami Asian Grill      | Shanghai Garden             | University of Beer    |
| Chipotle                   | Jack's Urban Eats           | Orphan                   | Shoki Ramen House           | Vibe Health Bar       |
| Cornerstone                | Joon Market                 | Pachamama Coffee Coop    | Squeeze Inn                 | Zelda's Pizza         |
| Corti Bros                 | Karma Brew                  | Paesano's                | Sun & Soil Juice            | Zocalo                |





# SACRAMENTO

2,623,204  
GREATER SAC POPULATION

1,317,600  
GREATER SAC WORKFORCE

\$89,169  
MEDIAN HOUSEHOLD INCOME

GSEC 2023  
(Lightcast 2022)

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

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 urban 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

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 Mid-sized 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 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

## POPULATION GREATER SACRAMENTO REGION

**2,623,204**

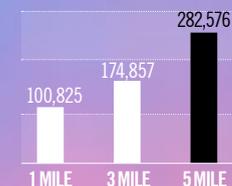
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

**68%**

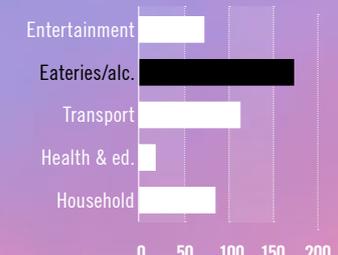
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



\*Numbers in millions - Costar 2023 - 1500 Capitol Ave

## 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

**WALK SCORE:**  
**98**  
Walker's Paradise

**BIKE SCORE:**  
**62**  
Biker's Paradise

**TRANSIT SCORE:**  
**96**  
Good Transit

walkscore.com  
1500 Capitol

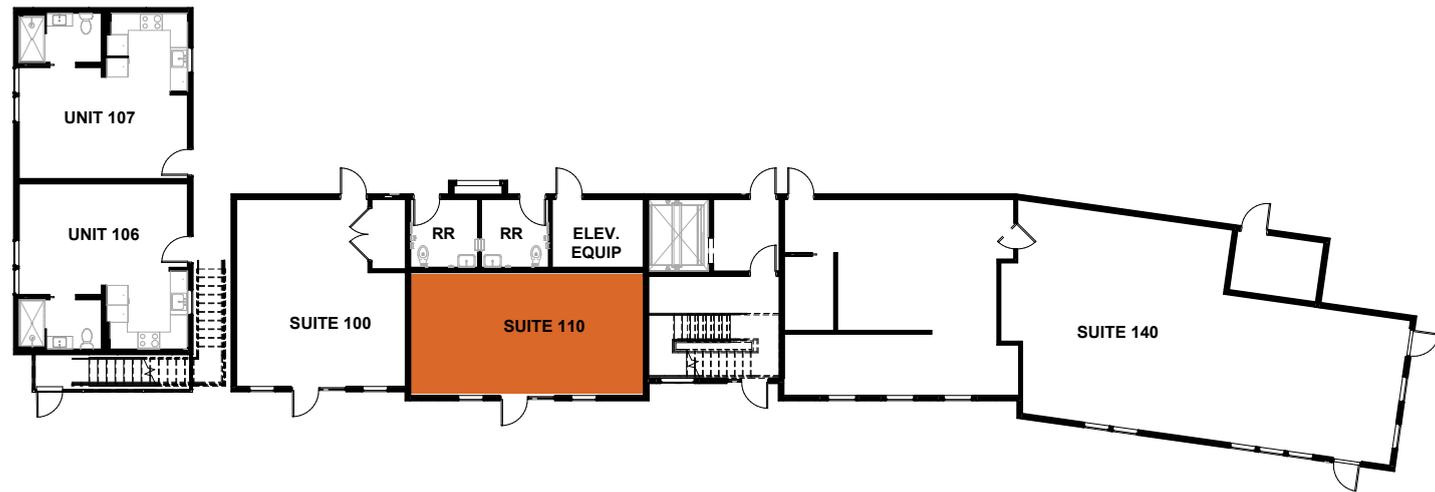


# FLOOR PLAN

426  
SF RETAIL

1  
PATIO

AVAILABLE  
IMMEDIATELY





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