

2523 J ST

FULLY LEASED CREATIVE
OFFICE/RETAIL BUILDING FOR
SALE IN MIDTOWN, SACRAMENTO





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2523
J STREET

SUTTER'S FORT - ONLY 2 BLOCKS AWAY!



THE PROPERTY

5,479	7	7	AAA
SF BUILDING	COMMERCIAL SUITES	PARKING STALLS	LOCATION

2523 J Street is located in the most popular submarket in the Sacramento region. The Mid-Century Modern building is approximately 5,479 square feet and boasts contemporary finishes with a touch of modern character to produce an attractive office and retail environment. Originally built in 1962, the Property has been renovated and modernized and has seven (7) small efficient commercial suites with shared patio space for occupiers' enjoyment. The Property features seven (7) covered and secured parking stalls - a highly sought after amenity in the Midtown market.

The Property enjoys superb location in Midtown's dining and retail district, next door to Jungle Bird restaurant, Drunken Noodle, Thai Basil, Chicago Fire Pizza, Beach Hut Deli, and dozens more within a couple blocks. Occupants of the project can take advantage of large building signage opportunity highly visible to vehicle and pedestrian traffic along J Street.

The Property is 100% leased with a strong mix of retail & office tenants who have invested several capital improvements to their suites. Current occupancy includes three (3) tenants leasing six (6)

of the suites of the ground floor retail and second floor office/retail space. Suite 205, a private suite with recent residential type improvements, is currently vacant though could be leased back by the current owner for \$1,200 per month, modified gross. Inclusive of the leaseback of suite 205 and all other current leases, the Property will generate \$10,145.00 in monthly rent, or \$121,740.00 annually. All existing leases run through late 2024 – 2025, allowing any buyer to enter into a fully stabilized asset. See below for further lease & economic details.





PROPERTY DETAILS

Address:	2523 J Street, Sacramento, CA 95816
APN:	007-0034-025-0000
Price:	\$1,400,000 (\$255/SF)
Annual Gross Income:	\$121,740 *
Capitalization Rate:	6.2%
Building Gross Area:	5,479 SF
Building Rentable SF:	4,537 SF
Parcel Size:	4,572 SF
Parking Stalls:	7
Number of Suites:	7
Year Built:	1962
Zoning:	C-2-SPD

* Owner will lease back suite 205 for \$1,200/month Modified Gross, or suite 205 can be delivered vacant upon close of escrow



Section One: The Property

2523
J STREET





BUILDING LOCATION

10	1,000	75+
NEARBY DEVELOPMENTS	NEW HOUSING UNITS	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

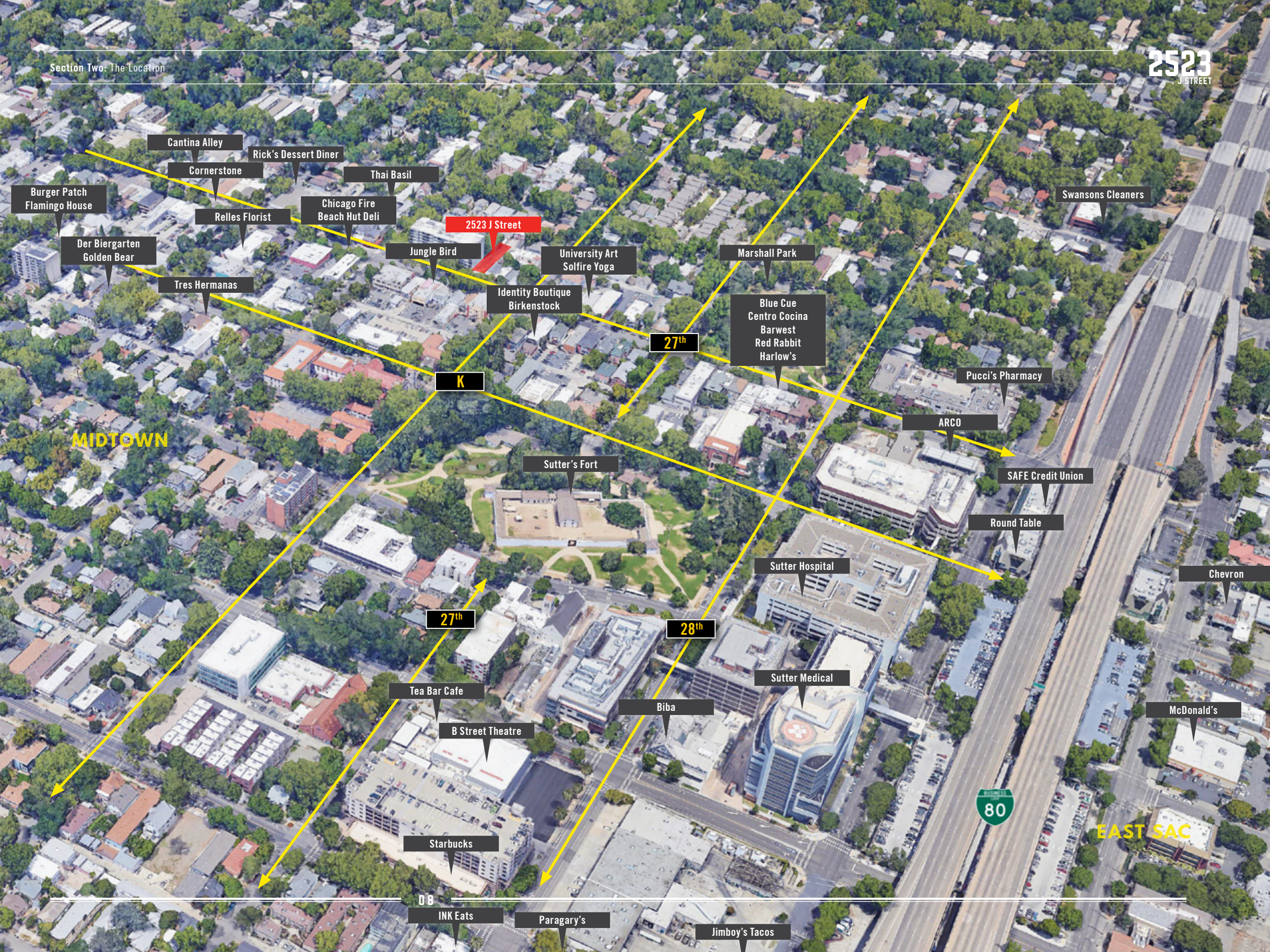
centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the submarket's hottest micro-markets. 2604 J Street is near the epicenter of Midtown, which has an excellent daytime population and provides numerous eateries

and professional amenities within easy walking distance. 2523 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 Two: The Location

2523
J STREET





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 2523 J STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Cornerstone	Karma Brew	Paesano's	Tank House BBQ
Ace of Spades	Crepeville	Kru Japanese	Paragary's	Tapa the World
Aioli Bodega Espanola	Der Biergarten	Bombay Bar & Grill	Pizzeria Urbano	Tea Cup Cafe
Amaro Italian Bistro & Bar	Dos Coyotes	Kupros Craft House	Portofino's	Temple Coffee
Art of Toys	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Basil
Azul Mexican	Elixir Bar & Grill	Lucca	Pronto Pizza	Thai Canteen
Badlands	Faces	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Bread Store
Bar West	Federalist Public House	Mango's/Burgertown	Q Street Bar & Grill	The Golden Bear
Bento Box	Fieldwork Brewing Co.	Make Fish	R15	The Mill Coffee House
BevMo	FishFace Poke Bar	Mercantile Saloon	Red Rabbit	The Porch
Block Butcher Bar	Fit Eats	Metro Kitchen & Drinkery	Rick's Dessert Diner	The Press
Bottle & Barlow	Fox & Goose Public House	Mikuni Sushi	Roxie Deli and Barbecue	The Rind
Broderick Midtown	Ginger Elizabeth Chocolates	Monkey Bar	Saddle Rock	The Waterboy
Buckhorn Grill	Grange	Mulvaney's B&L	Sakamoto	Tres Hermanas
Burgers and Brew	Highwater	N Street Cafe	See's Candies	Uncle Vito's Pizza
Cafe Bernardo	Hot Italian	Nekter	Shady Lady	University of Beer
Café Bernardo's	I Love Teriyaki	Nido	Shoki Ramen House	Waffle Square Country Kitchen
Cantina Alley	Identity Coffee	Nishiki Sushi	Skool	Yogurt a GoGo
Centro Cocina Mexicana	Iron Horse Tavern	Old Soul Coffee	Squeeze Inn	Zelda's Pizza
Chipotle	Jack's Urban Eats	Pachamama Coffee Coop	Sun & Soil Juice	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

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 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.



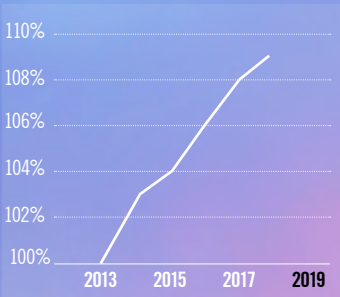
THERE'S A REASON EVERYONE IS COMING HERE.



SACRAMENTO DATA BITES

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 recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

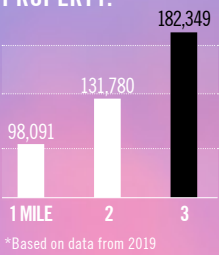
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



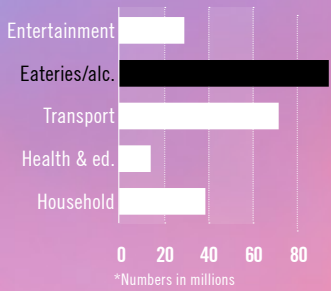
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized 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

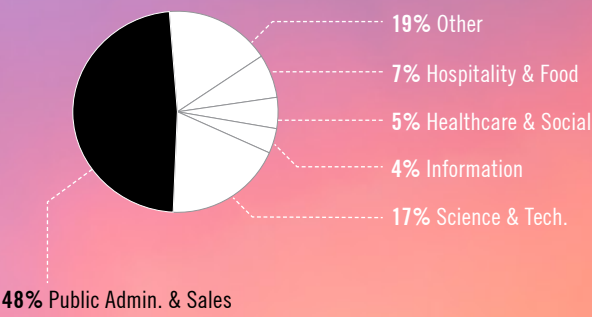
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



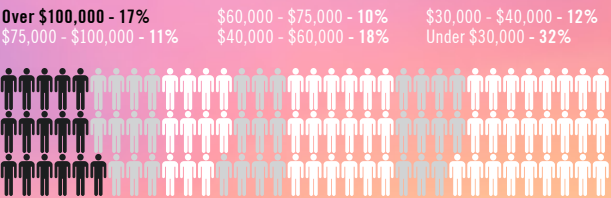
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE:
97

BIKE SCORE:
96

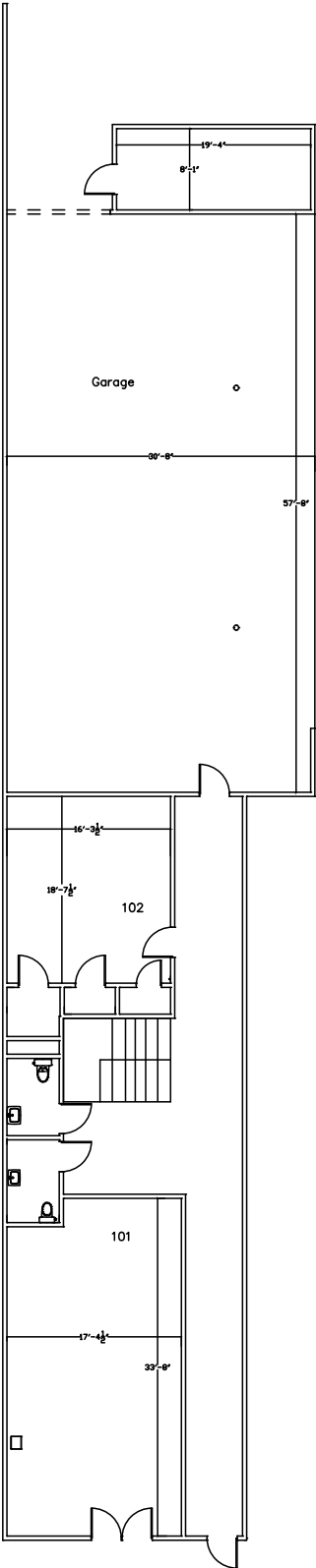
TRANSIT SCORE:
42

FLOOR PLANS

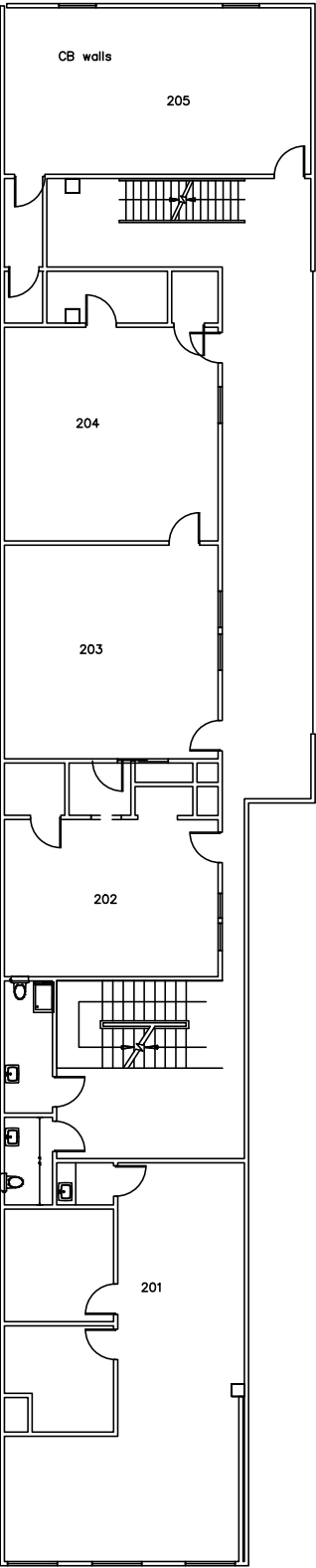
5,479 SF TOTAL



FIRST FLOOR



SECOND FLOOR





TURTON
COMMERCIAL REAL ESTATE