

2201 J STREET

**HARD CORNER RETAIL  
OPPORTUNITY FOR SALE  
OR LEASE**





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2201 J STREET







# THE OPPORTUNITY

5,142	6,400	PATIO	CORNER	SALE / LEASE
GROSS SF	PARCEL SF	AVAILABLE	LOCATION	OPPORTUNITY

## FREESTANDING MIDTOWN BUILDING LOCATED ON POPULAR J STREET

Turton Commercial is pleased to bring to market for sale or lease 2201 J Street, a single story, freestanding 5,142 gross square foot building with patio space located on the “hard” retail corner of 22nd and J Street. The NE corner location is in the heart of Midtown and surrounded by Midtown’s greatest amenities. The Building features an expansive exposed truss ceiling of saw tooth design with original multi-pane windows throughout. The Building boasts prominent street visibility with over 40 feet of J Street and 60 feet of 22nd Street corner frontage. J Street is Sacramento’s most traveled urban corridor with over 21,000 vehicles per day. The

Building may be delivered vacant to any buyer though current ownership has plans to progress towards a multi-tenant retail model, with three small inline suites accessed from 22nd Street and one “anchor” suite located on the corner of 22nd and J Street, with patio access included. These suites are available for any Tenants in the market looking to plant roots on one of Midtown’s most traveled thoroughfares. As the buildout progresses, the Building represents an incredible opportunity for either an investor to take over a project in the heart of the urban core that has already seen immense progress, or, a Tenant in the market to secure a newly finished

space with incredible retail qualities. The Property is located in the epicenter of Midtown’s cultural, artistic, foodie and event hub. A nice mix of corporate retailers blends nicely with successful Sacramento businesses. Retailers such as Starbucks, Peet’s, and Noah’s Bagels mingles with the local favorites including Temple Coffee, Fleet Feet, Strapping Gift Shop, LowBrau, Tank House, Pachamama Coffee, Fac-es, The Depot and many more. Fun family friendly events programmed throughout the year include 2nd Saturday, Midtown Farmer’s Market, THIS Midtown, Red Bull Curb Kings, and more.





## PROPERTY DETAILS

Building:	D. R. Woodard Ficetti Cleaners Building
APN:	007-0024-022
GLA:	± 5,142 SF
Parcel Size:	6,400 SF
Zoning:	C2
Parking:	Street Parking

## SALE DETAILS

Pro-forma Net Operating Income:	\$191,135
Estimated Stabilized Value (7% Cap Rate):	\$2,730,000
Estimate Remaining Improvement Costs:	\$600,000
Asking Price:	Negotiable

## LEASE DETAILS

Retail Suites	
± 661 - 4,626 RSF:	Available + corner patio
Asking Rate:	\$3.00 - 3.25/RSF/month NNN
Condition:	Cold Shell with TI allowance
	Available
Plumbing:	Stubbed to each suite





## PROPERTY FEATURES

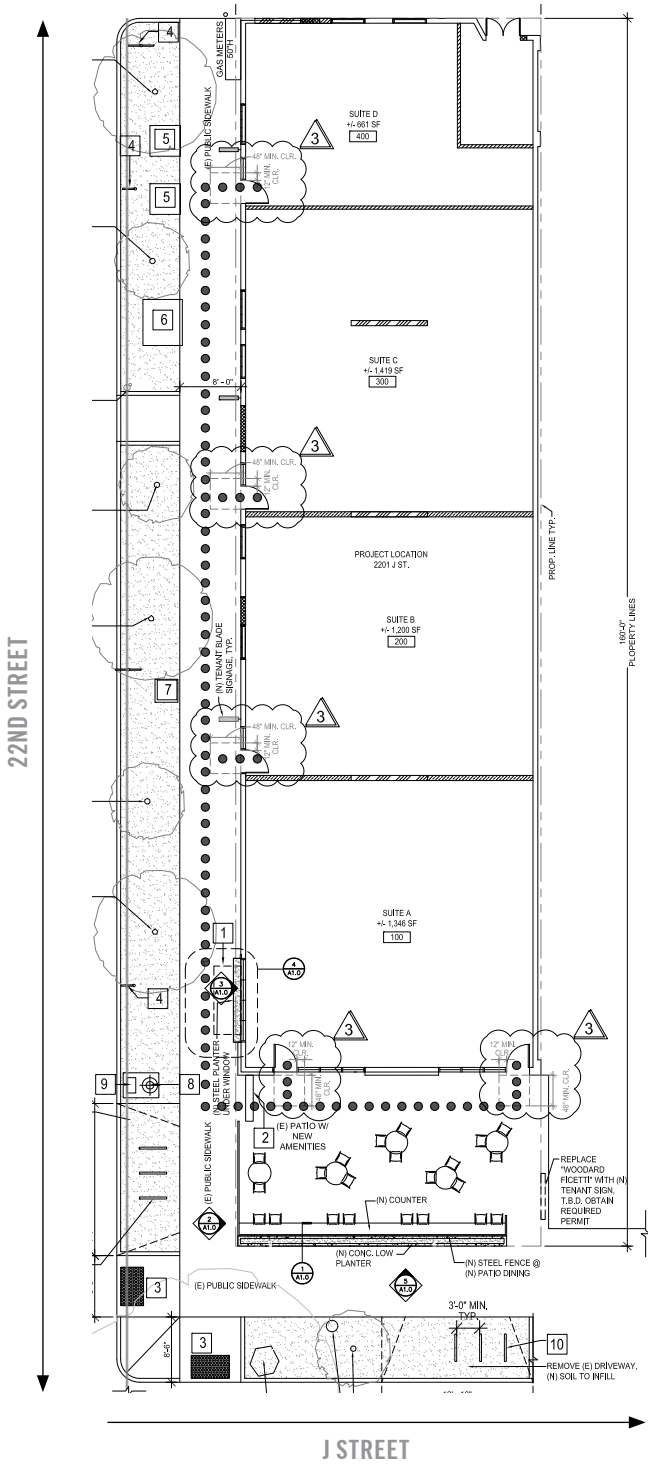
- Hard corner location facing oncoming traffic on NE corner of 22nd and J Street
- Location & Demographics warrant corporate interests
- Active Development Corridor – 90+ units proposed kitty corner to the site
- 2 Blocks from MARRS Building, Midtown's most vibrant street
- 7 blocks from the Convention Center
- Surrounded by all hotels and retail amenities
- C-2 Zoning
- Midtown Business District PBID
- Extraordinary workforce demographics





# FLOOR PLAN

± 661 - 5,142 RSF AVAILABLE + CORNER PATIO  
\$3.00 - 3.25 RSF/MONTH NNN







# THE LOCATION

## WALKING/BIKING DISTANCE TO LAVENDER HEIGHTS AND HANDLE DISTRICT

The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to the north and Capitol Avenue to the south, is the most desirable real estate in Midtown. J Street was, and is, the highest traffic count street in Midtown and the Grid. Retailers and businesses located along J Street are benefitted by the robust and growing business and

residential community south of J Street along with the solid, entrenched residential community located throughout Boulevard Park and East Sacramento... two of Sacramento’s best demographic areas. It is very difficult to find value-add properties along J Street in the Midtown Grid. The Midtown Property Portfolio is a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown’s Der Bier Garten, Midtown Cantina Alley, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Nekter Juice Bar,

Omakse Por Favor, Azul taqueria & tequila bar, Sleek Wax, Comedy Spot, and Peet’s Coffee), Fac-es, The Depot, Mango’s and much more. Furthermore, the Subject Property can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, UPS Store, Floppy’s Printing, Judi’s cleaners, and some of the best hair and nail salons in the region. The Property is also just 8 blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.







LAVENDER HEIGHTS

PLACER AI  
JULY 2023 - JULY 2024



3

BLOCKS



1.1M

YEARLY VISITS



12

BARS & RESTAURANTS



\$75,149

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as

an excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round

on Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.





# THE HANDLE DISTRICT

PLACER AI  
JULY 2023 - JULY 2024



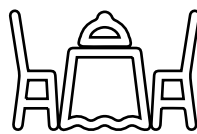
3

BLOCKS



1.3M

YEARLY VISITS



18

BARS & RESTAURANTS



\$86,038

HOUSEHOLD INCOME

## TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

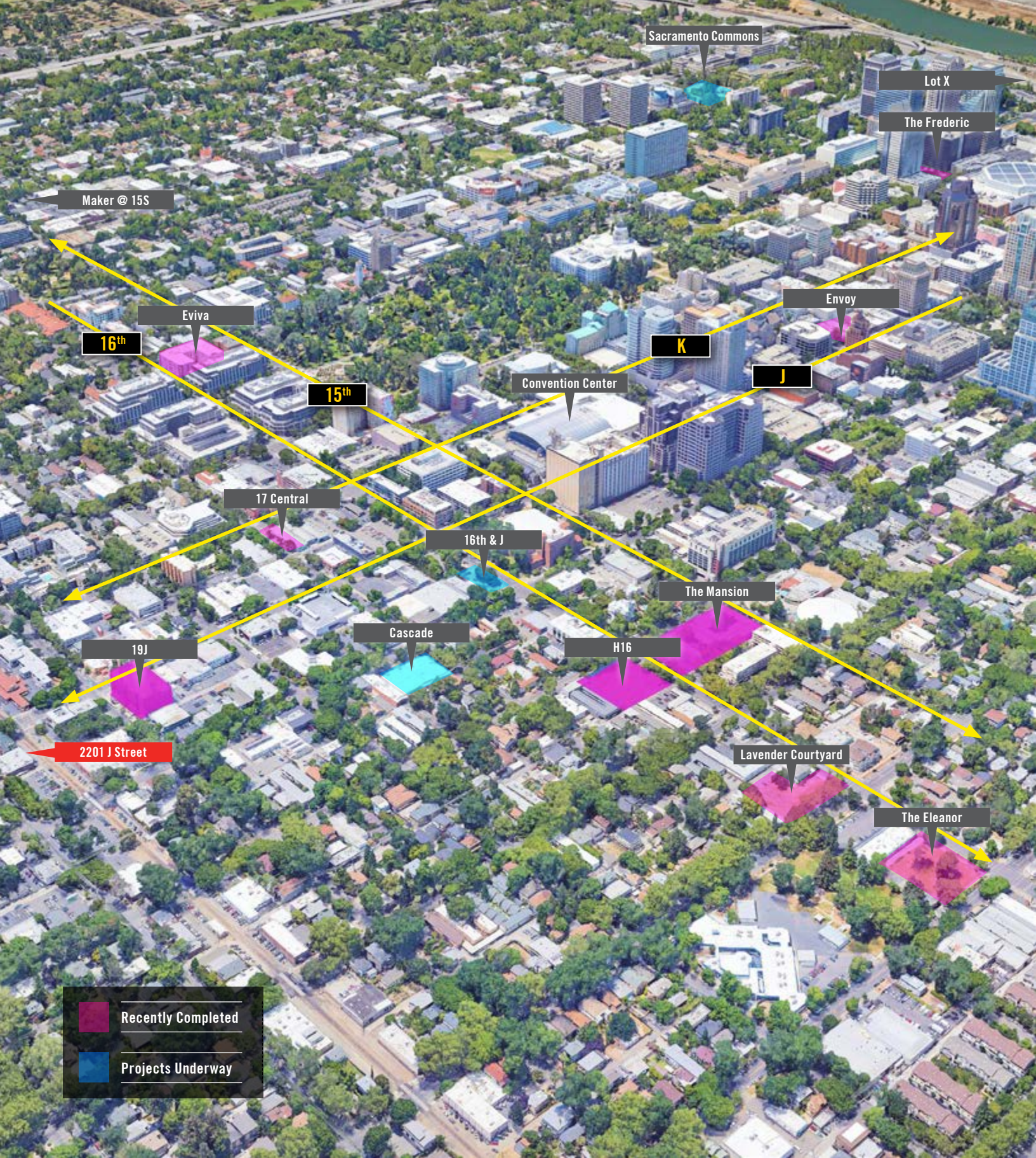
The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making

it a hotspot for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega

Espanola, with its authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.







Recently Completed

Projects Underway

# NEW RESIDENTS ON THE CORRIDOR

## 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.

## Cascade



Corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

## 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 currently underway.

## 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.

## Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

## Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023



# 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 Midsize 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

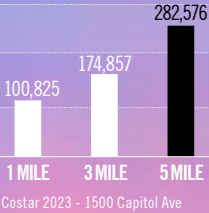
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

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

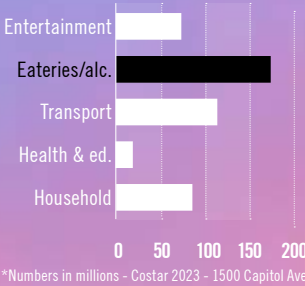
68%

GSEC 2023  
Applied Geographic Solutions  
& GIS Planning 2022

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



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



## COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.91% 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

## MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust  
2024

WALK  
SCORE:  
98  
Walker's  
Paradise

BIKE  
SCORE:  
62  
Biker's  
Paradise

TRANSIT  
SCORE:  
96  
Good  
Transit

walkscore.com  
1500 Capitol





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