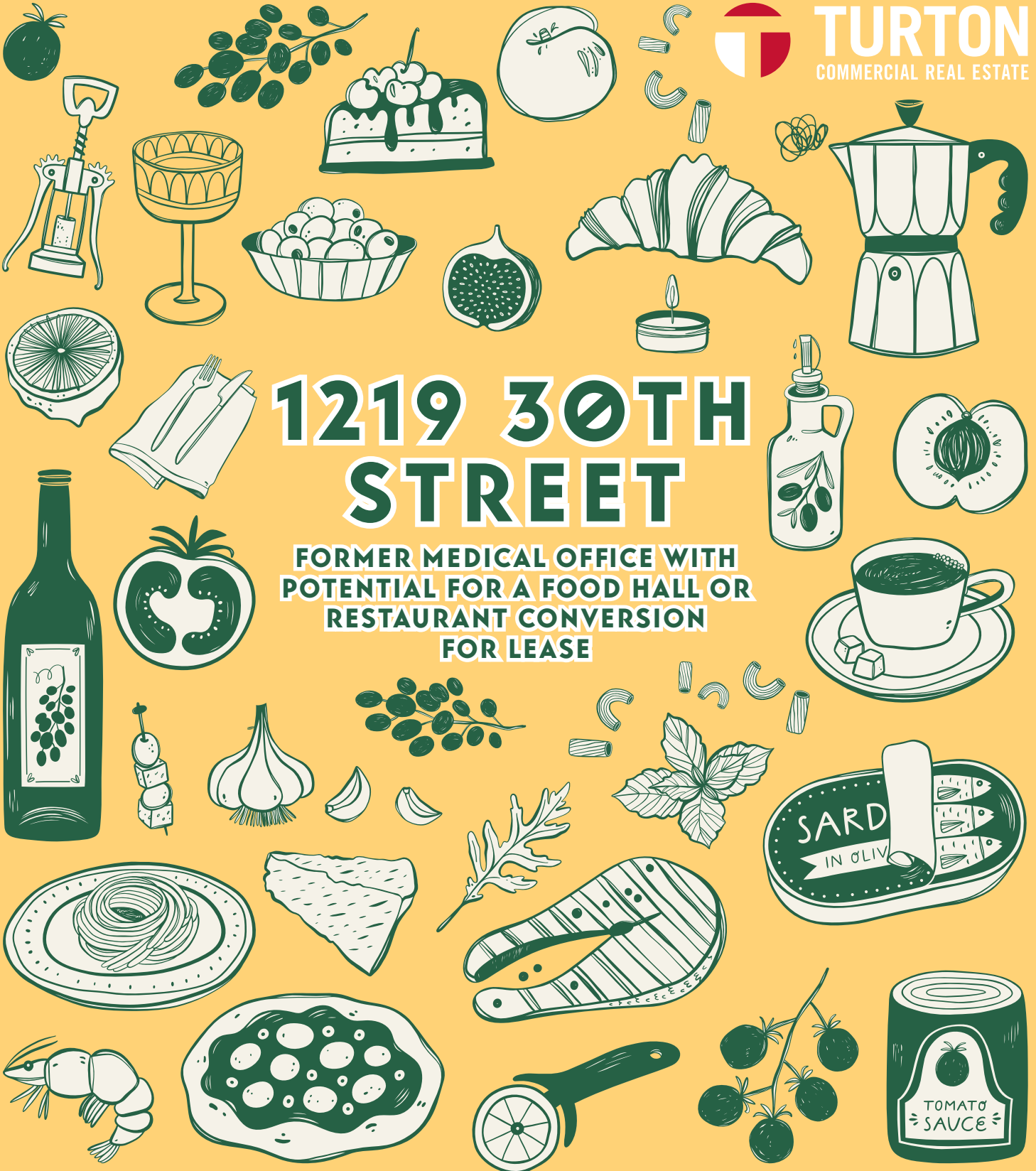




TURTON
COMMERCIAL REAL ESTATE

1219 30TH STREET

FORMER MEDICAL OFFICE WITH
POTENTIAL FOR A FOOD HALL OR
RESTAURANT CONVERSION
FOR LEASE





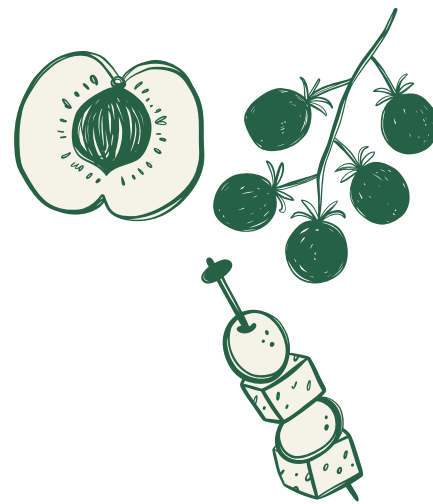
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CURRENT OPPORTUNITY

± 7,829
SF

28
COVERED SPACES

ADDITIONAL
SURFACE PARKING

100+
NEARBY RESTAURANTS & BARS

FLAGSHIP MEDICAL/OFFICE LEASING OPPORTUNITY IN EAST SACRAMENTO

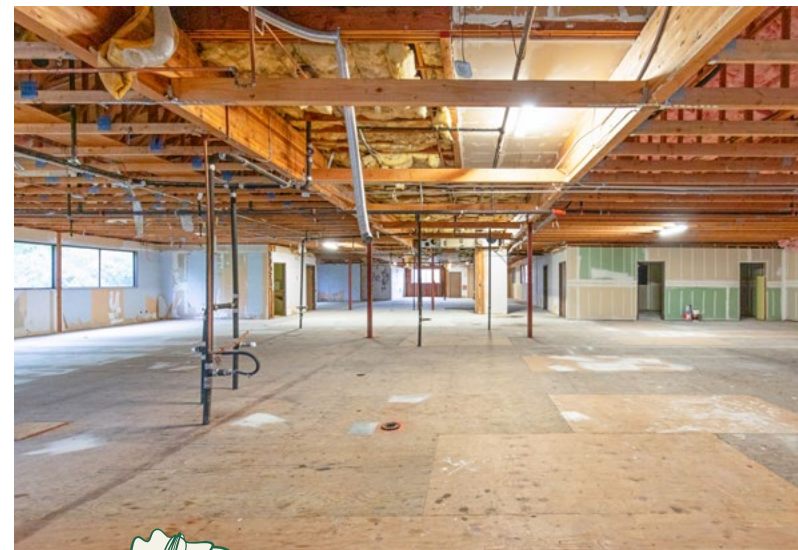
Turton Commercial Real Estate is proud to present a once-in-a-decade opportunity to lease the only standalone building within a quarter-mile of Sacramento's dynamic Midtown/East Sac medical core. This highly flexible ±7,829 square foot building is perfectly suited for a wide range of medical or professional uses—and with 28 covered parking spaces and ample additional surface parking, it's a rare find in one of the region's most parking-constrained neighborhoods.

STRATEGIC LOCATION / UNMATCHED ACCESSIBILITY

Positioned at the convergence of 29th and 30th Streets and just two blocks south of J Street, this property offers immediate ingress and egress to both Interstate 50 and 80. It is within walking distance of all four major hospitals in the Midtown-East Sac district, making it an unparalleled hub for healthcare providers or medical-adjacent services.

A RARE GEM IN A TRANSFORMING MARKET

Amid ongoing development and tightening parking inventory, 1219 30th Street presents a truly unique chance to establish a flagship presence in a rapidly evolving district. Whether you're expanding a healthcare practice, launching a specialty clinic, or envisioning a modern office concept with unbeatable access—this space adapts to you.



POTENTIAL TO BE A FOOD HALL / RESTAURANT CONVERSION IN EAST SAC!



± 7,829 SF OF HIGHLY CONFIGURABLE SPACE

28 COVERED PARKING STALLS + ADDITIONAL ON-SITE PARKING

STANDALONE BUILDING — THE ONLY ONE OF ITS KIND IN THE AREA

WALKABLE TO EAST SACRAMENTO'S MOST POPULAR EATERIES AND CAFÉS

ONE BLOCK AWAY FROM SAFEWAY AND SURROUNDING RETAIL AMENITIES

LOCATED WITHIN THE COVETED ALHAMBRA BLOCK



PROPERTY DETAILS

Address: 1219 30th Street, Sacramento,
CA 95816

Space Available: ±7,829 RSF

Lease Rate: \$2.50, NNN

Parking: 28 stalls covered,
8 uncovered

Stories: Two (2)

Elevator: Yes

Zoning: C-2-SPD



THE FOLLOWING AI RENDERINGS ARE
BASED OFF OF THIS INTERIOR PHOTO

THE VISION

OPEN

FLOOR PLAN LAYOUT

2ND FLOOR

FOOD HALL / MULTI-TENANT RESTAURANT

FOOD-FORWARD

GATHERING PLACE

FOOD HALL & RESTAURANT CONVERSION: EAST SAC'S NEXT CULINARY DESTINATION!

Turton Commercial Real Estate is pleased to present an unmatched adaptive reuse opportunity in the heart of Midtown/East Sacramento's thriving Alhambra District. Formerly designed for medical office/lab use, 1219 30th Street offers a rare canvas for conversion into a vibrant second-floor food hall or multi-tenant restaurant destination—all within one of the most walkable, accessible, and amenity-rich neighborhoods in Sacramento.

THE VISION

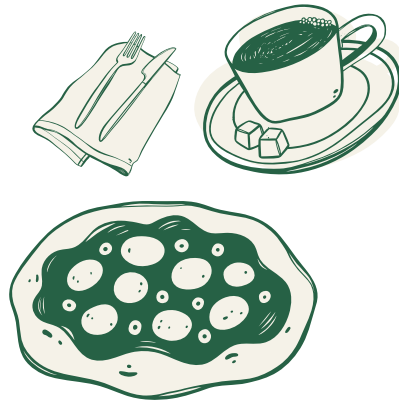
A Food-forward gathering place with tall ceilings, an open floor plan, and robust

utility infrastructure, this \pm 7,829 SF standalone building is perfectly poised to become a landmark for upstart culinary entrepreneurs and seasoned restaurateurs alike. The second floor and open layout allows for multiple vendor stalls and communal seating areas, while preserving the potential for a central bar, rooftop patio extension, or event space.

NEIGHBORHOOD SYNERGY

Just blocks from J Street, Capitol Avenue, and the Sutter Medical Center, the site benefits from a steady stream of pedestrian traffic, daytime office population, and

nearby residents. With proximity to Safeway, boutique retail, and some of Sacramento's most beloved coffee shops and cafes, the building is positioned to become an anchor of daily life in the Alhambra District. A rare buildout opportunity to repurpose buildings of this scale and infrastructure—with built-in parking—are nearly unheard of in this submarket. Whether envisioned as a curated chef-driven food hall, an incubator for Sacramento's next wave of culinary talent, or a flagship second-story dining destination, 1219 30th Street is ready to support it.



AI RENDERING



DESIGNED FOR EFFICIENCY AND EXPERIENCE

- **Abundant water and electrical infrastructure:** Former medical build-out provides extensive existing plumbing and power throughout—ideal for commercial kitchen requirements without the need for major upgrades.
- **Direct roof access:** The second-floor space can be easily prepped for Type-1 hood installation, with shaft routing to the roof, allowing for seamless kitchen exhaust and ventilation design.
- **Existing restrooms and elevator:** Three existing restrooms, elevator access, and multiple staircases are already in place, minimizing TI costs and accelerating project timelines.
- **Ground floor parking with delivery efficiency:** The 28 covered stalls and ample surface parking below offer ideal space for delivery drivers, catering pick-ups, and staff support, a unique advantage in the dense urban core.

LAYOUT CONCEPTS

BELOW:
AI RENDERINGS

LAYOUT CONCEPT 1: “MARKET HALL”

(8-10 VENDORS + CENTRAL BAR)

PERFECT FOR FAST-CASUAL EATS, INCUBATOR KITCHENS, LUNCH CROWDS, ALL-DAY ACTIVITY

Perimeter Food Stalls (8–10):

- Individual ~300–400 SF stalls with shared prep/storage space.
- Ideal for diverse cuisines or chef-owned start-ups.

Central Feature Bar (~600 SF):

- Signature full-service bar with beer/wine taps, coffee, or cocktails—creates energy and flow.

Communal Seating (~2,000 SF):

- Mix of long farmhouse tables, high-tops, and lounge seating. Add greenery and soft lighting overhead for ambiance.

Shared Back-of-House Corridor:

- Access to cold/dry storage, dish pit, and shared utilities.

LAYOUT CONCEPT 2: “SPLIT CONCEPT”

(1 ANCHOR RESTAURANT + 3-4 MICRO KITCHENS)

PERFECT FOR DINNER CROWDS, DESTINATION DINING, CHEF COLLABS

Anchor Tenant (~3,000 SF):

- Large-format kitchen and dining space for a marquee restaurant or brewpub. Could extend to a rooftop deck.

Micro Kitchens (~500 SF x 3–4):

- Ghost kitchens or walk-up counters—great for delivery-focused or niche food offerings.

Shared Lounge / Waiting Area (~1,000 SF):

- Central lounge with comfy seating, art, possibly a coffee bar or dessert counter.

Private Event/Dining Space (~800 SF):

- Flexible room for pop-ups, tastings, chef dinners, or community rentals.

LAYOUT CONCEPT 3: “ALL DAY EAT / WORK / PLAY HUB”

PERFECT FOR LONG DWELL TIME, MIXED USE TRAFFIC (RESIDENTS, REMOTE WORKERS, FOODIES)

Morning: Coffee + Bakery Tenant (~600 SF)

Afternoon: Healthy Eats, Salads, Bowls (~2 tenants)

Evening: Cocktail Bar, Small Plate Kitchens, Tapas (~2–3 tenants)

All Day: Large Central Co-Working/Seating Area (~2,500 SF)

- Outfitted with charging stations, Wi-Fi, soft seating, and acoustics for productivity.

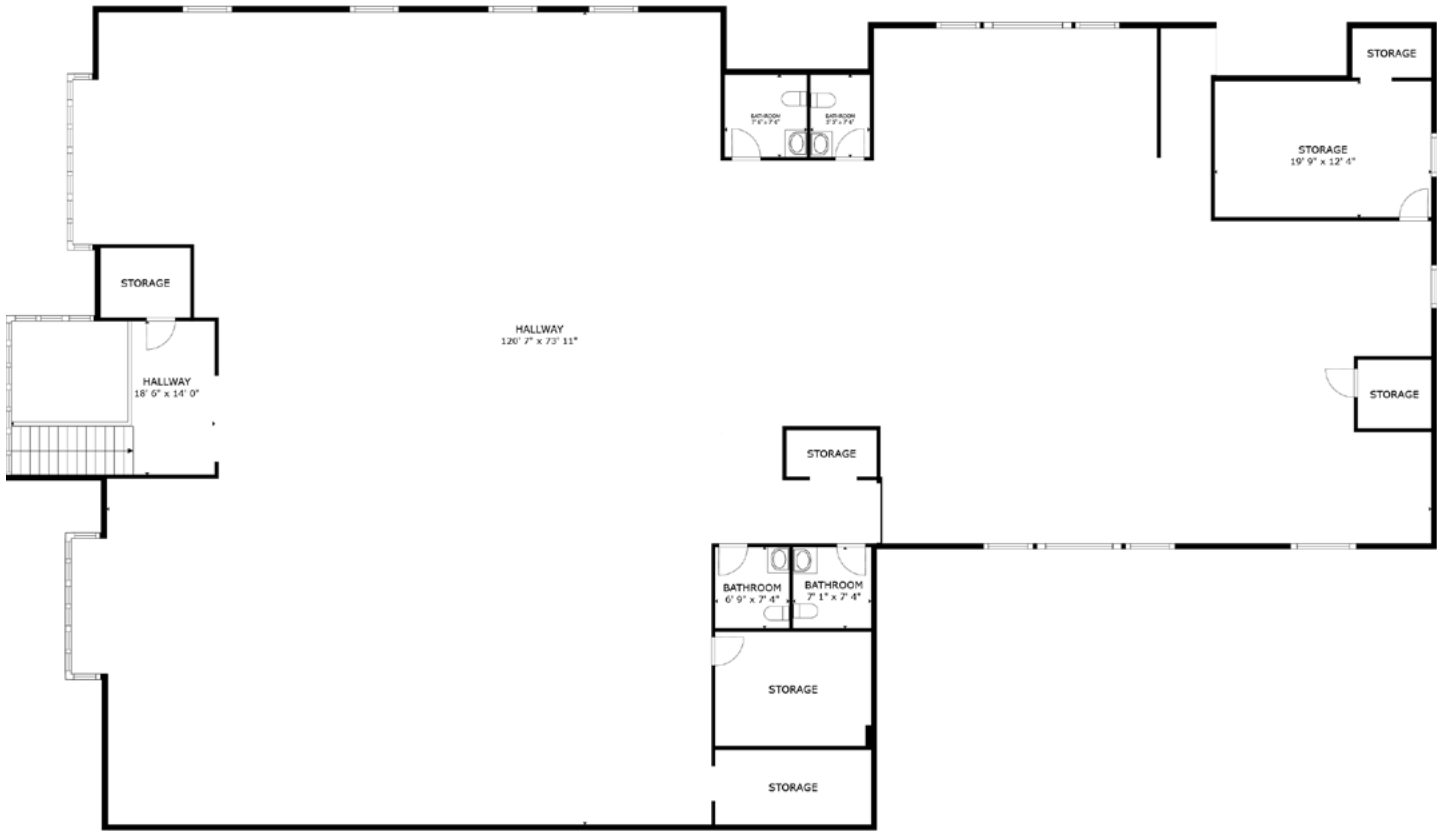
Event Stage or Demo Kitchen (~800 SF):

- Small raised platform or open kitchen area for chef demos, live music, or workshops.



FLOOR PLAN

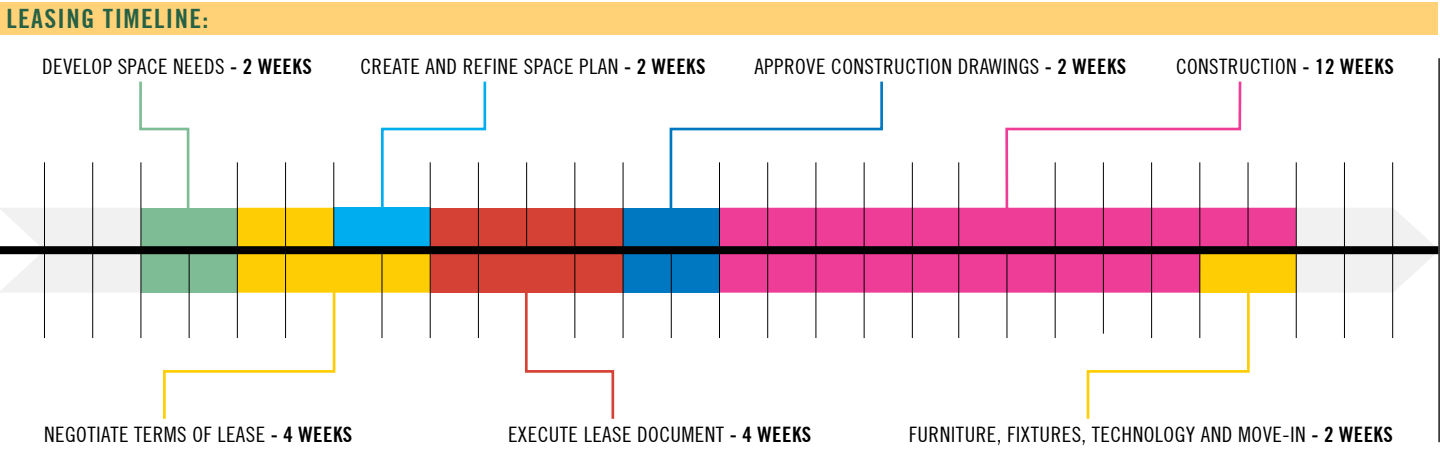
± 7,829 SF AVAILABLE - \$2.50/SF/MONTH NNN



*FLOOR PLAN DIMENSION MAY VARY

LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD



EAST SACRAMENTO



28,889
POPULATION



\$147,201
HOUSEHOLD INCOME



61.8%
COLLEGE GRADS



\$785,000
MED HOME VALUE

LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

HOMES.COM
SEPTEMBER 2024

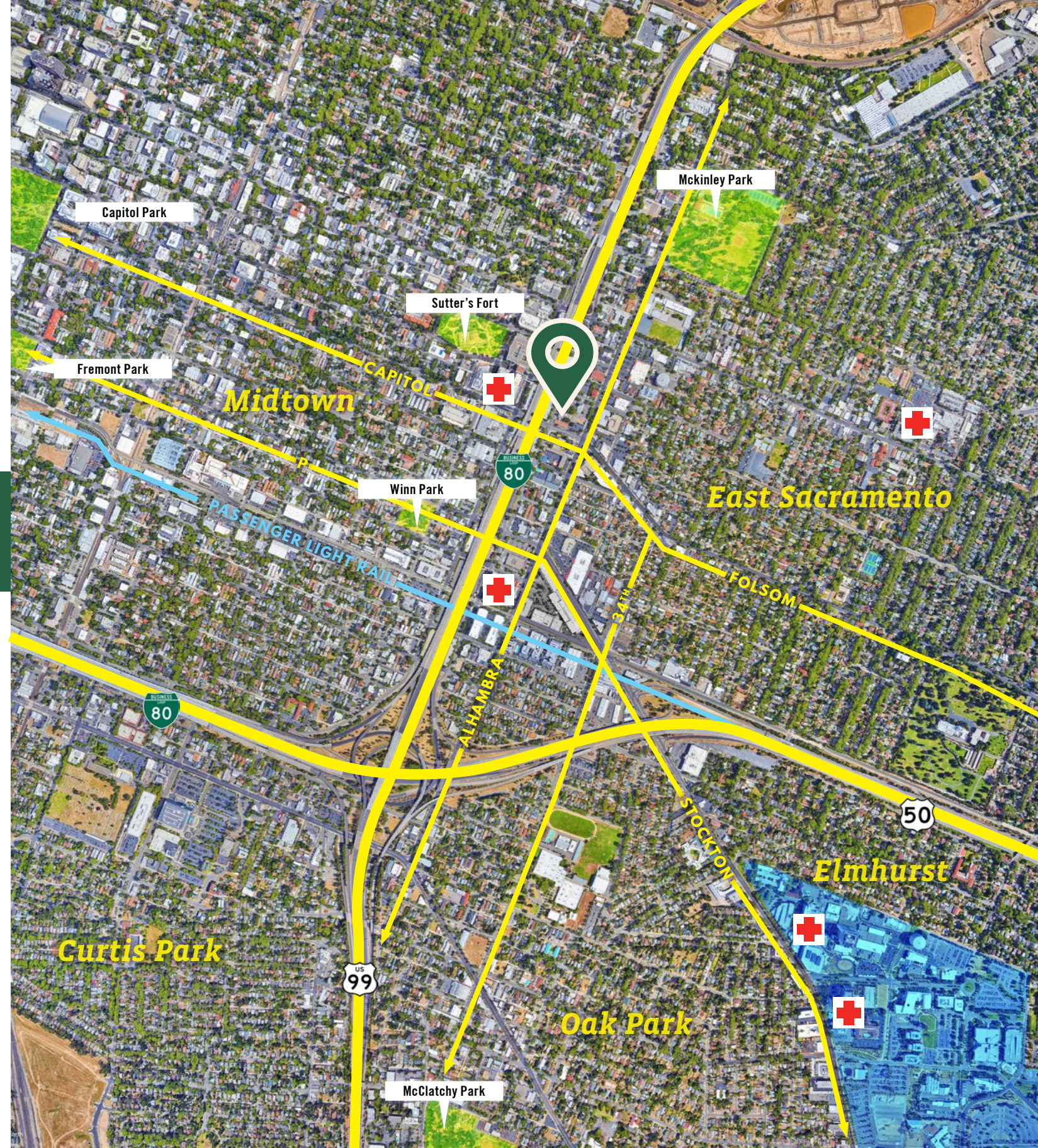
1219 30th Street is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento.

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 averages \$550, which is almost double the Sacramento average of \$323 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 1219 30th Street are hard to find, and often lease 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 AMENITIES

POPULAR RESTAURANTS & AMENITIES NEAR 1219 30TH STREET (NOT ALL ARE MENTIONED HERE):

Allora	El Rincon	Mast Coffee	Pushkin's Bakery	Taqueria Santos
Bacon & Butter	Giovanni's Pizzeria	Mckinley Park	Revolution Winery	Laguna
Barwest	Grocery Outlet	Mercy Hospital	Roxie Deli	Target
Baskin-Robbins	Harlow's	Mezcal Grill	Sac Natural Foods	Temple Coffee
Beach Hut Deli	Hawks Public House	Mimosa House	Co-Op	The Mill Coffee
Bento Box	Heavenly's Yogurt	Nitty's Cider	SacYard	The Sandwich Spot
Brickland	Hidden Dumpling	Moonbelly Bakery	Safeway	Trader Joe's
Cafe Bernardo	House	Nopalitos Cafe	Save Mart	Tupelo Coffee
Canon	IHOP	OBO	Selland's	UC Davis Medical Group
Casa	Incredible Pets	Office Depot	Shanghai Garden	UPS
Chipotle	Ink Eats & Drinks	Origami	Soku Ramen Bar	Vibe Health Bar
Chocolate Fish Coffee	Jamba Juice	Orphan	Starbucks	Vons Chicken
Coffee Works	Jayna Gyro	Pachamama Coffee	Star Lounge	Yume Gelato
Compton's Market	Jimboy's	Paragary's	Subway	Wells Fargo
Corti Brothers	Kau Kau	Petco	Sushi Cafe	3 Hermanas
CSU Sacramento	Koi Bistro	Pine Cove Tavern	Sutter Medical	
Dos Coyotes	Kru	Pita Pit	Sutter's Fort Park	
CVS	Limelight Bar	Porchlight Brewing	Suzie Burger	

SAC 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 Midsized 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

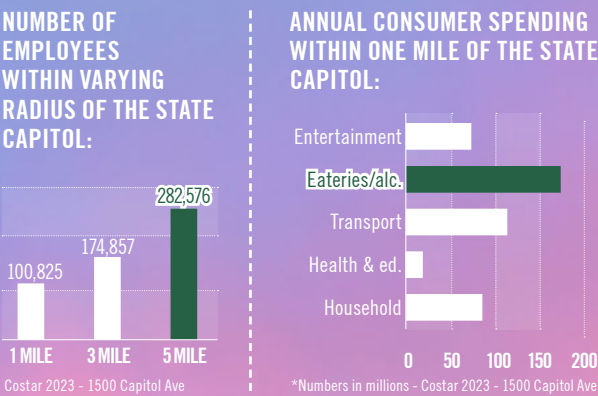
2,623,204

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



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

62.34% Owners

37.66% 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

