

2231 J STREET

RETAIL/OFFICE SPACE FOR LEASE IN MIDTOWN

VIRTUAL TOUR



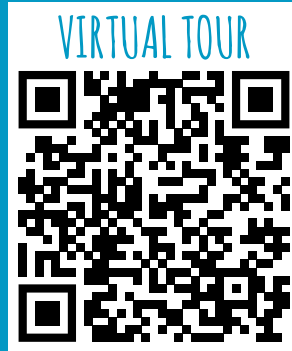
TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

1,100
LEASABLE SF

\$3.15
SF/MONTH FSG

12.2K
VISITS/YEAR

17,801+
CARS/DAY ON J STREET

J STREET
RETAIL DESTINATION

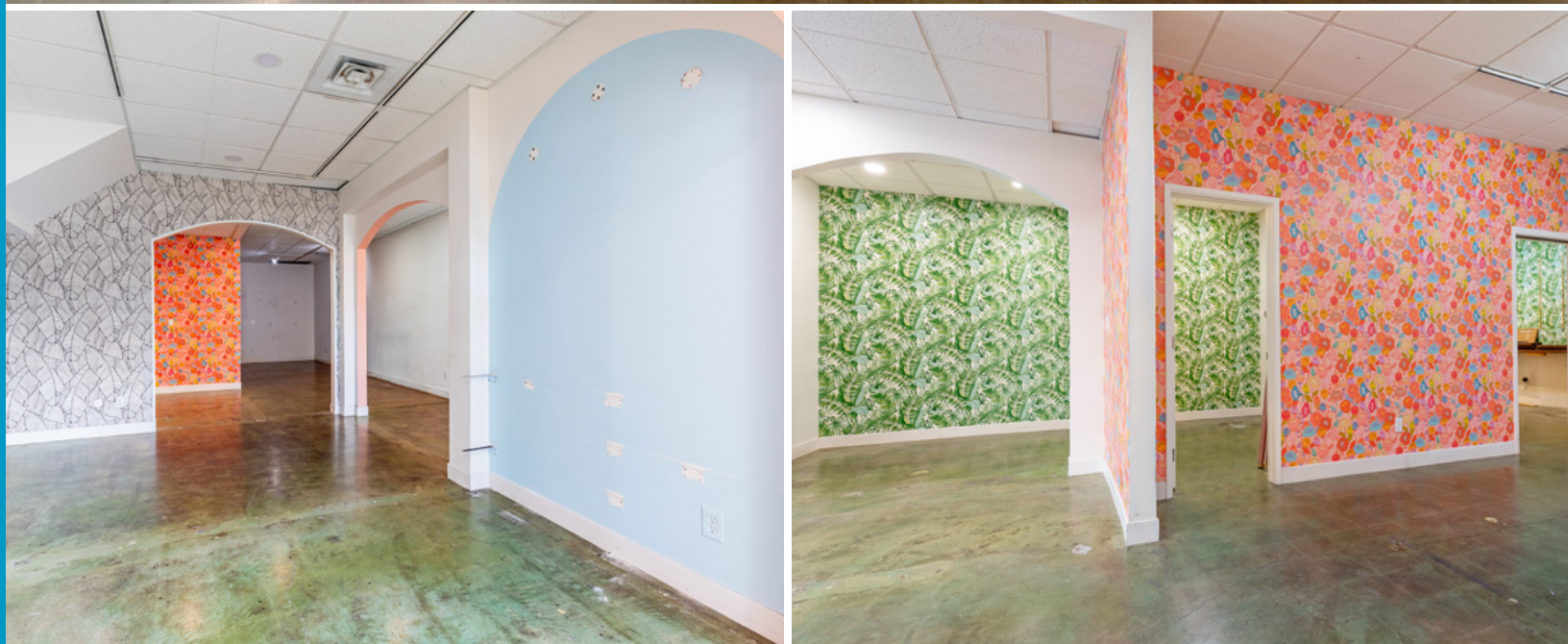
RETAIL/OFFICE SPACE IN THE EPICENTER OF THE MIDTOWN RETAIL DISTRICT

Turton Commercial Real Estate is pleased to offer the opportunity to lease the highly visible and trafficked retail space at 2231 J Street, Sacramento, CA in the heart of Midtown Sacramento. Approximately 1,100 square feet, the space offers near unmatched visitors, making it perfect for any business looking to move to the forefront of the

Sacramento market.

Located on the urban core's main west to east artery, the space is at the epicenter of the midtown retail district and further benefits from quick access to all major freeways and highways including I-5, Highway 80, Highway 50, and Highway 99 allowing for quick and easy access for patrons and clients alike.

The space also benefits from proximity to the many Downtown/Midtown festivals and events such as the Midtown Farmers Market, Midtown Second Saturday, Chalk It Up! Festival, and Midtown Love. Opportunities on J Street are few and far between. This is your chance to plant your business on Sacramento's landscape.



1 THE OPPORTUNITY
2231 J STREET

PROPERTY DETAILS

Address: 2231 J Street, Sacramento, CA 95816

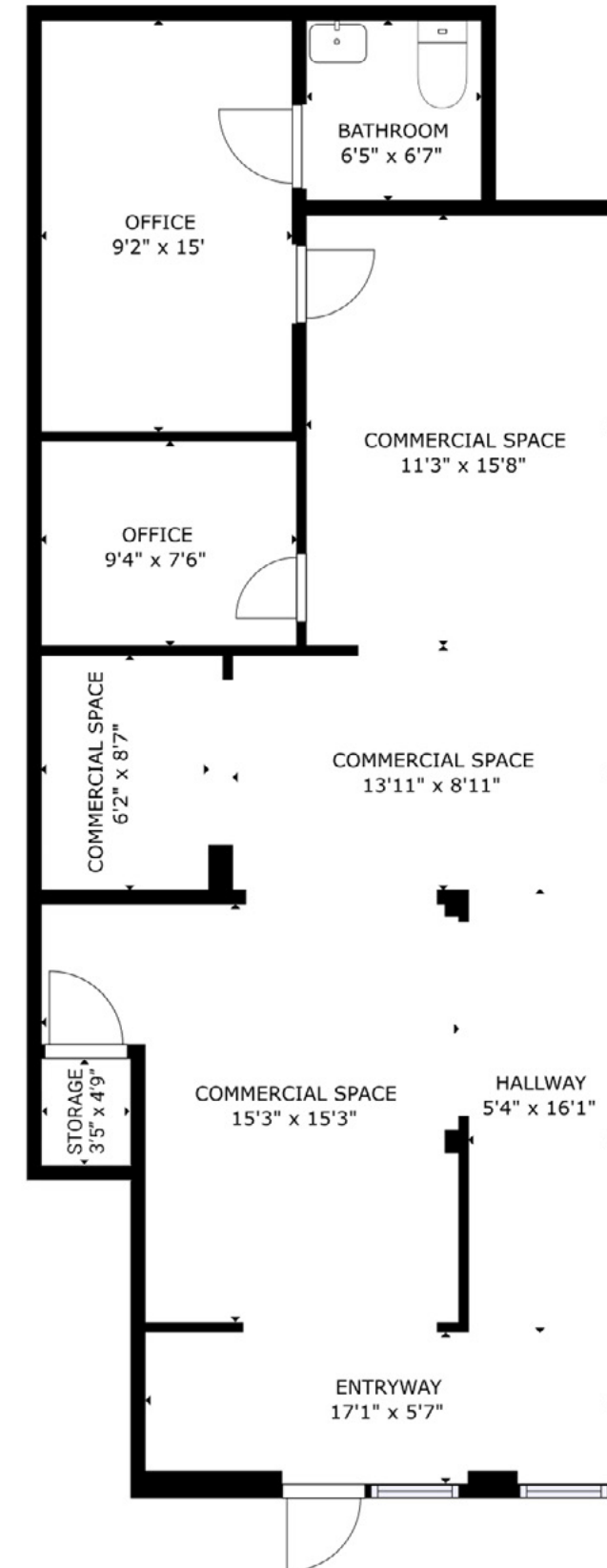
Retail Size: ± 1,100 SF

Monthly Lease Rate: \$3.15/SF/Month FSG

Available: Immediately



* FLOOR PLAN HAS APPROXIMATE MEASUREMENTS



VIRTUAL TOUR



THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

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.

The office spaces are a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown's Der Bier Garten, Midtown Cantina Alley, LEXI boutique, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Necter Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet's Coffee), Faces, The Depot, Mango's and much more. In addition,

the building is walking distance to the #1 farmers market in California of 2024.

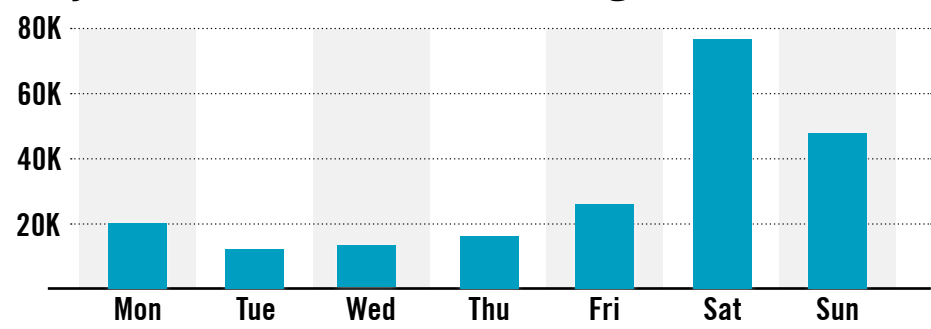
Furthermore, the Subject Property can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, UPS Store, Floppy's Printing, Judi's cleaners, and some of the best hair and nail salons in the region. The Property is also just 8 blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.



NEARBY DATA BITES



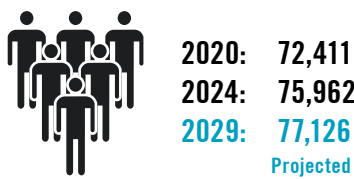
Daily visitors to the MARRS Building



Psychographic Profile

- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Booming with Confidence**
Middle-aged, established couples living in suburban homes

Nearby Population 2-mile radius of property



Traffic Counts
16,035+



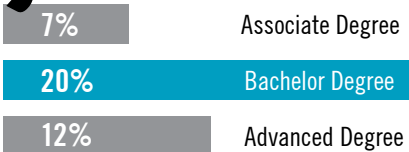
Daily Cars on J Street



Annual Consumer Spending



Education Levels



>14K
Total Businesses
2-mile radius of property



NEARBY AMENITIES

2231 J S Street has one of 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 2231 J STREET (NOT ALL ARE MENTIONED HERE):

Ace of Spades	Darling Aviary	Kodaiko Ramen & Bar	Pachamama Coffee	Southside Super
Aioli Bodega Espanola	Der Biergarten	Koja Kitchen	Coop	Station 16
At Ease Brewing	Drunken Noodle	Kru	Paesano's	Sun & Soil Juice
Azul Mexican	Echo & Rig	Bombay Bar & Grill	Paragary's	Tank House BBQ
Beach Hut Deli	Ella	Kupros Craft House	Philz Coffee	Tapa the World
Beast + Bounty	Federalist Public House	La Costa Cafe	Plant Power Fast Food	Temple Coffee
Bento Box	Fieldwork Brewing Co.	Localis	Polanco	Thai Time
Betty Wine Bar	Fizz Champagne	LowBrau	Prelude Kitchen & Bar	Thai Canteen
Binchoyaki	Fixin's Soul Kitchen	Majka Pizza	Rick's Dessert Diner	The Coconut on T
Bottle & Barlow	Flatstick Pub	Mango's/Burgertown	Ro Sham Beaux	The Golden Bear
Buddha Belly Burger	Fox & Goose	Maydoon	ROC&SOL Diner	The Mill Coffee House
Burger Patch	Ginger Elizabeth Grange	Mendocino Farms	Roots Coffee	The Porch
Burgers and Brew	I Love Teriyaki	Mikuni Sushi	Roscoe's Bar	The Rind
Cafe Bernardo	Il Fornaio	Morton's	Ruhstaller BSMT	The Waterboy
Cafeteria 15L	Iron Horse Tavern	Mulvaney's B&L	Saigon Alley	Tres Hermanas
Camden Spit & Larder	Jack's Urban Eats	N Street Cafe	Salt & Straw	Tupi Coffee
Camellia Coffee	Karma Brew	Nash & Proper	Sauced	Uncle Vito's Pizza
Cantina Alley	Kin Thai	Nekter	Scorpio Coffee	University of Beer
Chipotle		Old Soul Coffee	Shady Lady	Zelda's Pizza
Crepeville		Otoro	Sibling by Pushkin's	Zocalo



SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fifth-largest economy, Sacramento provides residents with numerous opportunities and resources.

Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



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

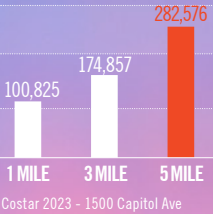
POPULATION
GREATER SACRAMENTO REGION

2,623,204
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

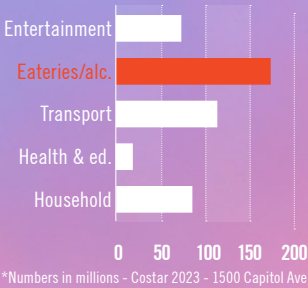
PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



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:	52.93% 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

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



TURTAN
COMMERCIAL REAL ESTATE