

2523 J STREET

LARGE PRIVATE OFFICES
FOR LEASE IN MIDTOWN



TURTON
COMMERCIAL REAL ESTATE



2523 J STREET



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THE OPPORTUNITY

395 - 1,582
LEASABLE SF

4
LARGE PRIVATE OFFICES

PARKING
AVAILABLE

\$2.25
PER SF MG

PRIVATE OFFICES SITUATED ON THE POPULAR J STREET IN MIDTOWN

Turton Commercial is pleased to market for lease four large private offices available in the heart of Midtown. One first floor private office measuring 395 square feet, as well as three second floor private offices – measuring 488, 526, and 568 square feet – that can

be leased individually or together for a total suite size of 1,582 square feet. The offices are each serviced by dedicated mini-split HVAC units and will have access to dedicated sink and water. The offices have large windows with ample nature light, and open to a large patio

walkway with plenty of room for outdoor seating. These four offices are perfect for cosmetology, beauty, therapy, and general administrative office uses. Each private office has access to a secured and covered parking stall for an additional monthly cost.



SUITE 204

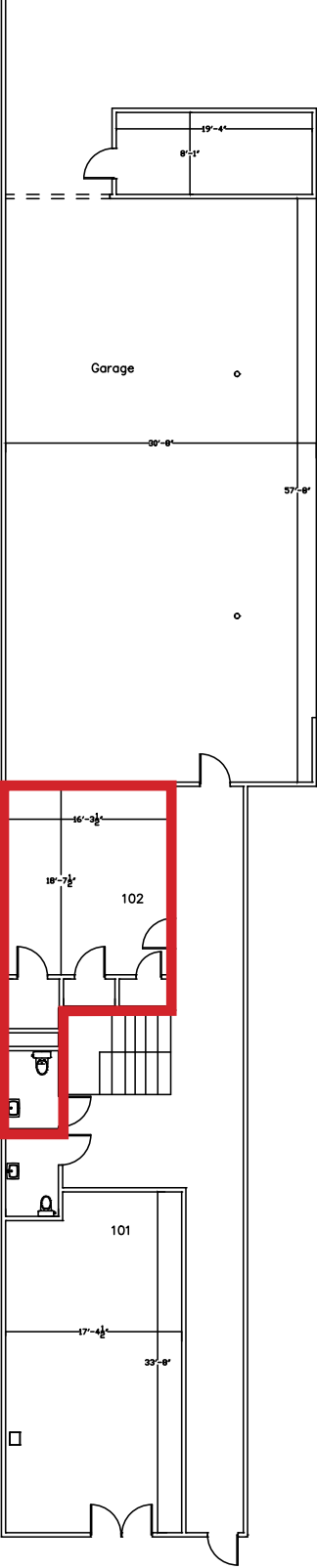


SUITE 203

BUILDING INFO

Address:	2523 J Street, Sacramento
Submarket:	Midtown
Suite 102:	395 SF
Suite 202:	488 SF
Suite 203:	526 SF
Suite 204:	568 SF
Suite 202 + 203 + 204:	1,582 SF
Base Rent:	\$2.25 Modified Gross
Available:	Now
Parking:	1 stall per office
Parking Cost:	\$100 per month
Available:	Now

SUITE 102
395 SF



SUITE 204
568 SF

+

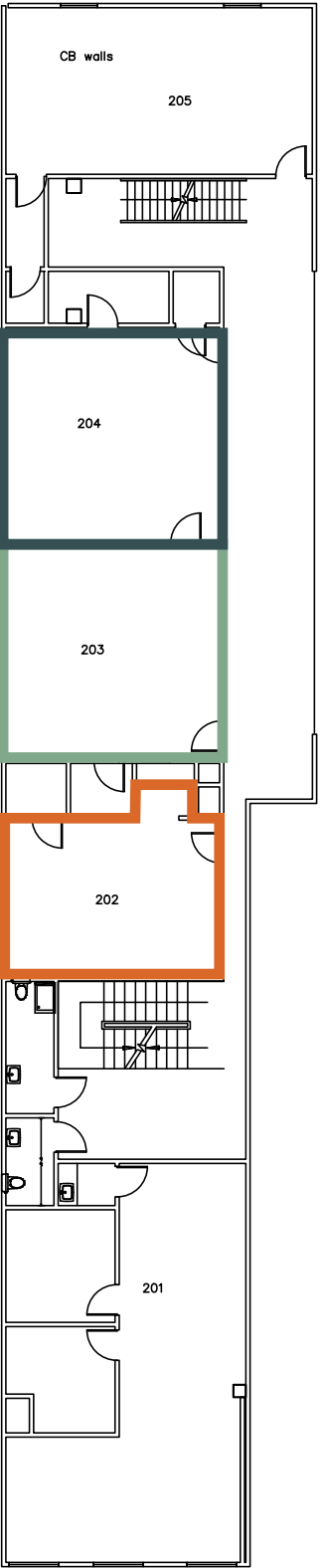
SUITE 203
526 SF

+

SUITE 202
488 SF

=

1,582 SF



THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

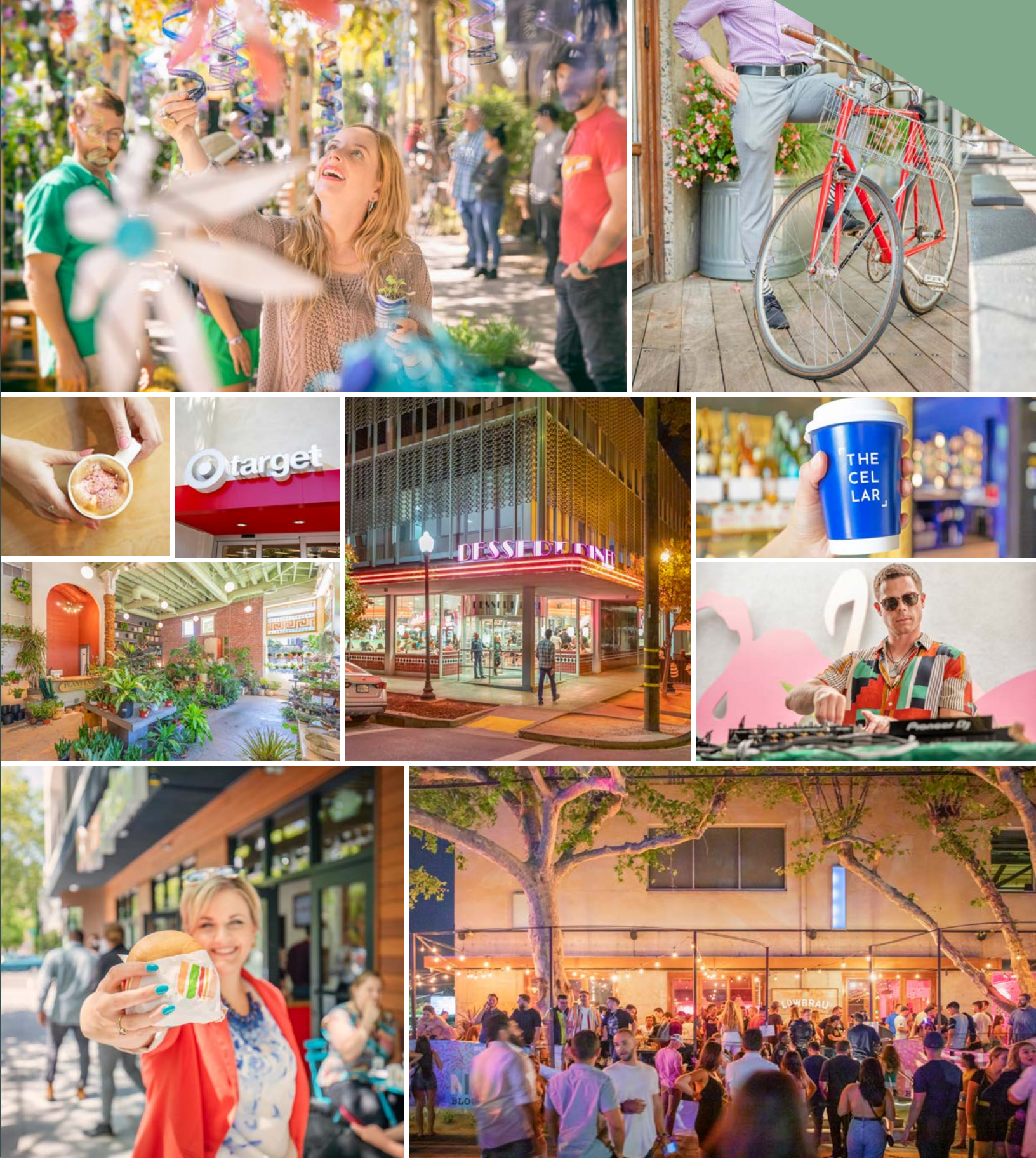
The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to 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, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Omakase Por Favor, Nekter 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.



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 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION
GREATER SACRAMENTO REGION

2,623,204

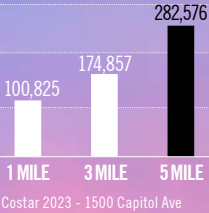
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%

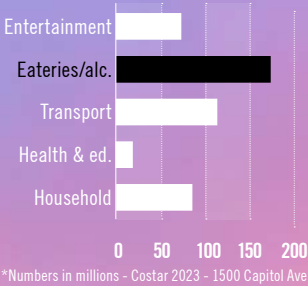
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

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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