

2523 J STREET

Owner-User or Investment Opportunity for Sale in Midtown



THE OFFERING

\$1,400,000
PURCHASE PRICE

±4,341
SF

7.8%
PRO-FORMA CAP RATE

AAA
LOCATION

2523 J STREET: INVESTMENT OR OWNER-USER OPPORTUNITY

- ±1,582 SF available on the second floor for an owner-user
- Building currently generates \$8,800 per month gross
- 7 gated and secure parking stalls on the ground floor
- All four single occupancy bathrooms were renovated in 2024
- New electric panels installed in 2025

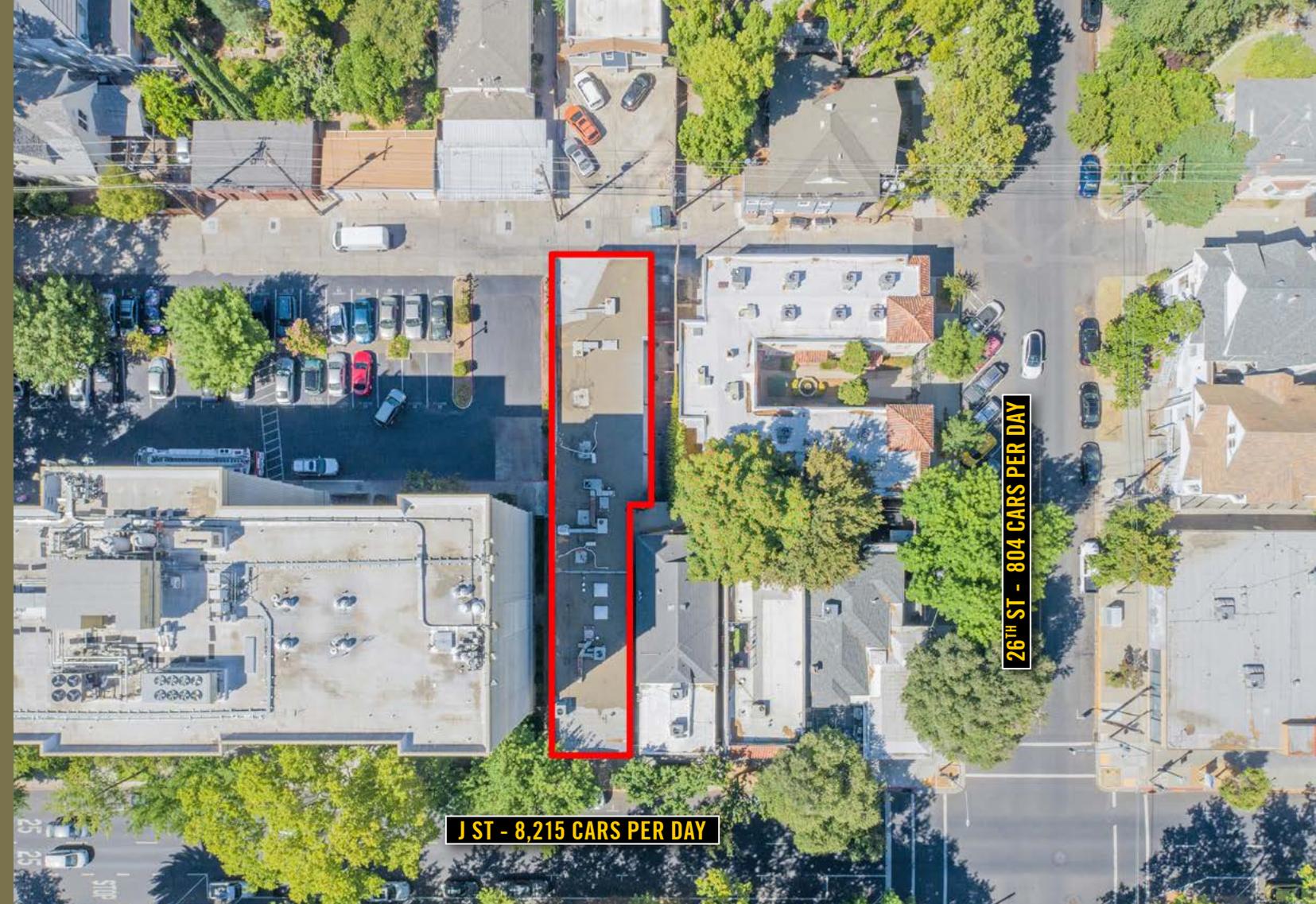


THE OPPORTUNITY

Turton Commercial and House Real Estate are pleased to market for sale 2523 J Street (the "Property"), a mixed-use office and retail building located in the heart of the Midtown, Sacramento. The Property is a two-story building constructed in 1962 and features seven separate offices and retail spaces measuring between ± 400 and $\pm 1,000$ square feet. The Property is currently 63% occupied with three contiguous office spaces on the second floor totaling $\pm 1,580$ square feet available for an owner-user to occupy at closing. Our under-

writing assumes that an owner-user pays \$2.00 per square foot modified gross for those three spaces. The remainder of the building is leased to four successful professional and personal-service businesses on modified gross lease structures paying a combined \$8,800 per month including on-site parking. The Property measures 4,341 net rentable square feet and $\pm 5,479$ gross rentable square feet across two stories. The difference between the sizes is due to a large covered outdoor patio and walkway on the

second floor which serves as a nice outdoor seating area for those tenants. Other notable features or upgrades include seven gated and secure parking stalls with access from Improv Alley, new electric metered, updated bathrooms, all units have separate meters thus tenants pay their own electric costs, and the entire building is secure with keypad entry points. The Property is listing for sale at \$1,400,000 which equates to a 7.80% capitalization rate on pro-forma income and expenses.



PROPERTY DETAILS

Address:	2523 J Street Sacramento, CA 95816
APN:	007-0034-025-0000
Price:	\$1,400,000
Pro-forma Cap Rate:	7.8%
Pro-forma Net Operating Income:	\$109,525.00
Net Rentable Building Area:	±4,341 SF
Gross Building Area:	±5,479 SF
Parcel Area:	±4,572 SF (.10 AC)
Price PSF:	\$322 PSF
Year Built:	1962
On-site Parking Stalls:	7 Stalls
Occupancy:	64%
Zoning:	C-2-SPD General Commercial





2523 J STREET

Section Two: The Opportunity

2523 J STREET



TENANT PROFILES

REALM TATTOO STUDIO

REALM is a high-end, appointment only private tattoo studio that occupies the anchor retail space at the Property. REALM has been a tenant at the Property since March 2022 and recently extended their lease through April 2028, demonstrating their long-term commitment to the building. REALM benefits from prominent building signage visible to nearly 15,000 cars per day on J Street.

THE ACCIDENT GUYS

The Accident Guys is a top personal injury law firm based in Southern California and has 27 offices throughout California. Accident Guys leases approximately ±395 square feet on the ground floor and uses this satellite office to meet with local clients.

PBL SKIN THERAPY

PBL Skin Therapy offers a wide range of services including HydraFacials, dermaplaning, chemical peels, and facials in its tranquil and inviting office on the second floor overlooking J Street. PBL was founded in 2017 and moved into the Property in August 2022. PBL currently occupies ±1,005 square feet and recently extended their lease through October 2028.

CAMOGLAM BEAUTY

Camoglam Beauty is a cosmetic permanent tattoo studio that offers scar and stretch mark camouflage, lip blushing, and scalp micropigmentation. Camoglam occupies ±689 square feet on the second floor in an updated office with a full kitchenette and private bathroom with a shower. Camoglam has leased at the building since November 2023 and recently extended its lease through November 2027.

RENT ROLL

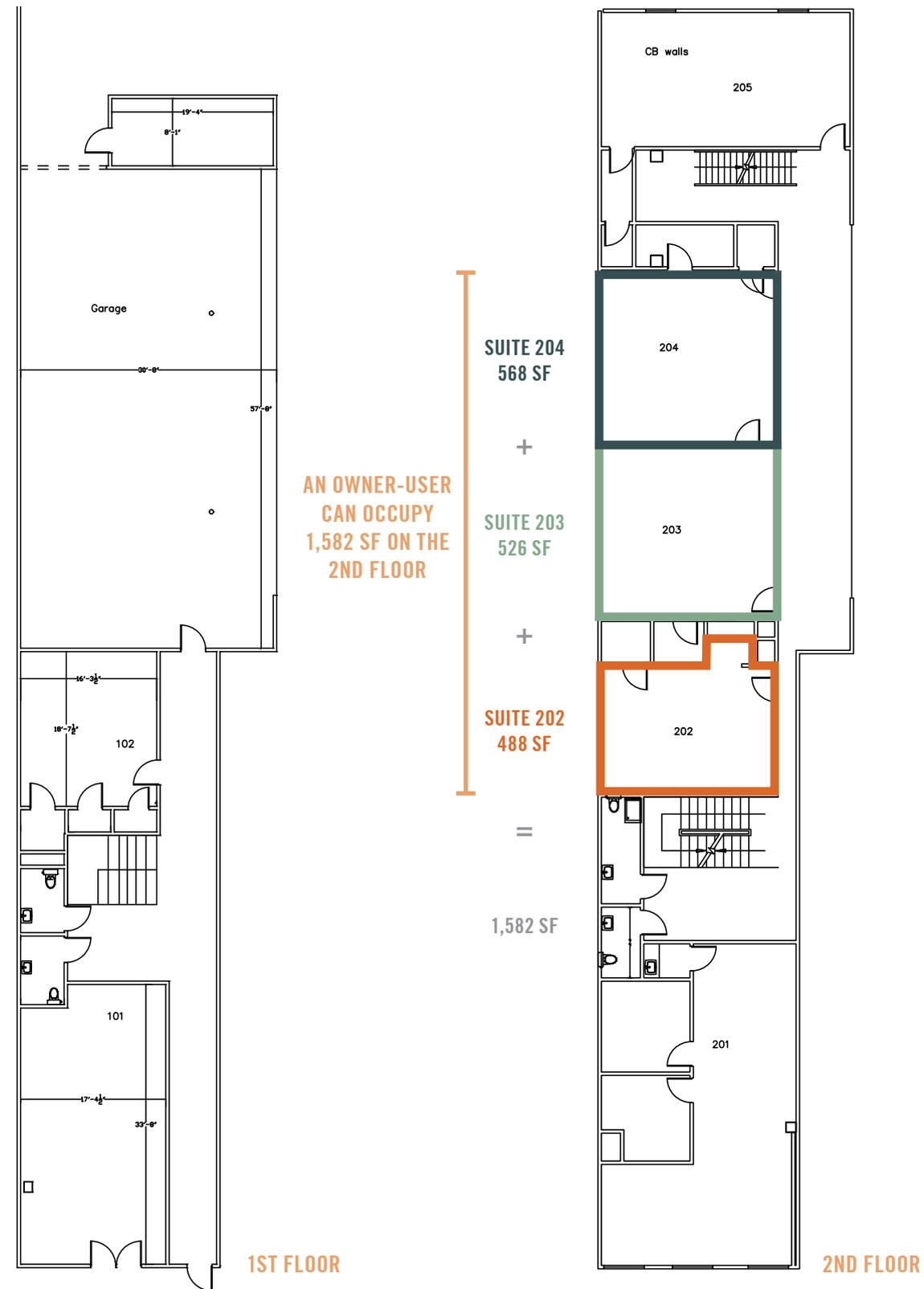
Tenant	Suite	Current RSF	Vacancy	Rent / RSF	Base Rent	Parking	Total
REALM Tattoo	101	594	Occupied	\$5.72	\$3,399.00	\$200.00	\$3,599.00
Accident Guys Law Firm	102	395	Occupied	\$2.15	\$850.00	\$-	\$850.00
PLB Skin Therapy	201	1,005	Occupied	\$2.12	\$2,131.00	\$-	\$2,131.00
Owner-User	202	488	Vacant	\$2.00	\$976.00	\$100.00	\$1,076.00
Owner-User	203	526	Vacant	\$2.00	\$1,052.00	\$100.00	\$1,152.00
Owner-User	204	568	Vacant	\$2.00	\$1,136.00	\$100.00	\$1,236.00
Camo Glam	205	689	Occupied	\$3.08	\$2,122.00	\$100.00	\$2,222.00
Total		4,265			\$11,666.00	\$600.00	\$12,266.00

OPERATING EXPENSES

Operating Expenses	Amount
Property Taxes	\$15,911
Direct Levies	\$1,500
Utilities	\$2,700
ADT Alarm	\$624
Garbage	\$2,424
Comcast	\$984
Insurance	\$3,765
Property Management	\$3,600
Maintenance & Repairs	\$2,500
Cleaning & Supplies	\$3,660
Total	\$37,668
OpEx per SF	\$0.74

PROPERTY VALUATION

Gross Monthly Income	\$12,266
Gross Annual Income	\$147,192.00
Less Operating Expenses	-\$37,668
Net Operating Income	\$109,524.00
In-Place Cap Rate	7.80%
Value at 7.75% Cap Rate	\$1,404,153.85
Price per SF	\$329.23



THE LOCATION



HEART OF MIDTOWN CENTRAL NEIGHBORHOOD

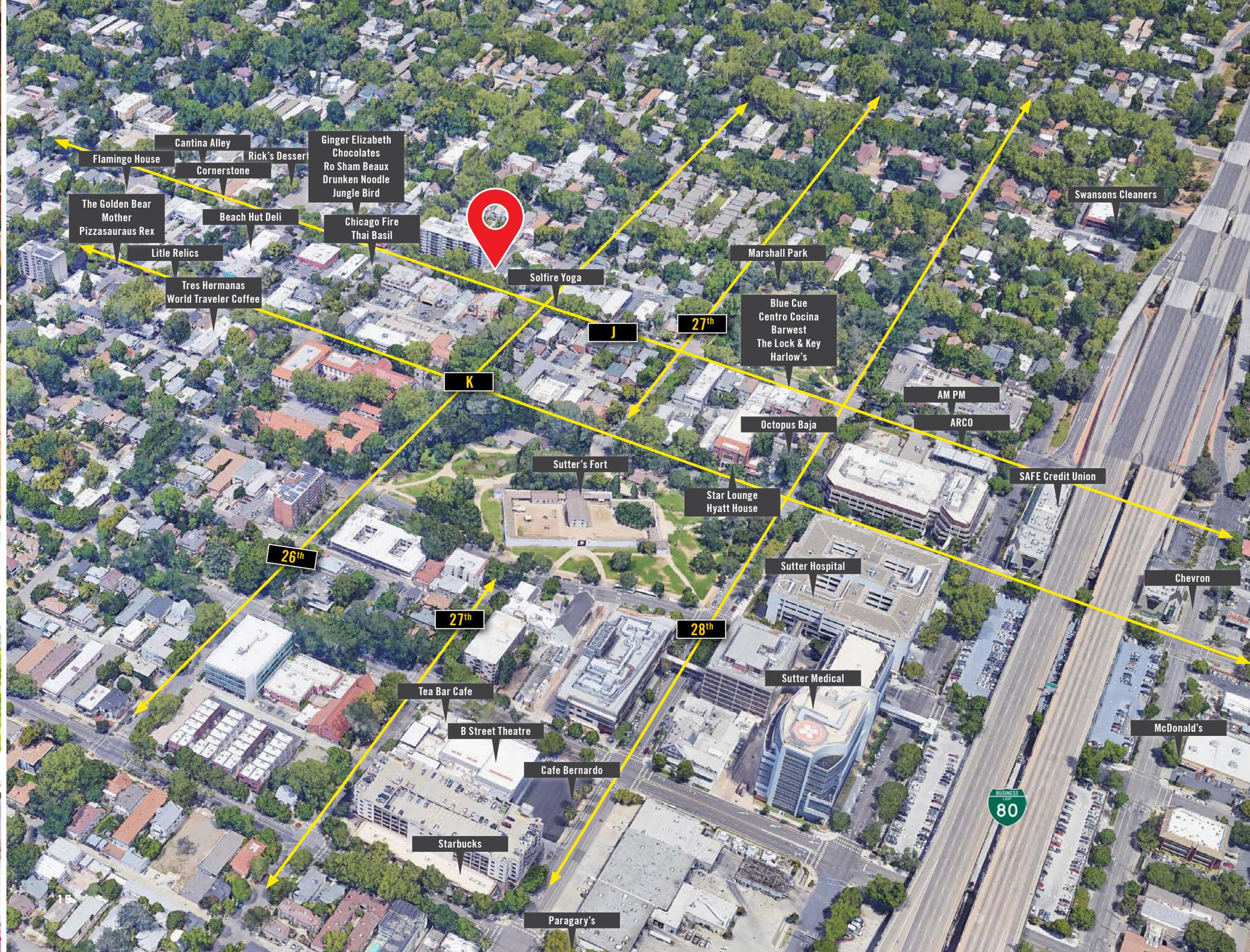
PLACER AI 2024 - 2025 / COSTAR

Midtown Central, spanning 21st to 27th Streets along J, K, and L, offers one of Sacramento's most vibrant and well-rounded commercial environments. This stretch hums with energy day and night, fueled by a steady mix of locals, employees, and loyal regulars who come for the food, the shops, and the neighborhood vibe. With a walkable layout, a strong mix of independent businesses, and easy access from surrounding districts, Midtown Central continues to attract brands, creatives,

and entrepreneurs who want to be part of a connected, thriving community. Daily routines start with Temple Coffee and World Traveler Coffee, where professionals, students, and creatives fuel up or take meetings. The neighborhood offers plenty of mid-day dining options for employees and visitors, with local favorites like Thai Basil, Cantina Alley, and Pizzasaurus Rex all within walking distance. After work, Golden Bear and Der Biergarten provide popular happy hour spots for grabbing drinks with coworkers

or clients. Boutiques like Wild Poppy, Sugar Shack, and Heart Clothing round out the local shopping experience, with specialty retailers like Fleet Feet and Trek Bicycle adding variety and foot traffic. For investors, mixed-use buildings in Midtown Central benefit from an established, all-day environment where ground-floor retail and upper-level uses are naturally supported by the surrounding activity and walkability.







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