

# 1315 ALHAMBRA BLVD

SUITE 220 FOR SUBLEASE



**TURTON**  
COMMERCIAL REAL ESTATE





Downtown

Midtown

Sutter Medical Center

Ose Adams Medical Pavilion

UC Davis Medical Group



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

**HAYDEN NABERS**  
DIRECTOR - LIC. 02231233

916.573.3306  
[HAYDENNABERS@TURTONCRE.COM](mailto:HAYDENNABERS@TURTONCRE.COM)

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# THE OPPORTUNITY

± 1,760  
SF

2ND GEN  
DENTAL/MEDICAL

SUBLEASE  
OPPORTUNITY

AVAILABLE  
IMMEDIATELY

## DENTAL OFFICE SPACE STRATEGICALLY LOCATED IN SAC'S ALHAMBRA MEDICAL CORRIDOR

Turton Commercial is pleased to offer for sublease Suite 220 at 1315 Alhambra Blvd. (the "Property"), a 2nd generation Medical/Dental space utilized by Dr. Alex Mercado of Sac Smiles in the epicenter of Sacramento's Alhambra Corridor. The available suite features a reception area/ waiting room, 2 Hygiene rooms, 3 dental

lavatories, 2 lab rooms, 1 break room, 1 private office, and strong window-lining throughout. The building offers ample secure and on-site parking options. The suite is a rare opportunity fully-functional in its "as-is" condition for another medical user or for another office user to adjust according to their business

needs. The suite is located on the 2nd floor of the building with an elevator for ADA accessibility. For medical and office users looking for a rare, aggressively priced, and high-end space to recruit not only clients but employees... this is the opportunity for you.





**1 THE OPPORTUNITY**  
1315 ALHAMBRA BLVD

# PROPERTY DETAILS

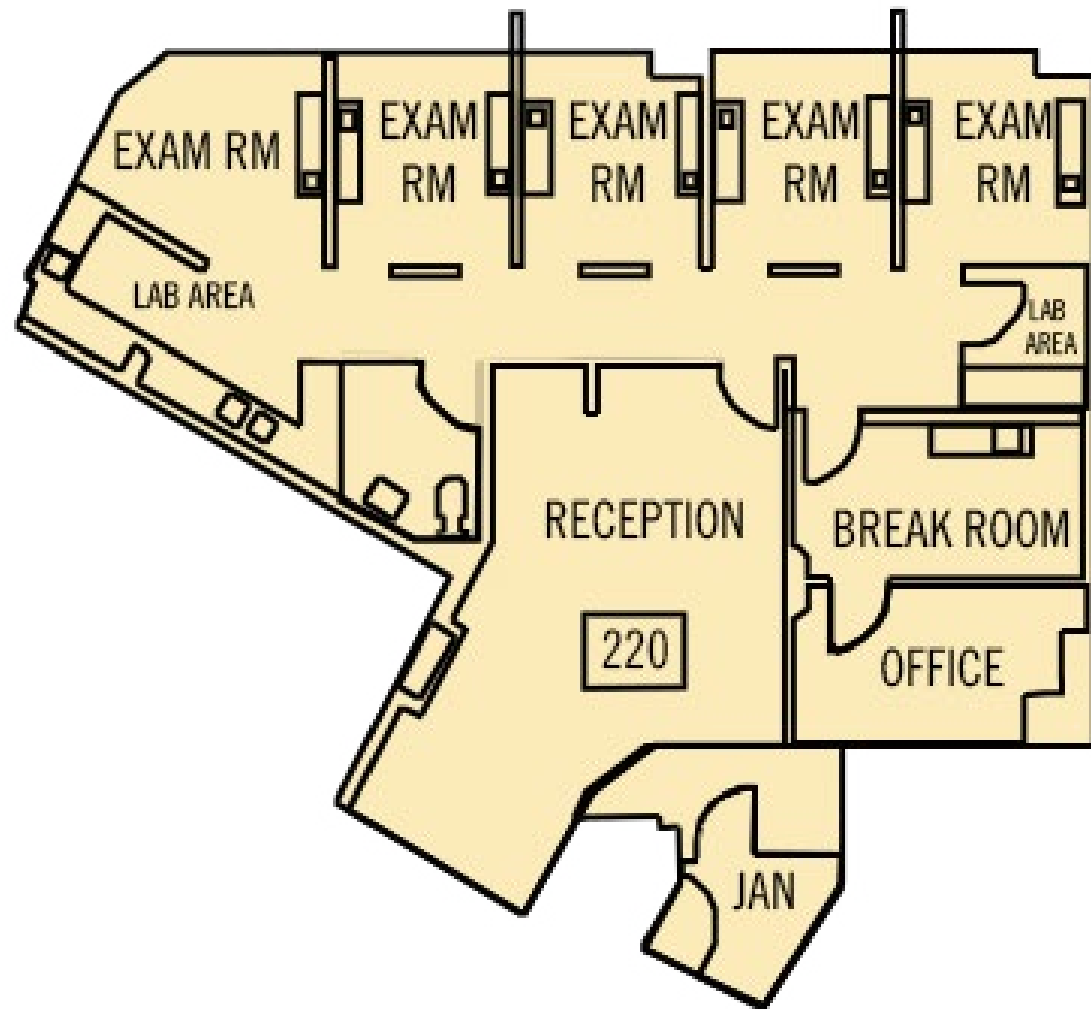
**Address:** 1315 Alhambra Blvd, Sacramento, CA 95816  
**Suite:** 220  
**Leasable SF:** 1,760 SF  
**Elevator:** Yes  
**Lease Rate:** \$1.95 per SF NNN  
**Available:** Immediately  
**Lease Expiration:** 9/30/2029  
**Parking:** Ample  
**Furniture:** Negotiable





# FLOOR PLAN

SUITE 220: 1,760 SF  
AVAILABLE IMMEDIATELY





# THE LOCATION

## LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

1315 Alhambra Blvd is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriners' Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, 1315 Alhambra Blvd is close to not only medical professionals, but

many of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and the property enjoys the benefits of both. Future tenants or residents can take advantage of the

proximity to the interstate freeways that are the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."

### HIGH VISIBILITY & ACCESSIBILITY

Being near a major freeway increases visibility and makes your office more accessible to a larger population, including commuters. East Sacramento is a well-trafficked area with good road infrastructure, making it easy for patients to reach you from Downtown, Midtown, and surrounding neighborhoods.

### PATIENT REFERRALS & PROFESSIONAL NETWORKING

Proximity to the Alhambra Medical Corridor means you're close to other healthcare providers.

### AFFLUENT & HEALTH-CONSCIOUS DEMOGRAPHICS

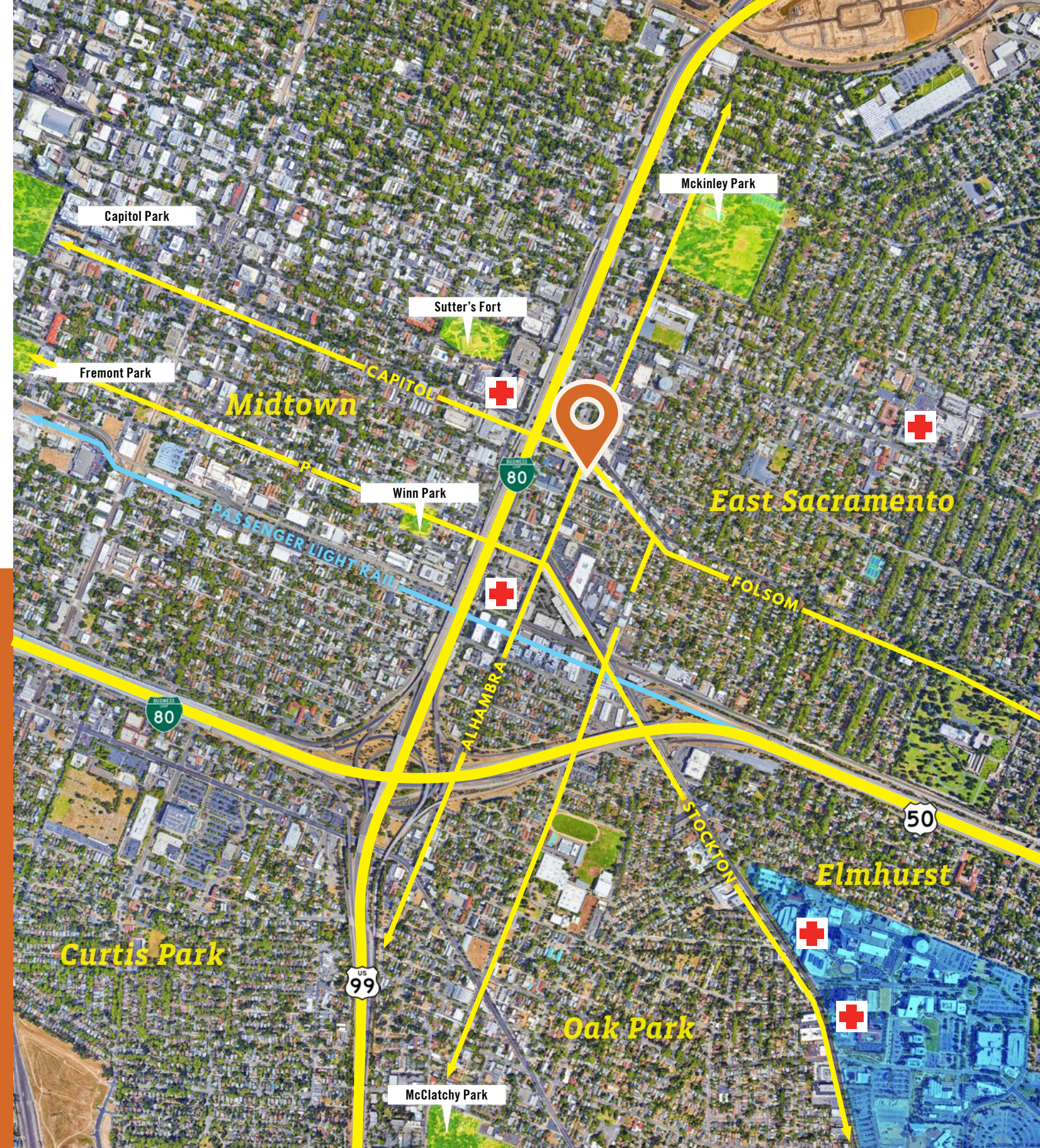
East Sacramento is home to a relatively affluent and health-conscious population, which can translate into higher demand for elective and cosmetic dental services and patients investing in long-term oral health.

### BRAND CREDIBILITY & TRUST

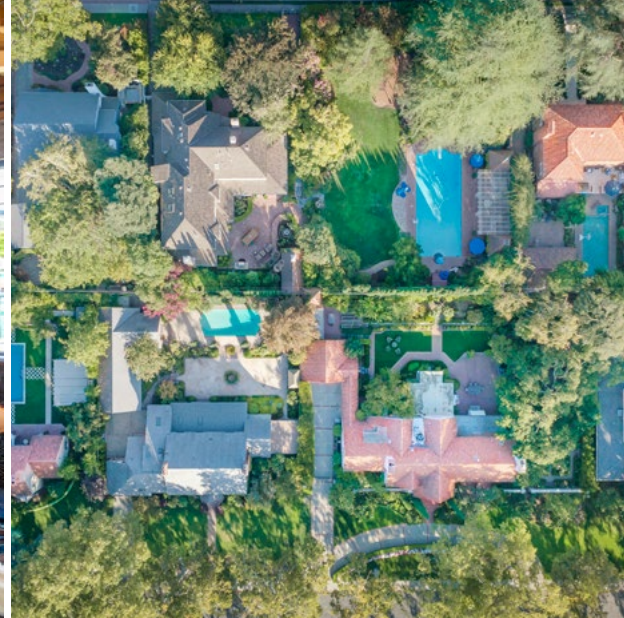
Being located near a known medical hub can enhance your perceived credibility. Patients may feel more confident in your services just because of your proximity to other trusted healthcare providers.

### WALK-IN & EMERGENCY OPPORTUNITIES

The high foot traffic in a medical zone and freeway-accessible area increases the chance of attracting walk-ins or urgent care patients who need immediate dental attention.







## NEARBY AMENITIES

### POPULAR RESTAURANTS & AMENITIES NEAR 1315 ALHAMBRA BLVD (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	





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