

# 2229 J STREET



OFFICE SPACE IN THE HEART  
OF THE MIDTOWN  
SUBMARKET

VIRTUAL TOUR



**TURTON**  
COMMERCIAL REAL ESTATE





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# THE OPPORTUNITY

**800**  
LEASABLE SF

**\$2,800**  
MONTH FSG

**ONE**  
PARKING SPACE

**SIGNAGE**  
AVAILABLE

**J STREET**  
RETAIL DESTINATION

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

Turton Commercial Real Estate is pleased to offer the opportunity to lease the recently renovated and easily accessible office space at 2229 J Street, Sacramento, CA in the heart of Midtown Sacramento. Approximately 800 square feet, the space offers near unmatched visibility to the over 5 million cars that pass by annually, 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 its proxim-

ity to Downtown and Midtown hospitals, state offices including the Courthouse, as well as numerous leisure attractions such as the Midtown Farmers Market, Second Saturday, Chalk It Up! Festival, and Midtown Love. Opportunities on J Street are rare! This is your chance to establish your business in the heart of Sacramento's landscape.





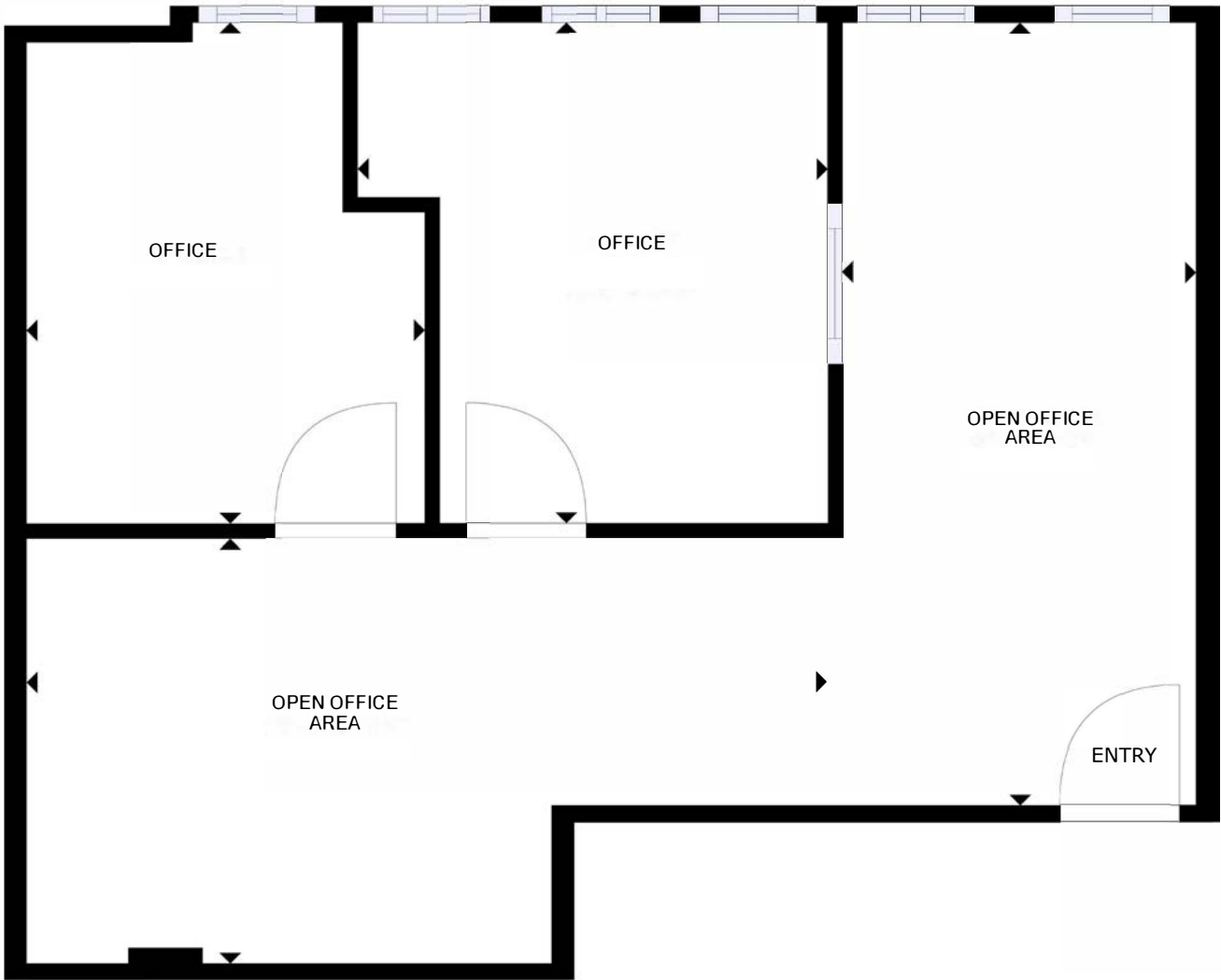
**1 THE OPPORTUNITY**  
2229 J STREET

**PROPERTY DETAILS**

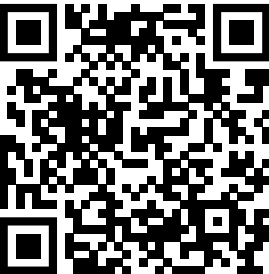
|                     |   |
|---------------------|---|
| Address:            | 2229 J Street, Suite 205,<br>Sacramento, CA 95816 |
| Retail Size:        | ± 800 RSF   |
| Monthly Lease Rate: | \$2,800/Month FSG                                 |
| Parking:            | One (1) included space                            |
| Signage:            | Available   |
| 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 commu-

nity 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, Nekter Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet’s Coffee), Fac-

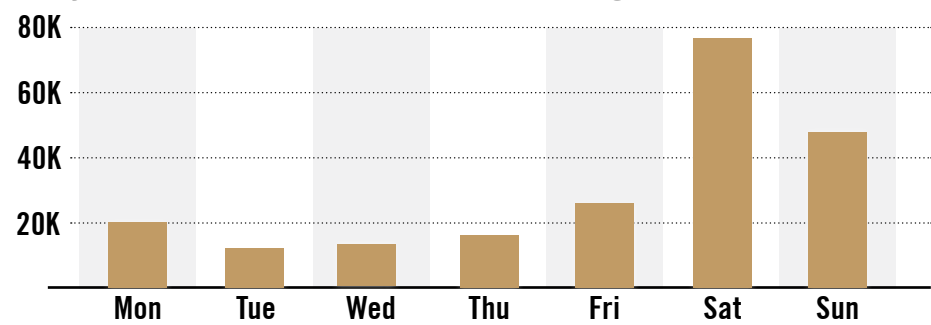
es, The Depot, Mango’s and much more. In addition, the building is walking distance to the #1 farmers market in California of 2024.

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



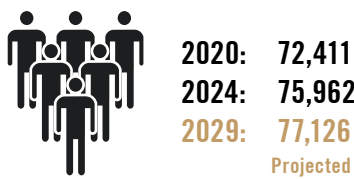
### Daily visitors to the MARRS Building



### 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+**



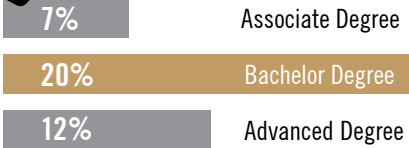
Daily Cars on J Street



Annual Consumer Spending



### Education Levels



**>14K**  
**Total Businesses**  
2-mile radius of property





## NEARBY AMENITIES

2229 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 2229 J STREET (NOT ALL ARE MENTIONED HERE):

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

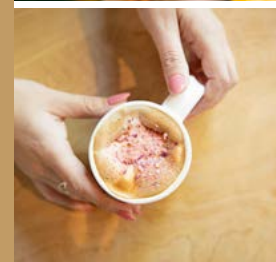
Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

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 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

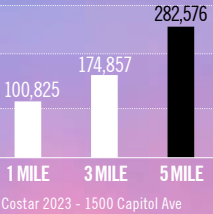
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH  
A DEGREE OR SOME COLLEGE:

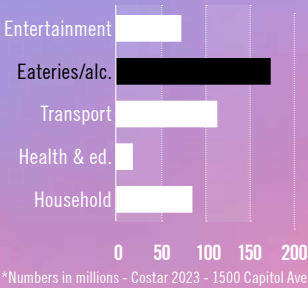
68%

GSEC 2023  
Applied Geographic Solutions  
& GIS Planning 2022

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





**TURTON**  
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