



TURTON
COMMERCIAL REAL ESTATE

2612 J STREET

2nd Floor Salon Space for Lease in Midtown, Sacramento



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

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THE OPPORTUNITY

±1,075
LEASABLE SF

2ND FLOOR
SALON

PARKING
AVAILABLE

> 33.4K
CARS/DAY ON J STREET

TURN-KEY SALON SPACE FOR LEASE IN MIDTOWN'S VIBRANT RETAIL CORRIDOR

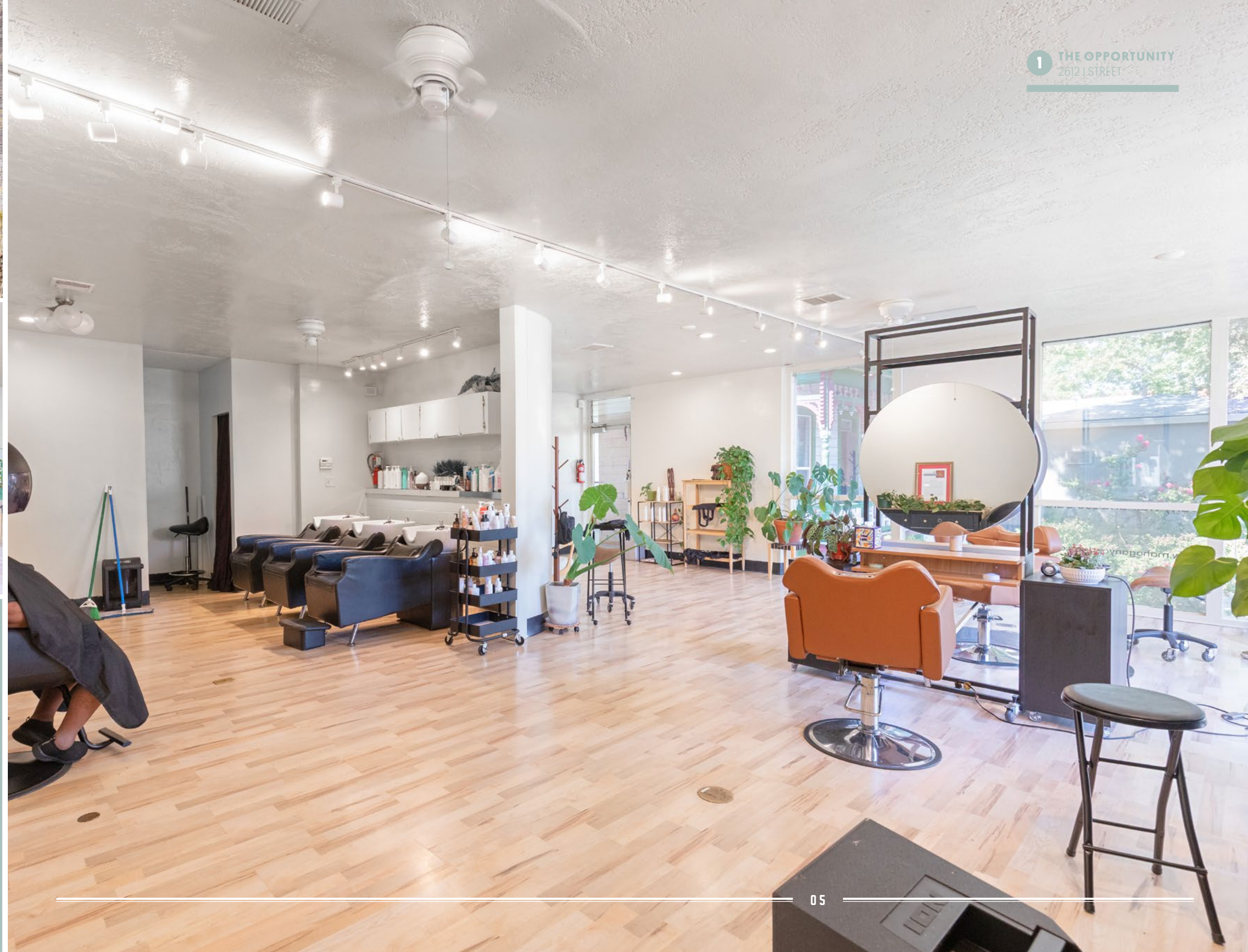
Turton Commercial Real Estate is pleased to present the opportunity to lease a fully built-out, second floor salon space located in the heart of Midtown Sacramento. This turnkey suite features modern finishes throughout, including multiple styling stations, three wash sinks, storage and break area, and an exceptional window line overlooking J Street. The space provides

an ideal setup for a salon, spa, or beauty professional looking to operate in one of the city's most vibrant retail corridors with excellent visibility.

Situated along J Street—Midtown's premier destination for dining, boutique retail, and lifestyle services—2612 J Street benefits from strong pedestrian traffic, high visibility, and proximity to major Midtown attractions. Surrounded

by established businesses and affluent residential neighborhoods, the location provides an excellent opportunity for a salon operator to capture steady local and destination clientele in one of Sacramento's most desirable submarkets.





PROPERTY FEATURES

Address:	2612 J St, Sacramento, CA 95816
Leasable SF:	± 1,075 SF
Lease Rate:	\$2.50/SF/Month Modified Gross
Stories:	2
Wash Stations:	3
Storage/Break Area:	Yes
Parking:	Yes
Available:	Now

THE LOCATION



1 BLOCK
FROM SUTTER'S FORT



143.6K
YEARLY VISITS



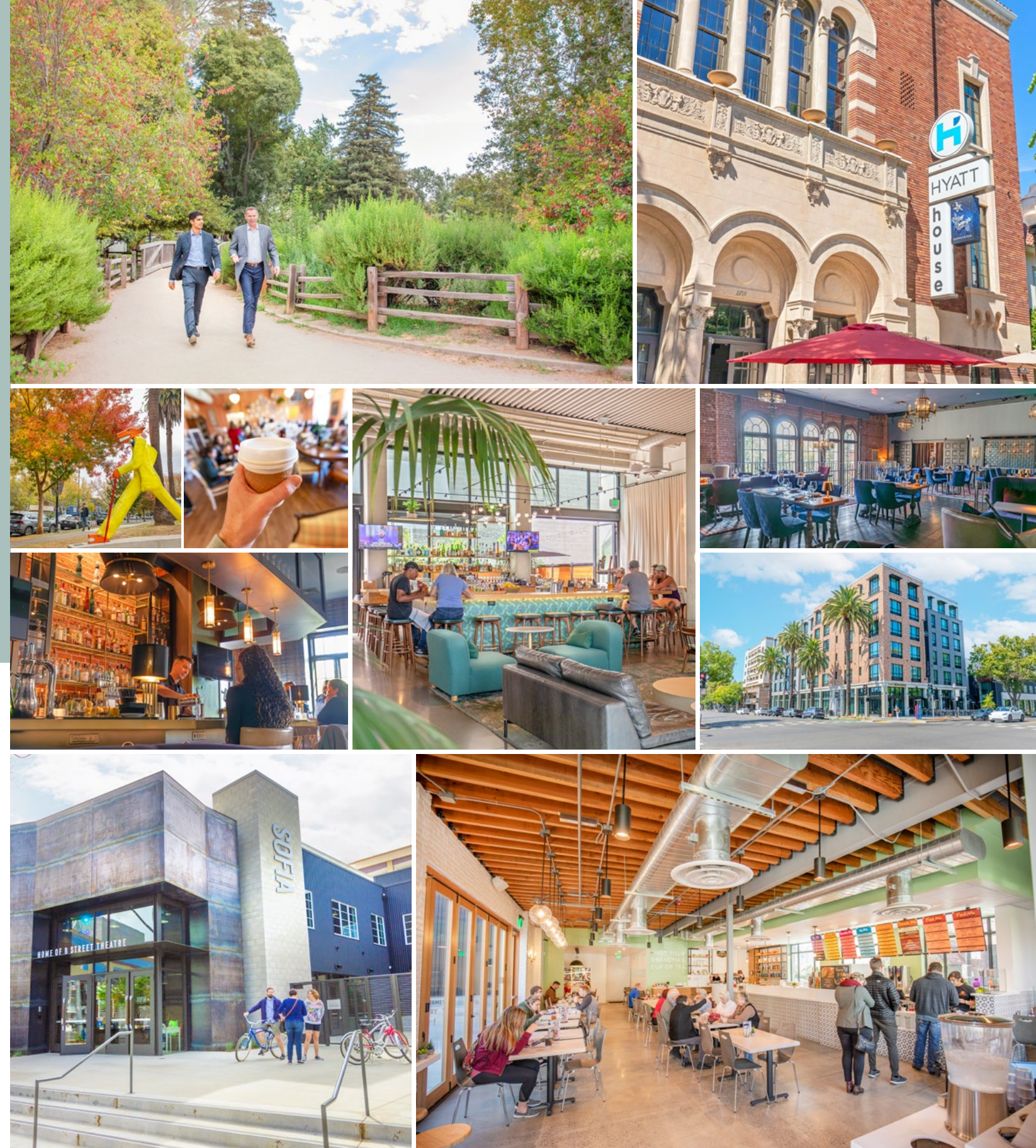
\$91.3K
HOUSEHOLD INCOME

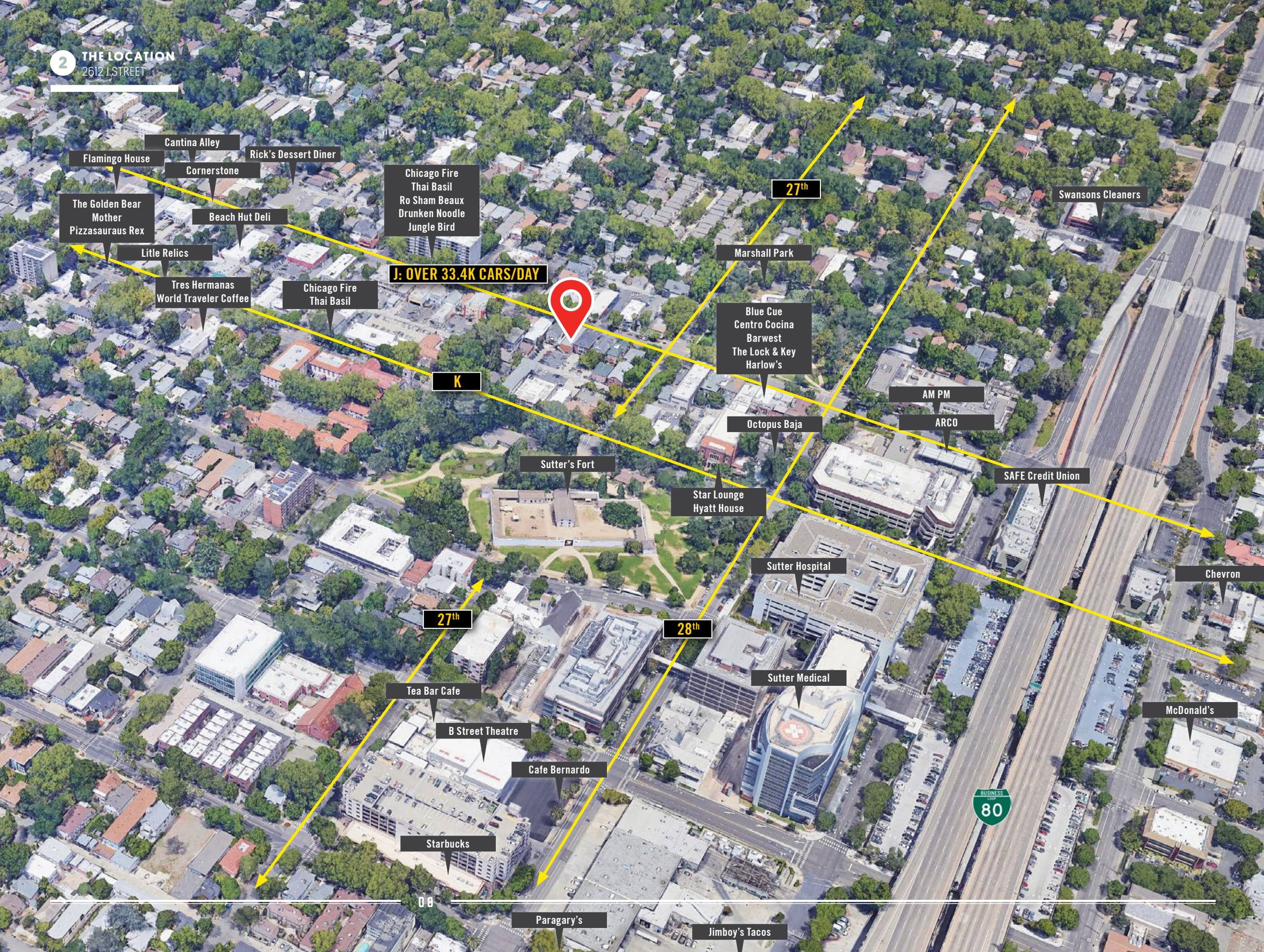
WITHIN EASY WALKING DISTANCE OF MIDTOWN'S BEST AMENITIES

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural

scene to cash in on the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the hot-

test submarkets of Sacramento. 2612 J Street is near the epicenter of Midtown, which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. The Downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.





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

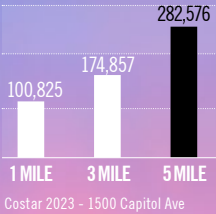
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

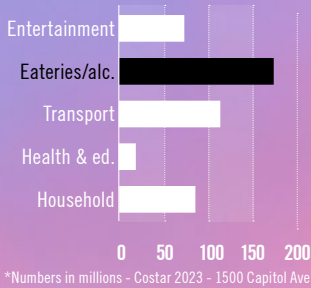
68%

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 and 2025

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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