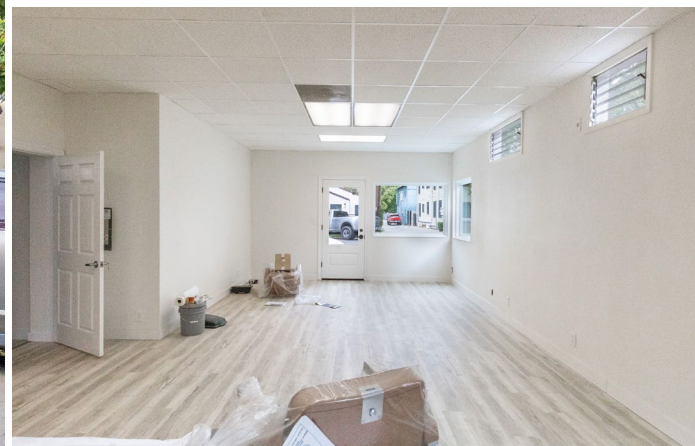


# THE OPPORTUNITY

1117 24TH STREET, SACRAMENTO CA



**700**  
SF AVAILABLE



**\$2.65**  
PER SF NNN



**2ND GEN**  
BEAUTY SALON

*Turnkey salon with recent approvals and built-in infrastructure for a smooth, immediate opening in the heart of Midtown, Sacramento*

## Property Overview

- CUP approved for salon/wellness use
- Available for immediate occupancy
- 2nd generation beauty buildout with chairs, power, and new LVP flooring
- Accessible en suite restroom
- Located in a highly walkable and parkable Midtown corridor
- Newly renovated storefront and facade
- Ideal for small-format salon operator

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

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

## MATT AXFORD

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## KIMIO BAZETT

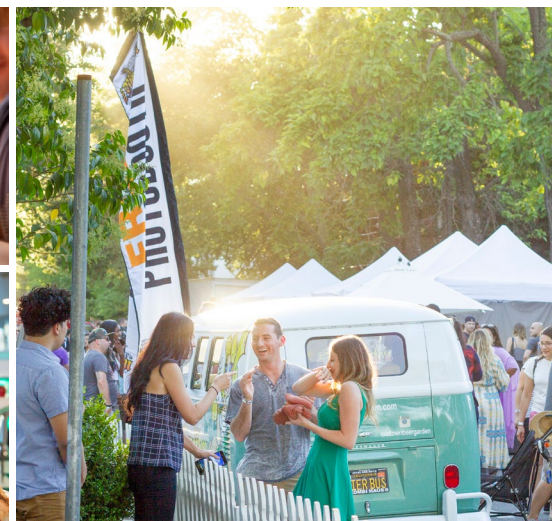
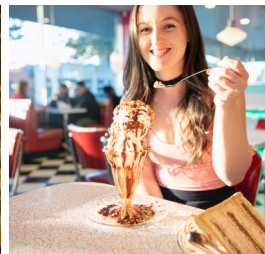
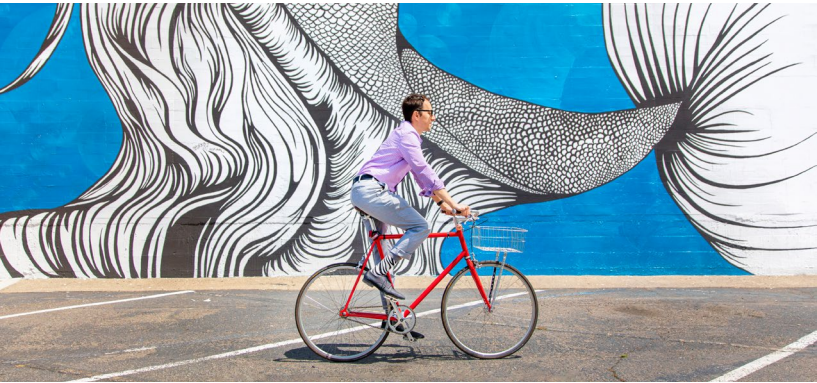
DIRECTOR

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# MIDTOWN SACRAMENTO, CA



**9K**  
RESIDENTS



**21.5K**  
EMPLOYEES



**\$85.6K**  
MEDIAN HH INCOME



**3.4M**  
OUT-OF-MARKET VISITORS

*Midtown is a vibrant, walkable submarket at the center of Sacramento's cultural scene that showcases a strong mix of curated local, national, and regional retailers, restaurants, and businesses*

## Location Overview

- Centrally located between Downtown, Land Park, Curtis Park, and East Sacramento
- Near State Capitol, government offices, and major healthcare institutions
- Walkable, bike-friendly, transit-oriented submarket with consistent, daily daytime and nighttime traffic
- Art galleries, music venues, and local events drive consistent foot traffic
- Takes pride in its diverse, locally driven food, beverage, and third wave coffee scene
- Concentration of young professionals, renters, and affluent urban residents

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# THE LOCATION

2131 L STREET, SACRAMENTO CA



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