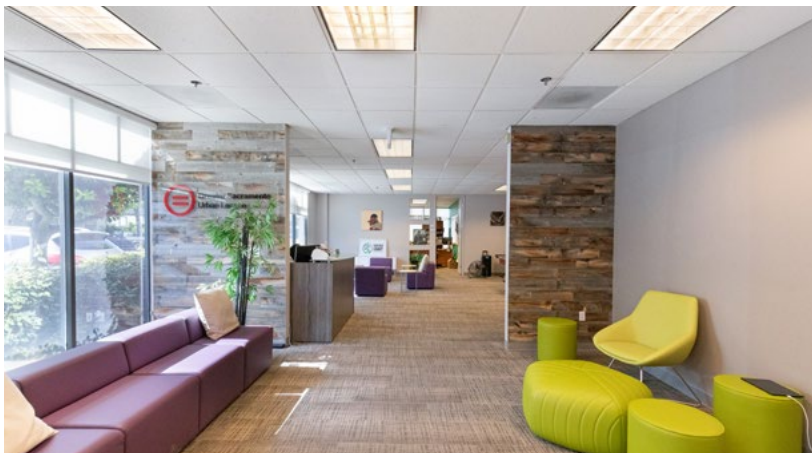
FOR LEASE

2331 ALHAMBRA BOULEVARD, SACRAMENTO, CA

TURTON
COMMERCIAL REAL ESTATE



1,316-11,326
SF AVAILABLE

$2.20
PER SF FSG

25
PARKING STALLS

Stand-alone turnkey creative office or medical building for lease along the Alhambra Corridor with close proximity to Sacramento's medical hubs

Property Overview

- Available in 60 days
- Ideal for office or medical use
- On-site parking with 25 stalls priced at $75 per stall per month
- Building signage available with potential monument signage opportunity
- Can lease suites separately or the entire building
- Features on-site restrooms, private offices, conference rooms, and kitchenettes
- Positioned on a high-traffic street with over 38.3K cars per day

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THE FLOOR PLAN

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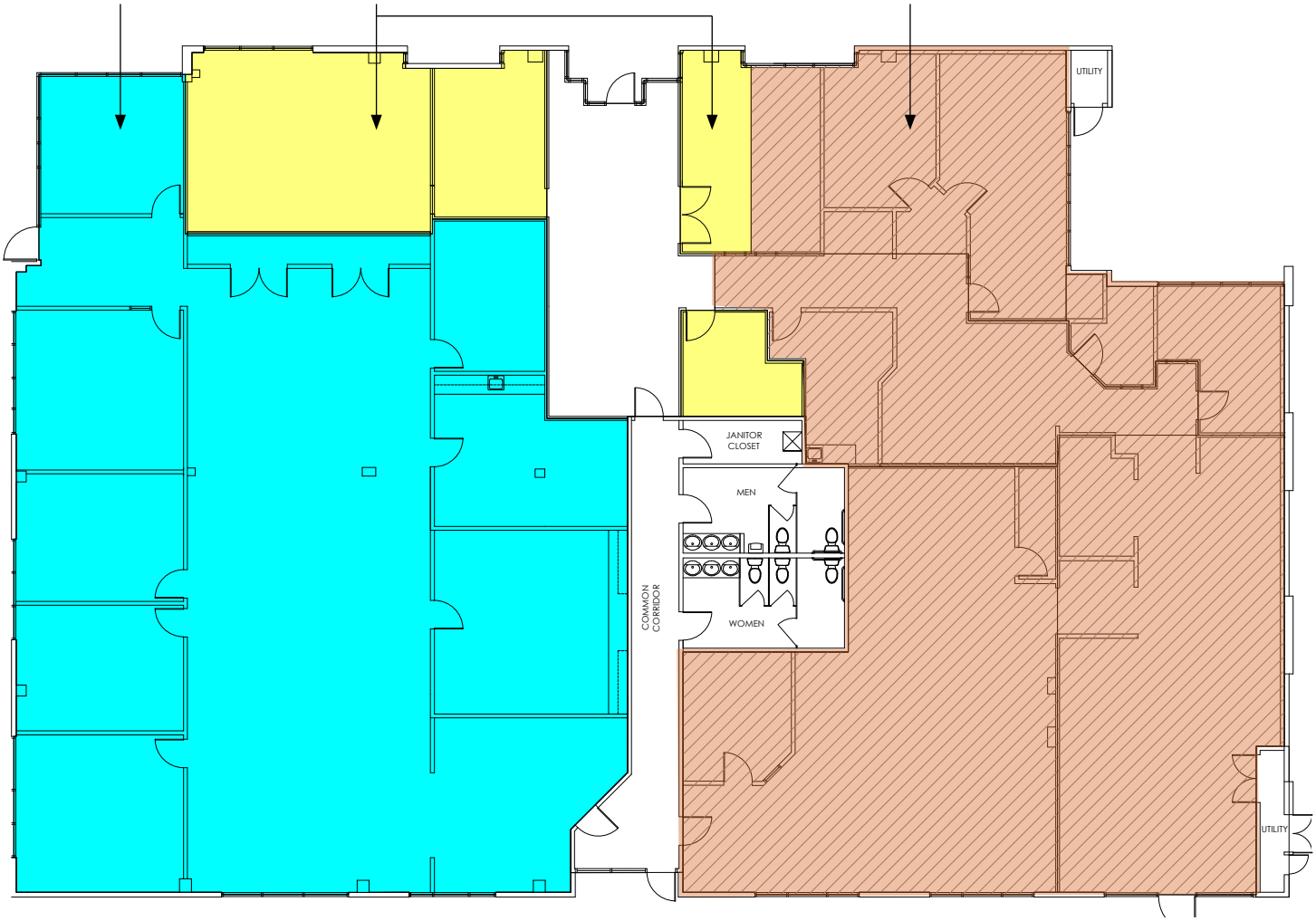
SUITE 100: 5,708 SF + SUITE 110: 1,316 SF + SUITE 120: 4,302 SF = ENTIRE BUILDING: 11,326 SF



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MED CENTER
SACRAMENTO, CA

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8.3K RESIDENTS | **12K** EMPLOYEES | **6** NEARBY HOSPITALS | **$87.7K** MEDIAN HOUSEHOLD INCOME

The Med Center, Alhambra Triangle, and North Oak Park form a centrally located, high-demand corridor supported by healthcare, housing needs, and ongoing revitalization

Location Overview

- Centrally located submarkets with immediate access to Downtown and East Sacramento
- Anchored by major healthcare institutions, such as UC Davis Medical Center, Sutter Medical Center, Aggie Square, and Shriners Children's Hospital, generating a strong daytime population
- Ideal for medical, service retail, and convenience-oriented tenants
- Close proximity to major arterials and transit corridors
- Steady influx of residents and medical students seeking centrally located, affordable alternatives to core neighborhoods

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THE LOCATION

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