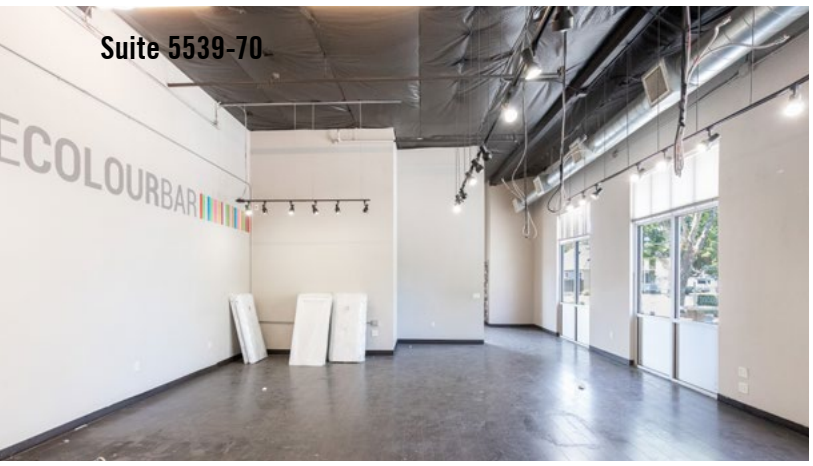
FOR LEASE

5539 H STREET, SACRAMENTO, CA

TURTON
COMMERCIAL REAL ESTATE



1,410-2,910
SF AVAILABLE

$2.30
PER SF NNN

11,300
CARS PER DAY

7,958 SF high profile, newly painted retail building for lease located in the established neighborhood of East Sacramento with a parking lot!

Property Overview

- ±1,500 SF former cycle studio available (Suite 5535-30)
- ±1,410 SF former salon available (Suite 5539-70)
- Both suites feature open floor plans with existing build-out and infrastructure in place
- In an established neighborhood retail center at a signalized hard corner on H & 56th St
- Strong co-tenancy with Starbucks, Lin Dumpling, and Heavenly's Yogurt
- Storefront visibility along H St with direct customer access from the parking lot
- Suites can be leased individually or potentially combined

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THE FLOOR PLAN

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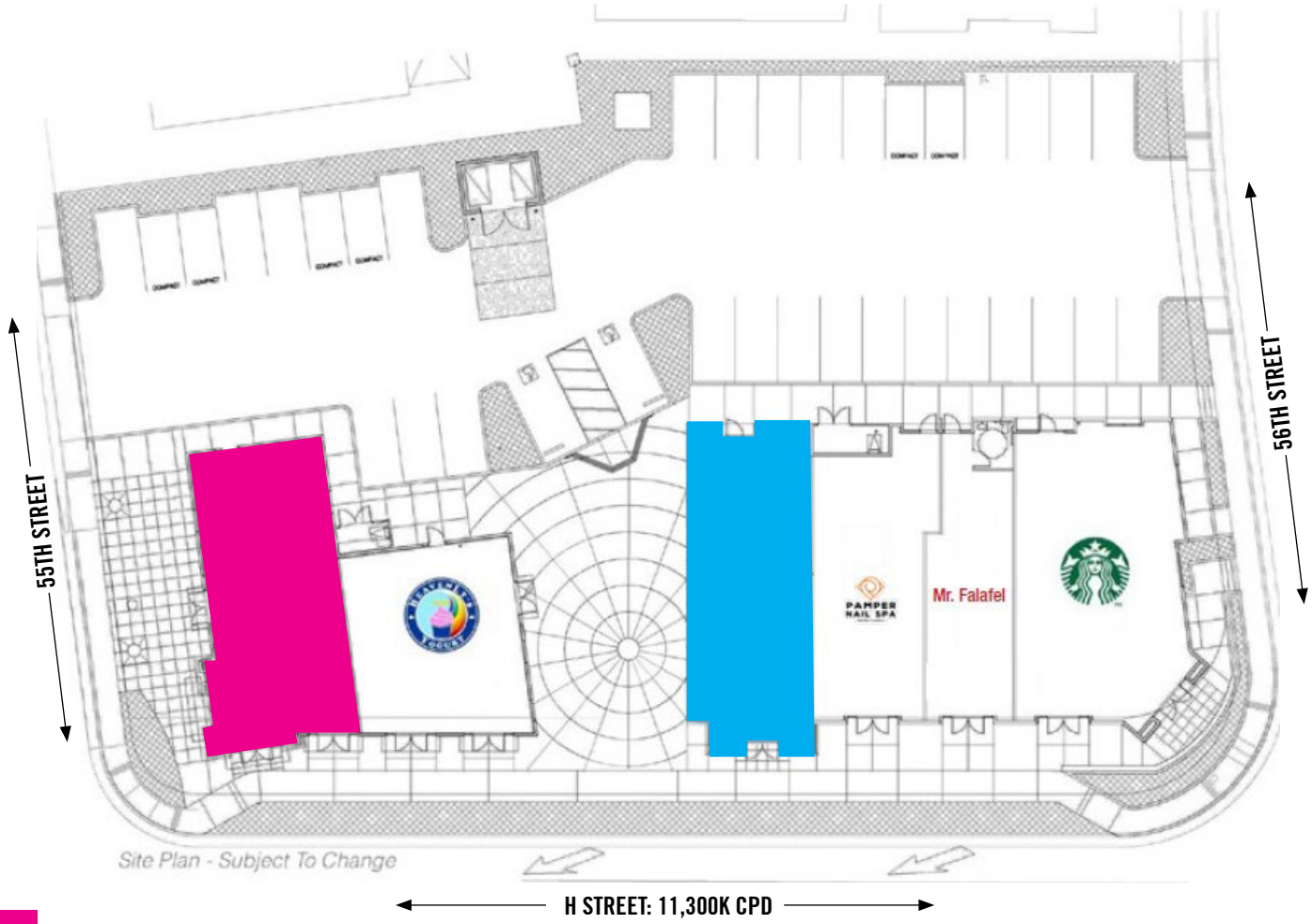

SUITE 5535-30: ± 1,500 SF
LEASE RATE: $2.30 SF/MO NNN
MIRRORED WALLS
DARK FLOORING
OPEN TRAINING FLOOR
IDEAL FOR FITNESS, WELLNESS, OR EXPERIENTIAL RETAIL

SUITE 5539-70: ± 1,410 SF
LEASE RATE: $2.30 SF/MO NNN
PLUMBING INFRASTRUCTURE
TRACK LIGHTING
HIGH CEILINGS
LARGE STOREFRONT WINDOWS
IDEAL FOR SALON, SPA, OR BOUTIQUE RETAIL

**CAN BE LEASED INDIVIDUALLY OR POTENTIALLY COMBINED*

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EAST SACRAMENTO
SACRAMENTO, CA

TURTON
COMMERCIAL REAL ESTATE

19.3K RESIDENTS

14.7K EMPLOYEES

$157,700 MEDIAN HH INCOME

$905,511 MEDIAN HOME VALUE

East Sacramento is a stable, high-income neighborhood supported by a strong residential base, a highly educated population, and consistent local spending, with added demand from nearby Sacramento State

Location Overview

- Highly educated population with concentration of bachelor's degrees or higher
- Dense, established residential base driving consistent daily traffic
- Predominantly professionals, dual-income households, and empty nesters
- Consumer base prioritizes convenience, quality, and local businesses
- Strong local loyalty with repeat, relationship-driven spending patterns
  Proximity to major hospitals
- Proven demand for service-oriented, wellness, and daily-needs retail

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THE LOCATION

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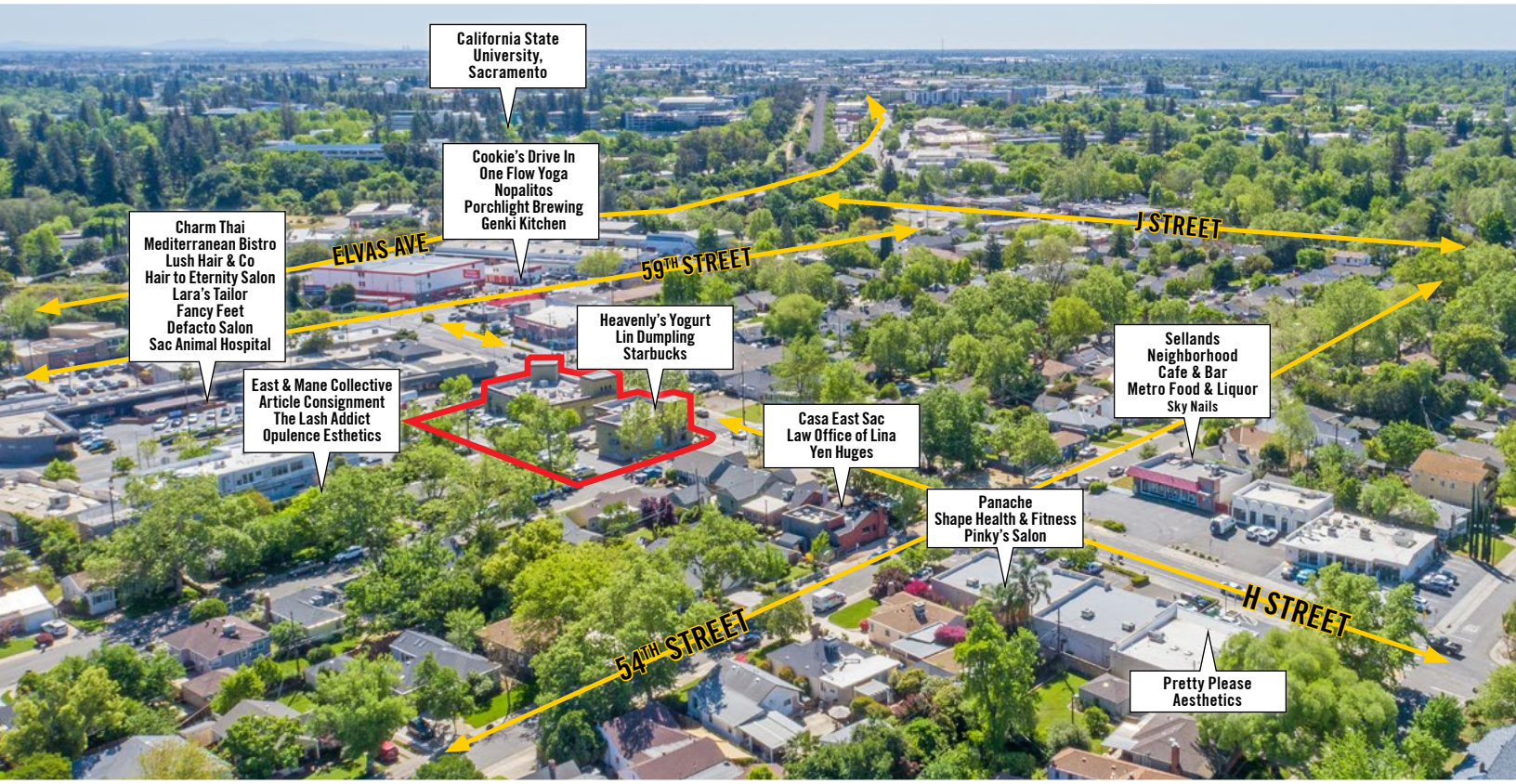

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