



LOFTS

2ND GEN RETAIL FOR LEASE

EXCEPTIONAL 2ND GENERATION RESTAURANT AND RETAIL OPPORTUNITY
IN THE HEART OF DOWNTOWN SACRAMENTO



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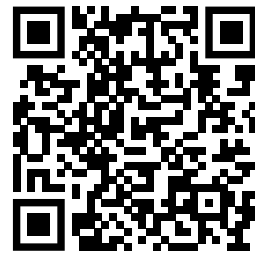
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CLICK OR SCAN FOR
3-D TOUR OF BOTH
RESTAURANT SPACES

THE OPPORTUNITY



7 RETAIL OPPORTUNITIES



1,000 - 3,675 SF

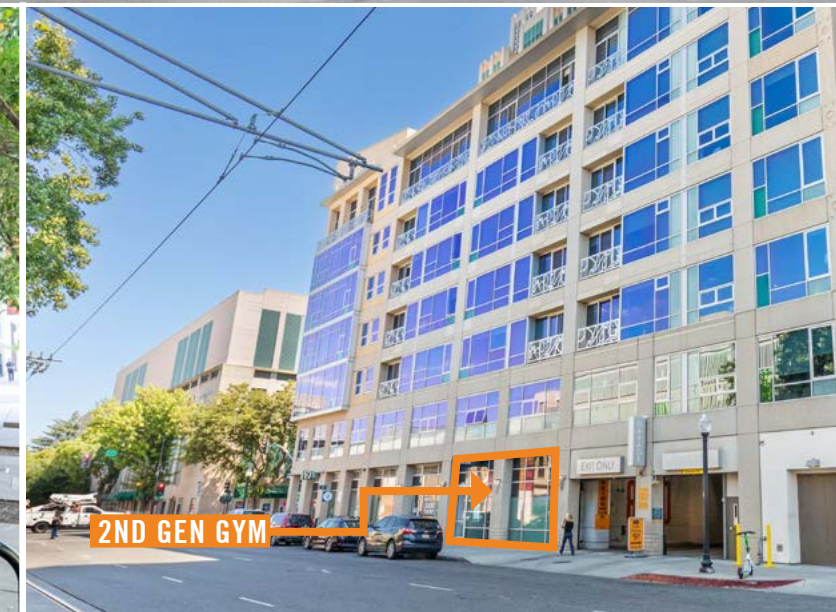


2ND GEN RETAIL / RESTAURANT

Turton Commercial Real Estate is pleased to present the opportunity to lease space at 800 J Street ("the Property") in the heart of Downtown Sacramento. Prominently located along J Street, one of downtown's busiest corridors, the Property sits one block from Downtown Commons (DOC) and Golden 1 Center, and steps from the K Street Mall, the Sacramento Convention Center, and the Capitol Mall corridor.

The Property offers 7 2nd generation and shell retail spaces, ranging from 1,000 to 3,675 square feet, giving prospective tenants a rare mix of formats to choose from in one downtown building. Suites 106 and 107, formerly Takumi and Pete's/Frends, are fully built out restaurant spaces and represent an extraordinary opportunity for a restaurant or bar concept to open with minimal downtime and capital outlay. Suite 101, previously home

to Trueclmb, suits fitness, wellness, or boutique athletic concepts. Suite 103, a former optometry office, and Suite 105, formerly a Zipcar location, offer flexible retail or customer facing service configurations. Suite 110, formerly Andy's Candy, is a compact, high visibility format suited to a specialty retailer or quick service concept. Suite 109 is offered as a raw shell with no utilities in place, a true blank canvas for a tenant who wants to build to suit.





2ND GEN MEDICAL CLINIC



2ND GEN GYM



2ND GEN RESTAURANT - FORMER FREND'S



2ND GEN RESTAURANT - FORMER FREND'S



2ND GEN RESTAURANT - FORMER FREND'S



2ND GEN RESTAURANT - FORMER TAKUMI



2ND GEN RESTAURANT - FORMER TAKUMI



2 BUILT-OUT RESTAURANTS

1 2ND GEN MEDICAL SPACE

1 2ND GEN FITNESS SPACE

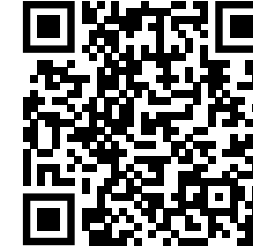
Two established tenants already anchor the Property: 7-Eleven at Suite 102 and Temple Coffee at Suite 108, both driving consistent daily foot traffic across the block. The walkability and amenity base of downtown only add to the Property's appeal, with thousands of residents, state and county employees, and visitors moving through the neighborhood daily.

Given its Downtown infill location, the Property benefits further from the State of California's return to office mandate, which brought state employees back to in person work starting in July 2026 and has meaningfully strengthened weekday foot traffic across the district. Tens of thousands of state workers are back at desks within blocks of 800 J Street, positioning ground floor retail, food,

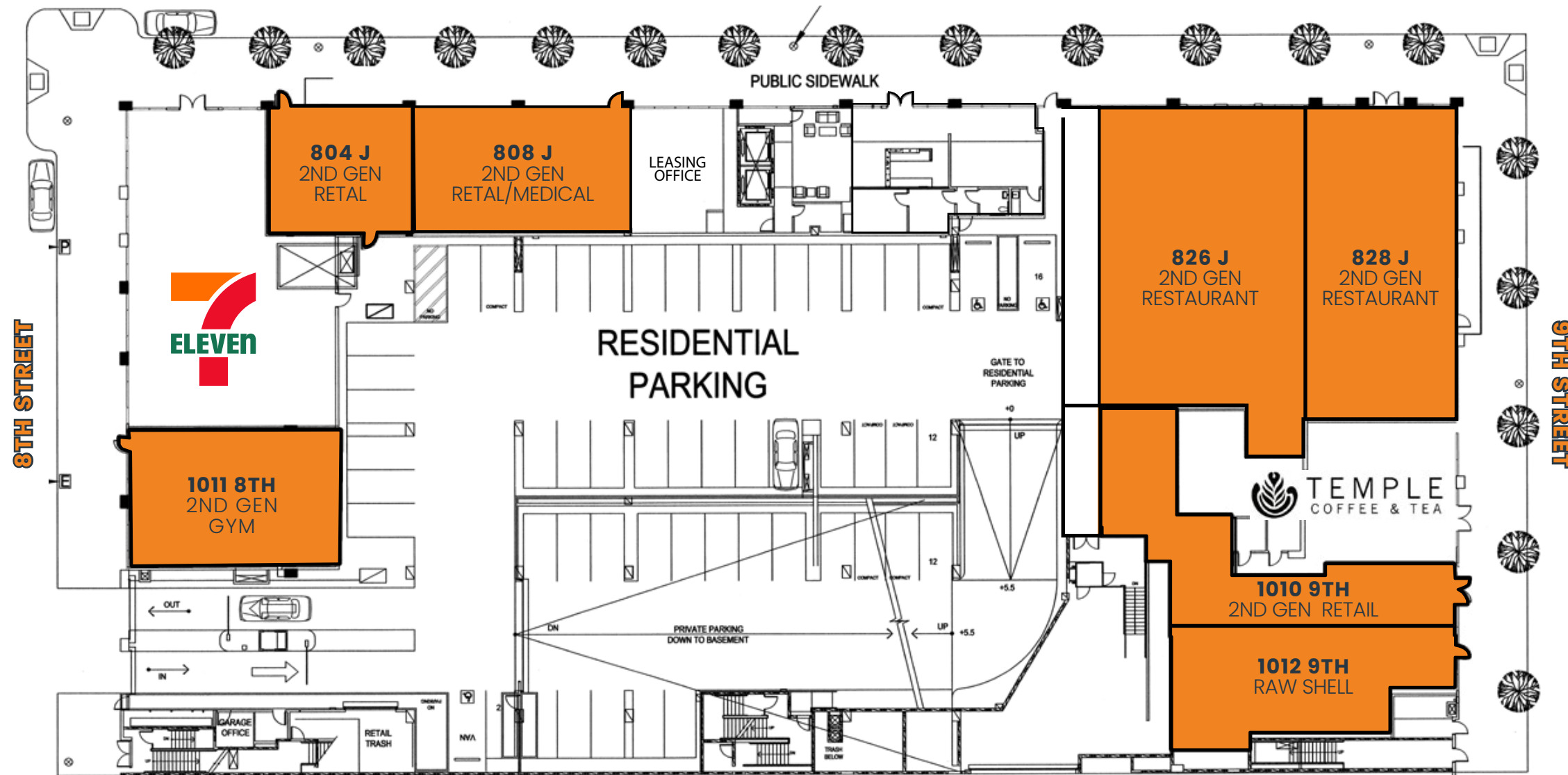
and service tenants to capture lunch, happy hour, and after work business that thinned out during the remote work years.

A short walk to the State Capitol and Capitol Park, and minutes to the Business 80/Highway 50 interchange, complete what is a truly unique opportunity in the perfect downtown location.

CLICK OR SCAN FOR
3-D TOUR OF BOTH
RESTAURANT SPACES



J STREET



JAZZ ALLEY

THE DETAILS

THE PROPERTY:

Address:	800 J Street Sacramento, CA 95814
Stories:	7
Year Built:	2006
On-Site Apartments:	225
Average Apartment Rent:	\$2,211 per Month

UTILITIES:

Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento

LEASE RATE:

\$1.75/SF/Month NNN

AVAILABLE:

Address	Size	Space Type
1011 8th	1,600 SF	2nd Gen Fitness/Gym
804 J	1,007 SF	2nd Gen Retail
808 J	2,387 SF	2nd Gen Retail/Medical
826 J	3,675 SF	2nd Gen Restaurant
828 J	3,070 SF	2nd Gen Restaurant
1010 9th	1,000 SF	2nd Gen Retail
1012 9th	1,677 SF	Raw Shell, No Utilities

THE LOCATION

📍 1 BLOCK FROM CESAR CHAVEZ PARK
🏟️ 2 BLOCKS TO GOLDEN 1 CENTER
🍴 SURROUNDED BY AMENITIES

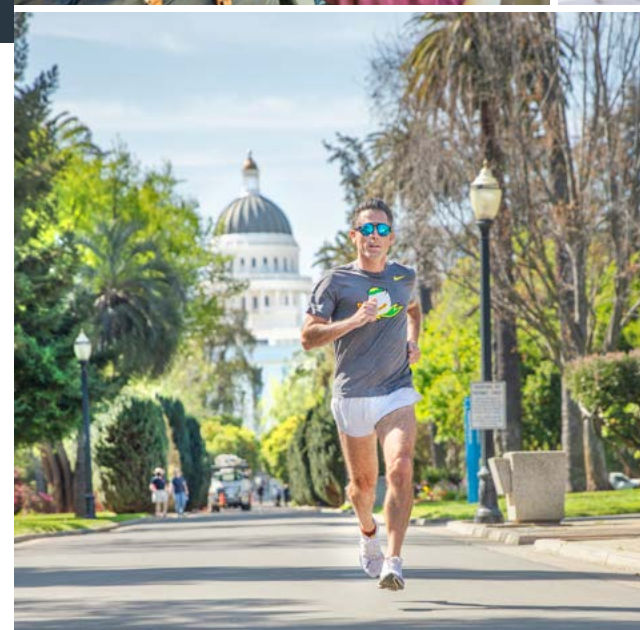
800 J Street sits in the heart of Downtown Sacramento along one of the city's primary thoroughfares, surrounded by offices, restaurants, entertainment venues, hotels, residential development, and some of Sacramento's most recognizable destinations. Directly across from Cesar Chavez Plaza, the property benefits from a prominent J Street location and activity generated by the park's year-round programming, including the popular

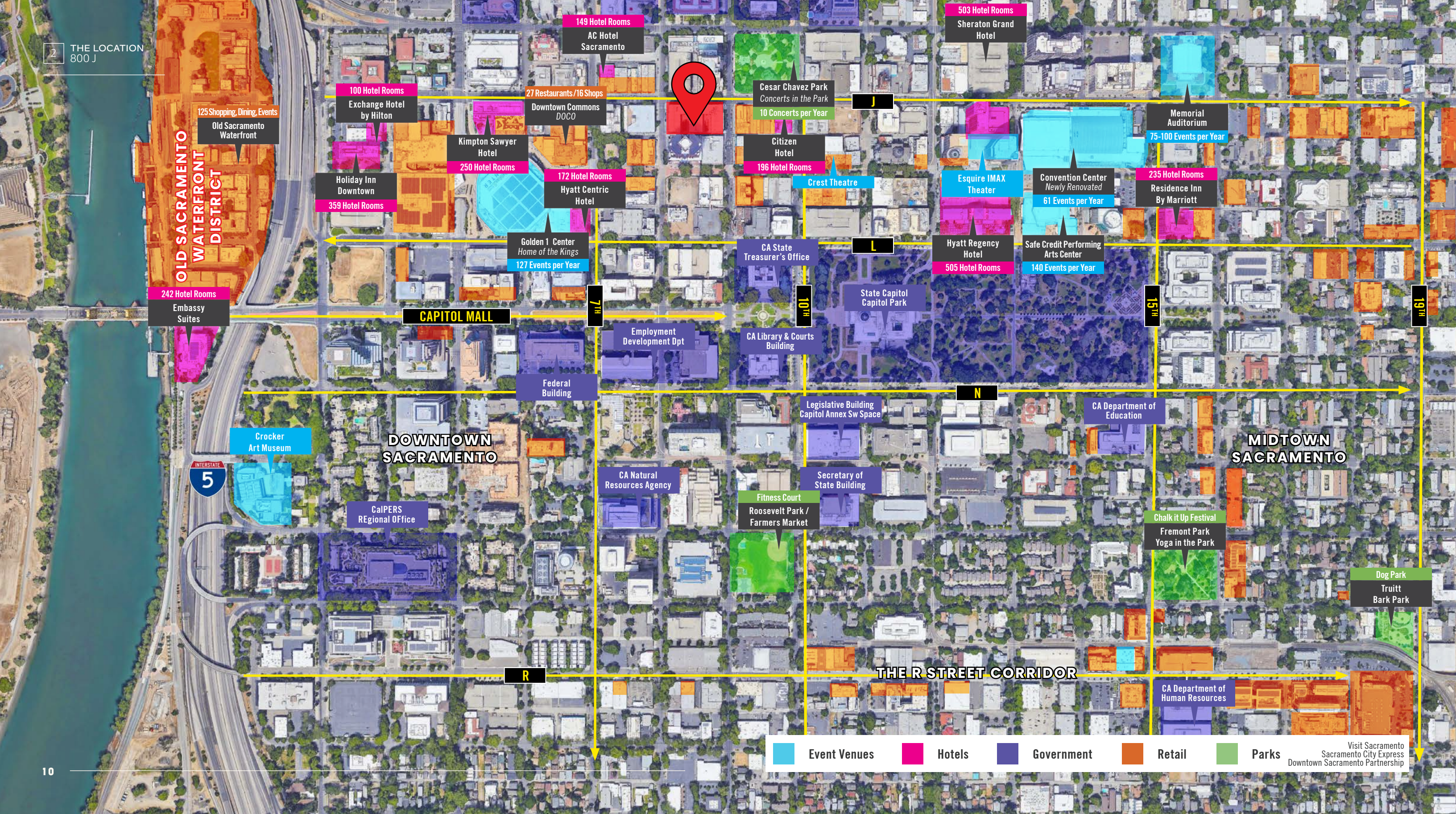
Concerts in the Park series held throughout the summer.

Just two blocks away, Golden 1 Center and DOCO draw visitors year-round for Sacramento Kings games, major concerts, dining, nightlife, and special events. The property is also within walking distance of the California State Capitol and Sacramento's concentration of state offices. With California state agencies now operating under a default expectation of at

least four in-office days per week, Downtown is again benefiting from a larger weekday workforce alongside its established residential, visitor, and entertainment traffic.

With major employment centers, the Capitol, Cesar Chavez Plaza, Golden 1 Center, DOCO, dining, entertainment, and transit all within a short walk, 800 J Street offers retailers and restaurants a highly visible location at the center of Downtown Sacramento.





SACRAMENTO BOASTS MANY HOTELS

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

EXCHANGE SACRAMENTO NEW

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K PROPOSED

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

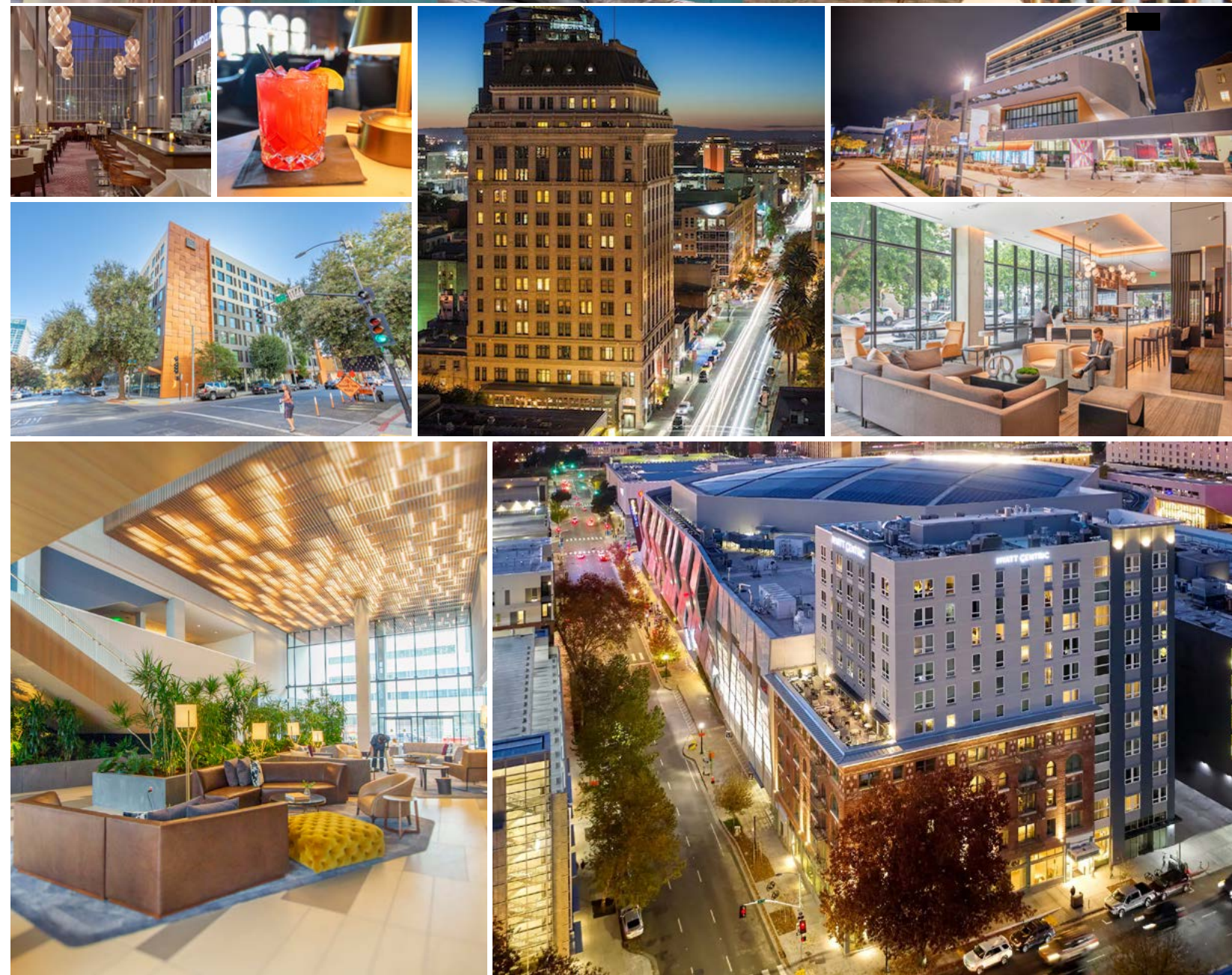
CANOPY BY HILTON PROPOSED

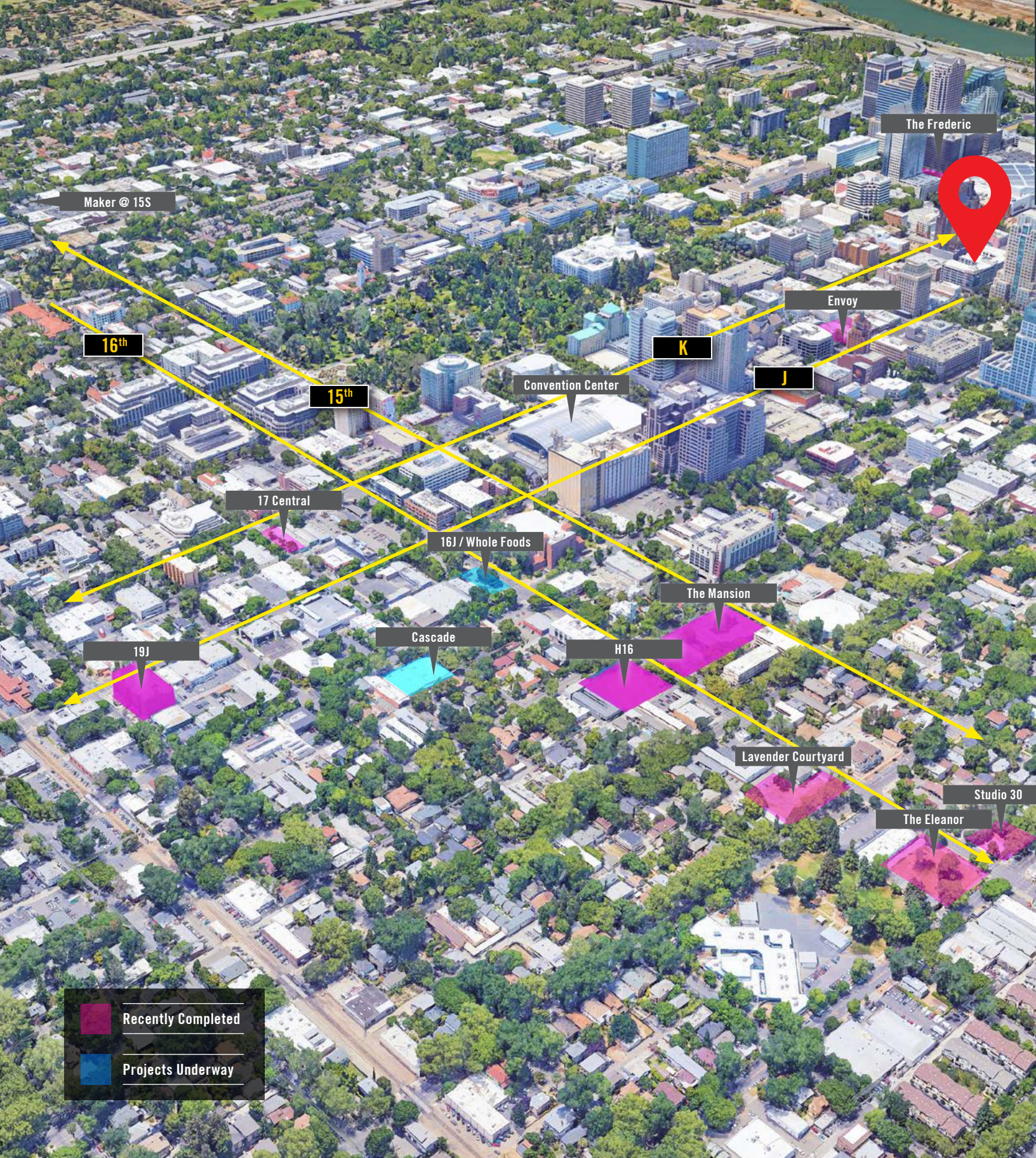
The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

141 PROPOSED

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.

33 HOTELS IN THE CBD 
4,359 ROOMS 
69.1% OCCUPANCY 





2 THE LOCATION
800 J

NEW RESIDENTS IN THE GRID

16TH AND J MIXED USE



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

ESPERANZA



Corner of 12th and E will feature 132 attainable housing units. The development plans for 86 efficient studio apartments and 46 1-bedroom lofts. Estimated for summer of 2026 completion.

THE MANSION



On the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments with ground floor retail space.

ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

MAKER @ 15S



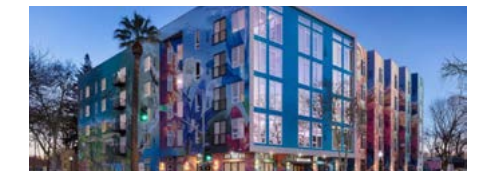
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

THE FREDERIC



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - THE ELEANOR



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

STUDIO 30



Studio30 is Sacramento's first privately financed housing for residents earning 80%–120% of AMI. It includes 30 modern units with full kitchens, in-unit laundry, smart home tech, and a ButterflyMX intercom, plus access to 20 bike stalls. Project is complete.

THE GRACE



Construction is underway of this three-story building with 41 apartments, 1,700 square feet of ground-floor restaurant space, and a 600-square-foot patio.

SACRAMENTO DATA BITES

MULTIFAMILY RENTAL TRENDS - URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

* Brand new projects recently completed adding to this vacancy rate.
Studio30, The Richmond, 1928 21st Street

** Under construction: The A.J. (345 Units), Cypress (98 Units)
*** The Sequoia (89 Units)

Past 12 Months, 4/2025
Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize 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

2,611,868

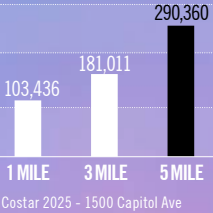
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

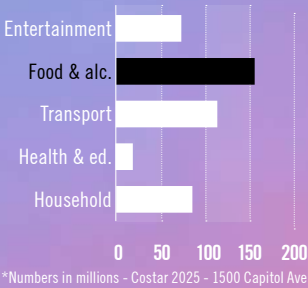
69%

GSEC 2025
Applied Geographic
Solutions 2024

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:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO OWNERS VS. RENTERS



GSEC 2025
Applied Geographic Solutions 2024

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

