

# FOR LEASE

1931 P STREET, SACRAMENTO, CA



**2<sup>ND</sup> GEN** | **SALON** | **17,000** | **FOOD/BEV**  
RETAIL / SALON | INFRASTRUCTURE | CARS PER DAY | POTENTIAL

*Midtown's only available 2nd generation salon. Surrounded by high-end residential and popular amenities.*

## Property Overview

- ± 2,605 SF for lease - \$2.65/SF/Month NNN.
- Plumbing, electrical, HVAC, and private rooms in place.
- Kitchen / break room.
- On-site parking available.

## Property Location

- Highly visible corner on 19th & P Street.
- Train signal creates captive audience on P Street multiple times daily.
- 92,831 employees & 23,451 population (potential customers) in 1 mile radius.
- \$470,628,446 in consumer spending in 1 mile radius.
- Walking distance to Sun & Soil, Midtown Vet, Acheson Wine Company, Leash & Collar, Midtown Spirits, Safeway anchored shopping center and the Ice Blocks.

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916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

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