



3001

J STREET

OFFICE SPACE AVAILABLE FOR  
SUBLEASE ON THE EDGE OF EAST  
SACRAMENTO AND MIDTOWN



**TURTON**  
COMMERCIAL REAL ESTATE





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3001  
J STREET

VIRTUAL TOUR







# THE OFFERING

## MODERN OFFICE SPACE FOR SUBLEASE IN EAST SACRAMENTO

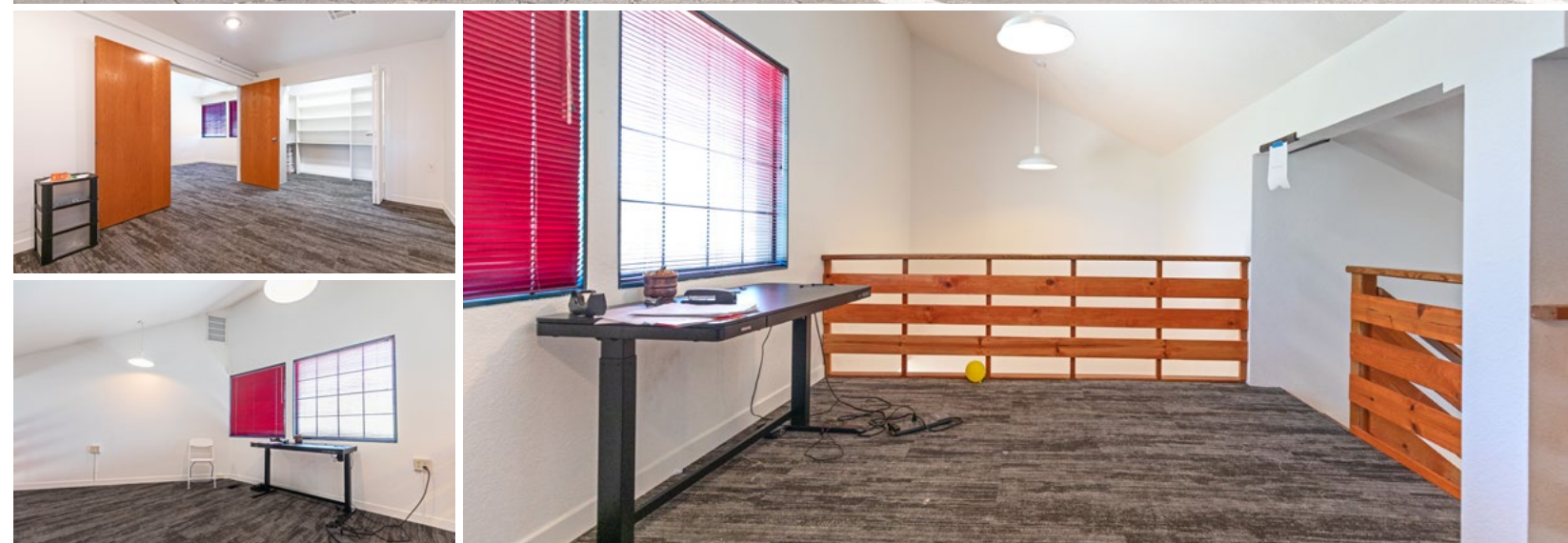
Turton Commercial Real Estate is pleased to present for sublease 3001 J Street (The Property), one of the only sub-1,500 square foot open creative office locations in developed East Sacramento. This highly accessible and visible location benefits from extremely close

proximity to Alhambra Blvd, Capitol Ave, Folsom Blvd, and Highways 99, 80 and 50.

The Property currently features a large open, two level creative area benefiting from expansive windows bringing in unmatched natural light, en suite restroom and shower,

and secured covered/uncovered parking.

Offered at \$1.65/SF MG, with the master lease running through 10/31/2027, this space provides the perfect option for a firm who needs professional space that makes a statement at a great economic value.







## PROPERTY DETAILS

**ADDRESS:** 3001 J STREET, SUITE 300, SACRAMENTO, CA 95816

**ZONING:** C-2-SPD

**SUBLEASE RATE:** \$1.65 MG

**SUITE SIZE:** ±1,237 SF

**FEATURES:** OPEN CREATIVE/OFFICE SPACE  
HIGHLY TRAFFICKED LOCATION  
ONSITE SECURED PARKING  
EXTENSIVE WINDOWS  
EN SUITE RESTROOM AND SHOWER





# BUILDING LOCATION

± 142,255  
DAYTIME EMPLOYEES

± 13,328  
NEARBY BUSINESSES

20+  
NEARBY RESTAURANTS

COSTAR 2023  
2 MILE RADIUS

1 BLOCK FROM BUSINESS 80 - 2 BLOCKS FROM MCKINLEY PARK

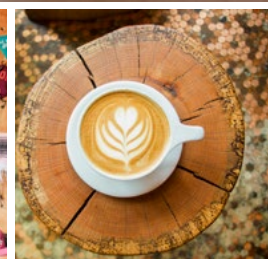
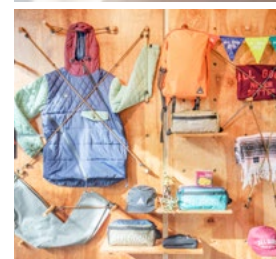
No submarket in Sacramento is more desirable to work or live than East Sacramento. Both homes and office space in East Sacramento are highly sought after due to the central freeway location, proximity to the State Capitol Corridor and central business district, as well as easy access to numerous fine dining options, social events, and art offerings. Further, established schools, community and outdoor activities, and sense of security make the neighborhood highly

desirable to both homeowners and tenants.

The Property is located squarely between East Sacramento and Midtown, providing tenants with the benefits of both submarkets. Tenants can take advantage of close proximity to residential housing and free on-site parking common in East Sacramento but still remain walking distance to the business opportunities and amenities in the urban grid. Further, the Property is located adjacent to Business 80, providing tenants and

clients with easy access to Interstate 80 and Highway 50, as well as McKinley Park, a 32-acre park with walking trail, pond, and other recreational uses.

Lastly, the Property is a quick walk or drive to some of East Sacramento's favorite eateries and coffee shops, include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Casa East Sac.





Section Two: The Location







## NEARBY URBAN AMENITIES

3001 J Street is tucked away in a shady corner between Midtown and East Sac with immediate access to both the Urban Core and the Freeway system.

### POPULAR RESTAURANTS NEAR 3001 J STREET (NOT ALL ARE MENTIONED HERE):

Allora	Dos Coyotes	Limelight Bar	Pita Pit	Sutter's Fort Park
Bacon & Butter	CVS	Mast Coffee	PJ's Diner Fish And Chips	Suzie Burger
Barwest	El Rincon	McDonalds	Porchlight Brewing	Taco Bell
Baskin-Robbins	Giovanni's Pizzeria	Mckinley Park	Pure Soul	Taqueria Santos Laguna
Beach Hut Deli	Grocery Outlet	Mercy Hospital	Pushkin's Bakery	Target
Bento Box	Harlow's	Mezcal Grill	Revolution Winery	Temple Coffee
Brickland	Hawks Public House	Mimosa House	Roxie Deli	The Mill Coffee
Cafe Bernardo	Heavenly's Yogurt	Nitty's Cider	Sac Natural Foods Co-Op	The Original Mels Diner
Canon	Hidden Dumpling House	Moonbelly Bakery	SacYard	The Sandwich Spot
Casa	IHOP	Nopalitos Cafe	Safeway	Trader Joe's
Cerveceria At The Shack	Incredible Pets	OBO	Save Mart	Tupelo Coffee
Chipotle	Ink Eats & Drinks	Office Depot	Selland's	UC Davis Medical Group
Chocolate Fish Coffee	Jamba Juice	Origami	Shanghai Garden	UPS
Club Raven	Jayna Gyro	Orphan	Soku Ramen Bar	Vibe Health Bar
Clubhouse 56	Jimboy's	Pachamama Coffee	Starbucks	Vons Chicken
Coffee Works	Kau Kau	Papa Murphy's	Star Lounge	Yume Gelato
Compton's Market	Koi Bistro	Paragary's	Subway	Wells Fargo
Corti Brothers	Kru	Petco	Sushi Cafe	3 Hermanas
CSU Sacramento	La Fiesta Alتنا Taqueria	Pine Cove Tavern	Sutter Medical	57th Street Antique Mall







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