
2523 J STREET

LARGE PRIVATE OFFICES
FOR LEASE IN MIDTOWN



TURTON
COMMERCIAL REAL ESTATE

2523 J STREET



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

JON LANG
SENIOR VICE PRESIDENT - LIC. 01934934
916.573.3302
JONLANG@TURTONCOM.COM

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE OPPORTUNITY

488 - 1,104
LEASABLE SF

2
LARGE PRIVATE OFFICES

PARKING
AVAILABLE

\$2.45
PER SF FSG

PRIVATE OFFICES SITUATED ON THE POPULAR J STREET IN MIDTOWN

Turton Commercial is pleased to market for lease two large private offices available in the heart of Midtown. The private offices – measuring 488 square feet and 526 square feet, respectively – can be leased individually or together for a total suite size

of 1,104 square feet. The offices are each serviced by dedicated mini-split HVAC units and will have access to dedicated sink and water. The offices have large windows with ample nature light, and open to a large patio walkway with plenty of room for outdoor

seating. These two offices are perfect for cosmetology, beauty, therapy, and general administrative office uses. Each private office has access to a secured and covered parking stall for an additional monthly cost.



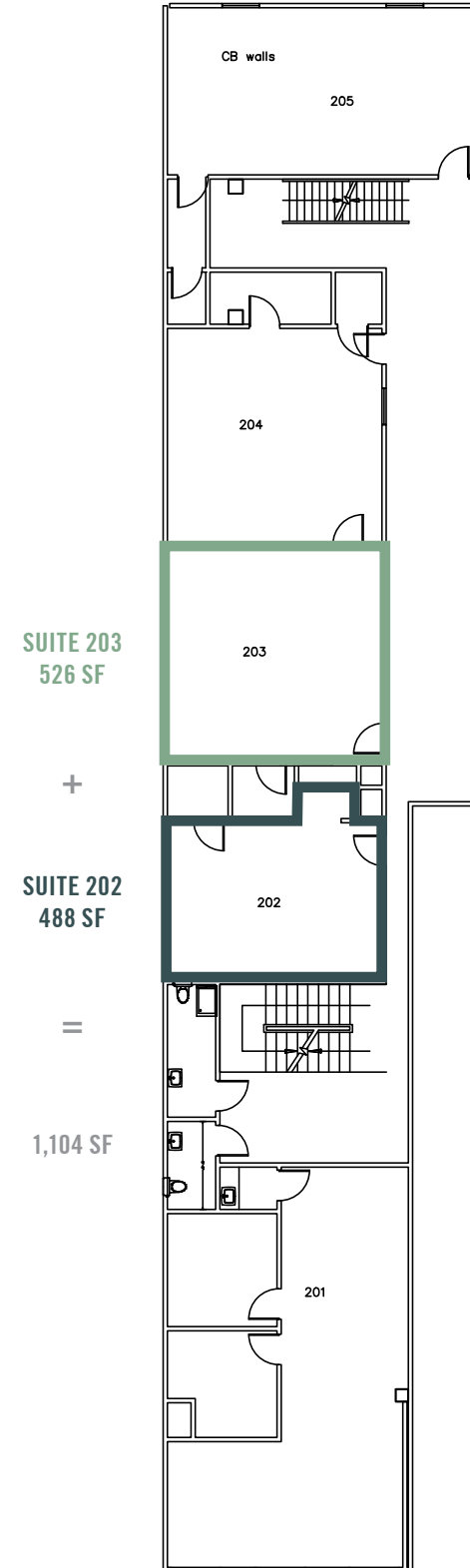
SUITE 202



SUITE 203

BUILDING INFO

Address: 2523 J Street, Sacramento
Submarket: Midtown
Suite 202: 488 SF
Suite 203: 526 SF
Suite 202 + 203: 1,104 SF
Base Rent: \$2.45 Full Service
Parking: 1 stall per office
Parking Cost: \$75 per month
Available: October 1, 2024





THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

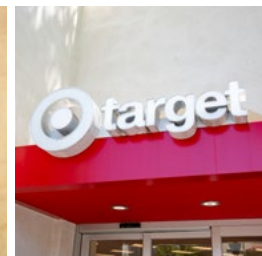
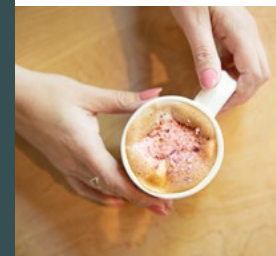
The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to the north and Capitol Avenue to the south, is the most desirable real estate in Midtown. J Street was, and is, the highest traffic count street in Midtown and the Grid. Retailers and businesses located along J Street are benefitted by the robust and growing business and residential community south of J

Street along with the solid, entrenched residential community located throughout Boulevard Park and East Sacramento... two of Sacramento’s best demographic areas.

The office spaces are a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown’s Der Bier Garten, Midtown Cantina Alley, LEXI boutique, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Nektar Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet’s Coffee), Faces, The Depot, Mango’s and much more. In addition,

the building is walking distance to the #1 farmers market in California of 2024.

Furthermore, the Subject Property can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, UPS Store, Floppy’s Printing, Judi’s cleaners, and some of the best hair and nail salons in the region. The Property is also just 8 blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized 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

2,623,204

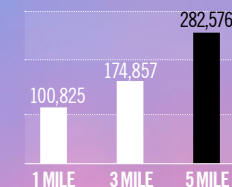
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

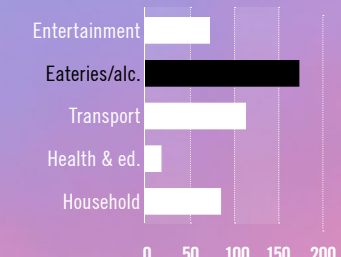
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

JON LANG

SENIOR VICE PRESIDENT - LIC. 01934934

916.573.3302

JONLANG@TURTONCOM.COM

JACK SCURFIELD

DIRECTOR - LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCOM.COM



TURTON
COMMERCIAL REAL ESTATE