

1219  
30th STREET

Highly visible medical office space  
in East Sacramento for lease



**TURTON**  
COMMERCIAL REAL ESTATE



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCOM.COM](mailto:KENTURTON@TURTONCOM.COM)

**KIMIO BAZETT**  
DIRECTOR - LIC. 02152565  
916.573.3315  
[KIMIOBAZETT@TURTONCOM.COM](mailto:KIMIOBAZETT@TURTONCOM.COM)

**MATT AXFORD**  
DIRECTOR - LIC. 02124801  
916.573.3308  
[MATTAXFORD@TURTONCOM.COM](mailto:MATTAXFORD@TURTONCOM.COM)

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# THE OPPORTUNITY

7,829  
SF AVAILABLE

28  
PARKING SPACES

177,000  
AVG. DAILY TRAFFIC COUNT

*ONLY STANDALONE BUILDING WITHIN A QUARTER-MILE OF THE MIDTOWN/EAST SAC MEDICAL CORE!*

Turton Commercial Real Estate is proud to present the opportunity to lease the only standalone building within a quarter-mile of the Midtown/East Sacramento medical core. This property offers a generous and highly configurable  $\pm 7,829$  square feet of space, with 28 covered parking spaces and additional uncovered patient/customer parking. Its exceptional accessibility makes it a versatile “Swiss Army knife” for a variety of medical uses and users.

Located within blocks of all four major hospitals, 1219 30th Street benefits from immediate egress and ingress to Interstates 50 and 80. Situated directly on 30th Street, it is just two blocks south of J Street and borders Capitol Avenue/Folsom Boulevard, key east/west corridors connecting Sacramento’s Midtown and Downtown submarkets. Enhancing its charm is the location in East Sacramento, surrounded by popular eater-

ies and cafes, and just one block from a Safeway grocery store. This prime location within the Alhambra Block positions it as one of the most desirable development opportunities in the Sacramento region. This is a once in a decade opportunity, made even rarer by increasing development and shrinking parking availability. Put your stamp on East Sacramento today!



**1 THE OPPORTUNITY**  
1219 30TH STREET

# PROPERTY DETAILS

Address: 1219 30th Street, Sacramento,  
CA 95816

Space Available: ±7,829 RSF

Lease Rate: \$2.50, NNN

Parking: 28 stalls covered,  
8 uncovered

Stories: Two (2)

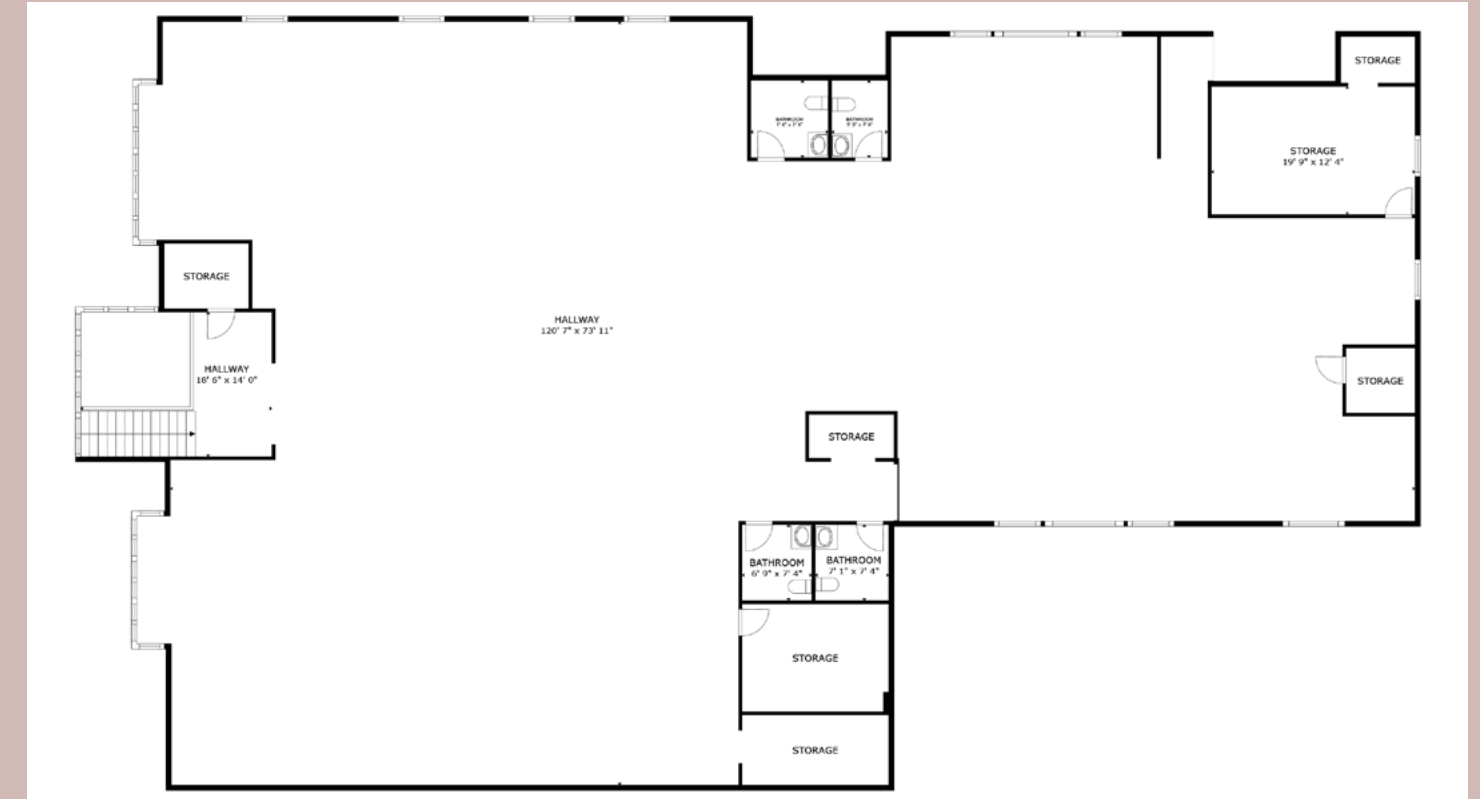
Elevator: Yes

Zoning: C-2-SPD

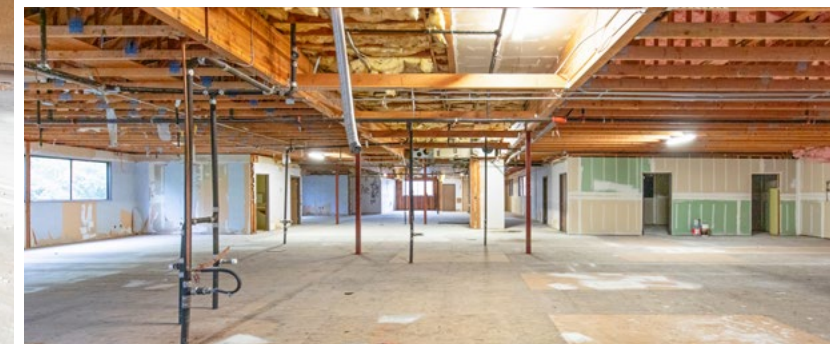


# FLOOR PLAN

7,829 SF AVAILABLE

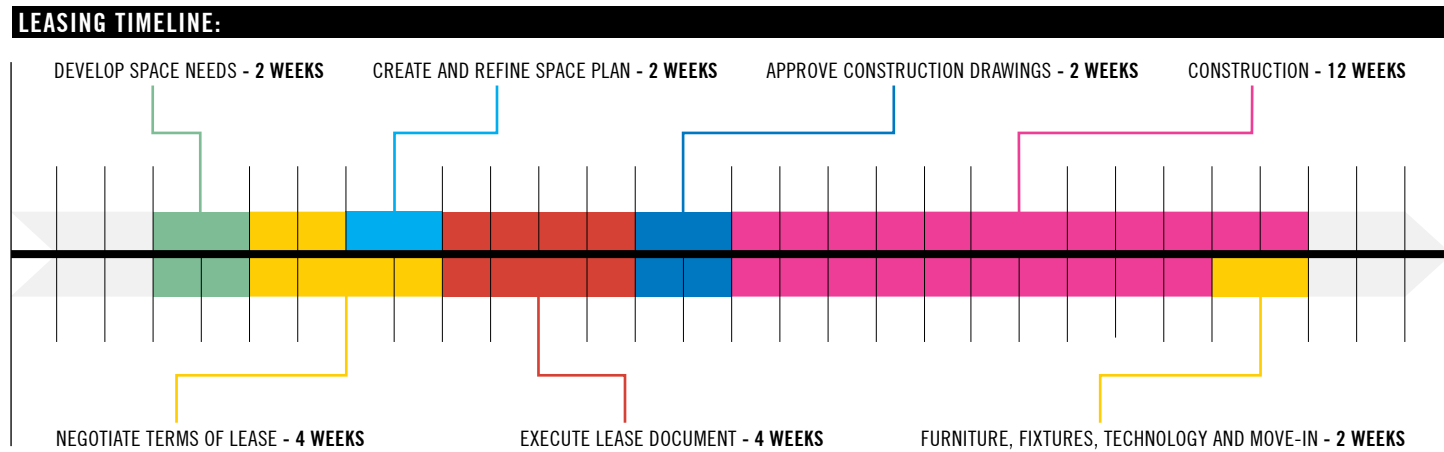


\*FLOOR PLAN DIMENSION MAY VARY



# LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD



# EAST SACRAMENTO



## LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

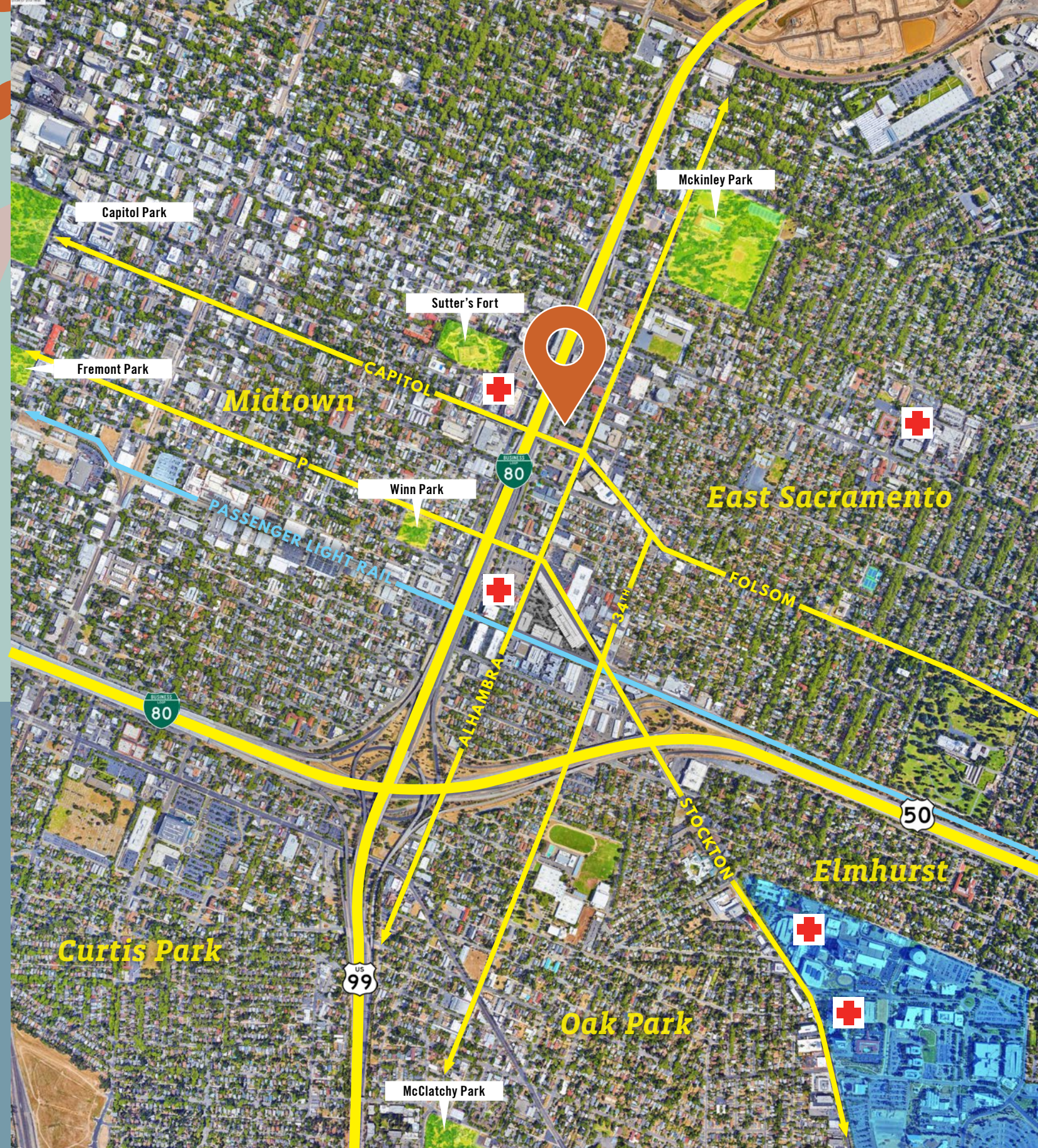
HOMES.COM  
SEPTEMBER 2024

1219 30th Street is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento. The Property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot averages \$550, which is almost double the Sacramento average of \$323 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 1219 30th Street are hard to find, and often lease very quickly. East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors

have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket. East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





# NEARBY AMENITIES

1219 30th has one of the finest locations in the highly-desirable East Sacramento submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

## POPULAR RESTAURANTS & AMENITIES NEAR 1219 30TH 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 Alterna Taqueria | Pine Cove Tavern | Sutter Medical            | 57th Street Antique Mall |







# SACRAMENTO

GSEC 2024  
GIS Planning 2024



1,343,590  
LABOR FORCE



91,637  
TOTAL ESTABLISHMENTS



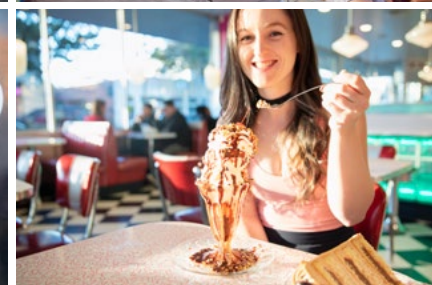
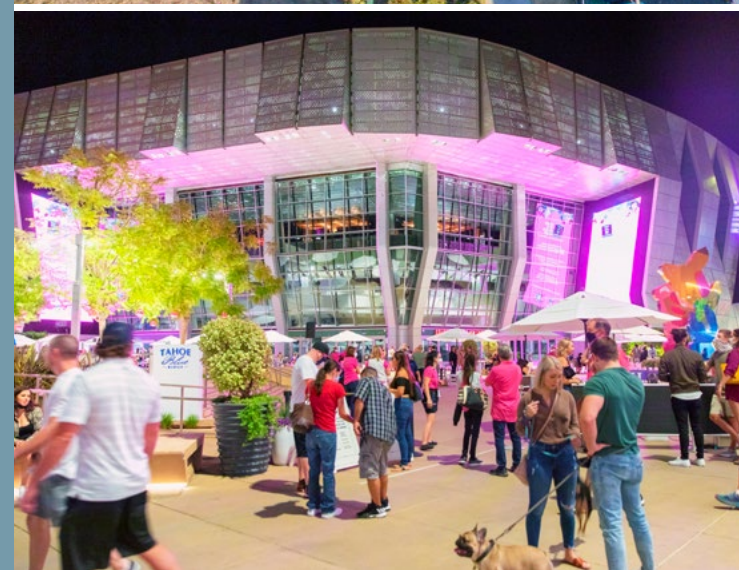
\$92,424  
MEDIAN HOUSEHOLD EXPENDITURE

## GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations such

as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2023, the urban Sacramento office vacancy rate was 8.7%. This figure is impressive when factoring in that many Class B buildings are

included in these numbers but functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.



# SAC 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 Midsized 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**

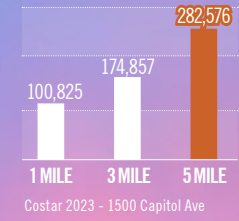
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

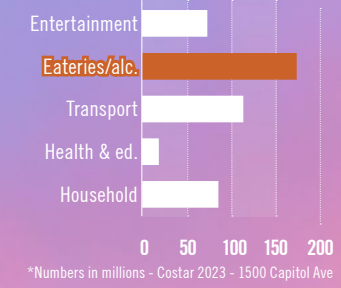
**68%**

GSEC 2023  
Applied Geographic Solutions  
& GIS Planning 2022

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



## 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:	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



**TURTON**  
COMMERCIAL REAL ESTATE