

AVAILABLE
FOR LEASE

1827 J STREET
SACRAMENTO, CA 95811
+/- 840 - 5,200 SF



J STREET +/- 18,000 VPD

19th STREET

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc.



Unparalleled Retail Space in the Heart of the Grid - Access to both Midtown & Downtown

THE PROPERTY

1827 J STREET, SACRAMENTO, CA 95811

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



+/- 840 SF
+/- 5,200 SF



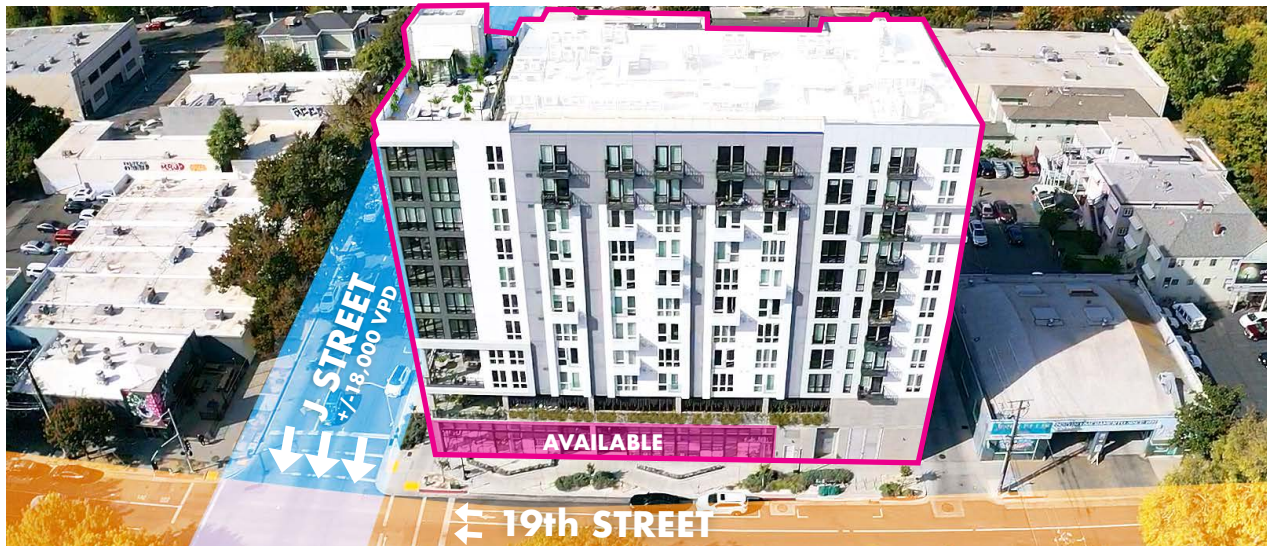
C2 - SPD



RETAIL
RESTAURANT

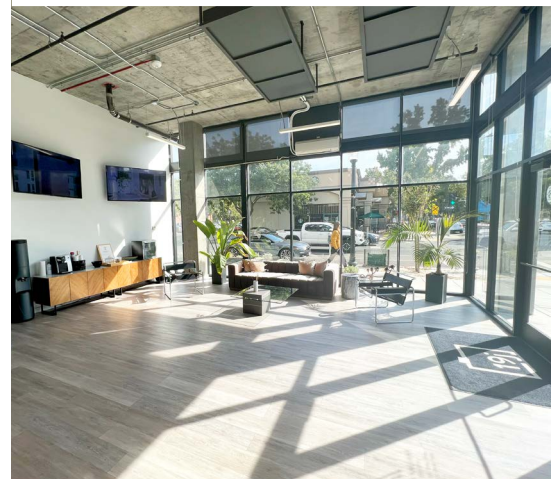
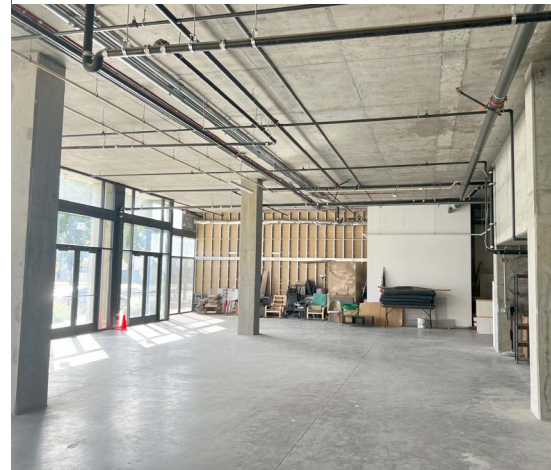


\$3.50 NNN

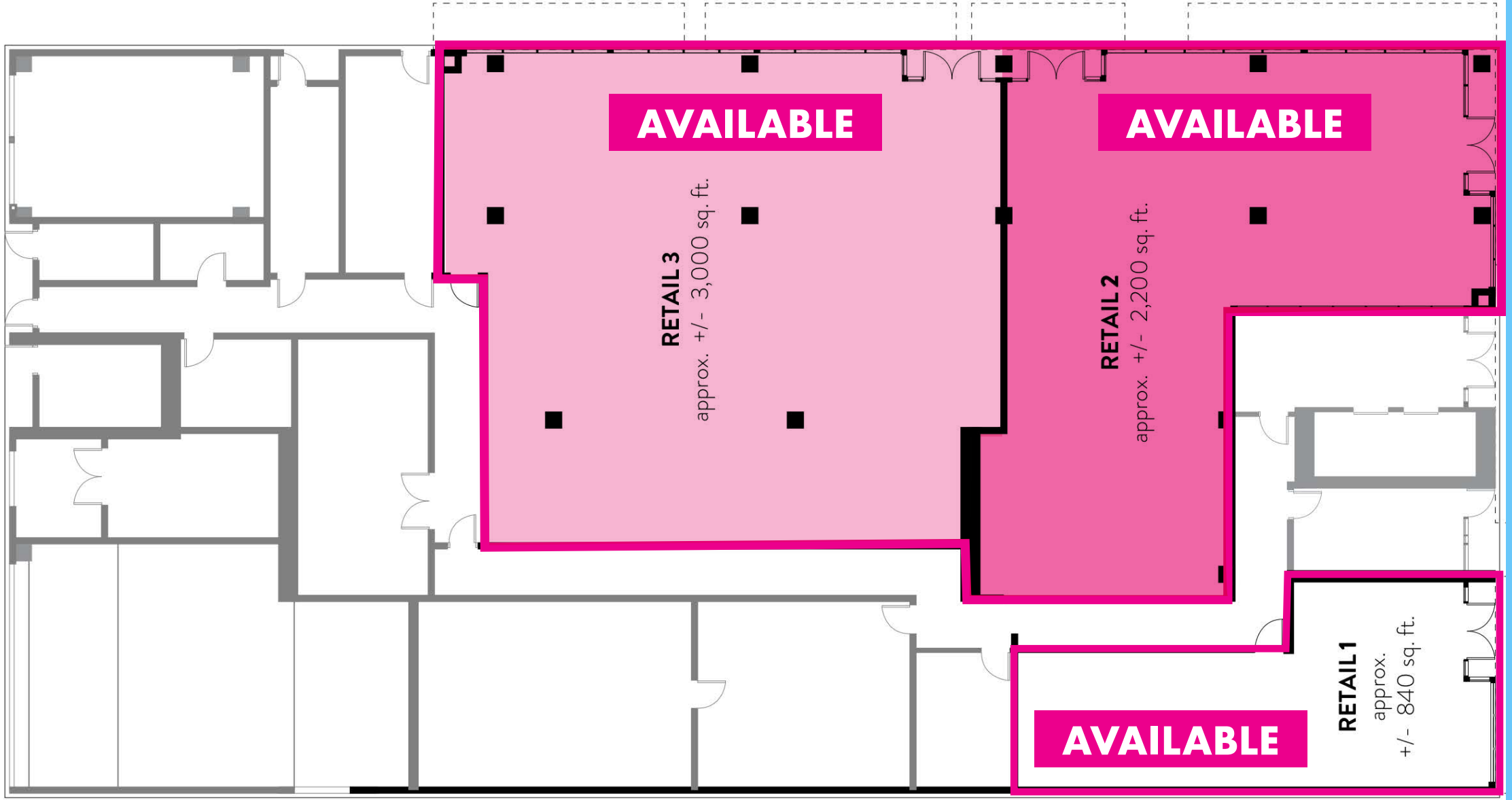


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1827
J STREET



J AND 19TH THE HEART OF MIDTOWN

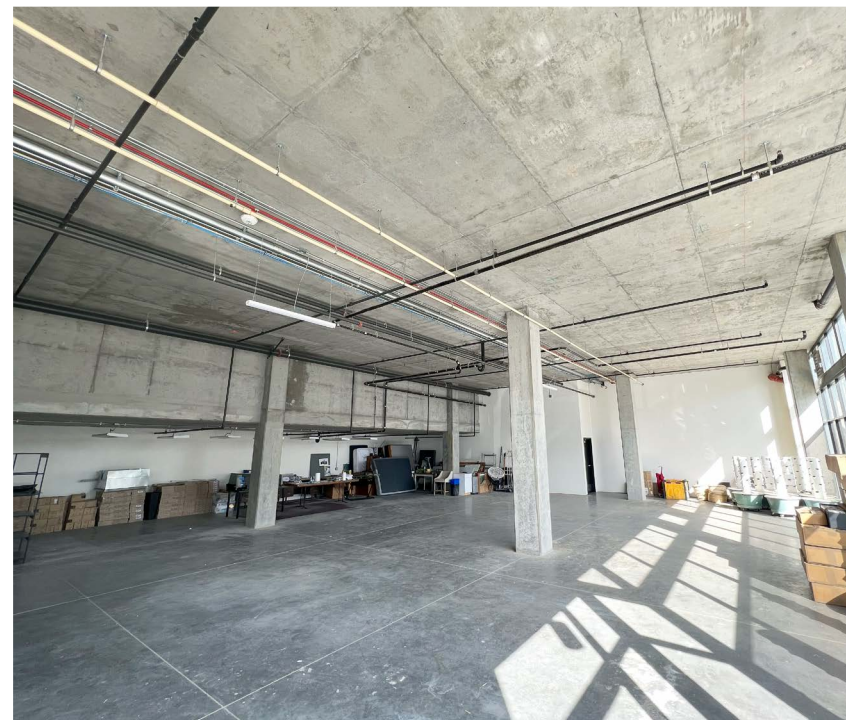
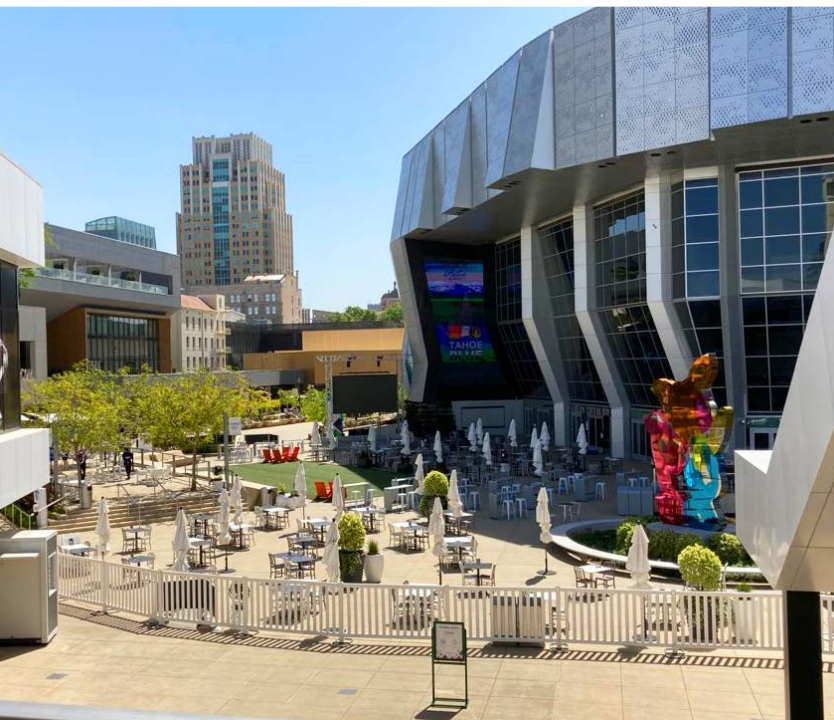
1827 J Street is located near some of Sacramento's most popular amenities, including LowBrau, Block Butcher Bar, Nekter Juice Bar, Pizzeria Urbano, Azul Taqueria & Tequila Bar, Sleek Wax, Kin Thai Restaurant, and Peet's Coffee. The subject property is the hotbed of Midtown and is near other popular amenities including: Temple Coffee, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Der Bier Garten, Mulvaney's, Cantina Alley, the Burger Patch and Flamingo House. In addition, the subject property can benefit from a handful of service-based amenities within

a few 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. Midtown Sacramento is the perfect blend of meticulously curated local, national, and regional retailers with a multifarious mix of high-end demographic occupations immersed in a landscape of idiosyncratic older buildings partnered with mature trees. Business owners, investors, residents near and far have swarmed to the center of Sacramento's art, music, and cultural scene to cash in on the lush submarket.



EXPLORING MIDTOWN SACRAMENTO

Many people consider Midtown to be the most advantageous area in the city of Sacramento, with convenient access to freeways adjacent to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property is in the heart of the Lavender Heights neighborhood that has materialized as one of the submarket's hottest micro-markets. The centerpiece of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural insertion and accelerating thinking of the neighborhood. The area features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local fun spot for those who love to eat and drink and enjoy many of Midtown'





SACRAMENTO

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.

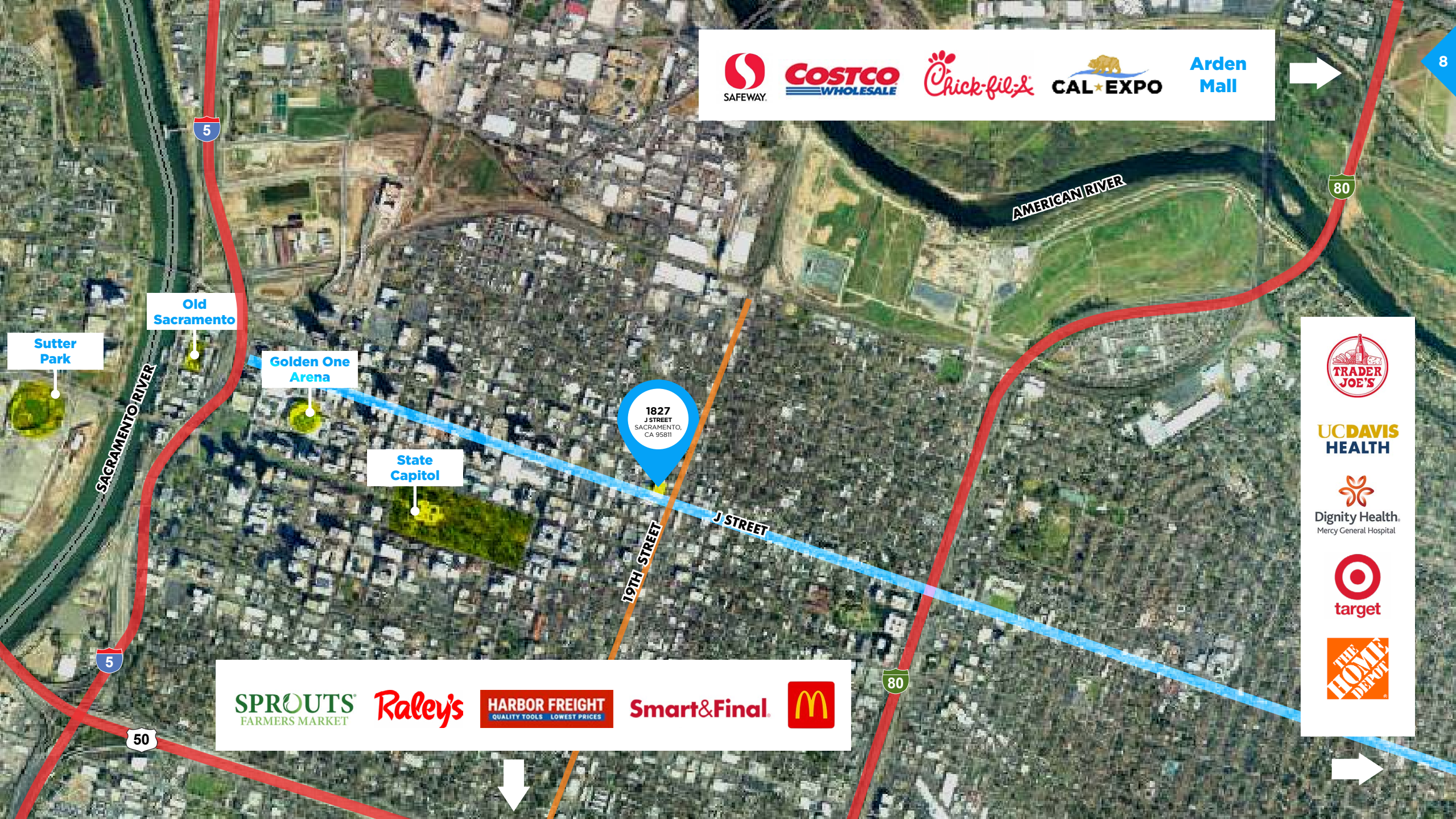


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19th STREET



Old Sacramento

Golden One Arena

State Capitol

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SACRAMENTO, CA 95811

19TH STREET

J STREET



Dignity Health
Mercy General Hospital



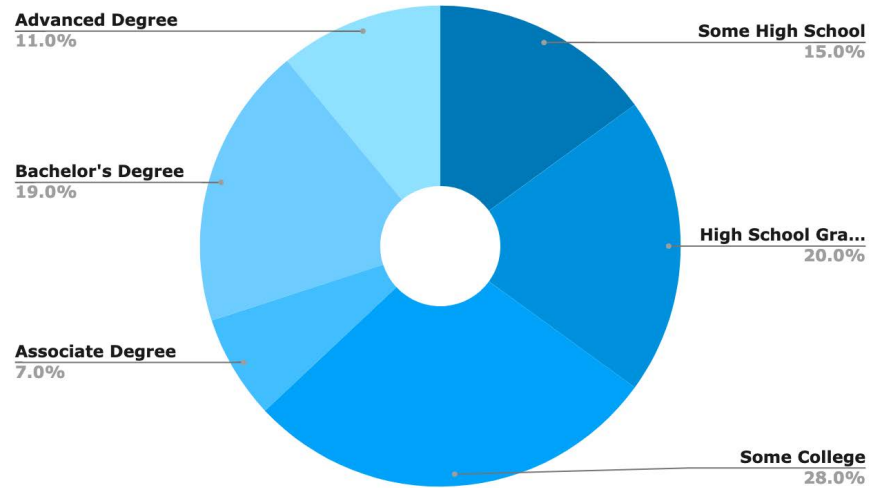
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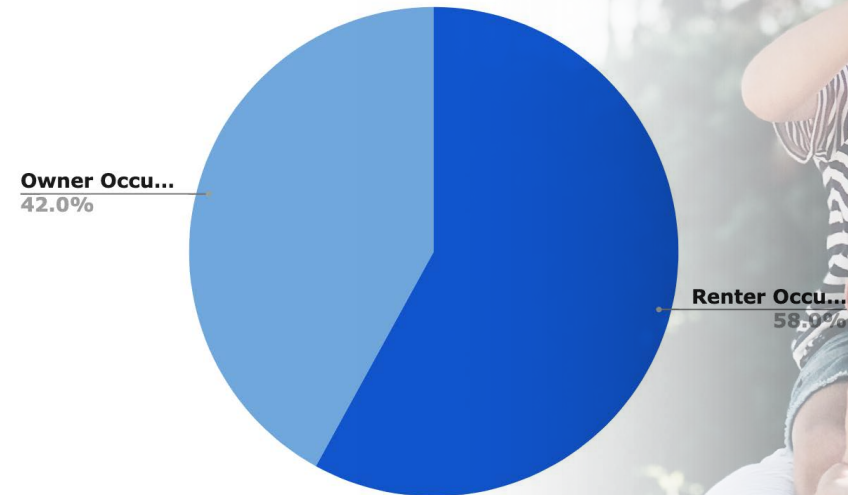
DEMOGRAPHICS

EDUCATION
HOUSING

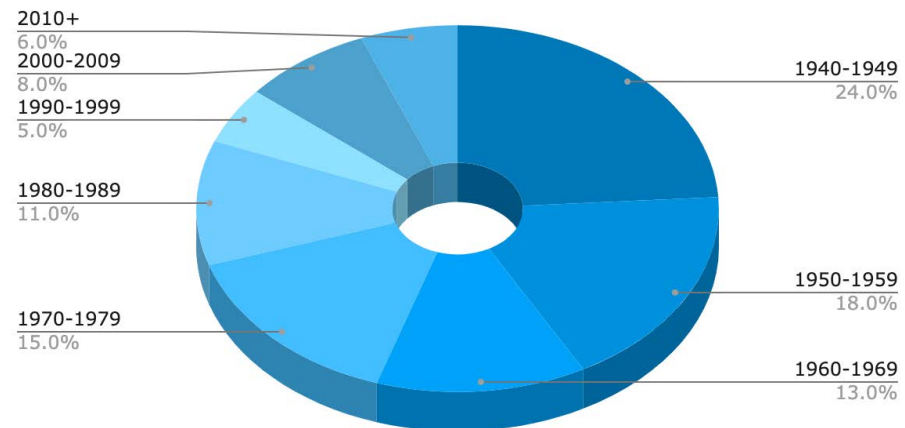
EDUCATIONAL ATTAINMENT



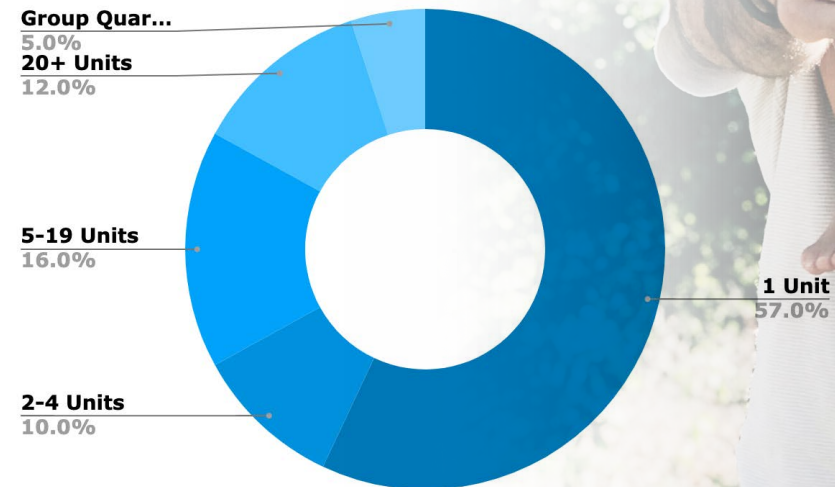
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



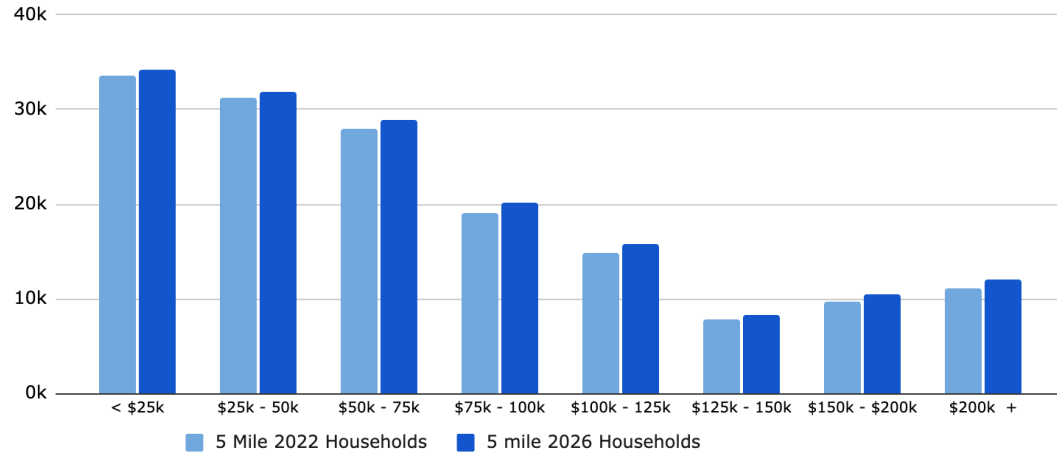
HOUSING TYPE



DEMOGRAPHICS

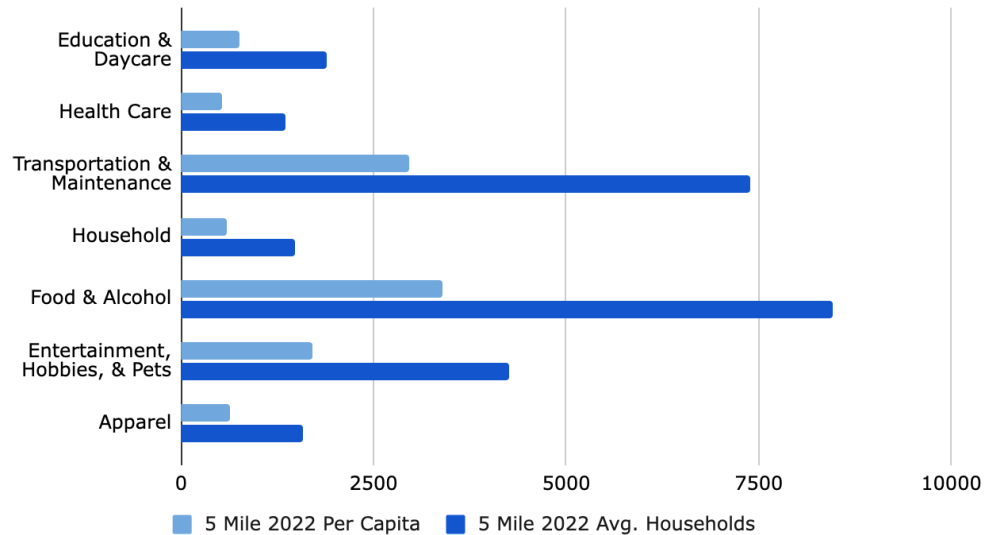
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

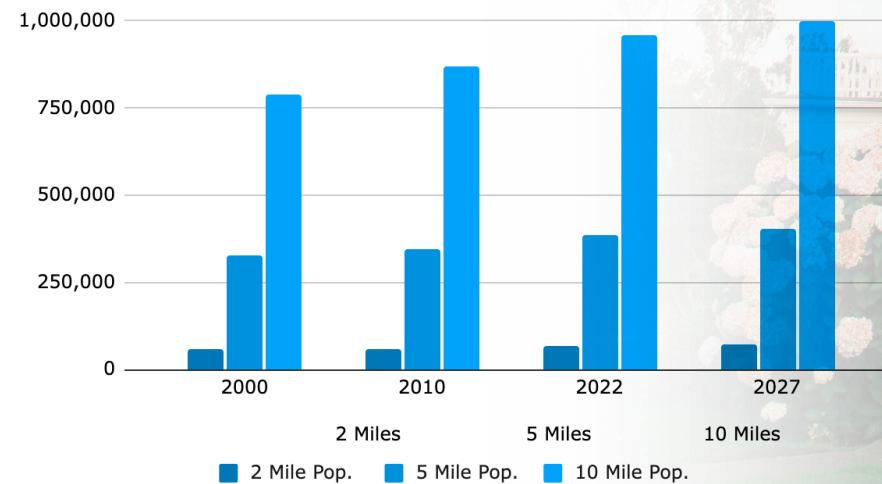


| POPULATION | 2 Mile Pop. | 5 Mile Pop. | 10 Mile Pop. |
|------------|-------------|-------------|--------------|
| 2000 | 59,563 | 328,906 | 789,014 |
| 2010 | 58,182 | 346,371 | 867,571 |
| 2022 | 67,444 | 386,989 | 958,477 |
| 2027 | 70,729 | 402,927 | 997,978 |

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





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