



AVAILABLE
FOR LEASE

**3673 J STREET
SACRAMENTO, CA 95816**

**+/- 890 SF
\$2.75 PSF + NNN**



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CENTURY 21.
Select Real Estate, Inc



Premier Retail Space Located in East Sacramento



THE PROPERTY

 3673 J STREET, SACRAMENTO, CA 95816

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**EAST
SACRAMENTO
CITY OF
SACRAMENTO**



+/- 890 SF



**LC -
Limited
Commercial**



**RETAIL
STREET
FRONTAGE**



\$2.75 + NNN



The Property is located near the intersection of 36th and J Street in East Sacramento



High visibility location in dense medical corridor



Centrally located on downtown Alhambra corridor



C-1 zoning allows for a wide range of uses



The asking rent is \$2.75 + NNN

CENTURY 21
Real Estate Group, Inc.

FOR LEASE

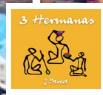












Sacred Heart Parish School

3673 J STREET SACRAMENTO CA 95816

La Trattoria Bohemia

Innova Pharmacy II

Pizza My Guys

allspicery

red salon-art

the green room

Sierra Hematology Oncology Medical Center

East Sac YMCA

New HAPPY DAY SPA

PACHAMAMA COFFEE FARMERS

NEW KATHMANDU KITCHEN

Steve's PIZZA

TWISTED

David Lubin Elementary School

Sacred Heart Church

35 TH STREET

36 TH STREET

38 TH STREET

39 TH STREET

J STREET

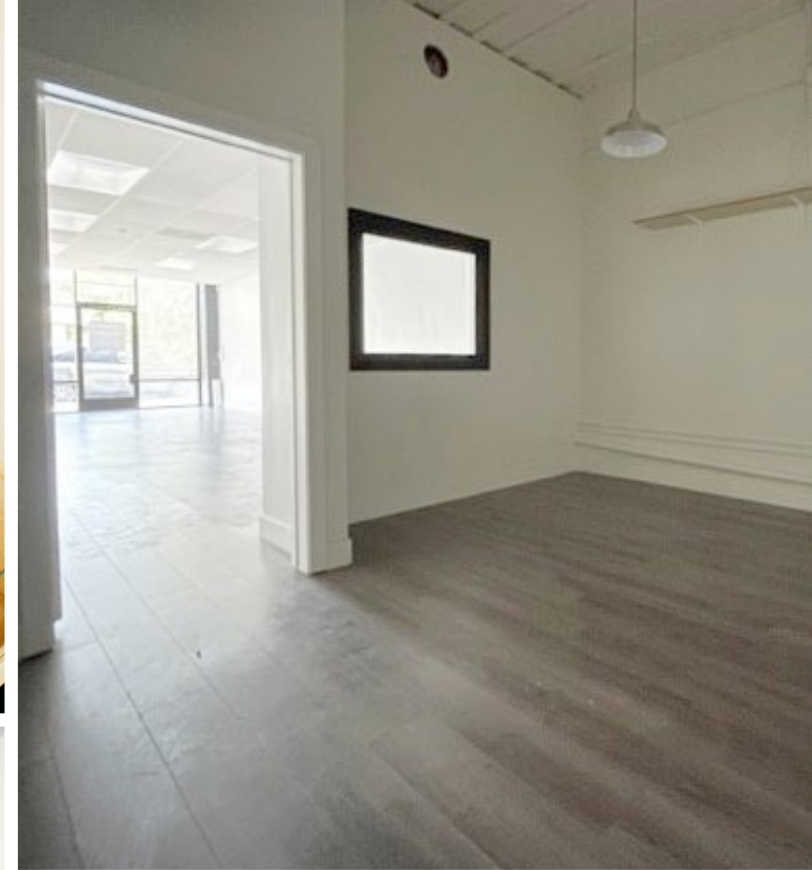
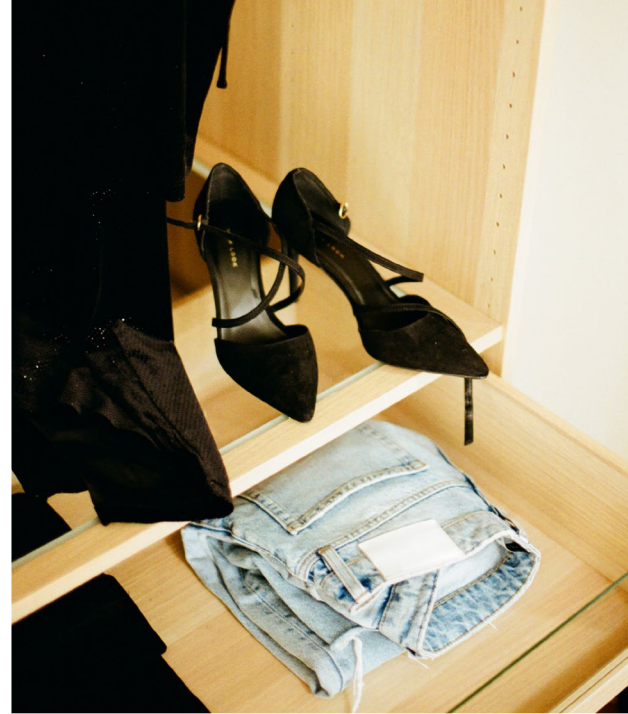
J STREET



THE BUILDING

- This Building offers tremendous glass line and street exposure on to J Street
- Prominent Building Signage facing J Street
- Iconic urban Sacramento style building
- Located in desirable East Sacramento/Midtown area near Sutter General Hospital, Sutter's Fort, and several prominent local restaurants and retailers
- The interior of the building is well maintained and in practically move in ready condition. The space offers a bathroom in the rear, street parking, and easy access to Hwy 80
- The Building is strategically located near residential neighborhoods as well as Office and Retail Users





THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

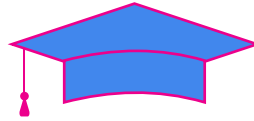
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



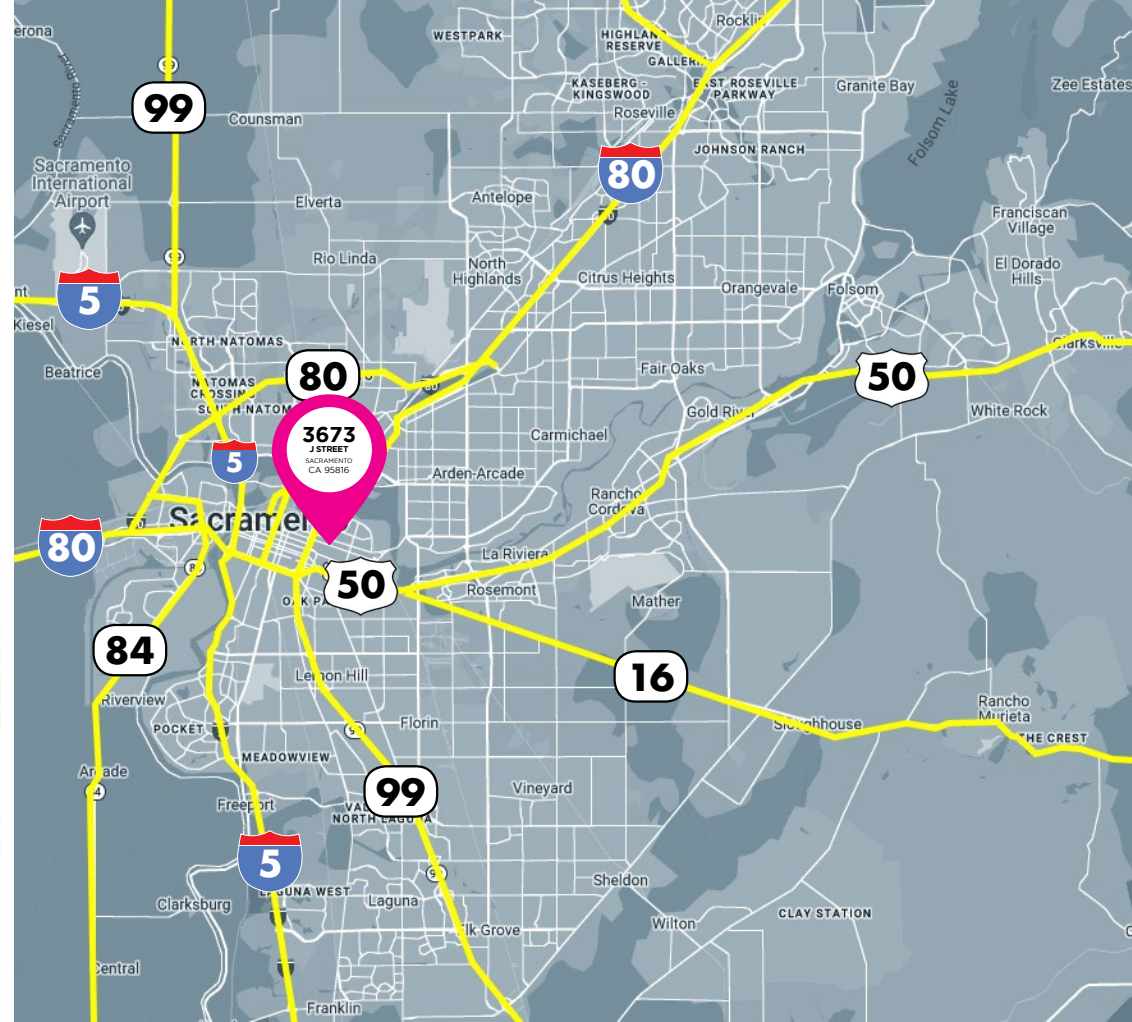
- 28% Some College, No Degree
- 18% Bachelor's Degree
- 21% High School Graduate
- 10% Advanced Degree
- 16% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

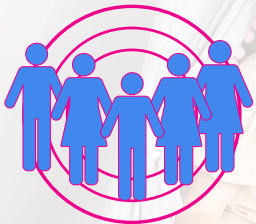


5 mile 2023 Households

< \$25K	36,938
\$25K - 50K	35,203
\$50K - 75K	31,101
\$75K - 100K	20,654
\$100K - 125K	15,900
\$125K - 150K	9,136
\$150K - 200K	11,106
\$200K+	13,240



RESIDENT POPULATION



5 mile Population 2023

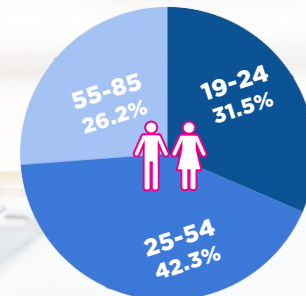
2010	382,151
2023	433,459
2028	444,807

TRAFFIC COUNT



-/+ 18,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	36,636
5 mile	173,278
10 mile	400,324



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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