



Colliers

Premier East Sacramento Location

For Sale or Lease | ±17,000 SF Free Standing Building

3810 J Street, Sacramento, CA

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Property Overview

3810 J Street is a ±17,000 SF, two-story building located in the heart of East Sacramento. The property sits near the intersection of 39th Street and J Street, adjacent to Mercy General Hospital, making it ideal for office or medical users. The property features a monument sign along J Street which sees an average of 16,000 cars daily, making it one of the prominent thoroughfares in East Sacramento.

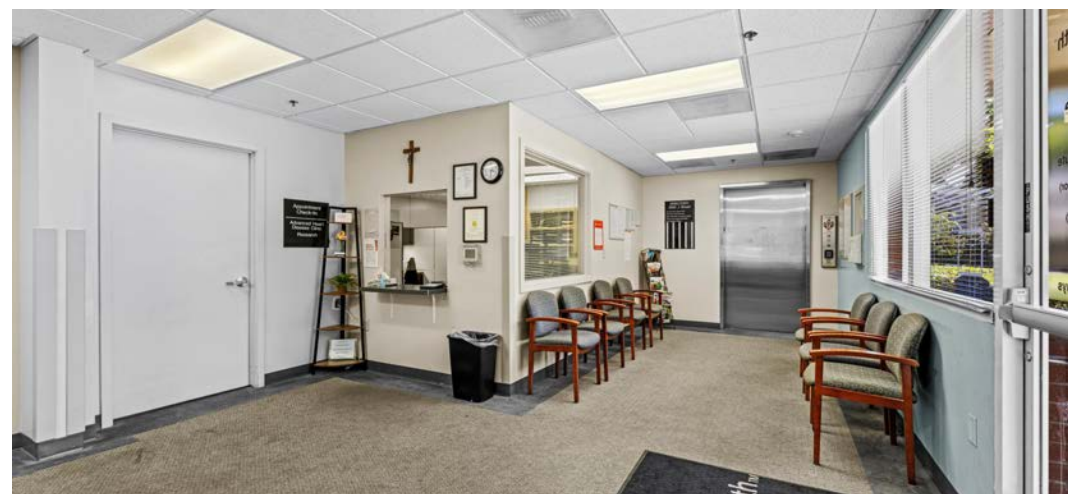
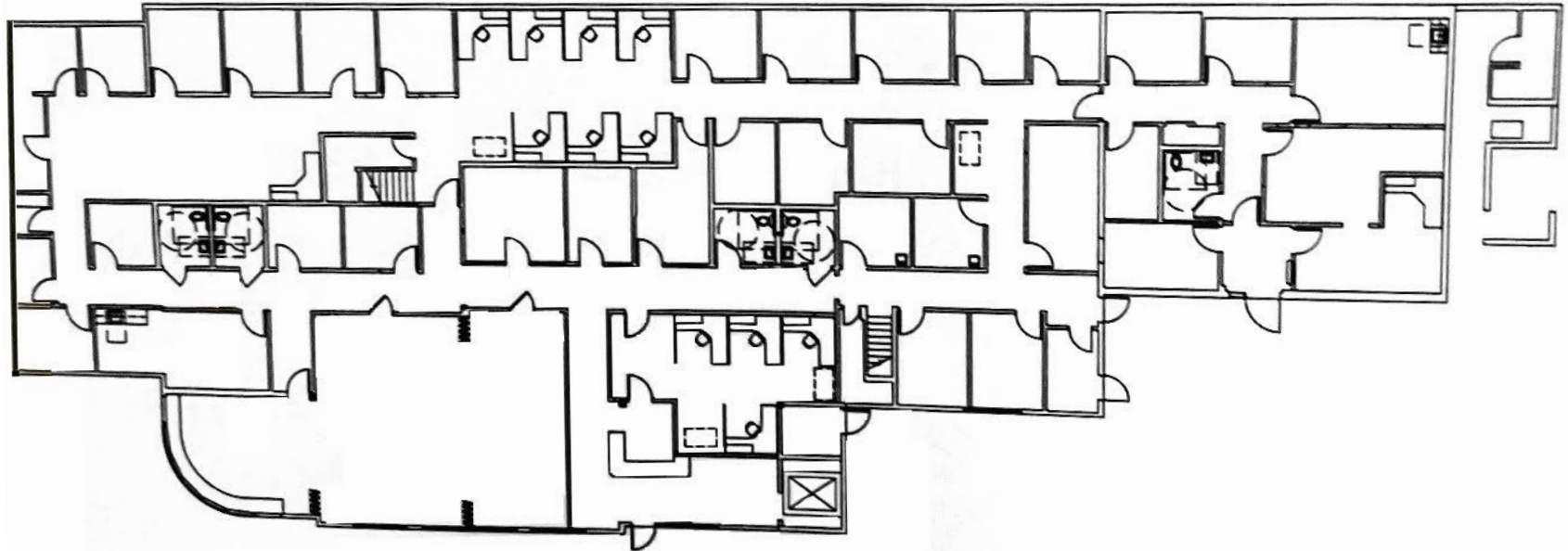
Previously occupied by Dignity Health, the first floor boasts an efficient office/clinical layout, while the second floor offers an open office design. The property is elevator-equipped, making it suitable for various uses. Its proximity to Mercy General Hospital, one of the six hospitals operated by Dignity Health in the Greater Sacramento Area, ensures easy access to emergency services, oncology, cardiology, neurology, orthopedics, and women's health services.

- » Sale Price: \$4,250,000
- » Lease Rate: Contact Broker
- » Elevator equipped ±17,000 SF two-story building
- » Prominent location in the heart of East Sacramento
- » Adjacent to Mercy General Hospital
- » Monument signage
- » Functional floor plan
- » Proximity to Highway 50 and Interstate 80
- » Several surrounding amenities including Sacramento's greatest restaurants, services, and hotels



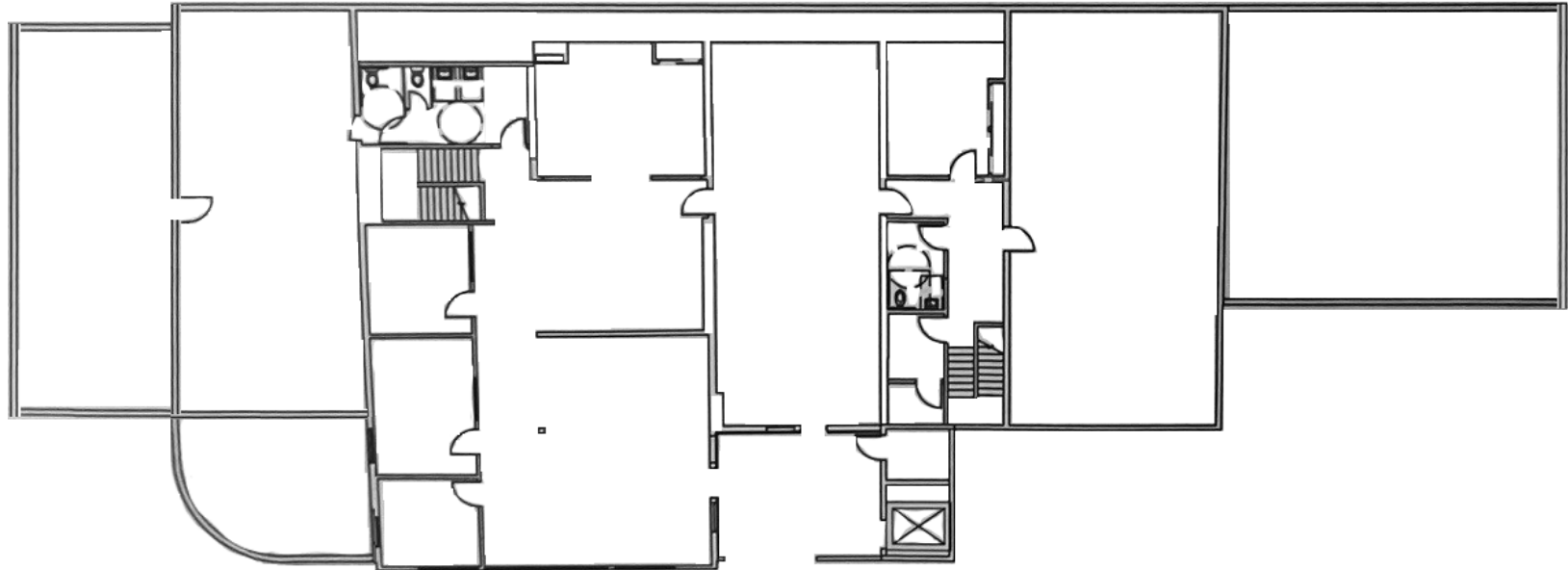
Floorplan

1st Floor



Floorplan

2nd Floor



Property Photos



Demographics



Demographics (2024)

	1-Mile	3-Mile	5-Mile
2024 Population	20,634	164,833	436,503
2029 Population	20,652	173,688	450,591
2024 Households	9,974	72,661	168,703
Median Household Income	\$120,194	\$77,721	\$74,027
Median Home Value	\$773,270	\$639,924	\$545,400

Nearby Amenities

1. Bacon & Butter
2. Station 38 Coffee
3. Juno's Kitchen & Delicatessen
4. Pizza Guys
5. Wing's
6. La Trattoria Bohemia
7. Pachamama Coffebar
8. Cielito Lindo Mexican Gastronomy
9. Steve's Pizza
10. Stanley's Donuts
11. Midtown Taqueria

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