

1530 J STREET

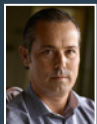
THE ELLIOTT BUILDING

**FORMER PF CHANGS
FOR OVER 20 YEARS!**

PRIME RESTAURANT/RETAIL AND OFFICE SPACE
FOR LEASE IN THE HEART OF SACRAMENTO'S
THEATER DISTRICT



YOUR BRAND. CENTER STAGE.



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SUTTER
PROPERTIES GROUP

 **Heller Pacific**

THE OPPORTUNITY

SPACE AVAILABLE

Address: 1530 J Street, Sacramento, CA 95814

Available Suites:

- » Suite 100: $\pm 3,124$ SF
- » Suite 120: $\pm 2,934$ SF
- » Lower Level (Suite 120): $\pm 1,856$ SF

Total Available: $\pm 6,057$ SF

Asking Rent: Negotiable

Total Building Size: 45,576 SF | 4 stories

FEATURES

» FORMER PF CHANGS FOR OVER 20 YEARS

Was among the highest revenue generating restaurants in the area

- » High ceilings ($\pm 16'$), large windows, natural light
- » Two outdoor patios
- » Partial existing kitchen / Prep Area with FF&E in the basement
- » Multiple sinks and floor drains in the 1st Floor Area
- » Hood Shaft
- » 18 luxury apartments above
- » Signage at one of the city's most visible intersections
- » All new HVAC including kitchen exhaust with capacity to supply 1 ton per 150sf.
- » Existing 1200 Amp electrical service.
- » Existing 2psi medium pressure 6500 CFH natural gas service.
- » Existing in-ground 10,000 gallon grease interceptor.

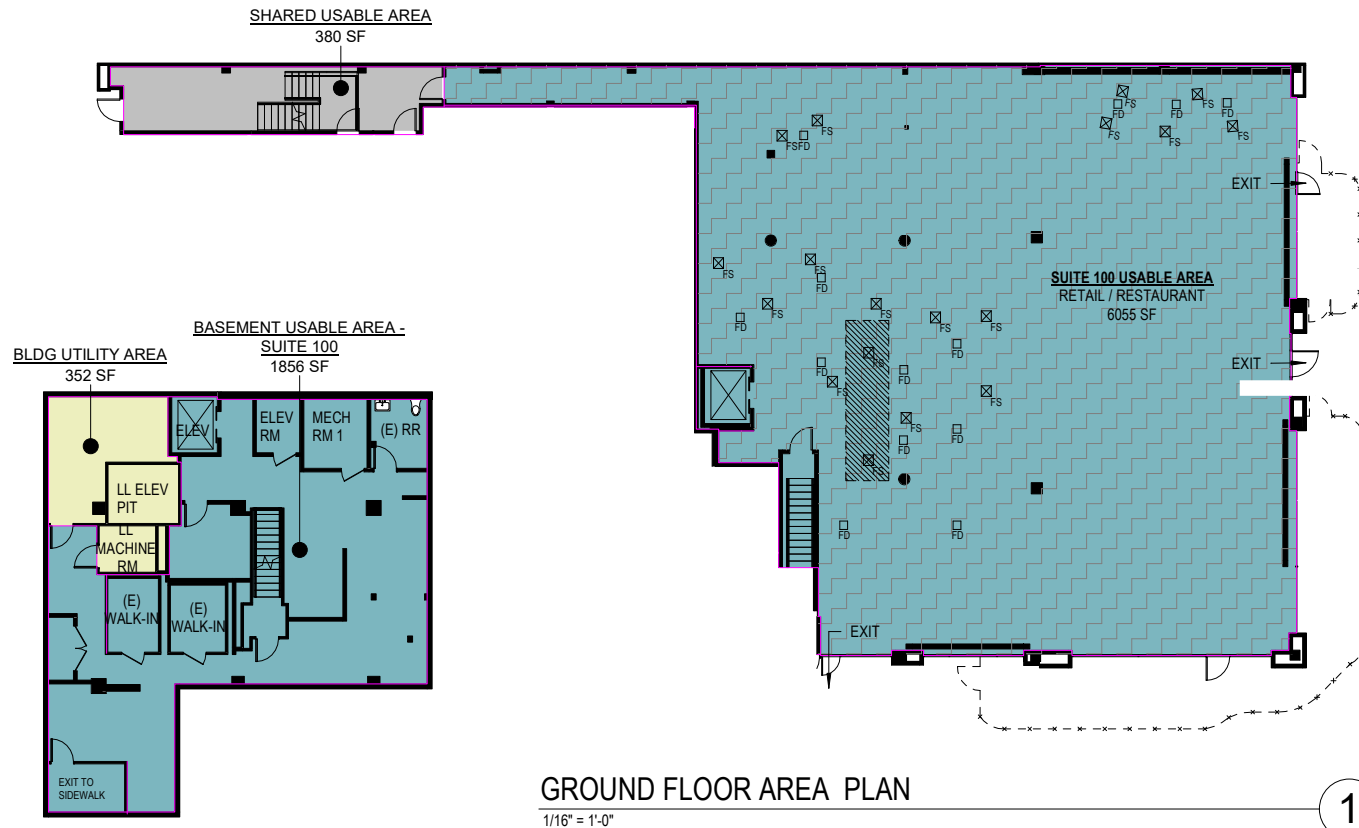


FLOOR PLANS

SINGLE TENANT LEASE OPTION

1530 J STREET, SACRAMENTO

SINGLE TENANT AREA ANALYSIS: RETAIL / RESTAURANT
06/07/23



GROUND FLOOR AREA PLAN

1/16" = 1'-0"

LEGEND

- EXISTING PARTITION
- +/-16'-1" TALL CEILING
*HEIGHT IS APPROXIMATION
- FOOTPRINT FOR (E) MECHANICAL SHAFT

NOTES

1. ELECTRICAL CAPACITY 1200 AMPS
2. 'FD' DENOTES FLOOR DRAIN LOCATION
3. 'FS' DENOTES FLOOR SINK LOCATION

SQUARE FOOTAGE CALCULATIONS:

SUITE 100	
6,055 SF	6,055 SF
380/2 SF	190 SF
1,856 SF	1,856 SF
TOTAL:	8,101 SF SUITE 100

BASEMENT AREA PLAN

1/16" = 1'-0"

2

RAW

HELLER PACIFIC

THE ELLIOTT BUILDING
2224008.00

rmw.com FULL
TENANT

FLOOR PLANS

SINGLE TENANT LEASE OPTION

SAMPLE RESTAURANT LAYOUT



LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

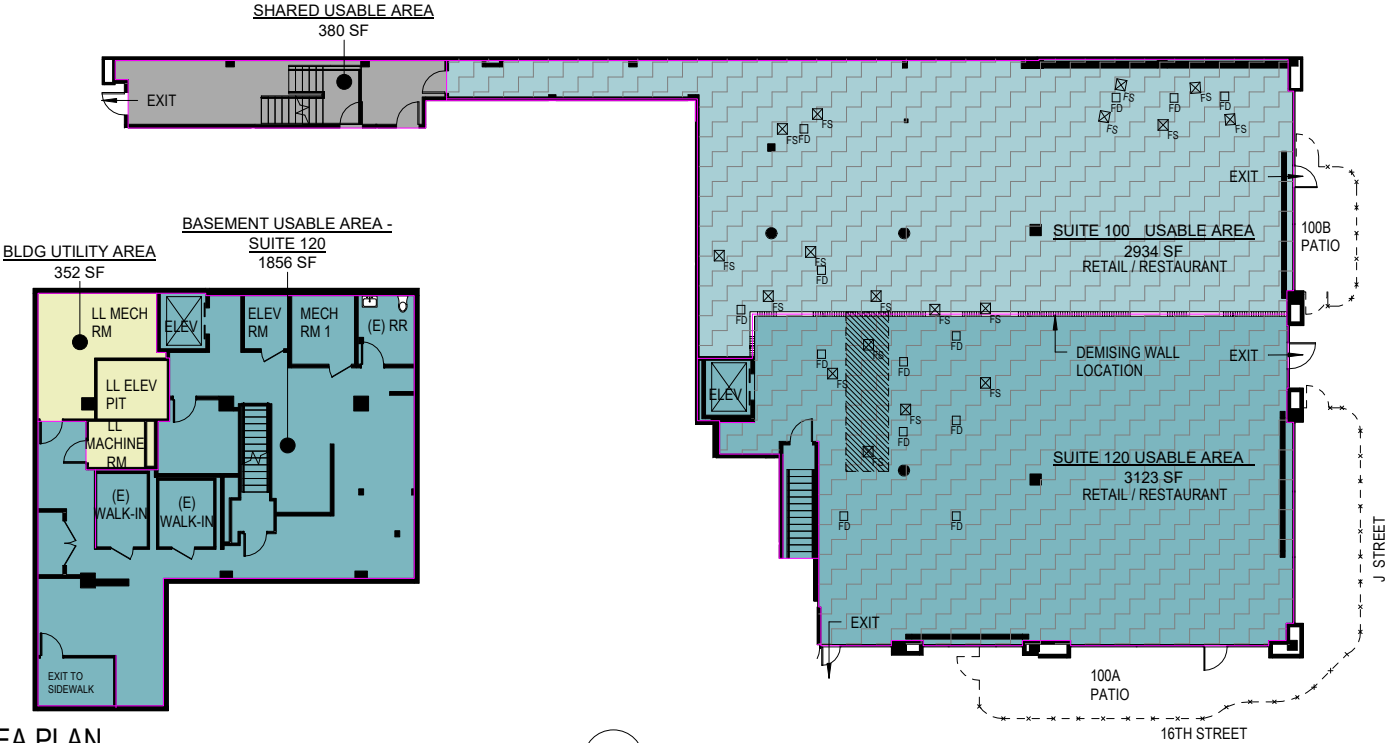


FLOOR PLANS

MULTI TENANT LEASE OPTION1

1530 J STREET, SACRAMENTO

MULTI-TENANT AREA ANALYSIS: RETAIL / RESTAURANT
06/07/23



BASEMENT AREA PLAN

1/16" = 1'-0"

2

GROUND FLOOR AREA PLAN

1/16" = 1'-0"

1



HELLER PACIFIC

THE ELLIOTT BUILDING
2224008.00

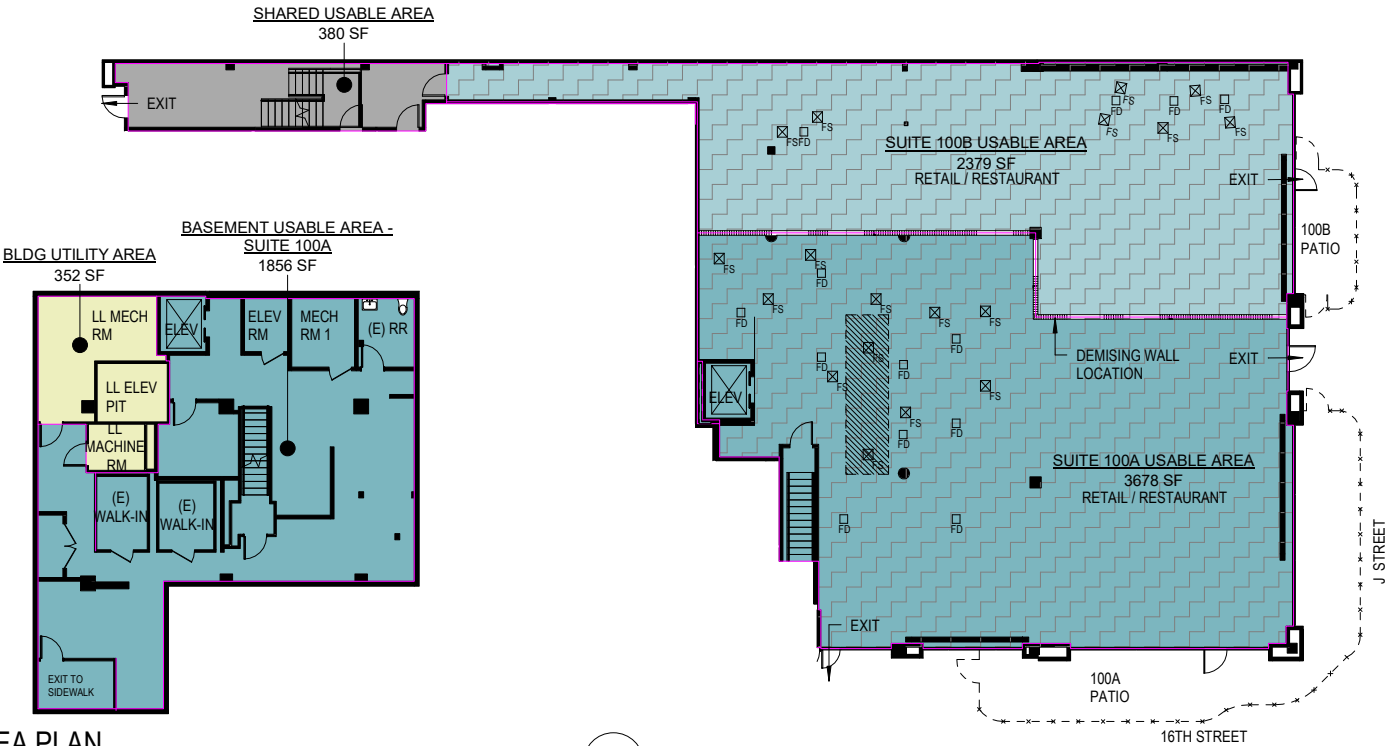
rmw.com DEMISING
SP

FLOOR PLANS

MULTI TENANT LEASE OPTION 2

1530 J STREET, SACRAMENTO

MULTI-TENANT AREA ANALYSIS: RETAIL / RESTAURANT - CONCEPT A
08/26/25



LEGEND

- DEMISING PARTITION
- EXISTING PARTITION
- +/-16'-1" TALL CEILING
*HEIGHT IS APPROXIMATION
- FOOTPRINT FOR (E) MECHANICAL SHAFT

SQUARE FOOTAGE CALCULATIONS:

	SUITE 100A	SUITE 100B
3,678 SF	3,678 SF	-
1,856 SF	1,856 SF	-
2,379 SF	-	2,379 SF
380/2 SF	-	190 SF
TOTAL:	5,534 SF SUITE 100A	2,569 SF SUITE 100B

BASEMENT AREA PLAN
1/16" = 1'-0"

GROUND FLOOR AREA PLAN
1/16" = 1'-0"



THE LOCATION

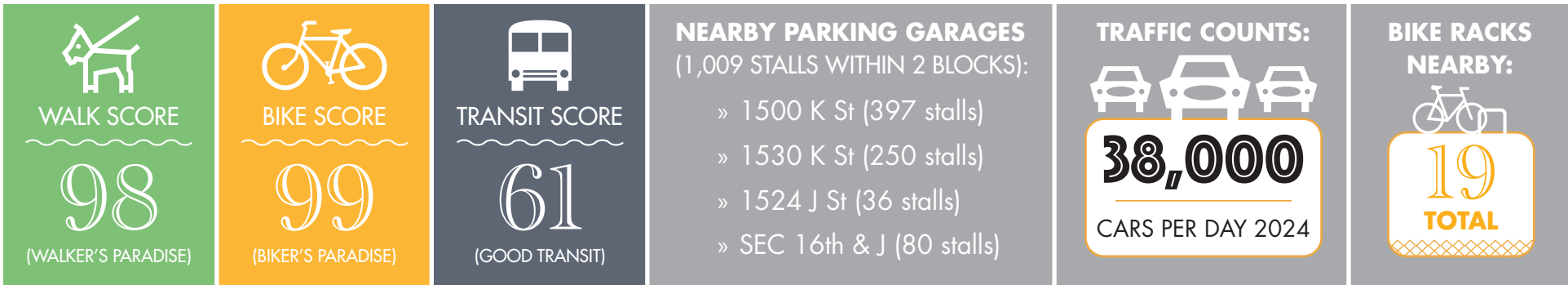
Positioned at the corner of 16th & J Street arguably the most visible intersection on the grid— 1530 J Street sits at the nexus of Downtown and Midtown Sacramento. This central location offers exceptional access to the city’s most powerful foot traffic engines: the Convention Center, Golden 1 Center, Memorial Auditorium, and the SAFE Credit Union Performing Arts Center. With over 2.8 million annual visitors circulating through these venues and thousands more drawn by nearby nightlife, dining, and retail destinations, this property places tenants squarely in the path of steady, year-round activity.

Public transportation, bike access, and over 1,000 parking stalls within a few blocks make the location accessible from all angles. Whether arriving by car, light rail, bike, or on foot, the experience is seamless. With a Walk Score of 98 and Bike Score of 99, this truly is one of Sacramento’s most connected addresses—offering convenience for customers and operational ease for tenants.

ELLIOTT BUILDING PARKING



Transit & Accessibility



THE DISTRICT

1530 J Street anchors Sacramento's vibrant Theater District—a cultural corridor that blends history, performance, and modern urban energy. From Broadway tours and ballet to civic events and live music, the area pulses with creative programming that draws an eclectic audience. Steps from Mikuni Sushi, Cafeteria 15L and Gold Fields, this location is a natural stop for pre-show dining or post-event drinks.

But the draw extends beyond entertainment. The Theater District is experiencing renewed investment and attention, with a wave of mixed-use developments, boutique hotels, and pedestrian-focused improvements enhancing the area's momentum. From young professionals to seasoned arts patrons, the district offers a dynamic customer base ready to engage with new retail and dining experiences.



NEIGHBORHOOD OVERVIEW

Midtown Sacramento continues to emerge as one of California's most compelling urban destinations—where legacy buildings meet next-gen operators, and daily life blends with dynamic experiences. 1530 J Street benefits from its proximity to several influential districts, including the Handle District's culinary scene and Lavender Heights' cultural heartbeat. The neighborhood's diverse programming—like Second Saturday, the nationally recognized Midtown Farmers Market, and block-wide festivals—ensures a regular cadence of community engagement and economic activity.

Surrounded by residential density, a strong employment base, and hotel-driven tourism, the area strikes a rare balance of weekday productivity and weekend vibrancy. Tenants at 1530 J Street will not only be part of a growing retail and hospitality scene—they'll be positioned to help shape it.



NEARBY AMENITIES

Area Highlights / Anchors

GOLDEN 1 CENTER:

130+
EVENTS/YEAR
19,000 CAPACITY

SAFE CREDIT UNION
PERFORMING ARTS CENTER:

140
EVENTS/YEAR

MEMORIAL AUDITORIUM:

75-100
EVENTS/YEAR

CONVENTION CENTER:

61
EVENTS/YEAR

MIDTOWN FARMERS
MARKET:

WEEKLY
YEAR-ROUND



2.8
MILLION
ANNUAL VISITS

FROM
SURROUNDING
VENUES AND
FOOT TRAFFIC



NEARBY DINING, BARS & RETAIL

Handle District (1.4M yearly visits)

- Zócalo
- Saigon Alley
- Aioli Bodega
- The Rind
- Mulvaney's B&L
- Pazza Notte

Lavender Heights (1.1M yearly visits)

- Midtown Farmers Market (Top 3 in the U.S.)



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to View Article

- MARRS Building
- Second Saturday, THIS Sacramento

Entertainment District (7.2M yearly visits)

- DOCO (Downtown Commons): 27 restaurants, 16 shops
- Mikuni, Public House Downtown, Cafeteria 15L

THE NEW YORK TIMES 2023

HOW SACRAMENTO TURNED INTO A GREAT
RESTAURANT CITY



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HOTELS IN THE AREA

Existing Hotels

(4,359 rooms | 33 downtown hotels)

- Hyatt Regency – 505 rooms
- Sheraton Grand – 503 rooms
- Kimpton Sawyer – 250 rooms
- The Citizen Hotel – 196 rooms
- Embassy Suites – 242 suites
- Hyatt Centric – 165 rooms
- Residence Inn – 235 rooms
- Exchange Hotel – 100 rooms
- AC Hotel – 179 rooms

Proposed Hotels

Convention Center Hotel –
28 stories, adjacent to SAFE

Canopy by Hilton –
275 rooms + 50 apartments

10K & 14I –
New mixed-use hotel concepts
underway

MULTI-FAMILY UNITS IN THE AREA

■ THE GRACE 15th and G Street 41 Apartments	■ GOVERNOR'S CORNER 1600 H St 44 Apartments
■ ESPERANZA 12th and E Street 137 units	■ THE MOD 726 16th St 129 Apartments
■ CYPRESS 1330 N St 98 Luxury Apartments	■ LAVENDER COURTYARD 1616 F St 53 Apartments
■ LEGADO 1520 16th St 84 Apartments	■ 17TH CENTRAL 1026 17th St 111 Apartments
■ THE MANSION 1517 H St 153 Apartments	■ ELEANOR 501 16th St 95 Apartments
■ H16 731 16th St 95 Apartments	■ ENVOY 1010 11th St 153 Apartments
■ 19 J MIDTOWN 1827 J St 200 Apartments	■ STUDIO 30 500 16th 30 Apartments



1,423 TOTAL UNITS

AREA OVERVIEW MAP



THE ELLIOTT BUILDING



NEW HOUSING COMING TO MARKET
865 TOTAL UNITS

THE VILLA OF E STREET
16 THREE-STORY DETACHED HOMES

1530 J ST.
THE ELLIOTT BUILDING

GOLDEN 1 CENTER

DOCO

CALIFORNIA STATE CAPITOL

THE CREST THEATRE

ELLA DINING ROOM AND BAR

THE CITIZEN HOTEL

EMPRESS TAVERN

MAYAHUEL

HYATT REGENCY SACRAMENTO

SHERATON HOTEL

COMMUNITY CENTER THEATRE

SAFE CREDIT UNION CONVENTION CENTER

CHEF BURMA RICE BITES

MIKUNI SUSHI

THE MELTING POT

MEMORIAL AUDITORIUM

JEFFERSON BLOCK
108 APARTMENTS & 7 TOWNHOMES

CAFETERIA 15L

PETRA GREEK PUBLIC HOUSE MIX DOWNTOWN

BENTO BOX

JUNO MIXED USE
200 APARTMENTS

1701 K ST. HOTEL
154 ROOMS

ZOCALO

THE RIND PAZZA NOTTE

PAESANOS

AIOLO BODEGA

ALFA
24 APARTMENTS

SAIGON ALLEY

1900 CAPITOL APARTMENTS
252 APARTMENTS

MULVANEY'S

MIDTOWN FARMERS MARKET
20TH & K

THE JOULE
100 APARTMENTS

2201 J ST. REMODEL
4 TENANTS

16th Street

20th Street

22nd Street

N Street

Capitol

L Street

K Street

J Street

I Street

H Street

GREATER SACRAMENTO DATA POINTS

GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

#1

Regional
population growth
in CA

12%

Higher income
growth than national
average

33.8%

of population
has a bachelor's
degree or higher

21%

of population are
millennials

Sources: Brookings 2020, Emsi 2021

18%

Increase in
residents in 2023

1,000

Proposed hotel
rooms

668

Residential units
under construction

OVER 3,000

Proposed central city
residential units

TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738

Total Population
2,613,541

Median Age
38

49.36%
Male

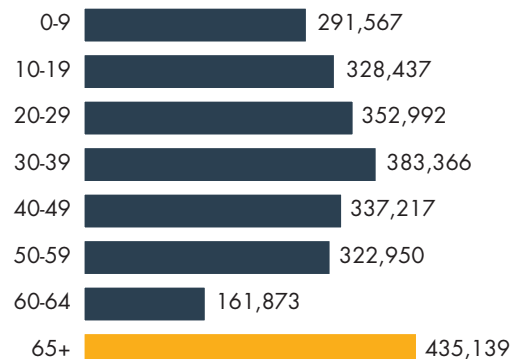
50.64%
Female

Median Income: **\$93,344**

Workforce: **1.4 million**

Job growth: **1.9%**

Age Distribution as of 2023



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

FOR LEASE

ICONIC CORNER RESTAURANT OR RETAIL SPACE

**YOUR BRAND.
CENTER STAGE.**

16th
& J

SUTTER
PROPERTIES GROUP



Heller Pacific