

**FOR
LEASE**

910 21ST ST,
SACRAMENTO, CA

+/- 1,601 SF 2ND GENERATION SALON SPACE



**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

910 21ST STREET

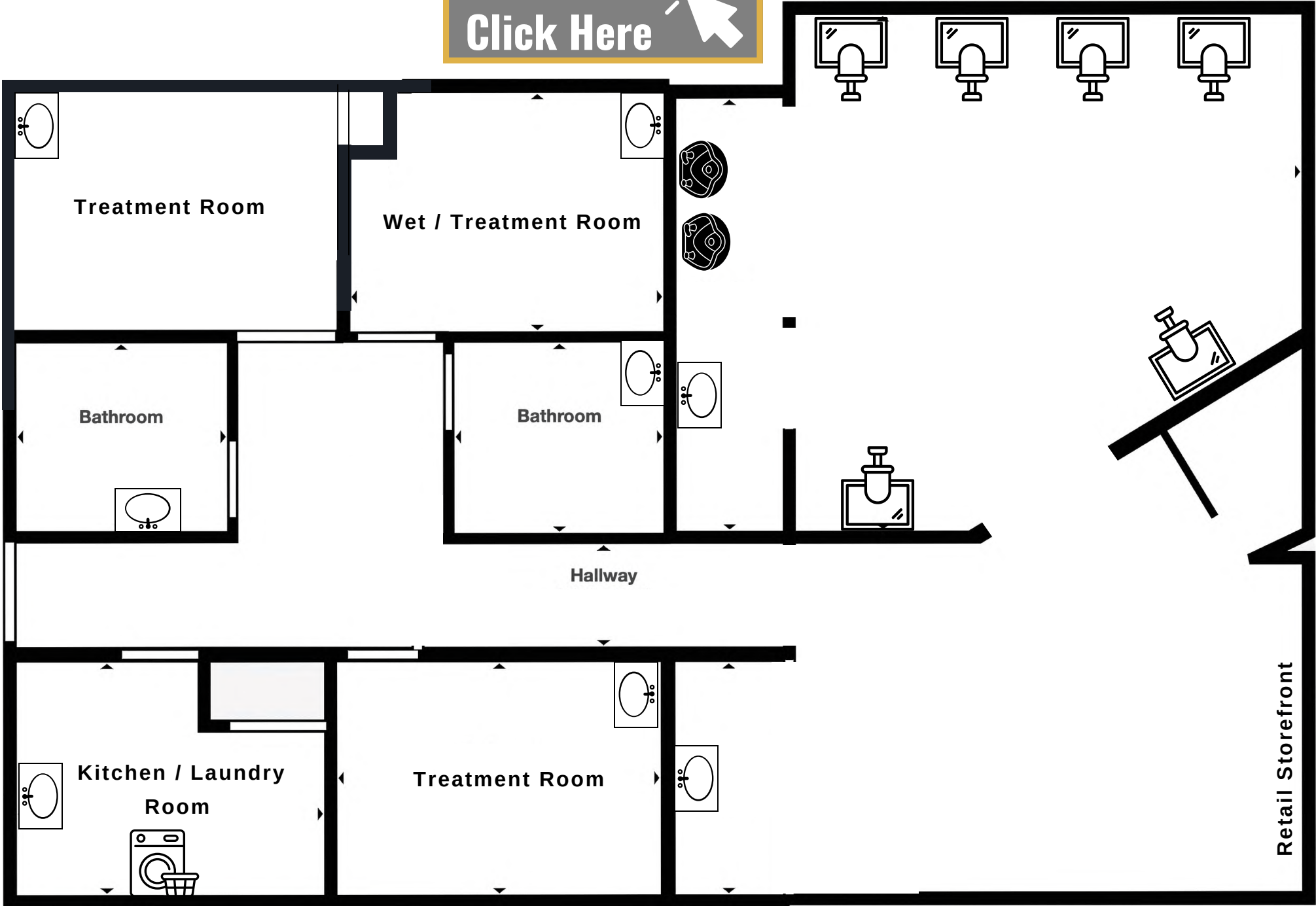
FOR LEASE	SIZE	LEASE RATE	SPACE NOTES
ENTIRE PROPERTY	+/- 1,601 SF	\$3.50 PSF, NNN (NNN ARE ESTIMATED TO BE \$.50 PSF)	BUILDING WAS BUILT OUT FOR A SALON SPA. FEATURES MULTIPLE PRIVATE ROOMS, KITCHEN WITH WASHER & DRYER, EXCELLENT RETAIL VISABILITY.
FRONT SPACE ONLY (SALON + RETAIL WAIT AREA)	+/- 900 SF	\$3,500 PER MONTH, FSG	SALON SPACES FEATURES TWO SHAMPOO STATIONS, WASH SINKS. THE RETAIL SIDE INCLUDES A DISPLAY WINDOW FOR PRODUCTS, WAITING AREA, FRONT RECEPTION. COMMON AREA RESTROOMS.

PROPERTY HIGHLIGHTS:

- **Midtown Location:** Positioned in the heart of Midtown Sacramento, this property is steps away from the bustling farmers market and the vibrant art walk. Benefit from heavy foot traffic and the continual growth of Midtown and Downtown Sacramento.
- **Flexible Leasing Options:** Choose the leasing option that fits your needs: lease the entire property for \$6,600/month or just the front salon and retail waiting area (contact for pricing). Tailored solutions for your business.
- **Built for Beauty & Convenience:** Originally designed for a salon spa, the property features 2-3 private rooms, each equipped with a sink, laundry & kitchen, 2 restrooms, front retail & waiting area with excellent window visibility, two shampoo bowls, prep station with cabinetry, and wash sinks.
- **Exceptional Signage Opportunities:** Take advantage of prominent windows and building signage for free advertising. Maximize your brand visibility on 21st Street, a one-way street with a stoplight that directs traffic right to your doorstep.
- **Convenient Parking:** Enjoy the convenience of three tandem parking spaces included with the lease. A rare and valuable amenity in the busy Midtown area.

FLOOR PLAN

3-D Tour
Click Here 



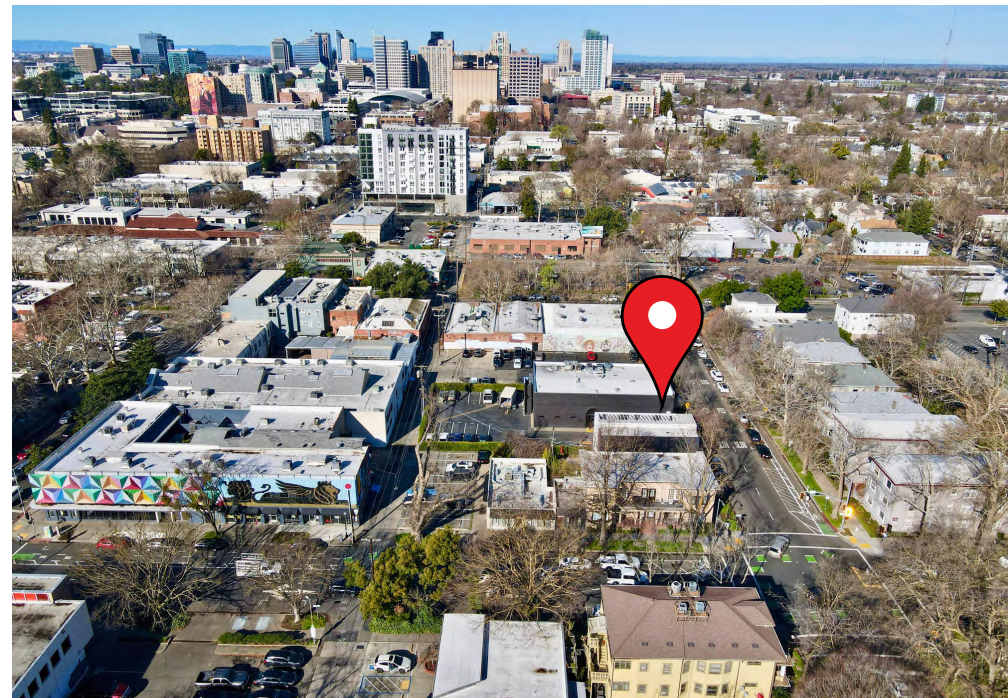


INTERIOR PICTURES





EXTERIOR PICTURES



RETAIL AERIAL



DO CO
Starbucks
PANDA EXPRESS
CHIPOTLE MEXICAN GRILL
DOWNTOWN SAC
URBAN OUTFITTERS
macy's
Golden1
CINEMARK

TACO BELL
The Boiling Crab
Pete's RESTAURANT & BREWHOUSE
Starbucks
SAFE CREDIT UNION
See's CANDIES
7 ELEVEN

CALIFORNIA STATE CAPITOL
CALIFORNIA STATE CAPITOL MUSEUM

PROPERTY LOCATION

SUTTER'S FORT STATE HISTORIC PARK
HYATT house SACRAMENTO
NATURAL FOODS CO-OP
LOCALLY OWNED SINCE 1973
SAFEGWAY

Sutter Health
Sutter Medical Center

Shell
ARCO
THE ORIGINAL Mels
DESSERT DINER
Orangetheory
Walgreens

target
SACRAMENTO

DEMOGRAPHIC SUMMARY REPORT

910 21ST ST SACRAMENTO, CA 95811



POPULATION 2024 ESTIMATE

1-MILE RADIUS	30,140
3-MILE RADIUS	155,206
5-MILE RADIUS	408,083

POPULATION 2029 PROJECTION

1-MILE RADIUS	30,714
3-MILE RADIUS	157,346
5-MILE RADIUS	412,749



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$91,930.00
3-MILE RADIUS	\$101,250.00
5-MILE RADIUS	\$91,962.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$68,897.00
3-MILE RADIUS	\$74,200.00
5-MILE RADIUS	\$67,484.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,379	78,035	167,272
BLACK	2,318	14,763	42,300
HISPANIC ORIGIN	6,735	42,455	130,479
AM.INDIAN & ALASKAN	411	2,286	6,343
ASIAN	2,314	14,037	53,336
HAWAIIAN/PACIFIC ISLAND	119	1,036	4,646
OTHER	7,599	45,048	134,187

CONTACT US!

FOR MORE INFORMATION ABOUT 910 21ST ST



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