FOR

5644 J ST, SACRAMENTO, CA



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+/-128 SF DRIVE-THRU KIOSK AVAILABLE

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5644 J STREET

SUITE	SIZE	LEASE RATE	SPACE NOTES
5644 J ST.	+/-2,560 SQ. FT.	CONTACT BROKER FOR PRICING	FORMER RESTAURANT SPACE
5636 J ST. (KIOSK)	+/-128 SQ. FT.	CONTACT BROKER FOR PRICING	DRIVE THRU KIOSK

PROPERTY HIGHLIGHTS:

- Prime East Sacramento J-Street Address: High-visibility site on J Street at a signalized intersection with monument signage—perfect for capturing the steady east-west commuter flow through East Sac.
- Proven Restaurant Pedigree: Second-generation F&B location with a strong track record: previously home to Chando's Tacos and Rocket Joe's Coffee drive-thru—two community-loved brands that built loyal followings at this address.
- Monument Signage + Ample Parking: Prominent street-front monument signage paired with a generous parking ratio ensures convenience for quick-serve concepts and excellent visibility for brand presence.
- Walkable Co-Tenancy & Dining Cluster: Steps from established restaurants and cafes along the J-Street corridor, including the always-busy Mimosa House, making the location a natural extension of an already thriving dining cluster.
- Minutes to University & Medical Demand: Close to Sacramento State
 University and Mercy General Hospital, providing a reliable daily base of
 students, staff, healthcare workers, and visitors who frequent the corridor
 for dining and services.
- Transit & Freeway Connectivity: Just minutes from the US-50 corridor via 59th/65th Street interchanges, with nearby access to SacRT's Gold Line light rail—making the property convenient for both employees and customers.
- Name-Brand Grocery Gravity Nearby: Less than a mile from Trader Joe's and other major daily-needs retailers, aligning the site with regular shopping patterns and encouraging convenient cross-shopping.

















EXTERIOR PHOTOS

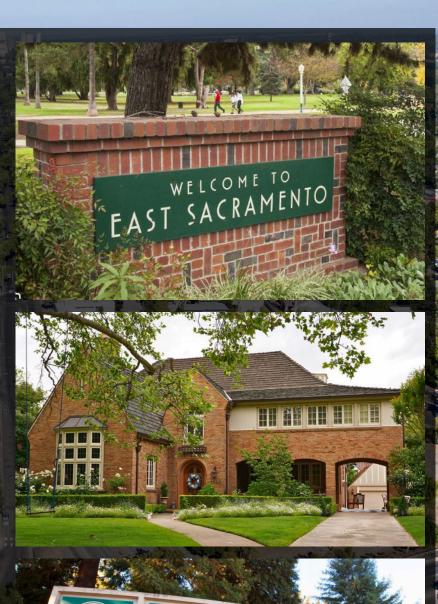






5644 J STREET EAST SACRAMENTO

- Prominent Signage on J Street
- Strategically situated on a .41-acre lot in East
 Sacramento, just blocks from the renowned "Fab 40's" neighborhood and the entrance to Sacramento State
 University
- Traffic Counts:
 - 19,110 ADT: J St & Elvas Ave
 - 16,750 ADT: J St & 57th St
- Surrounded by dense residential developments
 - o over 163,810 people live within 3 miles
 - Zoning: C-2- City Jurisdiction
- Employers and Retailers Nearby:
 - Sacramento Natural Foods Co-Op, Crocker Art Museum, Mimosa House, Capital Allergy & Respiratory Disease Center, Kau Kau, Aquila Fitness, and much more!





DEMOGRAPHIC SUMMARY REPORT

5644 J ST, SACRAMENTO, CA 95819



POPULATION

2024 ESTIMATE

3-MILE RADIUS 163,810 **5-MILE RADIUS** 417,400 **10-MILE RADIUS** 1,143,307



HOUSEHOLD INCOME 2024 AVERAGE

3-MILE RADIUS \$96,804.00 **5-MILE RADIUS** \$91,531.00 **10-MILE RADIUS** \$96,640.00



2029 PROJECTION

3-MILE RADIUS 165,740 **5-MILE RADIUS** 421,446 **10-MILE RADIUS** 1,151,785

HOUSEHOLD INCOME 2024 MEDIAN

3-MILE RADIUS \$70,978.00 **5-MILE RADIUS** \$66,219.00 **10-MILE RADIUS** \$74,735.00



POPULATION

2024 BY ORIGIN 3-MILE RADIUS 5-MILE RADIUS 10-MILE RADIUS

WHITE	82,978	176,068	447,016
BLACK	13,704	42,113	125,292
HISPANIC ORIGIN	44,868	126,071	310,050
AM. INDIAN & ALASKAN	2,444	6,366	15,038
ASIAN	15,757	56,550	209,051
HAWAIIAN&PACIFIC ISLANDER	1,409	4,688	15,171
OTHER	47,518	131,615	331,738

IMMEDIATE VICINITY AERIAL



Chase Burke

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CONTACT US! FOR MORE INFORMATION ABOUT THESE RETAIL SUITES



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