

**FOR  
LEASE**

**5644 J ST,  
SACRAMENTO, CA**



**+/-2,560 SF RESTAURANT SPACE AND**

**+/-128 SF DRIVE-THRU KIOSK AVAILABLE**

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REAL ESTATE GROUP



# 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.



### STRONG TRAFFIC COUNTS

J ST: 16,750 ADT  
ELVAS AVE: 19,173 ADT



AVERAGE  
**\$96,804**  
WITHIN 1 MILE  
HOUSEHOLD  
INCOME



**PROPERTY ZONING**  
GENERAL COMMERCIAL  
ZONE (C-2)  
SACRAMENTO COUNTY



**7 SPACES**



# SITE PLAN

J ST: 16,750 ADT

DRIVE-THRU  
KIOSK  
128 SF AVAILABLE



ADDRESS	TENANT	SIZE
5640 J St	Breezy's Barbershop	+/-1,250 sq. ft.
5642 J St	N/A	+/-1,288 sq. ft.
5644 J St	AVAILABLE	+/-2,560 sq. ft.
5636 J St (Kiosk)	AVAILABLE	+/-128 sq. ft.





# 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
  - 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



## 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

## POPULATION

### 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



# IMMEDIATE VICINITY AERIAL





# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SUITES



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