



TURTON
COMMERCIAL REAL ESTATE

**2724
24th
STREET**

Retail/office for lease
in the heart of Curtis
Park, Sacramento, CA



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THE OPPORTUNITY

± 1,610

GROUND FLOOR RETAIL SF

± 600

2ND FLOOR OFFICE SF

AMPLE
STREET PARKING

NEW
RESTROOM & BREAK AREA

AI RENDERING

WITHIN WALKING DISTANCE TO POPULAR CURTIS PARK

Turton Commercial Real Estate is proud to offer for lease the ground floor retail or second floor newly updated office space at 2724 24th Street, located in the heart of Sacramento's historic Curtis Park neighborhood.

Prominently situated near the corner of 24th Street and Castro Way, the property lies along a key arterial route connecting vibrant Midtown with the new Crocker Village development; a community of luxury residences and a thriving retail

center.

2724 24th Street's ± 1,610 SF ground floor retail space offers the rare opportunity for a restaurant, cafe, wine and beer bar, or boutique retailer to establish a lasting presence in one of Sacramento's most desirable neighborhoods. A dedicated ground floor ADA compliant restroom services the retail suite.

The ± 600 SF second floor office space is ideal for a small professional services

firm, though it may be suitable for therapy or beauty professionals as well. The new addition of an en suite restroom and break area further enhances the usability and overall tenant experience. The site is situated within walking distance from the neighborhood's 18.36 acre namesake park, and across the street from the Sierra 2 Center which houses a historic theater, senior center, and 11 unique rentable event spaces.



KEY TAKEAWAYS

- Owner-occupied second floor office and ground floor retail space for lease in the heart of Curtis Park.
- Located directly across from the Sierra 2 Center for the Arts and Community.
- ADA compliant ground floor restroom servicing the retail suite.
- Recently remodeled office suite which includes the addition of west-facing windows and en suite restroom.
- Situated on busy 24th Street between Midtown and the new Crocker Village.

PROPERTY DETAILS

Address: 2724 24th Street, Sacramento, CA 95818

APN: 010-0346-009-0000

Zoning: C-1

Lease Rate: Retail: \$3.00/SF/Month NNN
Office: \$2.50/SF/Month FSG

Total SF: Retail: \pm 1,610 SF
Office: \pm 600 SF

Parking: Across the street at Sierra 2, \$40/month
Ample street parking

Utility Details:
Electricity: Sacramento Municipal Utilities District (SMUD)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: City of Sacramento
Storm Drain: City of Sacramento

Seismic/Flood:
Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation).
Flood Zone: No substantial flood risk per FEMA Map 06067C0190H.



VIRTUAL TOUR!

THE VISION

CONCEPT 1: RESTAURANT USE

Bring Your Culinary Vision to Curtis Park

Position your restaurant in one of Sacramento's most beloved historic neighborhoods. This $\pm 1,610$ SF ground-floor space at 2724 24th Street offers a rare opportunity to create a distinctive dining experience in Curtis Park. With strong visibility, steady foot traffic, and proximity to established community landmarks, this location is ideal for restaurateurs seeking a charming, character-filled setting with long-term growth potential.



AI RENDERING

CONCEPT 2: CAFÉ OR COFFEE SHOP

A Neighborhood Café with Community Roots

Imagine your café nestled in the heart of Curtis Park, serving locals their daily coffee in a space that feels both authentic and welcoming. This $\pm 1,610$ SF ground-floor space at 2724 24th Street provides the perfect setting for a community-driven café, complete with walkable surroundings, artistic neighbors, and strong local identity. A rare opportunity to anchor your brand in a truly connected neighborhood.



AI RENDERING



CONCEPT 3: WINE & BEER BAR

Craft Your Pour in Curtis Park

Set the scene for a stylish wine and beer bar in one of Sacramento's most character-rich districts. 2724 24th Street offers $\pm 1,610$ SF of ground-floor retail space with the charm and visibility ideal for a curated tasting room or casual bar concept. Surrounded by a vibrant residential base and cultural destinations like the Sierra 2 Center, this location invites locals and visitors alike to sip and stay awhile.



CONCEPT 4: BOUTIQUE RETAILER

A Boutique Setting for Distinctive Retail

2724 24th Street presents $\pm 1,610$ SF of prime ground-floor retail space in the coveted Curtis Park neighborhood. Perfect for boutique retail, this space offers exceptional storefront visibility, walkable surroundings, and proximity to loyal, style-conscious residents. Whether you're curating fashion, home goods, or specialty products, this is your opportunity to establish a high-touch retail experience in one of Sacramento's most treasured communities.

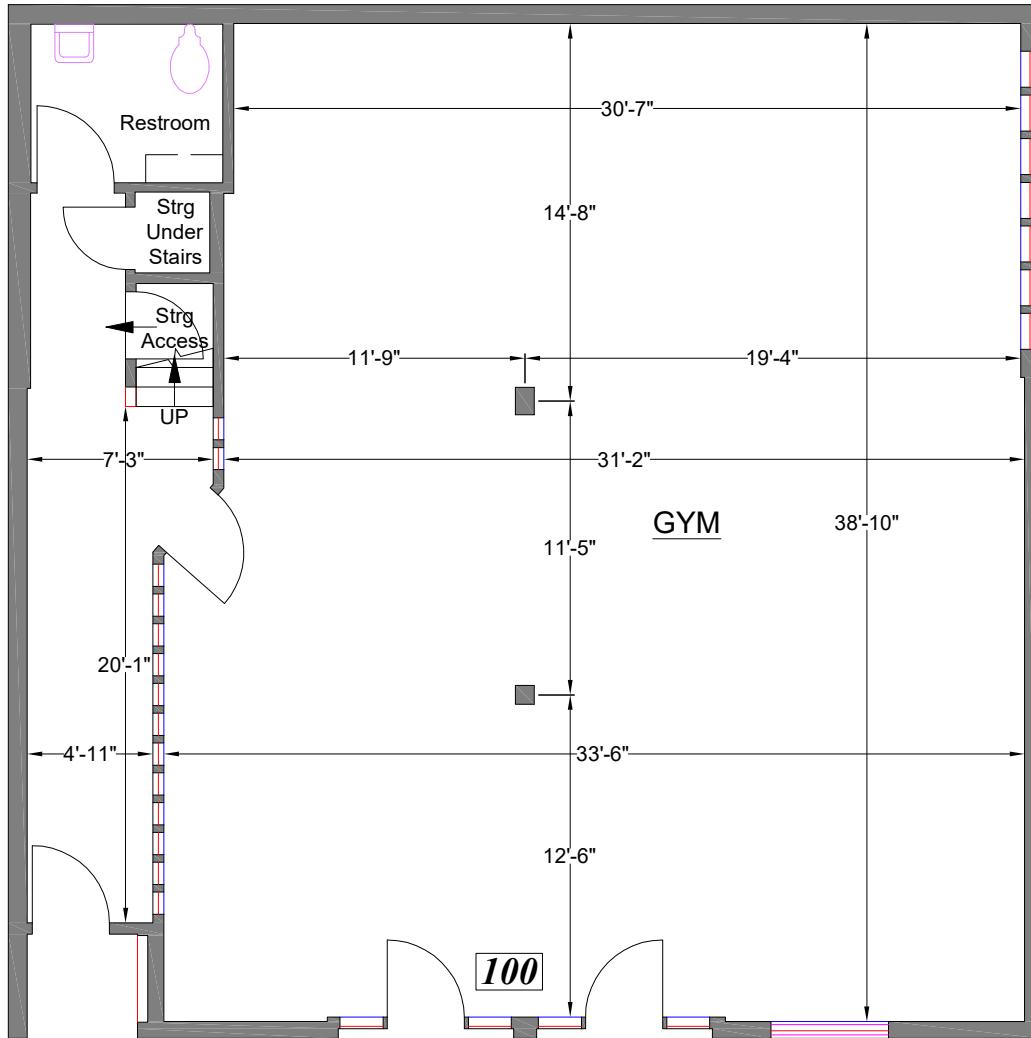


FLOOR PLANS

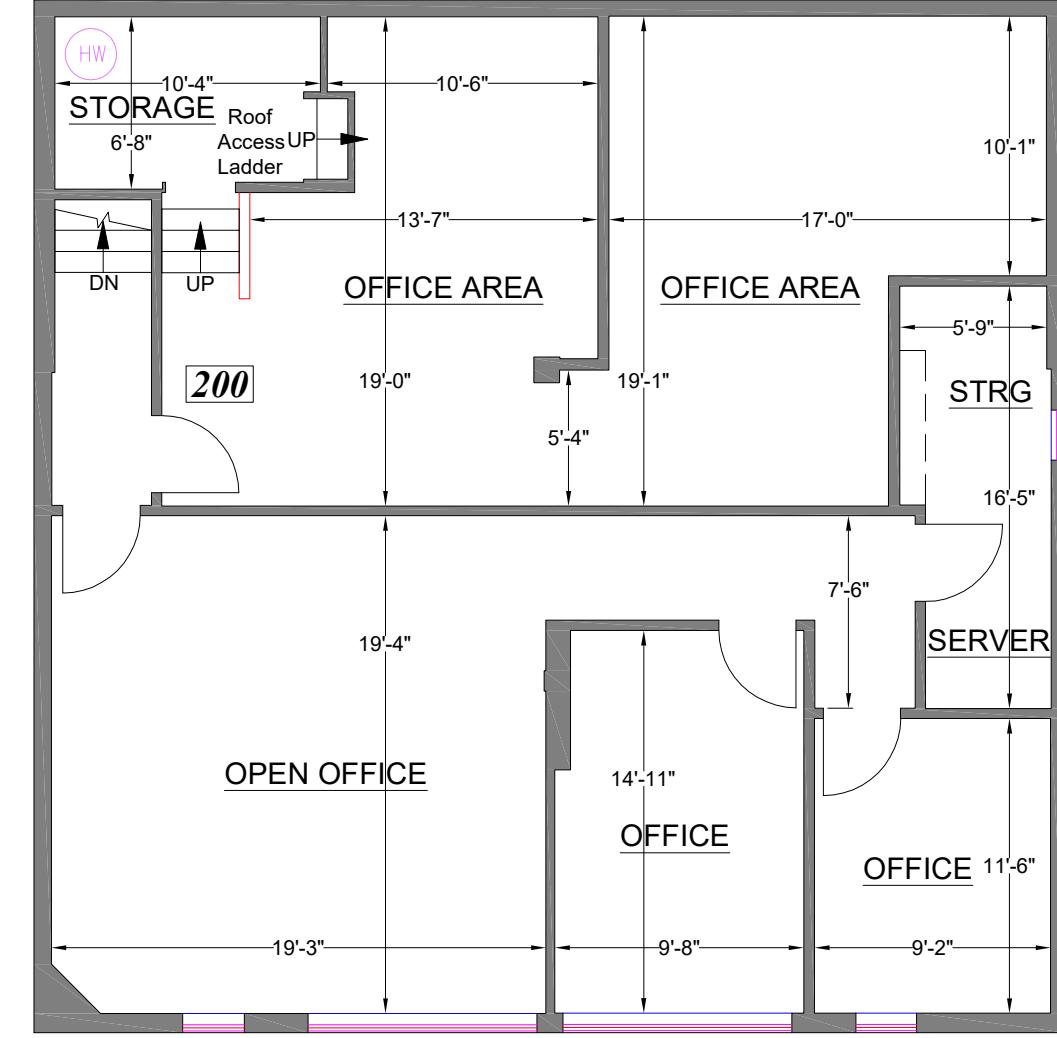


VIRTUAL TOUR!

1ST FLOOR: $\pm 1,610$ RETAIL SF



2ND FLOOR: ± 600 OFFICE SF



THE LOCATION

 18
ACRE PARK

 294.8K
YEARLY VISITS

 6,000
RESIDENTS

 51MIN
AVG DWELL TIME

A CENTRALIZED LOCATION: BORDERED BY LAND PARK, OAK PARK, AND MIDTOWN

As noted by the Sacramento historian, Dan Murphy "This peaceful community loved by thousands of locals was once, in part, a Mexican land grant called New Helvetia, given to John Sutter. With the 1852 arrival of homesteader (and area namesake) William Curtis, who managed a 200-acre farm started by his brother, and those drawn by the California gold rush, the area began to develop and expand. In 1887, papers were filed for the Highland Park subdivision—a nod to early flood concerns. Since that time, more than 30 other subdivisions have sprung up between Broadway and Sutterville, along with the Sierra School, which has been nominated for city landmark status. Situated south of today's Broadway, the area that was once a flood

plain and then an agricultural area now holds over 2,500 homes and is among the city's most vibrant neighborhoods. Houses here represent various architectural styles, from Victorian to Arts and Crafts and the various 1920s revivals." As if to underscore the neighborhood's timeless desirability, Curtis Park has been home to many household names including former Mayors Kevin Johnson and Joe Serna, musician Raphael Saadiq, and Mid Century Modern furniture and design icon Ray Eames.

Curtis Park is fortunate enough to have numerous community gathering places, perhaps best illustrated by the Sierra 2 Center for the Arts and Community across the street from the Amalia. The

former Sierra School was saved by what is now the Sierra Curtis Neighborhood Association in the late 1970's, and is home to a performing arts center, Senior Center, Dance and Fitness studios, and ten plus individual events spaces for rent.

The neighborhood also has a great love of craft beer and associated businesses, including the original Track Seven Brewery, Community fixture Pangaea Bier Cafe, and the family-friendly Hop Gardens.

Beyond its rich history and architecture, walkability and desirable quality of life, and plentiful amenities, Curtis Park's greatest asset may be its centralized location; Land Park, Oak Park, and Midtown all border it and contribute to its unique identity.



NEARBY DATA BITES

84

VERY WALKABLE

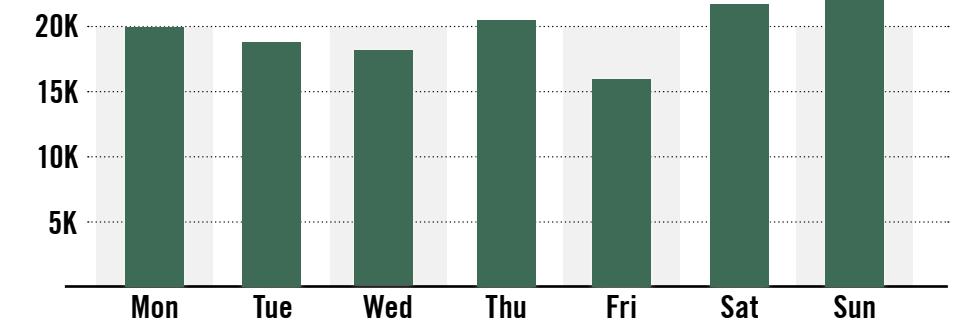
49

SOME TRANSIT

99

BIKER'S PARADISE

Daily visits to Curtis Park



→ \$123,917 ←

Average Household Income - 2 Mile Radius

Psychographic Profile



Cultural Connections

Diverse, mid-and low-income families in urban apartments and residences



Booming with Confidence

Middle-aged, established couples living in suburban homes



Singles & Starters

Young singles starting out and some starter families living a city lifestyle

Nearby Population

2-mile radius of property

	2020: 81,119
	2024: 82,523
	2029: 83,319 Projected

\$774,899

Median
Home
Value

Traffic Counts
17,695+



Daily Cars on 24th Street



\$1.10 B

Annual Consumer Spending



Education Levels

Associate Degree



20% Bachelor Degree



12% Advanced Degree

>30K
Total Businesses

2-mile radius of property



PROPERTY DETAILS

LOCATED IN THE HEART OF CURTIS PARK, 2724 24TH STREET OFFERS EASY ACCESS TO A VIBRANT COMMUNITY FILLED WITH LOCAL DINING, PARKS, AND SHOPS.

POPULAR AMENITIES NEAR 2724 24TH STREET (NOT ALL ARE MENTIONED HERE):

Banfield Pet Hospital	Curtis Park	Happy Takeout	Oscar's Very Mexican Food	Starbucks
Baskin-Robbins	CVS	Hop Gardens	Panda Express	Shell
BBQ & Burgers	Dumpling & Tea House	Kline Music	Pangaea Bier Cafe	SOMISOMI
Boba Pho U	El Novillero	La Superior Mercados	Parklife Nail Salon	Stanford Market
Boss Market	Falafel Corner	Land Park Academy	Peet's Coffee	Taqueria Espinoza
Carolina's	FedEx	Land Park Golf Course	Poppy Bank	Tasty Dumpling
Chicken Party Hot Chicken	Firehouse Subs	Meet & Eat	Safeway	Track 7 Brewing
Chip Cookies	Five Guys	Merryhill School	Sacramento City	The Bicycle Business
Chipotle	Flowers Fish Market	Oak Park Community Center	College	The Great Greek
City Sports Club	Fortune Chinese Food	Oak Park Market	SchoolsFirst Credit Union	The Lucky Lotus Tattoo
Crocker Village Center	Gunther's Ice Cream	Ono Hawaiian BBQ		The UPS Store
	Happy Lemon			William Land Park



SAC DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S. with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.



SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

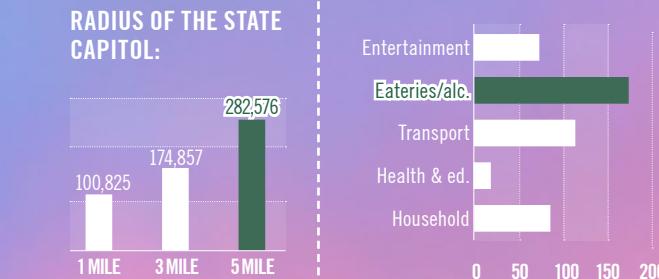
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK SCORE:

98

Walker's
Paradise

BIKE SCORE:

62

Biker's
Paradise

TRANSIT SCORE:

96

Good
Transit

walkscore.com
1500 Capitol

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024





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