

AVAILABLE FOR LEASE

**706 56TH STREET
Sacramento, CA 95819**

+/- 760-3,000 SF

2.50 NNN

H STREET

56th STREET

AVAILABLE

AVAILABLE



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

JOHN CARDOZA

Senior Director
916 228 1970
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jcardoza@muellercommercial.com
Cal DRE#01981862

CENTURY 21
Select Real Estate, Inc.



Street Visible Retail Space Located in Prominent East Sacramento



THE PROPERTY

📍 706 56th Street, Sacramento, CA 95819

REGION AVAILABILITY ZONING OPPORTUNITY PRICING

 East Sacramento	 +/- 760-3,000 SF Commercial	 C-2 - General Commercial	 Retail	 \$2.50 NNN
--	---	--	---	---

The location offers ample parking in its dedicated parking field



With easy ingress and egress the site offers patrons convenience



The vacant spaces both offer street visible building signage



The building is located in the prestigious East Sacramento region of the city in close proximity to Sacramento State University





East Portal
Park

A. Warren Mc Claskey
Adult Center

The Table at Central United
Methodist Church

SELLANDS

FedEx

MARSA
HOUSE

56th St

PORCHLIGHT
Brewing Co.

Nopalitos
SOUTHWESTERN CAFE

Mr. Falafel

706
56th Street
SACRAMENTO
CA 95819

Tupelo Coffee
& Roasting

57th Street
Antique Mall

ONEFLOW
YOGA

Cookie's
Drive In

urban 57
Home Decor & Design

56th St

Public
Storage

CHARM
THAI

Elvas Ave

Elvas Ave

Elvas Ave

UA 447
United Association Local 447

H St.

GRUB
BOX

Fremont Presbyterian
Church



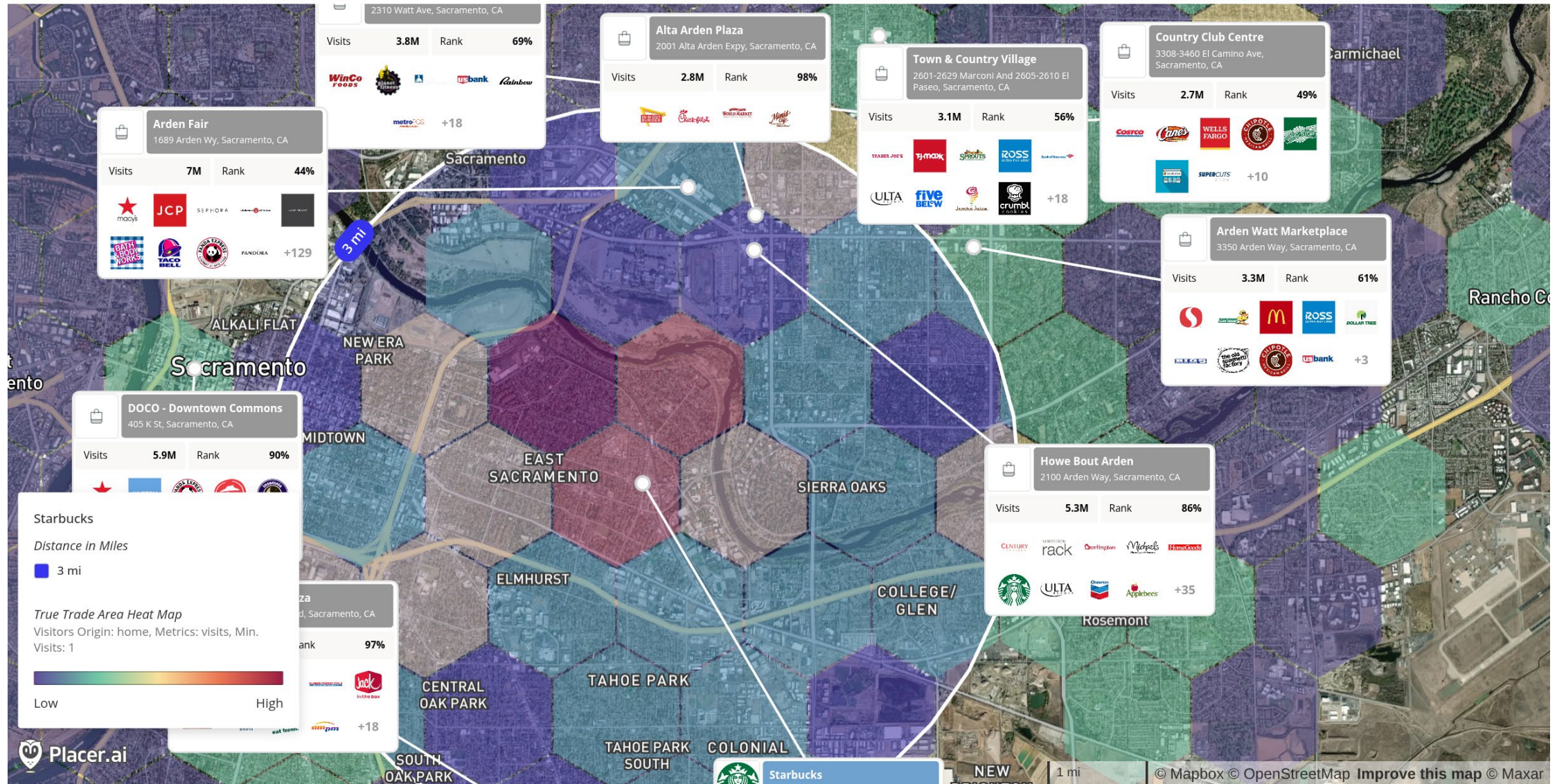


THE BUILDING

706 56th Street is located near the intersection of H Street and 56th Street in Sacramento CA. The multi-Tenant building offers convenient ingress and egress on to 56th Street. The location offers two available suites. The first unit which is +/- 760 square feet of premier retail space provides an open floor plan with plumbing and bathroom(s) in the rear of the space. The other space provides tremendous glass line as well as an open floorplan within the +/- 3,000 square foot end cap retail space. The location offers ample parking, signage on the building as well as street visibility, and access to the rear in which a tenant can utilize this for deliveries and break time. There is tremendous glass line facing 56th Street providing wonderful natural light. The space is located near the intersection of H Street and 56th Street benefits from daily foot traffic as well as evening traffic as well. East Sacramento is a thriving neighborhood which is located near Sacramento State College, other amenities include shopping, dining, and housing. The building which was built in 1958 is zoned C-2- General Commercial which allows for a variety of different Retail Uses.



Shopping Center Ranking



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1, 2024 - Sep 30, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)





+/-760 SF



ample natural light
in space



THE AREA

A Neighborhood with Heart and Opportunity

East Sacramento—affectionately known as East Sac—is one of the city's most vibrant, desirable neighborhoods. With its tree-lined streets, historic homes, and welcoming community spirit, East Sac blends classic charm with modern energy, making it the perfect place to grow your retail business.

Why East Sacramento?

1. A Loyal, Upscale Customer Base

East Sacramento is home to a diverse mix of professionals, families, and long-time residents who value quality and convenience. The neighborhood's strong household incomes and community pride translate into loyal, repeat customers eager to support local businesses.

2. High Foot Traffic & Local Landmarks

From the bustling corridors of Folsom Boulevard and J Street to neighborhood hubs like East Portal Park, McKinley Park, and Sutter Memorial Hospital, East Sac's steady flow of residents, visitors, and commuters ensures your storefront will be seen and visited.

3. Thriving in Small Business Culture

Boutiques, cafés, wellness studios, and specialty shops have found lasting success here. East Sac locals love to “shop small” and “buy local”—creating a supportive environment where independent retailers flourish side by side.

4. Strategic Location

Just minutes from Midtown, Downtown Sacramento, and major freeways, East Sacramento offers easy access for customers and deliveries alike. It's a prime retail location that connects you to the heart of the region.

5. Strong Community Engagement

East Sac is known for its neighborhood events, farmers' markets, art walks, and seasonal festivals—each one an opportunity to showcase your business, meet your customers, and become part of the local story.

Build Your Future in East Sacramento

Whether you're opening a boutique, café, or specialty retail store, East Sacramento offers the visibility, community support, and lifestyle that turn small businesses into local landmarks.

Start here. Grow here. Belong here.

Discover the possibilities in East Sacramento today.



DEMOGRAPHICS

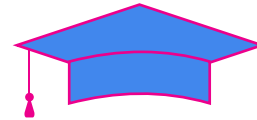
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 28% Some College, No Degree
- 20% Bachelor's Degree
- 19% High School Graduate
- 12% Advanced Degree
- 14% Some High School, No Diploma
- 7% Associate Degree

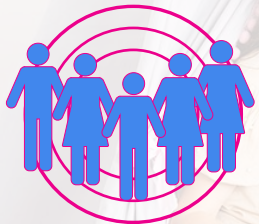
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	33,876
\$25K - 50K	29,109
\$50K - 75K	28,018
\$75K - 100K	19,704
\$100K - 125K	16,569
\$125K - 150K	10,705
\$150K - 200K	11,624
\$200K+	15,143

RESIDENT POPULATION



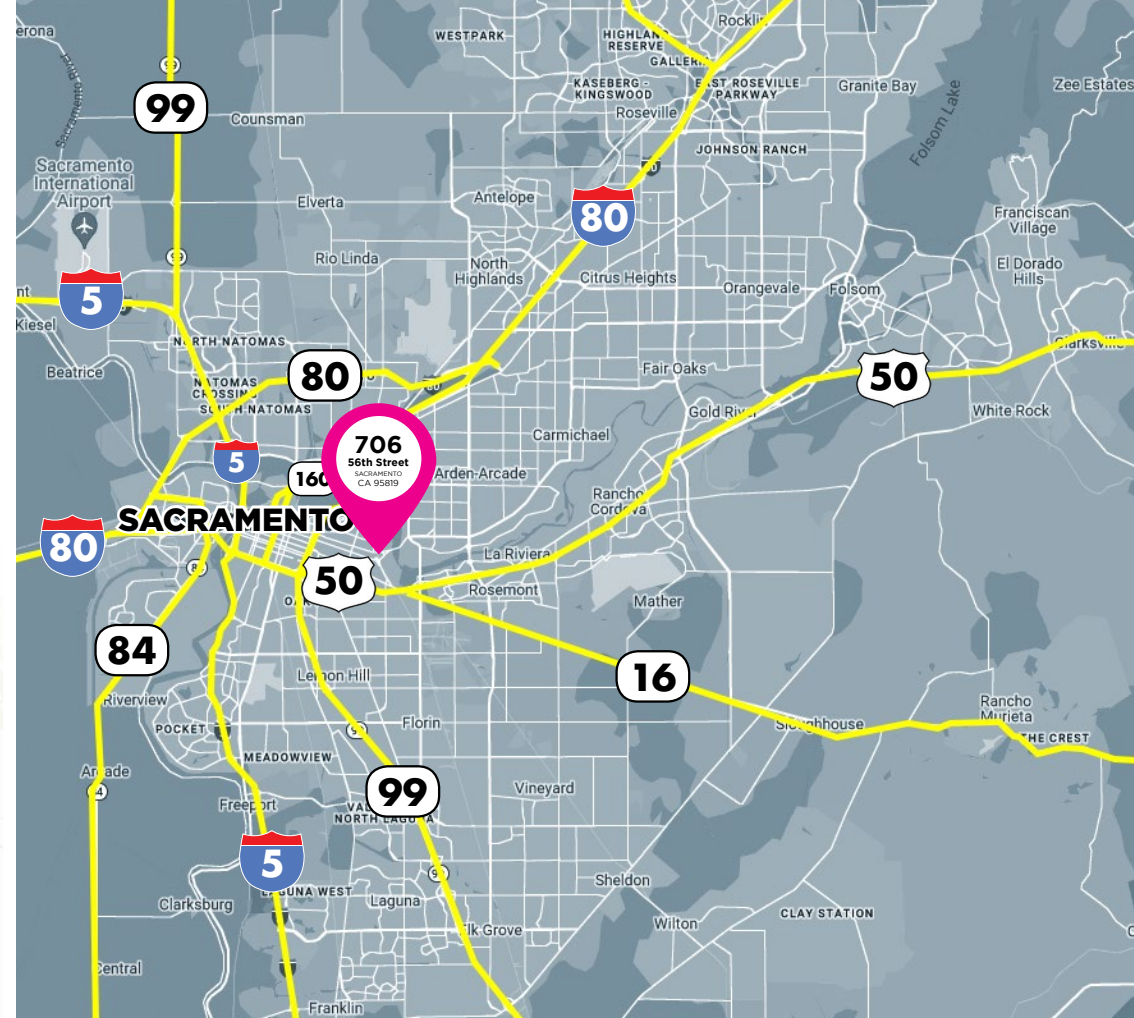
5 mile Population 2024

2024 422,635

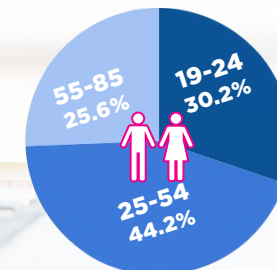
TRAFFIC COUNT



-/+ 8,310



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	30,321
5 mile	164,748
10 mile	414,266





DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

JOHN CARDOZA

Senior Director

916 228 1970

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

jcardoza@muellercommercial.com

Cal DRE#01981862

CENTURY 21

Select Real Estate, Inc.



LEASE

CENTURY 21
Select Real Estate, Inc



2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

