



TURTON
COMMERCIAL REAL ESTATE

2115 J Street

Midtown Office Space for Lease



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2115 J Street





THE OPPORTUNITY

2,263
2ND FLOOR SF

\$2.00
PSF FSG

PARKING
ON-SITE

AAA
LOCATION

OFFICE SPACE IN THE HEART OF MIDTOWN DINING & ENTERTAINMENT SCENE

Turton Commercial is pleased to offer for lease 2115 J Street (the "Property"), AAA located office space in the vibrant heart of Midtown Sacramento. The available suite features a reception area, private offices, open work area, and featuring windows into an attractive courtyard and skylights allowing ample natural light to enter. The Building offers ample on-site parking. The suite is a rare opportunity – fully functional in its "as-is" condition or the ownership can renovate the suite for your business's desired layout. The suite

is located on the second floor above two of Midtown's most exciting restaurants - Tapa the World and Kasbah Lounge. For firms that brand themselves as innovative, accessible, authentic, and seeking professional office space in the heart of Midtown, you must see this opportunity. For those who are seeking to recruit the best talent in their industries with an environment/location that shows why you are rooted in Sacramento... this is the location for you. The Property is located perfectly along Mid-

town's popular J Street creating it impossible to duplicate lifestyle experience in one of Sacramento's most walkable mixed-use neighborhoods. The Building has incredible visibility and a rare availability along J Street with rare surface and secured parking onsite. The Property features an updated design that reflects the increasingly contemporary character of Sacramento office buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, and abundant natural light.



2115 J STREET IS A RARE OFFICE SPACE OPPORTUNITY IN A AAA LOCATION IN THE HEART OF MIDTOWN, SACRAMENTO





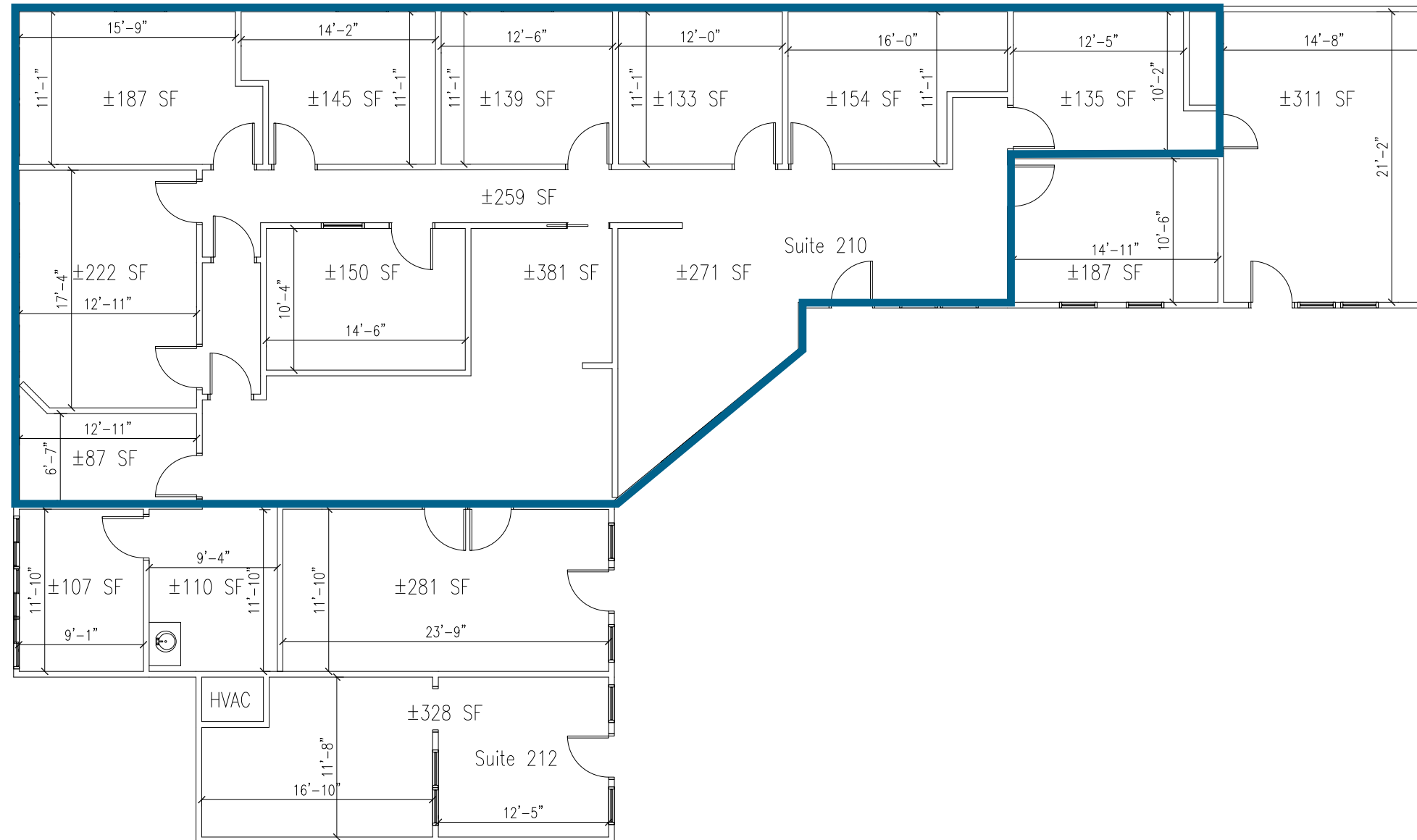
PROPERTY DETAILS

Address: 2115 J Street, Sacramento, CA 95816
Suite 210: 2,263 SF
Divisible: Yes
Lease Rate: \$2.00 PSF Full Service
Available: Immediately
Parking: \$150 per stall



FLOOR PLAN

2,263 SF AVAILABLE
2ND FLOOR





Nearby Mural by Shaun Burner & Miguel Bounce Perez

THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

The Subject Properties are located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to the north and Capitol Avenue to the south, is the most desirable real estate in Midtown. J Street was, and is, the highest traffic count street in Midtown and the Grid. Retailers and businesses located along J Street are benefitted by the robust and growing business and residential community south of

J Street along with the solid, entrenched residential community located throughout Boulevard Park and East Sacramento... two of Sacramento’s best demographic areas. It is very difficult to find value-add properties along J Street in the Midtown Grid.

The Midtown Property is a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown’s Der Bier Garten, Midtown Cantina Alley, LEXI boutique, the new Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Block Butcher Bar, Nekter Juice Bar, Pizzeria Urba-

no, Azul taqueria & tequila bar, Sleek Wax, Kin Thai restaurant, and Peet’s Coffee), Faces, The Depot, Mango’s and much more. Furthermore, the Subject Properties can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, UPS Store, Floppy’s Printing, Judi’s cleaners, and some of the best hair and nail salons in the region. The property is also just 8 blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.



Section Three: The Location





NEARBY AMENITIES

The Property also benefits from proximity to several popular restaurants and bars, with easy access to every corner of the growing city.

POPULAR RESTAURANTS NEAR 2115 J STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|--------------------------|-----------------------------|-------------------------|-----------------------|------------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen | Karma Brew | Old Soul Coffee | Sibling by Pushkin's |
| Ace of Spades | Darling Aviary | Kin Thai | Otoro | Solomon's Delicatessen |
| Aioli Bodega Espanola | Der Biergarten | Kodaiko Ramen & Bar | Pachamama Coffee Coop | Station 16 |
| Alaro | Drunken Noodle | Koja Kitchen | Paesano's | Sun & Soil Juice |
| At Ease Brewing | Echo & Rig | Kru | Paragary's | Tank House BBQ |
| Azul Mexican | Ella | Bombay Bar & Grill | Philz Coffee | Tapa the World |
| Babe's Ice Cream | Estelle Bakery & Patisserie | Kupros Craft House | Plant Power Fast Food | Tasty Dumpling |
| Beach Hut Deli | Federalist Public House | La Costa Cafe | Polanco | Temple Coffee |
| Beast + Bounty | Fieldwork Brewing Co. | Localis | Prelude Kitchen & Bar | Thai Basil |
| Bento Box | Fizz Champagne | LowBrau | Rare Tea | Thai Canteen |
| Bottle & Barlow | Fixin's Soul Kitchen | Majka Pizza | Rick's Dessert Diner | The Coconut on T |
| Buddha Belly Burger | Flatstick Pub | Mango's/Burgertown | Ro Sham Beaux | The Golden Bear |
| Burger Patch | Fox & Goose | Maydoon | Roots Coffee | The Mill Coffee House |
| Burgers and Brew | Ginger Elizabeth | Mendocino Farms | Roscoe's Bar | The Porch |
| Cafe Bernardo | Grange | Midici Neapolitan Pizza | Ruhstaller BSMT | The Rind |
| Cafeteria 15L | I Love Teriyaki | Mikuni Sushi | Saigon Alley | The Waterboy |
| Camden Spit & Larder | Il Fornaio | Morton's | Salt & Straw | Tres Hermanas |
| Camellia Coffee | Insomnia Cookies | Mulvaney's B&L | Sauced | Uncle Vito's Pizza |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | Seoul St Midtown | University of Beer |
| Chipotle | Jack's Urban Eats | Nash & Proper | Scorpio Coffee | Zelda's Pizza |
| Crepeville | Ju Hachi | Nekter | Shady Lady | Zocalo |

SACRAMENTO 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 Mid-sized 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

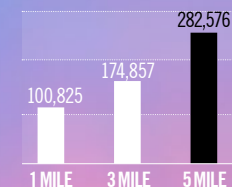
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

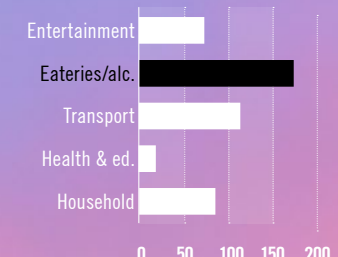
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

SACRAMENTO OWNERS VS. RENTERS



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



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Celebrating
25 Years
Thank You Sacramento!

TAPA
THE WORLD
Cafe & Bar

NOW BRINGING
LUNCH

KASBAH



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COMMERCIAL REAL ESTATE