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# 2523 J STREET

LARGE PRIVATE OFFICES  
FOR LEASE IN MIDTOWN

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2523 J STREET



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# THE OPPORTUNITY

488 - 1,582  
LEASABLE SF

3  
LARGE PRIVATE OFFICES

PARKING  
AVAILABLE

\$2.45  
PER SF MG

## PRIVATE OFFICES SITUATED ON THE POPULAR J STREET IN MIDTOWN

Turton Commercial is pleased to market for lease three large private offices available in the heart of Midtown. The private offices – measuring 488, 526, and 568 square feet, respectively – can be leased individually or together for a total suite size of 1,582

square feet. The offices are each serviced by dedicated mini-split HVAC units and will have access to dedicated sink and water. The offices have large windows with ample nature light, and open to a large patio walkway with plenty of room for outdoor seating.

These two offices are perfect for cosmetology, beauty, therapy, and general administrative office uses. Each private office has access to a secured and covered parking stall for an additional monthly cost.



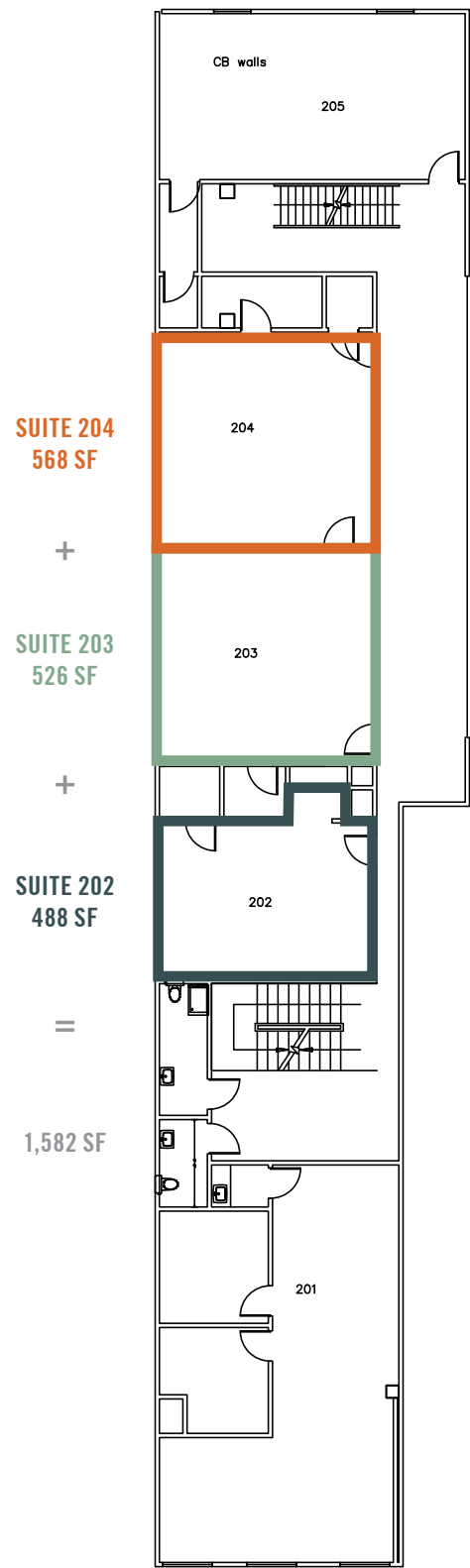
SUITE 202



SUITE 203

# BUILDING INFO

Address: 2523 J Street, Sacramento  
Submarket: Midtown  
Suite 202: 488 SF  
Suite 203: 526 SF  
Suite 204: 568 SF  
Suite 202 + 203 + 204: 1,582 SF  
Base Rent: \$2.45 Modified Gross  
Available: Now  
Parking: 1 stall per office  
Parking Cost: \$75 per month  
Available: October 1, 2024





# THE LOCATION

## IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

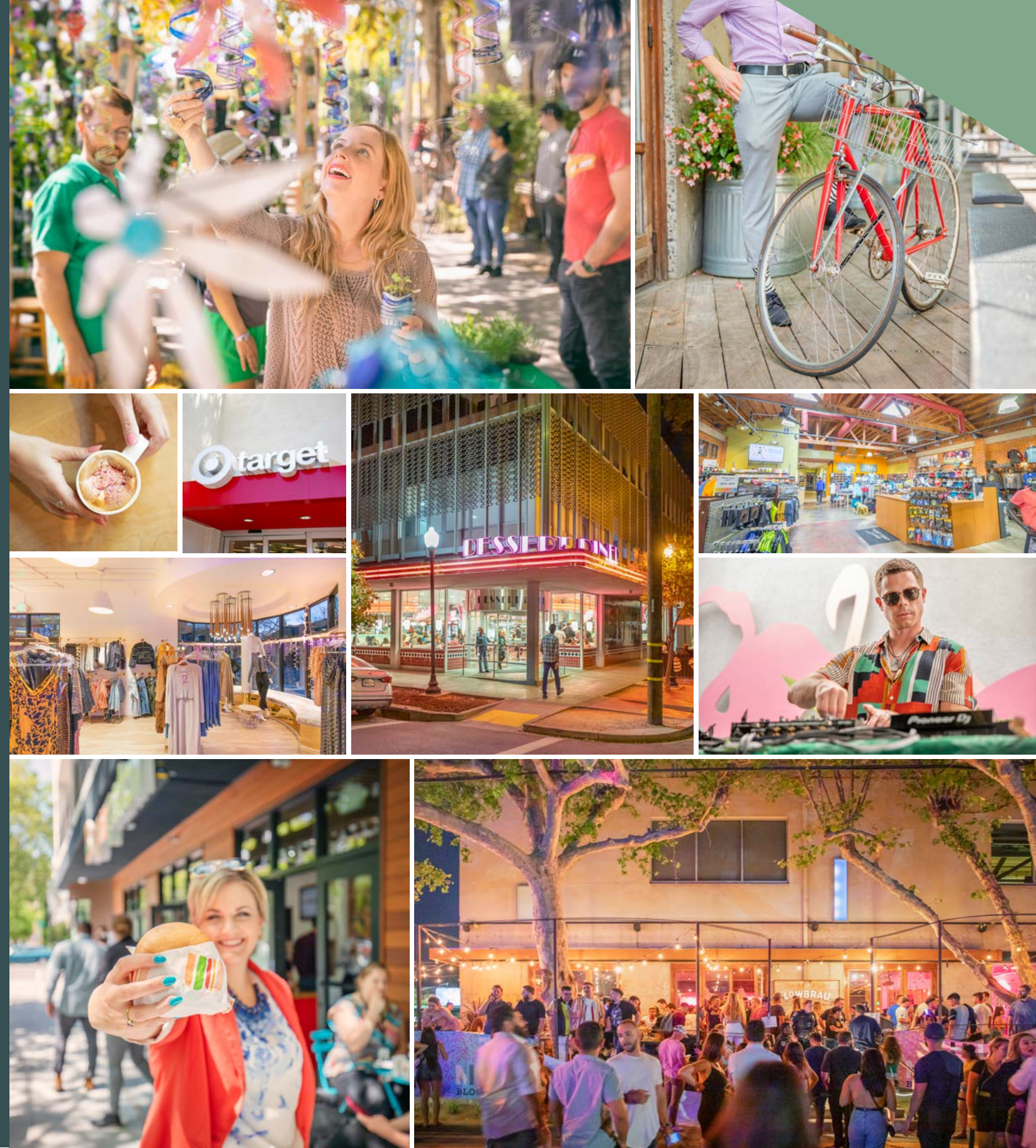
The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable submarket in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to 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.

The office spaces are a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown’s Der Bier Garten, Midtown Cantina Alley, LEXI boutique, Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Nektar Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet’s Coffee), Faces, The Depot, Mango’s and much more. In addition,

the building is walking distance to the #1 farmers market in California of 2024.

Furthermore, the Subject Property 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.



# 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**

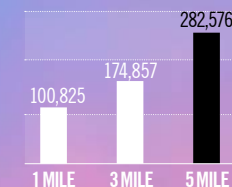
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

**68%**

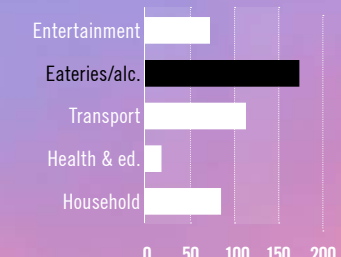
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## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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

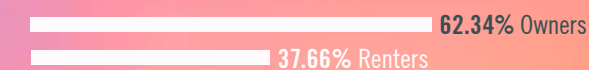
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## 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

## 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

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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