

# 3941 J STREET

SACRAMENTO, CA

SUITES 352 & 354, SACRAMENTO, CA

MEDICAL  
OFFICE CONDO

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**FOR SALE**

**CBRE**

MERCY MEDICAL PLAZA



# PROPERTY SUMMARY

This Medical office opportunity offers an excellent opportunity for a medical owner/user to acquire a rarely available medical condo in Mercy Medical Plaza .



## ADDRESS

3941 J Street, Suites 352 & 354,  
Sacramento, CA



## YEAR BUILT

1987



## MARKET/SUBMARKET

East Sacramento



## OCCUPANCY

Immediate



## SQUARE FOOTAGE

±2,917 SF



## PRICE

\$1,093,875/\$375.00 PSF



## PARKING RATIO

4.69/1000 within the  
parking garage and surface  
lot. Two (2) reserved spaces  
in underground parking lot.



## ON-SITE AMENITIES

Pharmacy, laboratory  
& cafe

*\*\*Buyer to verify square footage\*\**

## AVAILABLE IMMEDIATELY FOR OCCUPANCY

### ONSITE CAFE



### LOBBY



### SUITE 354





# PROPERTY OVERVIEW

The opportunity to lease or purchase two contiguous medical office condominiums located inside the Mercy General Hospital facilities in East Sacramento. It is one of the few privately owned suites within the 3941 J Street medical office building. The medical building, common areas, parking lots, and all facilities are maintained by Dignity Health and features a spacious lobby, onsite café, onsite pharmacy, 24/7 operations, security, visitor parking, secured physician parking, and shared common areas. Dignity Health has improved and invested in the facilities and has committed to a long term presence at the location. Walkable restaurants, cafés and many other amenities line the streets around the building.

The East Sacramento area has experienced incredible growth for medical and health services over the past two decades. Sutter Health's new hospital 10 blocks away and UC Davis Health System's Aggie Square ensures that this market will remain an integral part of the Sacramento healthcare industry.

<b>Address</b>	3941 J Street, Suites 352 & 354, Sacramento, CA
<b>Market/Submarket</b>	Sacramento
<b>Square Footage</b>	±2,919 SF
<b>Build Out</b>	window lined exam rooms/offices including plumbing in most, conference room, break room, lab area, reception/waiting area and open work area.
<b>Year Built</b>	1987
<b>Occupancy</b>	0.0%
<b>Monthly HOA Dues</b>	\$2,890

LAB AREA



WINDOW LINED OFFICE



COMMON AREA





# MARKET OVERVIEW

In Q2 2025, the Sacramento office market showed signs of improvement as overall net absorption was negative 120,000 square feet, a significant improvement from the negative 320,000 square feet seen in the previous quarter. However, since the start of the Covid-19 pandemic, the market has lost approximately 4.5 million square feet of occupancy. Despite this, tenant demand remained healthy with 1.6 million square feet of active and pending requirements, and gross leasing activity was stable at 400,000 square feet. A tale of two submarkets emerged, with East Sacramento showing signs of stabilization due to its low 5.4% vacancy rate and positive absorption of 760 square feet, even with an average asking rent of \$2.46 per square foot. In contrast, Midtown

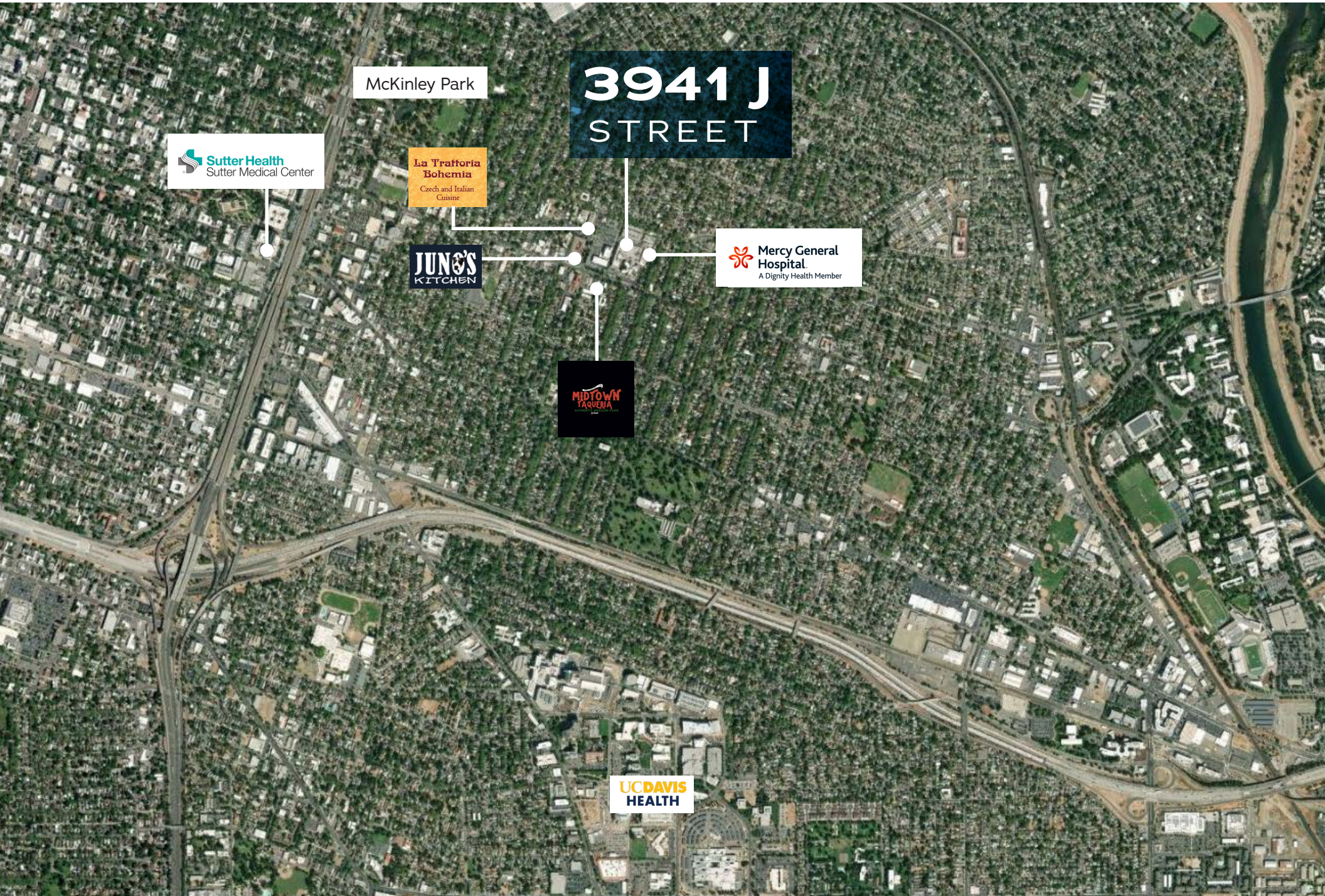
faced significant challenges, marked by a high 17.0% vacancy rate and negative absorption of 7,238 square feet with an average asking rent of \$2.47 per square foot.

In Q2 2025, the Sacramento medical office market featured a total inventory of 7.6 million square feet, experiencing positive absorption of 297,000 square feet. The overall vacancy rate for the quarter was 9.4%, with an availability rate of 9.2%. Submarket performance varied, with East Sacramento recording a 9.3% vacancy rate and an average asking lease rate of \$2.76 per square foot, while the Midtown submarket had a lower vacancy rate of 7.8% and an average asking lease rate of \$2.54 per square foot.





# NEARBY AMENITIES



McKinley Park

3941 J  
STREET

 **Sutter Health**  
Sutter Medical Center

**La Trattoria  
Bohemia**  
Czech and Italian  
Cuisine

**JUNO'S  
KITCHEN**

 **Mercy General  
Hospital**  
A Dignity Health Member

**MIDTOWN  
TAQUENA**

**UC DAVIS  
HEALTH**



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SUITES 352 & 354,  
SACRAMENTO, CA

## CONTACT

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