

1315 ALHAMBRA BLVD

SUITE 220 FOR SUBLLEASE





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THE OPPORTUNITY

± 1,760
SF

2ND GEN
DENTAL/MEDICAL

SUBLEASE
OPPORTUNITY

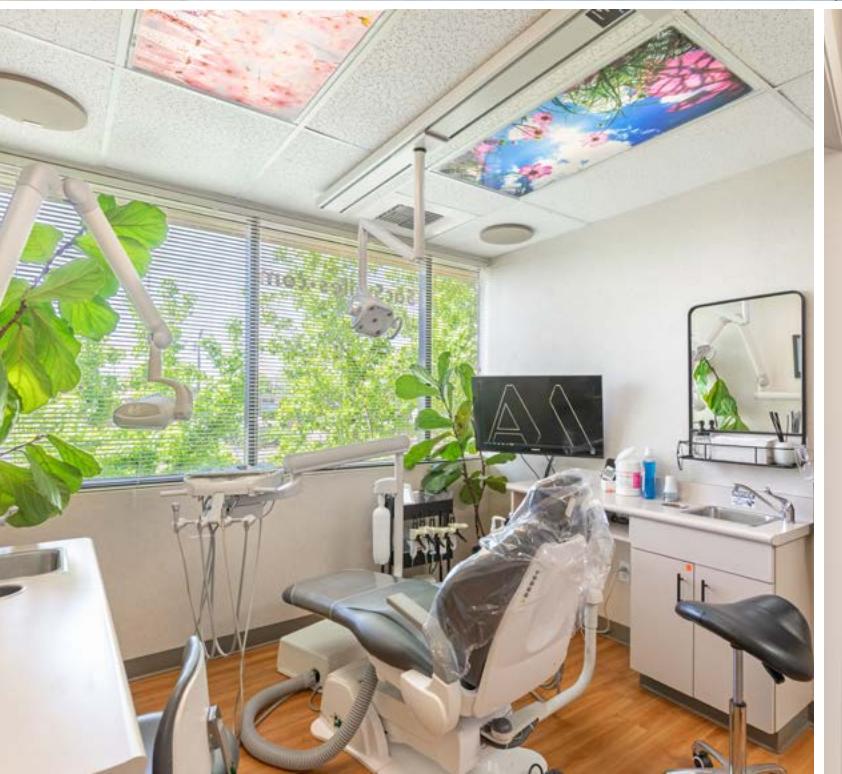
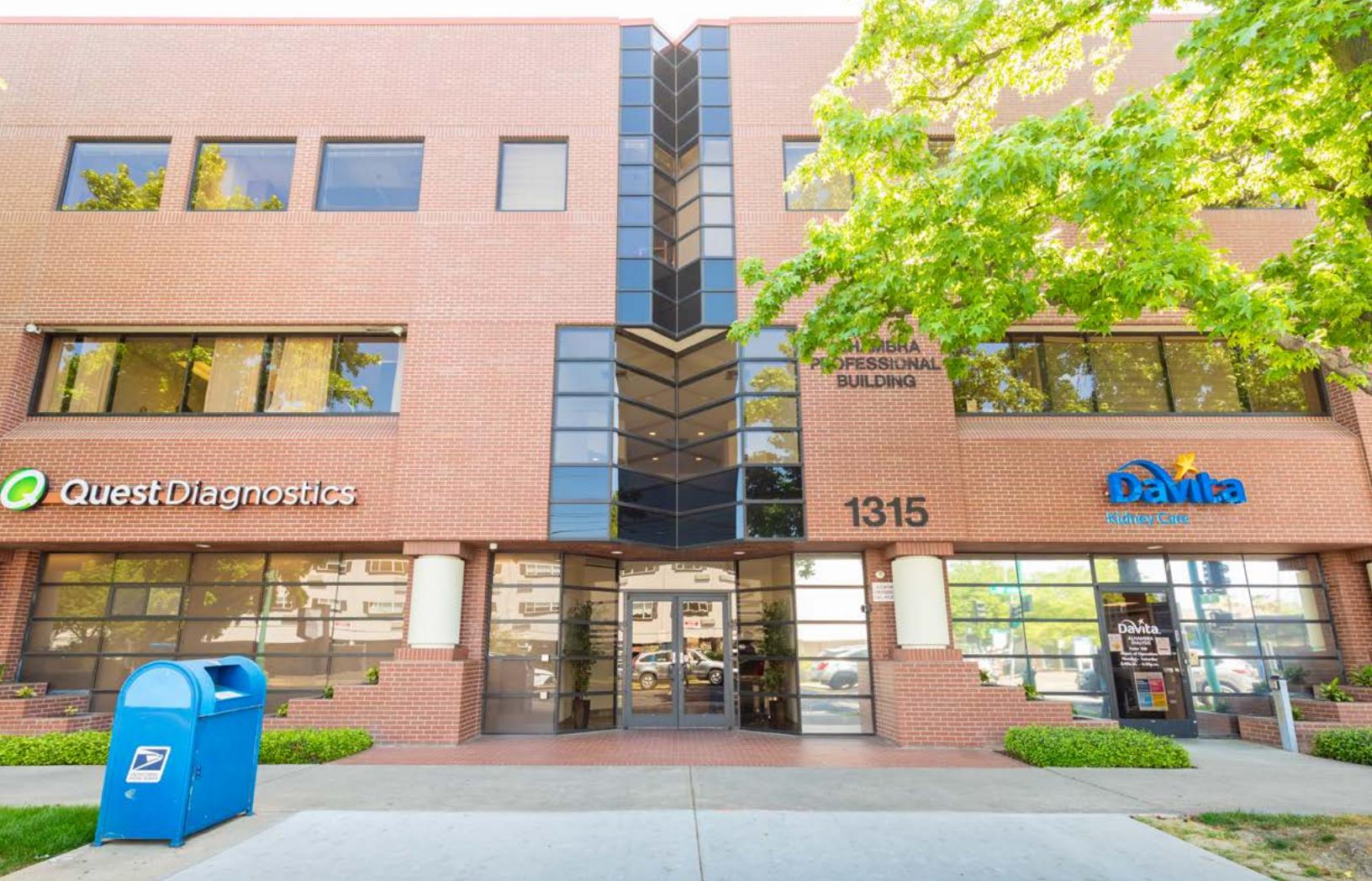
AVAILABLE
MAY 1, 2026

DENTAL OFFICE SPACE STRATEGICALLY LOCATED IN SAC'S ALHAMBRA MEDICAL CORRIDOR

Turton Commercial is pleased to offer for sublease Suite 220 at 1315 Alhambra Blvd. (the "Property"), a 2nd generation Medical/Dental space utilized by Dr. Alex Mercado of Sac Smiles in the epicenter of Sacramento's Alhambra Corridor. The available suite features a reception area/waiting room, 2 Hygiene rooms, 3 dental

lavatories, 2 lab rooms, 1 break room, 1 private office, and strong window-lining throughout. The building offers ample secure and on-site parking options. The suite is a rare opportunity fully-functional in its "as-is" condition for another medical user or for another office user to adjust according to their business

needs. The suite is located on the 2nd floor of the building with an elevator for ADA accessibility. For medical and office users looking for a rare, aggressively priced, and high-end space to recruit not only clients but employees... this is the opportunity for you.



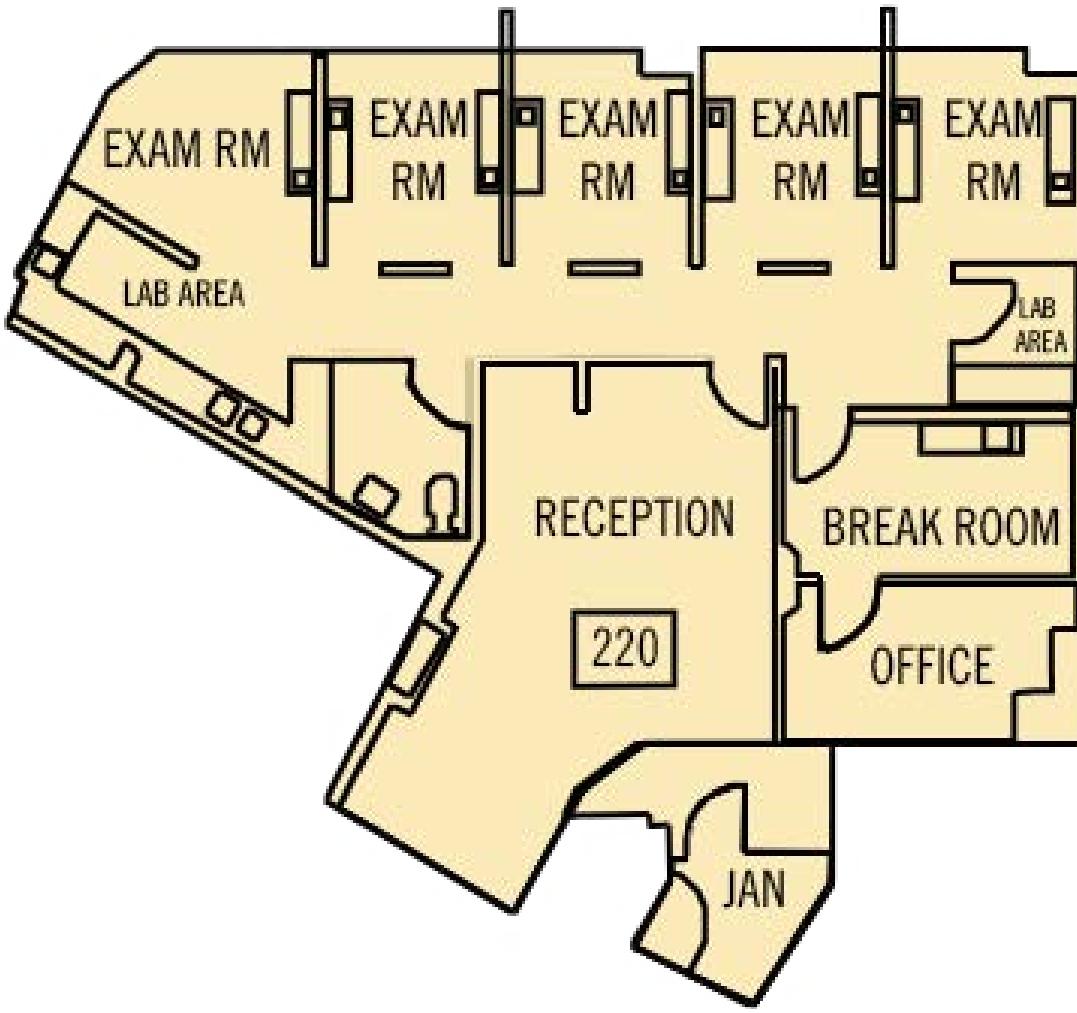
PROPERTY DETAILS

Address:	1315 Alhambra Blvd, Sacramento, CA 95816
Suite:	220
Leasable SF:	1,760 SF
Elevator:	Yes
Lease Rate:	\$1.95 per SF NNN
Available:	May 1, 2026
Lease Expiration:	Sept 30, 2029
Parking:	Ample
Furniture:	Negotiable



FLOOR PLAN

SUITE 220: 1,760 SF
AVAILABLE MAY 1, 2026



THE LOCATION

LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

1315 Alhambra Blvd is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriener's Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, 1315 Alhambra Blvd is close to not only medical professionals, but

many of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and the property enjoys the benefits of both. Future tenants or residents can take advantage of the

proximity to the interstate freeways that are the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."

HIGH VISIBILITY & ACCESSIBILITY

Being near a major freeway increases visibility and makes your office more accessible to a larger population, including commuters. East Sacramento is a well-trafficked area with good road infrastructure, making it easy for patients to reach you from Downtown, Midtown, and surrounding neighborhoods.

PATIENT REFERRALS & PROFESSIONAL NETWORKING

Proximity to the Alhambra Medical Corridor means you're close to other healthcare providers.

AFFLUENT & HEALTH-CONSCIOUS DEMOGRAPHICS

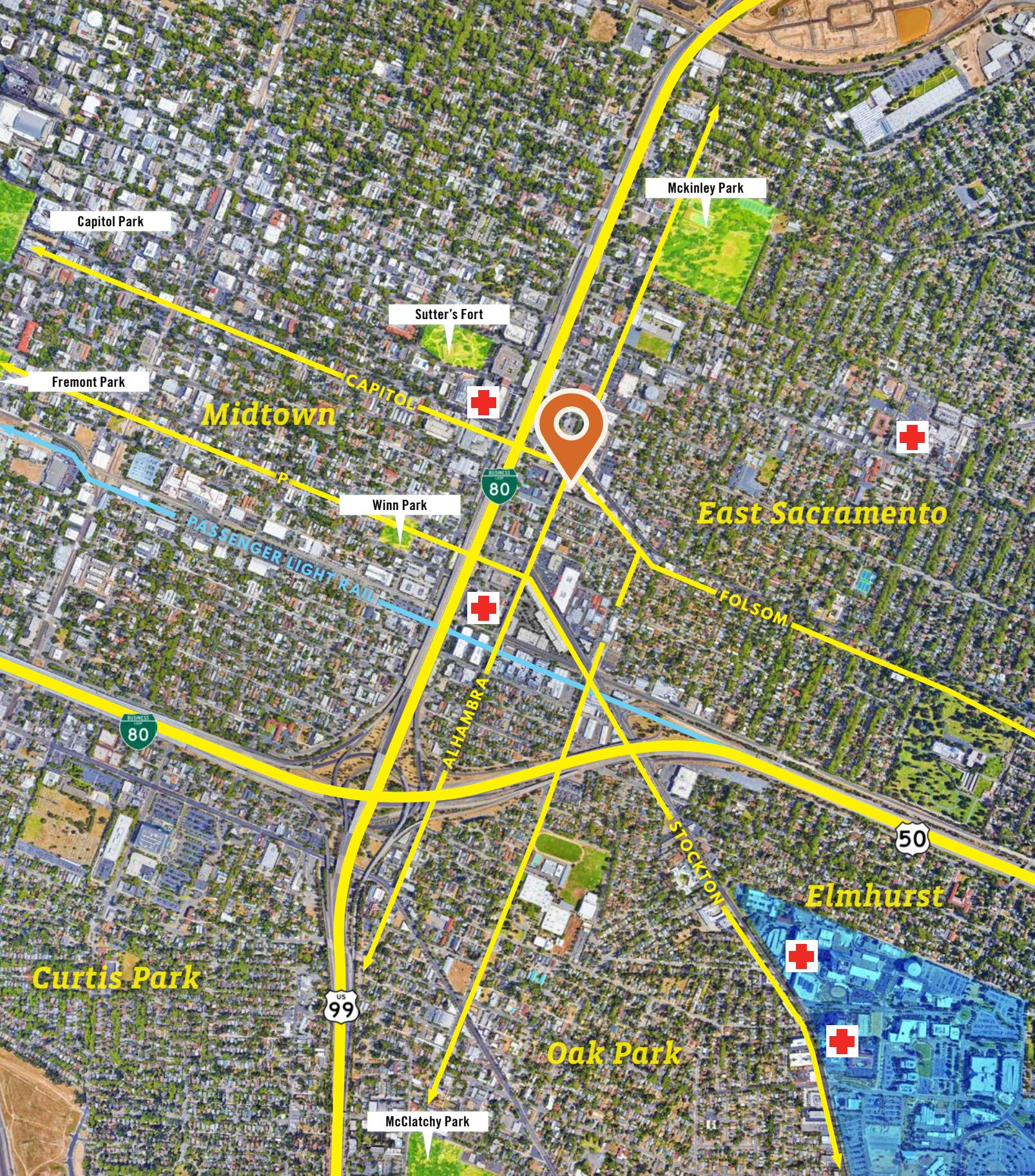
East Sacramento is home to a relatively affluent and health-conscious population, which can translate into higher demand for elective and cosmetic dental services and patients investing in long-term oral health.

BRAND CREDIBILITY & TRUST

Being located near a known medical hub can enhance your perceived credibility. Patients may feel more confident in your services just because of your proximity to other trusted healthcare providers.

WALK-IN & EMERGENCY OPPORTUNITIES

The high foot traffic in a medical zone and freeway-accessible area increases the chance of attracting walk-ins or urgent care patients who need immediate dental attention.





NEARBY AMENITIES

POPULAR RESTAURANTS & AMENITIES NEAR 1315 ALHAMBRA BLVD (NOT ALL ARE MENTIONED HERE):

Allora
Bacon & Butter
Barwest
Baskin-Robbins
Beach Hut Deli
Bento Box
Brickland
Cafe Bernardo
Canon
Casa
Chipotle
Chocolate Fish Coffee
Coffee Works
Compton's Market
Corti Brothers
CSU Sacramento
Dos Coyotes
CVS

El Rincon
Giovanni's Pizzeria
Grocery Outlet
Harlow's
Hawks Public House
Heavenly's Yogurt
Hidden Dumpling
House
IHOP
Incredible Pets
Ink Eats & Drinks
Jamba Juice
Jayna Gyro
Jimboy's
Kau Kau
Koi Bistro
Kru
Limelight Bar

Mast Coffee
Mckinley Park
Mercy Hospital
Harlow's
Hawks Public House
Heavenly's Yogurt
Hidden Dumpling
House
IHOP
Incredible Pets
Ink Eats & Drinks
Jamba Juice
Jayna Gyro
Jimboy's
Kau Kau
Koi Bistro
Kru
Limelight Bar

Pushkin's Bakery
Revolution Winery
Roxie Deli
Mezcal Grill
Mimosa House
Nitty's Cider
Moonbelly Bakery
Nopalitos Cafe
OBO
Office Depot
Origami
Orphan
Pachamama Coffee
Paragary's
Petco
Pine Cove Tavern
Pita Pit
Porchlight Brewing

Taqueria Santos
Laguna
Target
Temple Coffee
The Mill Coffee
The Sandwich Spot
Trader Joe's
Tupelo Coffee
UC Davis Medical
Group
UPS
Vibe Health Bar
Vons Chicken
Yume Gelato
Wells Fargo
3 Hermanas

Safeway
Save Mart
Selland's
Shanghai Garden
Soku Ramen Bar
Starbucks
Star Lounge
Subway
Sushi Cafe
Sutter Medical
Sutter's Fort Park
Suzie Burger





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