

# 1315 ALHAMBRA BLVD

## SUITE 220 FOR SUBLEASE



**TURTON**  
COMMERCIAL REAL ESTATE





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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.





**1 THE OPPORTUNITY**  
1315 ALHAMBRA BLVD

# PROPERTY DETAILS

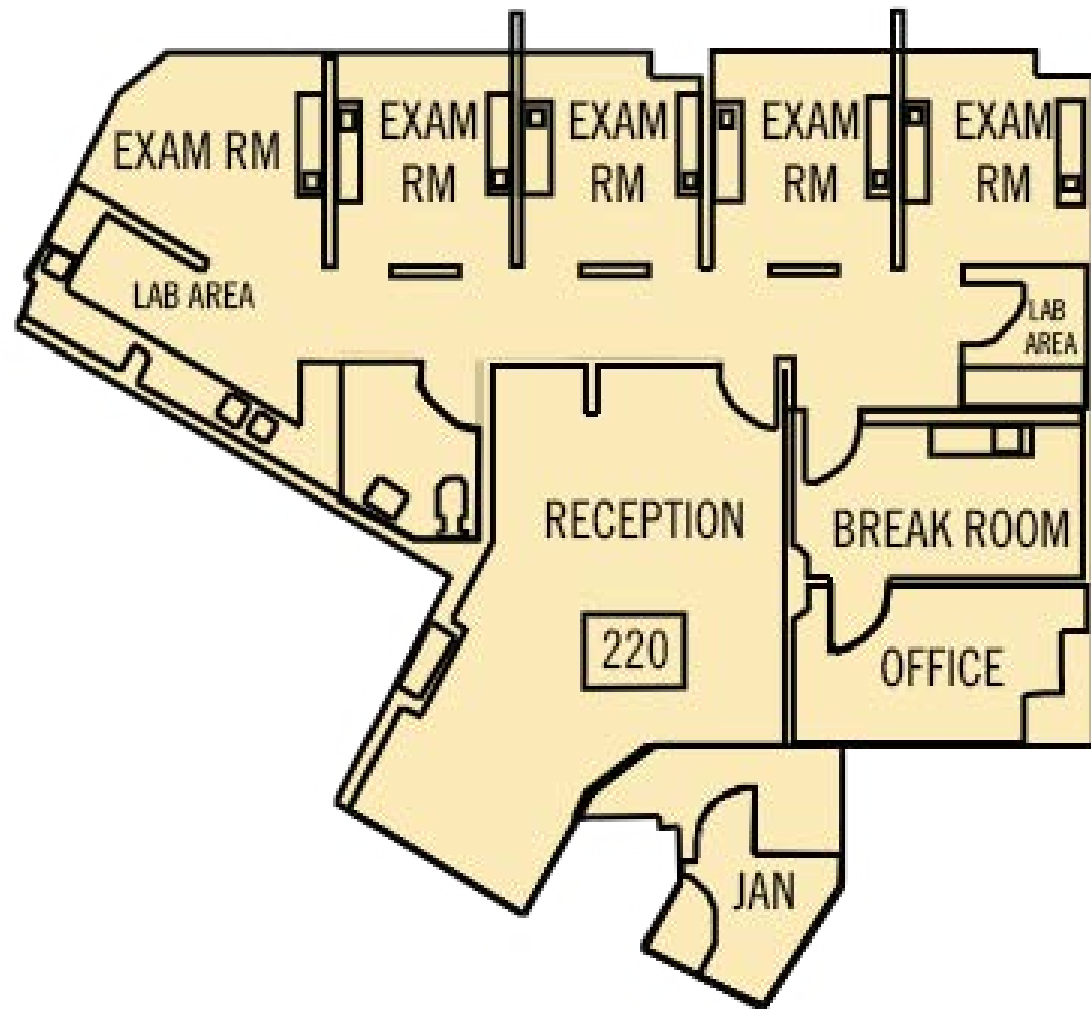
**Address:** 1315 Alhambra Blvd, Sacramento, CA 95816  
**Suite:** 220  
**Leasable SF:** 1,760 SF  
**Elevator:** Yes  
**Lease Rate:** \$1.95 per SF NNN  
**Available:** May 1, 2026  
**Lease Expiration:** Sept 30, 2029  
**Parking:** Ample  
**Furniture:** Negotiable





# 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, Shriners' 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

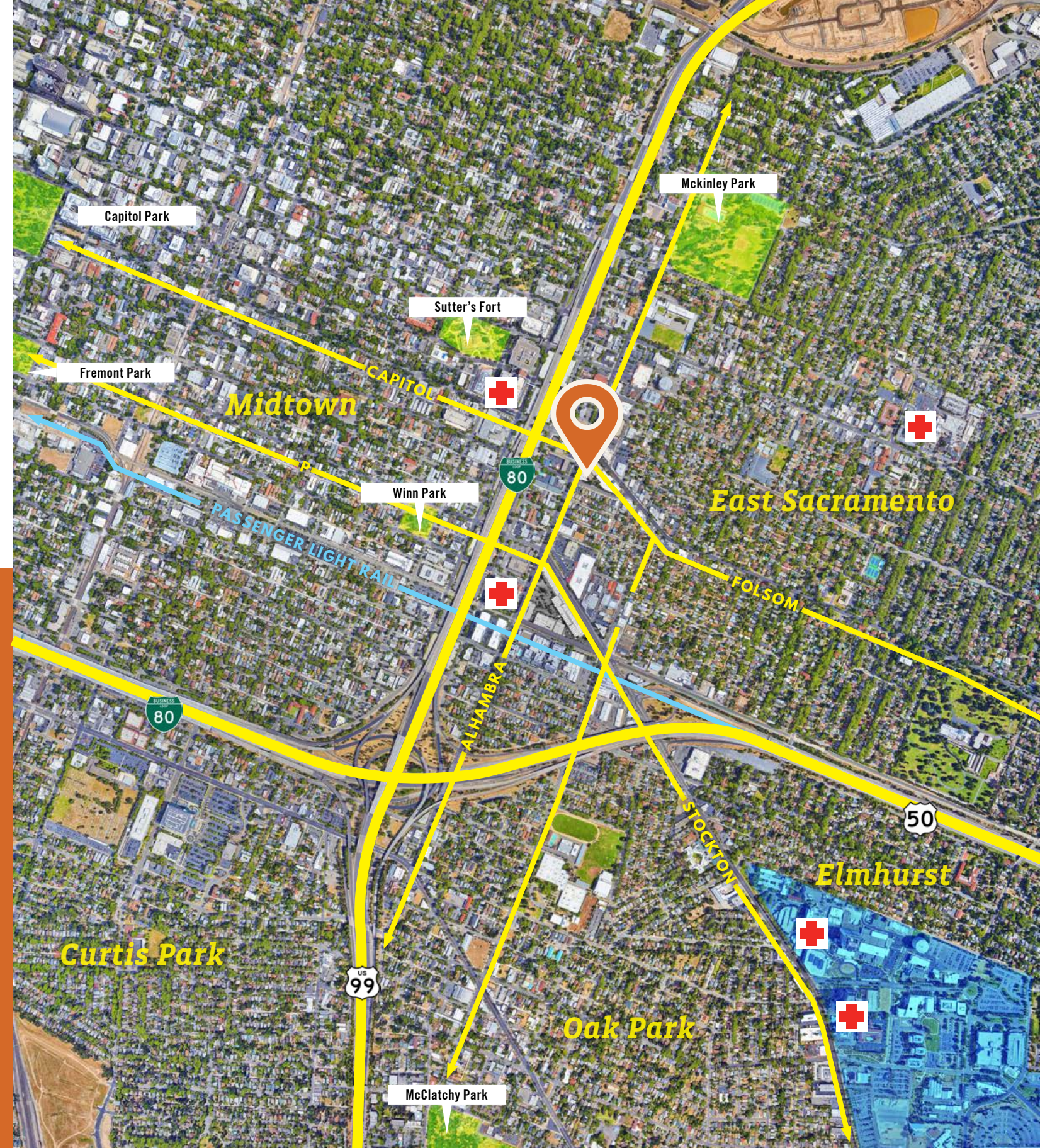
East Sacramento is home to a relatively affluent and health-conscious population, which can translate into higher demand for elective and cosmetic dental services and patients investing in long-term oral health.

### BRAND CREDIBILITY & TRUST

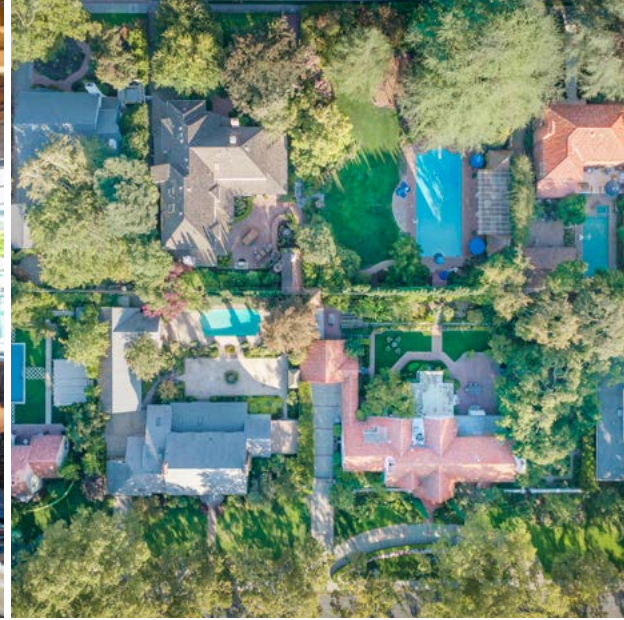
Being located near a known medical hub can enhance your perceived credibility. Patients may feel more confident in your services just because of your proximity to other trusted healthcare providers.

### 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                | El Rincon           | Mast Coffee        | Pushkin's Bakery   | Taqueria Santos        |
| Bacon & Butter        | Giovanni's Pizzeria | Mckinley Park      | Revolution Winery  | Laguna                 |
| Barwest               | Grocery Outlet      | Mercy Hospital     | Roxie Deli         | Target                 |
| Baskin-Robbins        | Harlow's            | Mezcal Grill       | Sac Natural Foods  | Temple Coffee          |
| Beach Hut Deli        | Hawks Public House  | Mimosa House       | Co-Op              | The Mill Coffee        |
| Bento Box             | Heavenly's Yogurt   | Nitty's Cider      | SacYard            | The Sandwich Spot      |
| Brickland             | Hidden Dumpling     | Moonbelly Bakery   | Safeway            | Trader Joe's           |
| Cafe Bernardo         | House               | Nopalitos Cafe     | Save Mart          | Tupelo Coffee          |
| Canon                 | IHOP                | OBO                | Selland's          | UC Davis Medical Group |
| Casa                  | Incredible Pets     | Office Depot       | Shanghai Garden    | UPS                    |
| Chipotle              | Ink Eats & Drinks   | Origami            | Soku Ramen Bar     | Vibe Health Bar        |
| Chocolate Fish Coffee | Jamba Juice         | Orphan             | Starbucks          | Vons Chicken           |
| Coffee Works          | Jayna Gyro          | Pachamama Coffee   | Star Lounge        | Yume Gelato            |
| Compton's Market      | Jimboy's            | Paragary's         | Subway             | Wells Fargo            |
| Corti Brothers        | Kau Kau             | Petco              | Sushi Cafe         | 3 Hermanas             |
| CSU Sacramento        | Koi Bistro          | Pine Cove Tavern   | Sutter Medical     |                        |
| Dos Coyotes           | Kru                 | Pita Pit           | Sutter's Fort Park |                        |
| CVS                   | Limelight Bar       | Porchlight Brewing | Suzie Burger       |                        |







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