

5363-5379
H STREET

NEIGHBORHOOD OFFICE / RETAIL FOR LEASE
EAST SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

±1,250
SF AVAILABLE

\$2.24
PER SF NNN

IN-LINE
SPACE

11,300
CARS PER DAY

NEIGHBORHOOD RETAIL CENTER IN EAST SACRAMENTO

Turton Commercial Real Estate is pleased to present for lease Suite A at 5363 H Street, a ±1,250 SF retail / office space positioned within East Sacramento's established neighborhood commercial corridor. The suite is ready for a new tenant to activate the space and contribute to one of Sacramento's most consistently supported retail pockets.

The strip center at 5363–5379 H Street is supported by a dense, mature residen-

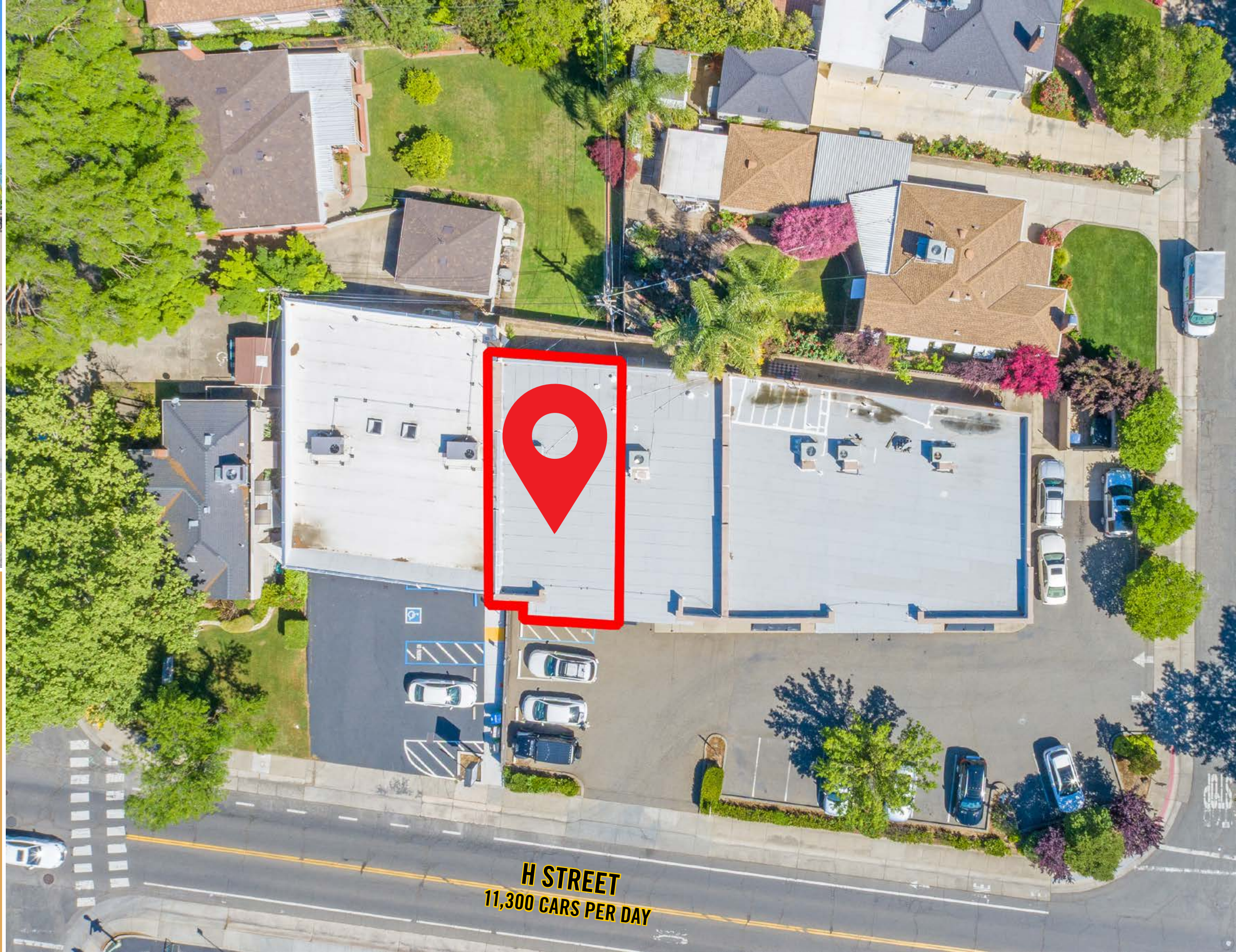
tial base that drives steady daily traffic and repeat customer behavior. Co-tenants include Shape Health & Fitness, Pink's Salon, #Panache, and Brown House on H, creating a strong mix of wellness, beauty, and service-oriented uses that reinforce consistent customer visits throughout the day.

Opportunities like this are increasingly limited. East Sacramento is one of the city's most supply-constrained submar-

kets, with very few small-format retail spaces becoming available. Existing centers are tightly held, vacancy remains low, and new commercial development is minimal due to infill constraints and zoning limitations. As a result, when space does come to market, it is typically absorbed quickly, making Suite A a rare opportunity to secure a position within one of Sacramento's most stable and sought-after neighborhood retail corridors.



1 THE OPPORTUNITY
5363-5379 H STREET



PROPERTY DETAILS

Address:	5363-5379 H Street Sacramento, CA 95816
Class:	B
Stories:	1
Year Built:	1985
Parking Stalls:	15
Parking Ratio:	2.85/1,000 SF
Total Building Size:	5,270 SF
For Lease:	Suite A - 1,250 RSF
Lease Rate:	\$2.24/SF/Month NNN

THE LOCATION



19.3K
RESIDENTS



\$157,700
MEDIAN HOUSEHOLD INCOME



\$905,511
MEDIAN HOME VALUE

PLACER AI
EAST SAC - 2026

NEIGHBORHOOD CENTER IN EAST SAC SERVING A HIGH-INCOME COMMUNITY

The H Street corridor in East Sacramento is supported by one of the most affluent and highly educated populations in the Sacramento region, creating a strong foundation for neighborhood-serving retail and office uses. Within the immediate trade area, average household incomes exceed \$150,000, with a significant concentration of residents holding bachelor's degrees or higher. This demographic profile translates to a consumer base that values convenience, quality, and consistency, frequenting local businesses for daily needs, services, and lifestyle-oriented offerings.

5363–5379 H Street sits within a well-established residential pocket where spending power is not only high, but reliable. The surrounding households are largely composed

of professionals, dual-income earners, and empty nesters who prioritize proximity and are less price-sensitive, supporting sustainable revenue for service-based tenants.

The Property also benefits from close proximity to Mercy General Hospital, a major employment anchor that contributes to a steady daytime population of medical professionals, staff, and visitors further supporting demand for convenient retail and service-oriented uses along the corridor. East Sacramento's customer base is deeply rooted, with long-term homeownership and strong neighborhood identity contributing to consistent patterns of daily activity. This stability allows businesses along H Street to build lasting relationships with their clientele.

The corridor functions as a true neighborhood commercial spine, where tenants benefit from both local loyalty and pass-through visibility from nearby arterials. For retailers and office users alike, this positioning provides a balance of accessibility and embedded demand, offering exposure to a high-income customer base without the volatility of larger, more competitive retail corridors.

For tenants seeking to align with a proven, high-performing demographic, 5363–5379 H Street offers a rare opportunity to operate within a trade area where strong incomes, education levels, and neighborhood loyalty consistently translate into real economic support for local businesses.





California State University, Sacramento

Cookie's Drive In
One Flow Yoga
Nopalitos
Porchlight Brewing
Genki Kitchen

Charm Thai
Mediterranean Bistro
Lush Hair & Co
Hair to Eternity Salon
Lara's Tailor
Fancy Feet
Defacto Salon
Sac Animal Hospital

ELVAS AVE

59TH STREET

J STREET

East & Mane Collective
Article Consignment
The Lash Addict
Opulence Esthetics
Tupelo Coffee

Heavenly's Yogurt
Lin Dumpling
Starbucks

Casa East Sac
Law Office of Lina
Yen Huges

Sellands
Neighborhood
Cafe & Bar
Metro Food & Liquor
Sky Nails

Panache
Shape Health & Fitness
Pinky's Salon
Brown House on H

54TH STREET

H STREET

Pretty Please
Aesthetics

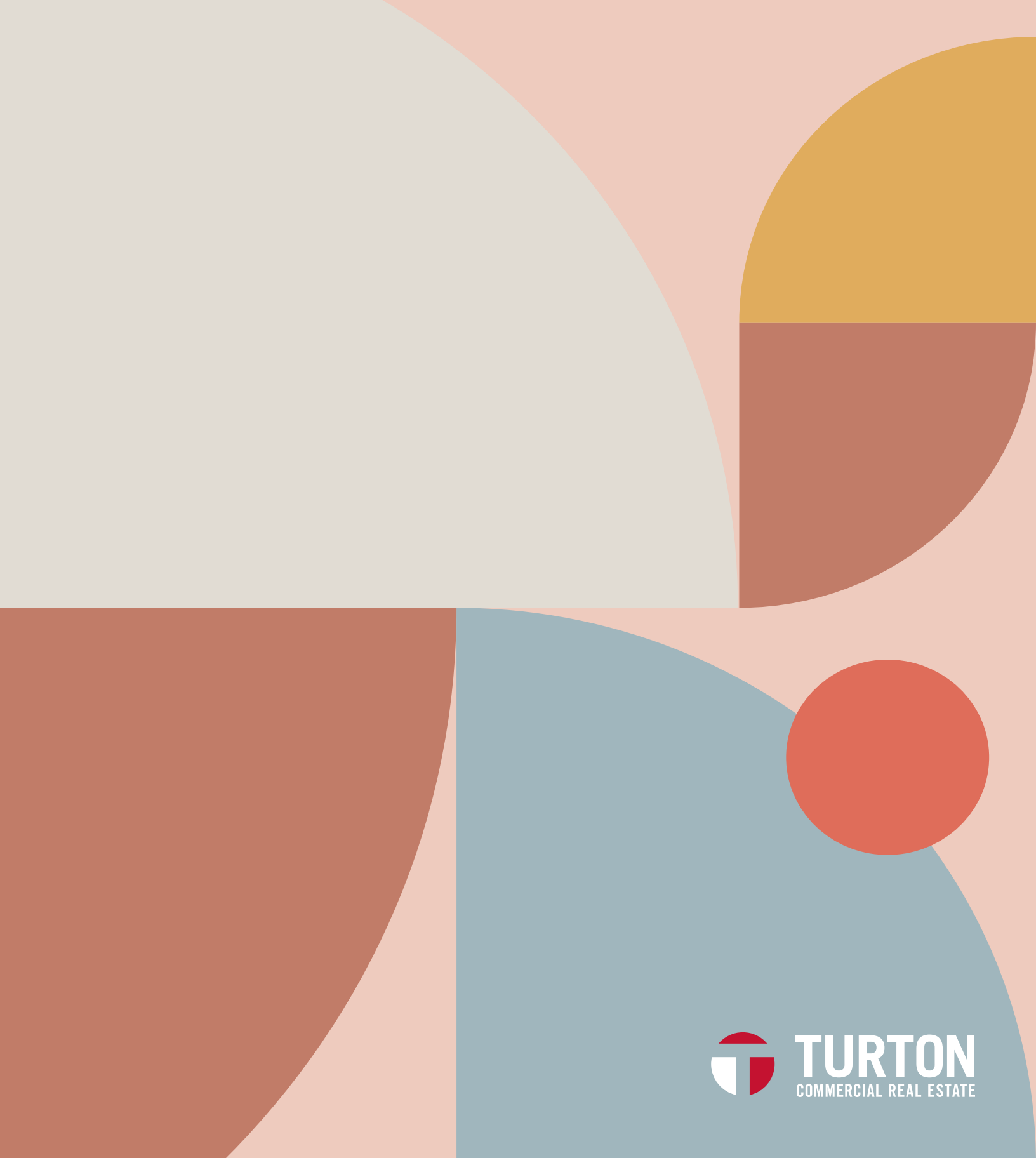


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