

# 1401 ALHAMBRA BLVD

FOR LEASE: 2<sup>ND</sup> GEN COFFEE/CAFE, RESTAURANT OR MEDICAL OFFICE  
WITH ± 2,200 SF PATIO & ±3,363 SF PARKING AREA



**TURTON**  
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**KIMIO BAZETT**  
DIRECTOR - LIC. 02152565  
916.573.3315  
[KIMIOBAZETT@TURTONCRE.COM](mailto:KIMIOBAZETT@TURTONCRE.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCRE.COM](mailto:SCOTTKINGSTON@TURTONCRE.COM)

**KAYLYN IBARRA**  
DIRECTOR - LIC. 02350645  
916.573.3305  
[KAYLYNIBARRA@TURTONCRE.COM](mailto:KAYLYNIBARRA@TURTONCRE.COM)

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



# THE OPPORTUNITY

± 2,345 SF

STAND-ALONE BUILDING

± 2,200 SF

PATIO

± 3,363 SF

PARKING AREA

8,800+

CARS ON ALHAMBRA/DAY

*2<sup>ND</sup> GENERATION COFFEE CAFÉ / RESTAURANT / MEDICAL OFFICE SPACE FOR LEASE*

1401 Alhambra Blvd is located along Alhambra Blvd in East Sacramento, one of the city's most visible and highly trafficked commercial corridors.

Formerly a longtime Starbucks, this space comes equipped with essential front and back-of-house infrastructure including floor drains, dishwashing areas, ADA restrooms, and robust electrical

service, and newer distributed HVAC, providing an ideal platform for adaptive reuse as a full-service restaurant or café.

Alternatively, the property's well-distributed power and water make it highly suitable for medical office use, offering flexibility for a range of tenancy needs.

Turton Commercial Real Estate is

pleased to offer for lease this fully improved ±2,345 SF commercial building with outdoor amenities rarely available in the Midtown/East Sacramento submarket.

At a lease rate of \$3.50/SF, NNN, 1401 Alhambra Blvd represents a premier opportunity to secure a plug-and-play commercial location in one of Sacramento's most desirable trade areas.



**1 THE OPPORTUNITY**  
1401 ALHAMBRA BLVD

PROPERTY  
DETAILS

Address:	1401 Alhambra Blvd, Sacramento, CA
APN:	007-0215-001-0000, 007-0215-002-0000, 007-0215-027-0000
Zoning:	C-2-SPD
Lease Rate:	\$3.50/SF NNN
Building Size:	±2,345 SF
Patio Size:	±2,200 SF
Parking Area:	±3,363 SF (Dedicated on-site)
Prior Use:	Starbucks (2 <sup>nd</sup> Generation Cafe/Restaurant)
Infrastructure:	Floor drains, hot water / dishwasher area, ADA restrooms, electrical service, distributed power and water, HVAC
Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento



# THE VISION

## CONCEPT 1: RESTAURANT USE

### Create a Culinary Destination in East Sacramento

Position your restaurant in the heart of Sacramento's vibrant Alhambra Blvd corridor. With  $\pm 2,345$  SF of existing space, a generous  $\pm 2,200$  SF patio, and  $\pm 3,363$  SF of dedicated parking, this former Starbucks is primed for a bold new dining concept with the addition of a Type-1 Exhaust Hood and Fire Suppression.

## CONCEPT 2: CAFÉ OR COFFEE SHOP

### Turn-key Opportunity for a Neighborhood Staple

Capitalize on the site's history as a longtime Starbucks. With floor drains, dishwashing area, ADA restrooms, and existing electrical service, this is a plug-and-play space for coffee operators or café concepts seeking immediate brand visibility.

## CONCEPT 3: MEDICAL OFFICE

### Adaptable Infrastructure for Healthcare Uses

The property's distributed power and water throughout the building provide an excellent foundation for medical office tenants, from urgent care to specialty practices. Parking and ADA accessibility further enhance suitability.



## CONCEPT 4: WINE & BEER BAR

### Lifestyle Concept with Outdoor Experience

Combine  $\pm 2,345$  SF of indoor space with  $\pm 2,200$  SF of patio to create a boutique wine or beer bar destination. The site's visibility and parking provide a strong foundation for a hospitality-driven business.

## CONCEPT 5: BOUTIQUE RETAILER / OWNER-USER

### Flexible Platform for Retail or Hybrid Use

The building's clean layout and patio/parking amenity allow for boutique retail concepts or creative office/showroom uses. Owner-users benefit from adaptability and a premier Sacramento address.

# THE LOCATION

## THE CONVERGENCE OF SACRAMENTO'S MOST DESIRABLE SUBMARKETS

Positioned at the convergence of Midtown and East Sacramento, this highly visible property offers direct access to the region's top employment and residential hubs including the Sutter Medical Campus and UC Davis Medical Center. Surrounded by established anchors

such as grocery, medical, and neighborhood retail, the site sits within walking distance of dense, affluent residential neighborhoods—creating an ideal location for café, restaurant, or medical users seeking built-in clientele and steady foot traffic.

With strong demographics, high day-time population, and consistent demand for lifestyle food, beverage, and health-care services, this property presents a rare opportunity to establish a flagship presence in one of Sacramento's most connected and coveted corridors.



# EAST SACRAMENTO

HOMES.COM  
SEPTEMBER 2024



**28,889**  
POPULATION



**\$147,201**  
HOUSEHOLD INCOME



**61.8%**  
COLLEGE GRADS



**\$785,000**  
MED HOME VALUE

## SACRAMENTO'S MOST PRESTIGIOUS SUBMARKET WITH LIMITED RETAIL

1401 Alhambra Blvd is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento.

The Property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot averages \$550, which is almost double the Sacramento average of \$323 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

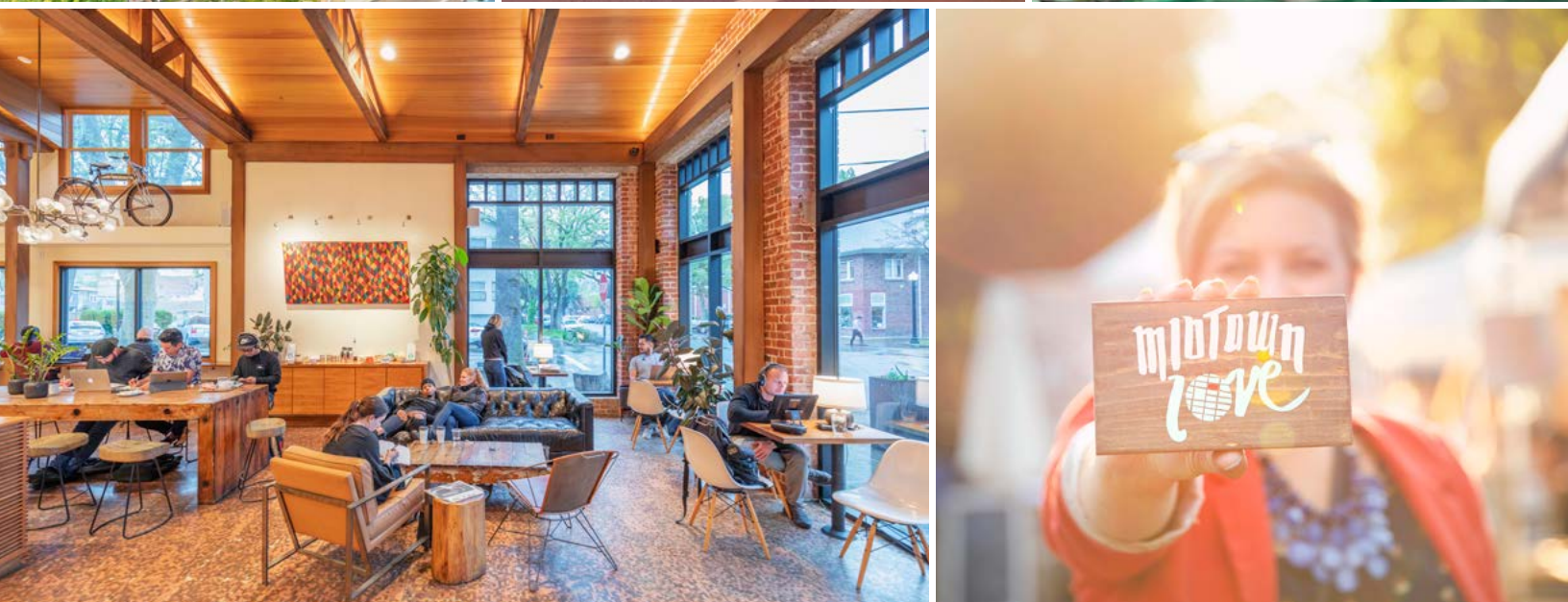
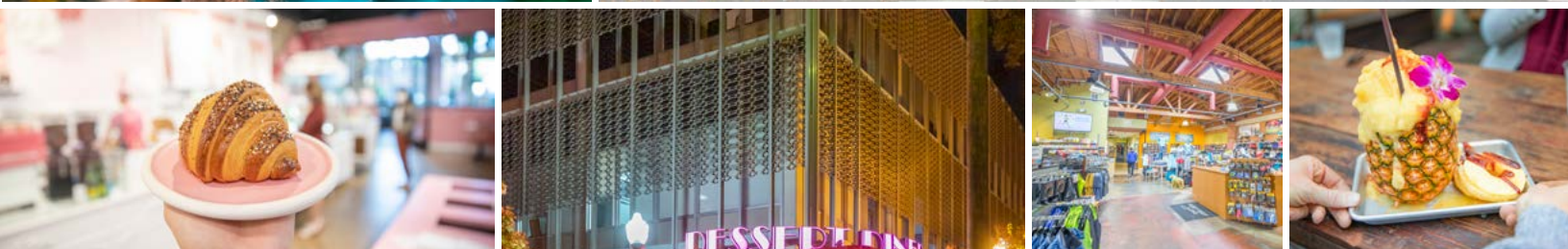
Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 1401 Alhambra Blvd are hard to find, and often lease very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





# MIDTOWN CENTRAL

PLACER AI APRIL 2024 - APRIL 2025 / COSTAR



**6**  
BLOCKS



**2.5M**  
YEARLY VISITS



**32**  
RESTAURANTS & BARS



**\$79,672**  
HOUSEHOLD INCOME

**TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/ CONFIDENCE**

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and

fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.

Midtown has emerged as one of the submarket's hottest micro-markets. 1401 Alhambra Blvd is near the epicenter of

Midtown, which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 1401 Alhambra Blvd is also located only a couple blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50.

The Downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.

3 THE LOCATION  
1401 ALHAMBRA BLVD

East Sacramento



LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

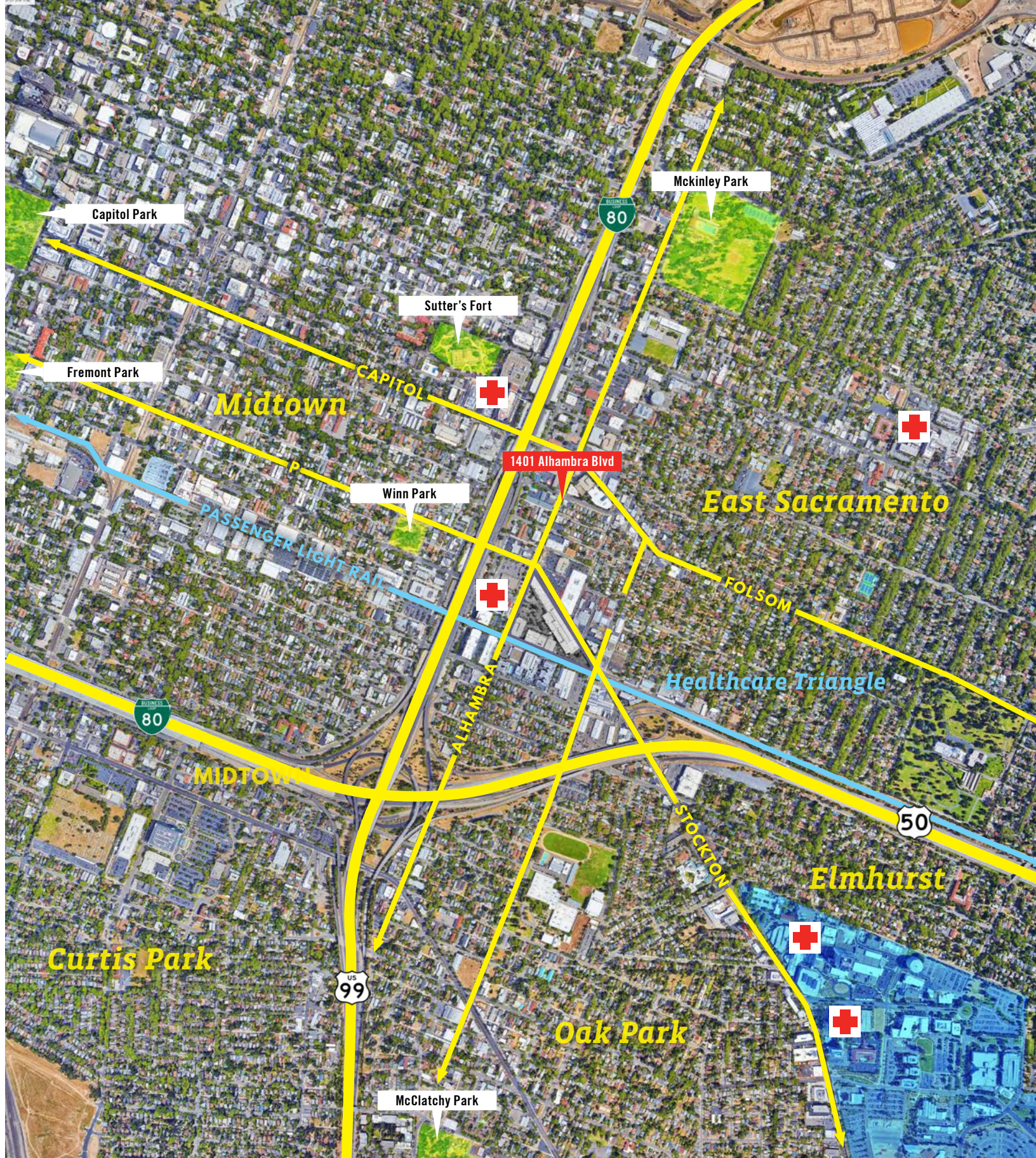
Located in Sacramento's thriving Healthcare Triangle—home to major institutions like Sutter Medical Center, Mercy General Hospital, and UC Davis Medical Center—this property benefits from a steady flow of visitors, employees, and medical professionals year-round. The surrounding healthcare anchors generate strong daytime population and consistent consumer demand, creating an ideal environment for re-

tail and service-oriented businesses catering to patients, families, and staff.

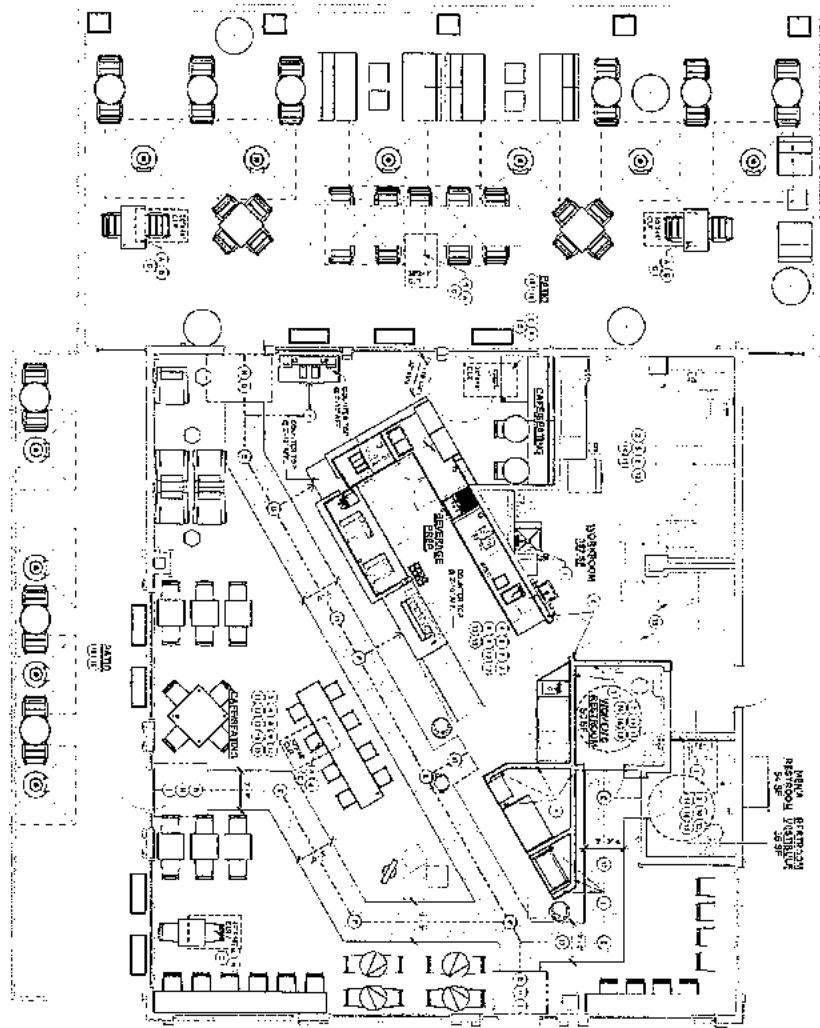
Just one block from the Capitol City Freeway, the property enjoys exceptional visibility and accessibility from all directions—perfect for retail tenants seeking high exposure and convenient access.

The building's corner location and flexible zoning support a wide range of potential uses,

from boutique retail and wellness concepts to professional services and healthcare providers. With limited retail and medical space available in East Sacramento, 1401 Alhambra Blvd stands out as a rare opportunity to establish a presence in one of the city's most active and desirable corridors.



# FLOOR PLAN





**TURTON**  
COMMERCIAL REAL ESTATE