

2525 J STREET

MIXED USE APARTMENT +
RETAIL BUILDING FOR SALE ON
MIDTOWN'S BUSIEST STREET



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

± 3,104
TOTAL BUILDING SF

\$950,000
PURCHASE PRICE

INCOME
GENERATING ASSET

17,801+
CARS/DAY ON J STREET

FULLY LEASED, MIXED-USE BUILDING LOCATED IN THE MIDTOWN RETAIL DISTRICT

Nestled in the heart of Midtown Sacramento, 2525 J Street is a rare, fully leased, mixed-use opportunity totaling approximately 3,104 square feet, and offered for sale at \$950,000. The ground floor features an approximately ±1,530 SF retail space ideal for boutique storefronts, cafés, fitness users and more, while the second floor with its own private entrance consists of two well-appointed 2-bedroom, 1-bathroom residential units. This vibrant location offers high visibility,

strong foot traffic, and a walkable urban lifestyle, making it attractive to both investors and owner-users seeking a presence in one of Sacramento's most desirable neighborhoods.

The Property is currently 100% leased, with both residential units occupied and the ground floor retail space home to Urban Fitness & Wellness, a longtime Midtown operator specializing in one-on-one training and injury recovery. Although a longtime Tenant in the building, Urban

Fitness has less than one year of lease term remaining, allowing for an owner-user to purchase the building and occupy the ground floor with their own business, while enjoying additional income from the rental units. Currently a fully leased asset, the ideal blend of streetfront commercial exposure and appropriately sized residential units in a high-demand Midtown location ensures consistent rental demand and provides investors with a stable, income-generating asset.



PROPERTY DETAILS

Address: 2525 J Street, Sacramento, CA 95816

Total SF: ± 3,104 SF

Ground FI SF: ± 1,530 SF

2nd FI SF: ± 1,574 total SF (two ± 787 SF units)

Sale Price: \$950,000

Occupancy: 100%

UNIT DETAILS:

Two ± 787 SF units

2-bed, 1-bath per unit

Private entrance

ECONOMICS

THIS FULLY LEASED OPPORTUNITY PRESENTS AN ATTRACTIVE ESTIMATED IN PLACE CAPITALIZATION RATE EQUAL TO 5.2%, WITH UPSIDE IN BOTH RESIDENTIAL AND RETAIL RENTS TOWARDS A PROJECTED 8.3% RETURN.



RENT ROLL

Suite	Current RSF	Status	Rent/RSF	Rent	Pro Forma
Urban Fitness	1,530	Leased	\$1.99	\$3,050.00	\$3,825.00
Resi Unit A	787	Leased	\$2.47	\$1,978.00	\$2,000.00
Resi Unit B	787	Leased	\$1.92	\$1,539.12	\$2,000.00
Total	3,104			\$6,567.12	\$7,825.00

EXISTING ECONOMICS

Current Monthly Income	\$6,567.12
Current Annual Income	\$78,805.44
Estimated Expenses	(\$29,343.72)
Net Operating Income	\$49,461.72
Capitalization Rate	5.21%

PRO FORMA ECONOMICS

Monthly Income	\$7,825.00
Annual Income	\$93,900.00
Estimated Expenses	(\$29,343.72)
CAM Reimbursement - NNN Lease	\$14,671.86
Net Operating Income	\$79,228.14
Pro Forma Capitalization Rate	8.34%

THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

The Subject Property is located in the heart of the “Grid” in Midtown Sacramento. Midtown is regarded by many as the hottest and most desirable sub-market in the Sacramento Region. The “Grid”, generally considered to be the area bounded by 16th Street to the west, 28th Street to the east, I Street to the north and Capitol Avenue to the south, is the most desirable real estate in Midtown. J Street was, and is, the highest traffic count street in Midtown and the Grid. Retailers and businesses located along J Street are benefitted by the robust and growing business and residen-

tial community south of J Street along with the solid, entrenched residential community located throughout Boulevard Park and East Sacramento... two of Sacramento's best demographic areas.

The office space is a short walk from many of the areas finest retail amenities, including Temple Coffee, Midtown's Der Bier Garten, Midtown Cantina Alley, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Azul Taqueria & Tequila bar, Sleek Wax, Comedy Spot, and Peet's Coffee), Faces, The Depot, Mango's and much more. In ad-

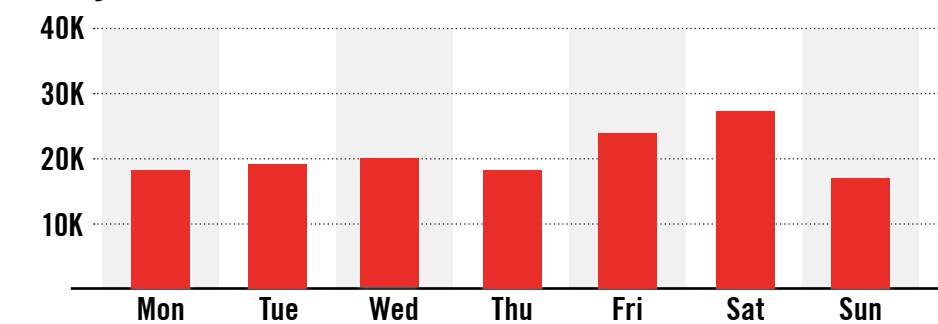
dition, the building is walking distance to the #1 farmers market in California (2024) and the historic Sutter's Fort.

Furthermore, the Subject Property can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, and some of the best hair and nail salons in the region. The Property is also just a few blocks from the medical corridor which includes Sutter Hospital, Dignity Health (formerly Mercy Hospital), UC Davis Medical Center and Shriners Hospital.

NEARBY DATA BITES

98	52	99
WALKER'S PARADISE	GOOD TRANSIT	BIKER'S PARADISE

Daily visits to Sutter's Fort State Historic Park

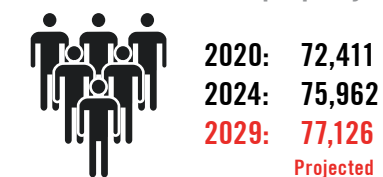


⇒ **\$105,253** ⇐ Average Household Income - 1 Mile Radius

Psychographic Profile

- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Booming with Confidence**
Middle-aged, established couples living in suburban homes

Nearby Population 2-mile radius of property



\$714,936 Median Home Value

Traffic Counts
17,801+



Daily Cars on J Street



\$1.14 B

Annual Consumer Spending



Education Levels



>14K

Total Businesses
2-mile radius of property

Q4 2024 - Placer AI, Costar, DSP

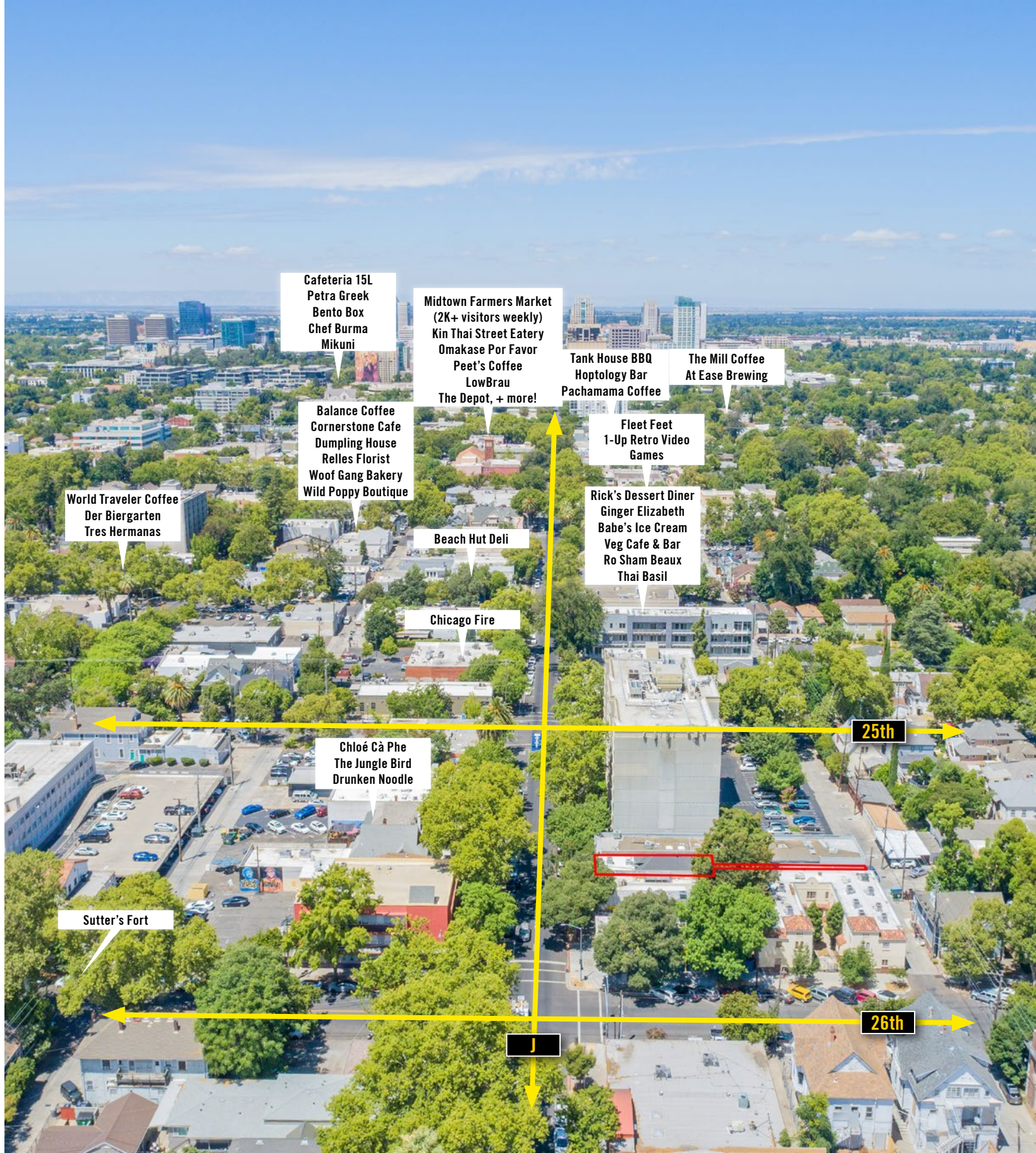


NEARBY AMENITIES

2525 J S Street has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 2525 J STREET (NOT ALL ARE MENTIONED HERE):

Ace of Spades	Darling Aviary	Kodaiko Ramen & Bar	Otoro	Sibling by Pushkin's
Aioli Bodega Espanola	Der Biergarten	Koja Kitchen	Pachamama Coffee	Southside Super
At Ease Brewing	Drunken Noodle	Kru	Coop	Sun & Soil Juice
Azul Mexican	Echo & Rig	Bombay Bar & Grill	Paesano's	Tank House BBQ
Beach Hut Deli	Ella	Kupros Craft House	Paragary's	Tapa the World
Bento Box	Federalist Public House	La Costa Cafe	Philz Coffee	Temple Coffee
Betty Wine Bar	Fieldwork Brewing Co.	Localis	Plant Power Fast Food	Thai Time
Binchoyaki	Field N Flame	LowBrau	Polanco	Thai Canteen
Bottle & Barlow	Fizz Champagne	Majka Pizza	Prelude Kitchen & Bar	The Coconut on T
Buddha Belly Burger	Fixin's Soul Kitchen	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fox & Goose	Maydoon	Ro Sham Beaux	The Mill Coffee House
Cafe Bernardo	Ginger Elizabeth	Mendocino Farms	ROC&SOL Diner	The Porch
Cafeteria 15L	Grange	Mikuni Sushi	Roots Coffee	The Rind
Camden Spit & Larder	I Love Teriyaki	Morton's	Roscoe's Bar	The Waterboy
Camellia Coffee	Il Fornaio	Mulvaney's B&L	Ruhstaller BSMT	Tres Hermanas
Cantina Alley	Iron Horse Tavern	N Street Cafe	Saigon Alley	Tupi Coffee
Chef Burma	Jack's Urban Eats	Nash & Proper	Salt & Straw	Uncle Vito's Pizza
Chloe Ca Phe	Karma Brew	Nekter	Sauced	University of Beer
Chipotle	Kin Thai	Old Soul Coffee	Scorpio Coffee	Zelda's Pizza
Crepeville		Omakase Por Favor	Shady Lady	Zocalo



SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement. New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fourth-largest economy, Sacramento provides residents with numerous opportunities and resources. Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

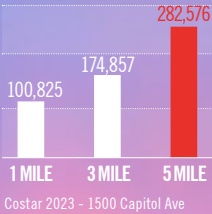
POPULATION
GREATER SACRAMENTO REGION

2,623,204
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

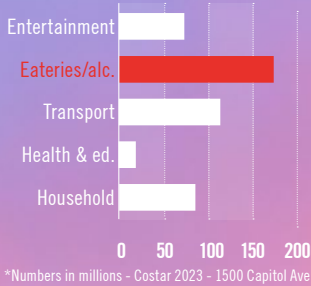
PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE