

# OFFICE SPACE FOR LEASE

930 Alhambra Blvd. - Suite 260  
Sacramento, CA 95816



± 2,226 SF  
Rentable

\$3,673  
Per month, full service

**ANTONIA GIAOURIS**

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

**clire.com**

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses.





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### PROPERTY HIGHLIGHTS

- Zoned C-2: General Commercial
- Central air and heating
- Lots of parking
- Great visibility
- High foot traffic area
- Corner of a signalized intersection
- One block from I-80



**Move-in-ready office spaces in a prime location.** This two-story, 23,000-square-foot office building sits on the high-traffic corner of Alhambra Boulevard and J Street, in the heart of Sacramento's medical district. It's an ideal setting for professionals in the medical, wellness, and health-adjacent fields. The current tenants in this building include a diverse mix of chiropractors, massage therapists, and physical therapists — making it a natural fit for like-minded practitioners. The surrounding area has great demographics, with a population of 79,624 and an average household income of \$108,115 within a two-mile radius.

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### SUITE HIGHLIGHTS

- Fully built-out as standard office
- Large break room with sink & cabinets
- Multiple private offices
- Large open work area
- Conference room
- Mostly open floor plan layout
- Central air conditioning
- Lots of natural light
- Rent includes utilities, building services and property expenses



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# INTERIOR PHOTOS



Break Room



Open Work Area



Conference Room



Office 1

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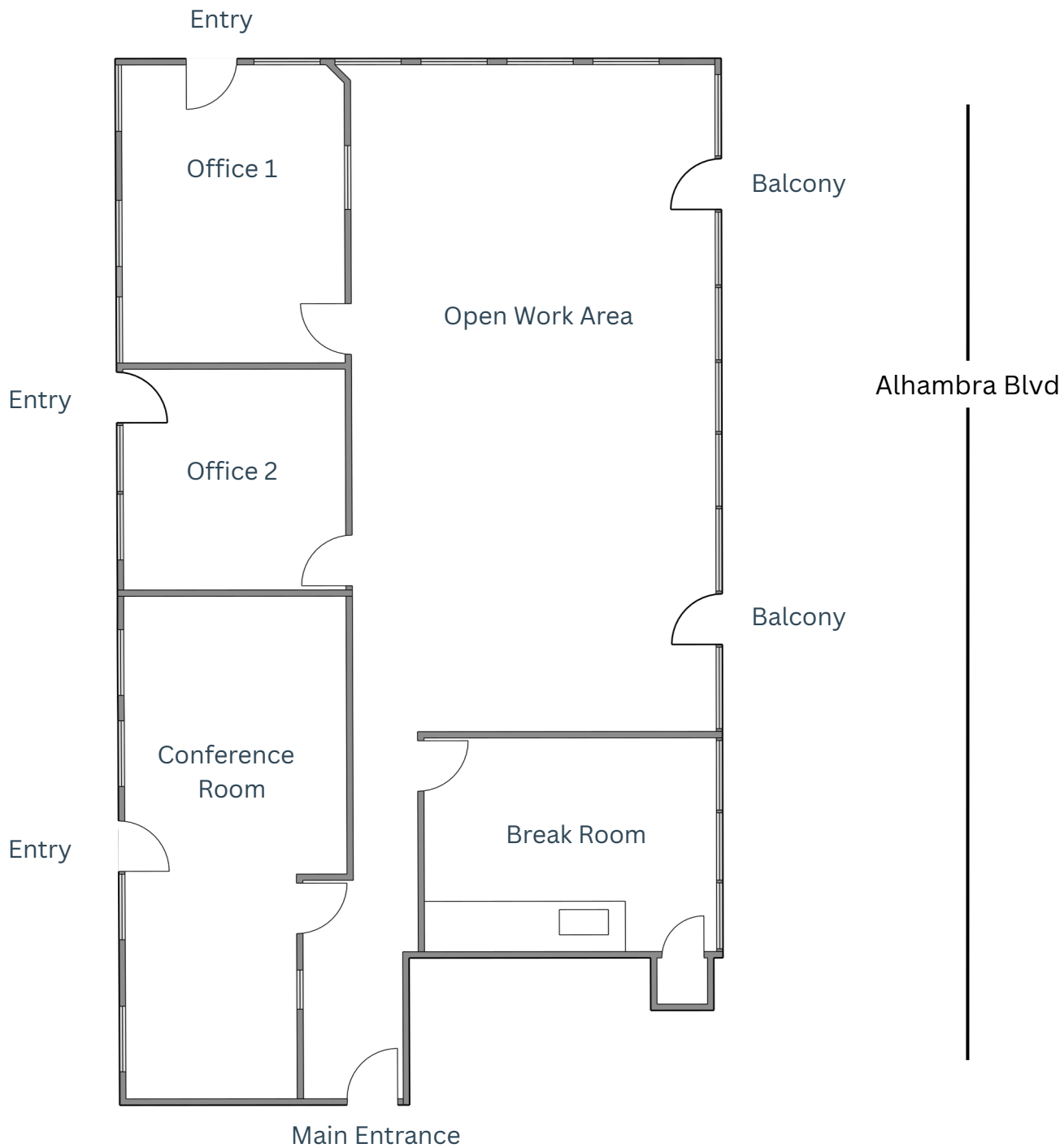
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SUITE FLOOR PLAN



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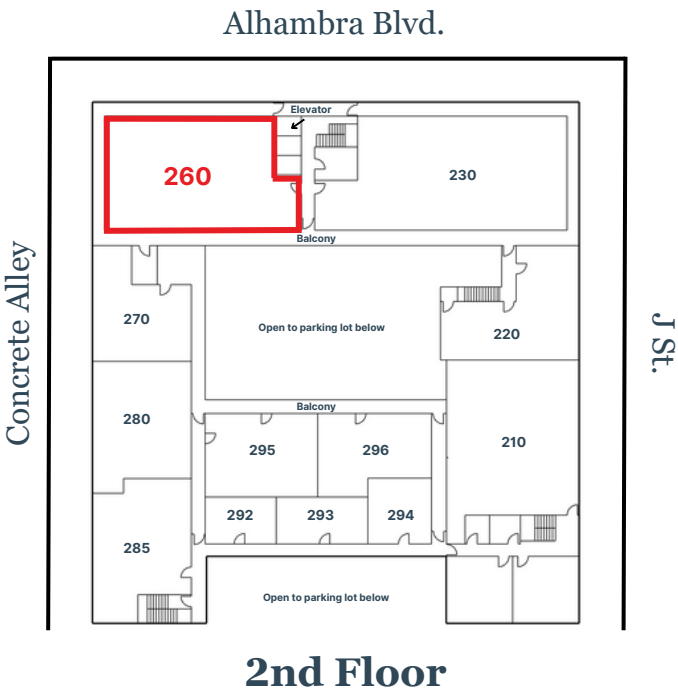
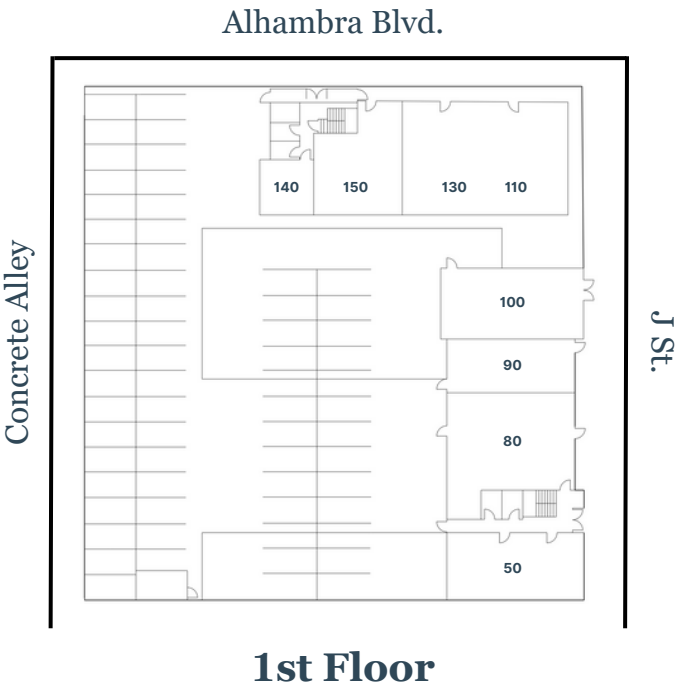
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SITE PLAN



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# LOCATION HIGHLIGHTS



- I-80: 0.1 miles away
- HWY 50: 1 mile away
- I-5: 2.6 miles away

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DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 TOTAL POPULATION	79,624	422,952	1,044,905
2029 POPULATION PROJECTION	80,788	436,161	1,059,515
MEDIAN AGE	38.5	36.5	37
BACHELORS DEGREE OR HIGHER	52%	32%	29%
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 TOTAL HOUSEHOLDS	38,834	168,549	380,244
2029 HOUSEHOLD PROJECTION	39,497	170,539	383,413
INCOME	2-mile	5-mile	10-mile
AVE HOUSEHOLD INCOME	\$108,155	\$90,618	\$95,174
MEDIAN HOUSEHOLD INCOME	\$81,720	\$65,896	\$73,059