RETAIL SPACE FOR LEASE

930 Alhambra Blvd. - Suite 150
Sacramento, CA 95816

ANTONIA GIAOURIS
Executive Director of Leasing
Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

View LoopNet Listing

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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.

CLIRE COMMERCIAL PROPERTIES

FOR LEASE

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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

- 1 open work area
- 3 private rooms
- Currently built out as a barber shop
- Lots of natural light
- Central forced air system (heating and cooling)
- Common area restrooms
- Rent Total: $2,065 /mo
  - Base rent: $1,615
  - NNN: $450

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OPEN WORK ROOM

PRIVATE ROOM 1

PRIVATE ROOM 2

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SUITE FLOOR PLAN

Alhambra Blvd

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SITE PLAN

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DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 TOTAL POPULATION	79,624	431,569	1,051,349
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

* Costar 2025

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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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OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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View All Retail

View All Offices

View All Warehouses

View All Laboratories

View All Available Properties

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