

# RETAIL / OFFICE SPACE FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

Zoned C-2-MC

3 divided rooms

Easy Access to HWY 5 and I-80

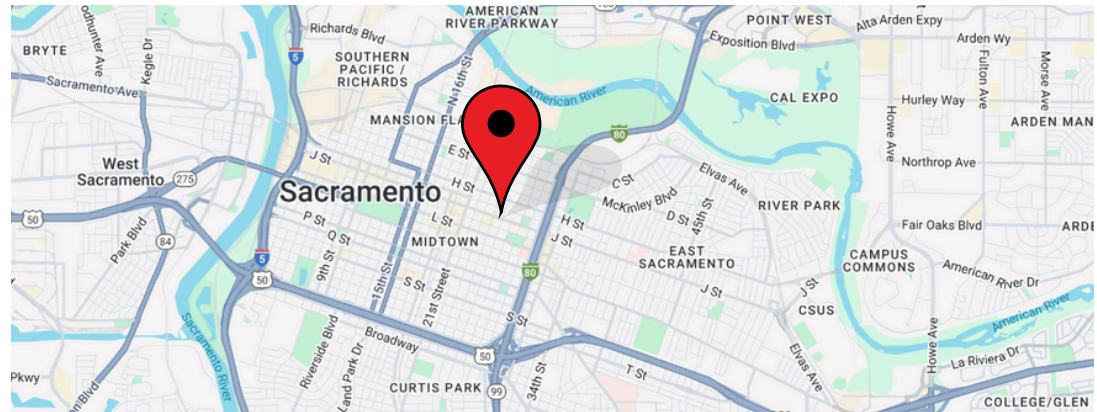
Available now!

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**ANTONIA GIAOURIS**

Executive Director of Leasing

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



**± 569 SF**  
Rentable

**\$1,047/mo**  
Modified Gross

**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. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.



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## PHOTOS



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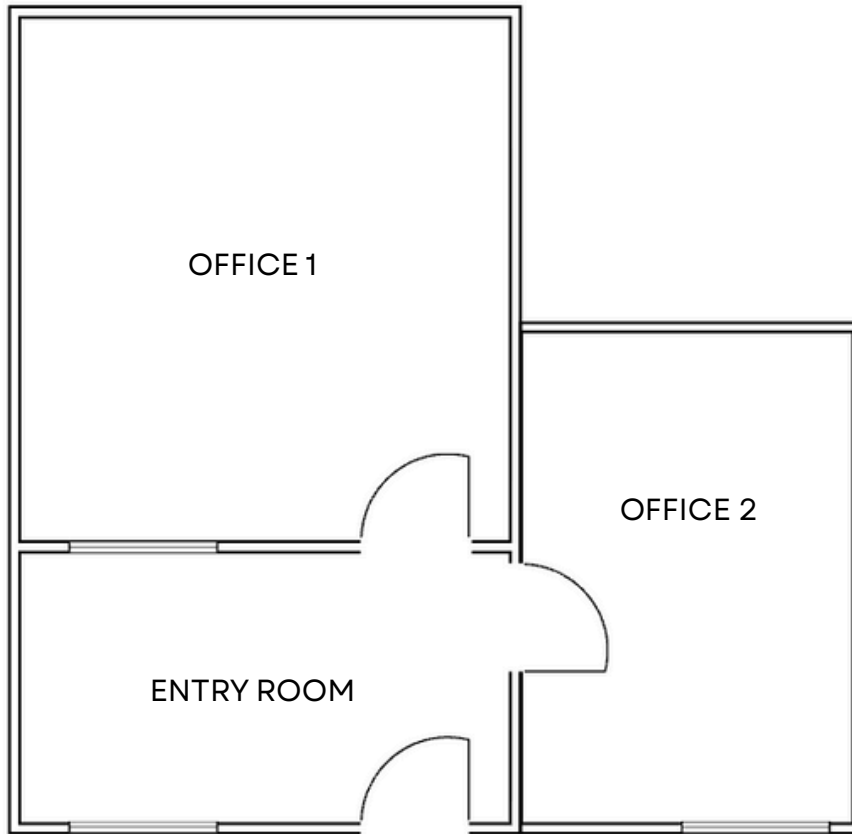
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### PROPERTY DETAILS

- Common area restrooms on each floor
- Parking garage and parking lot access available. Inquire for details.
- Located on the high traffic corner of 26th and J Street in Midtown
- Property built in 1957 with remodels in 1959 and 2001
- Central heating and air conditioning
- 24 hour access

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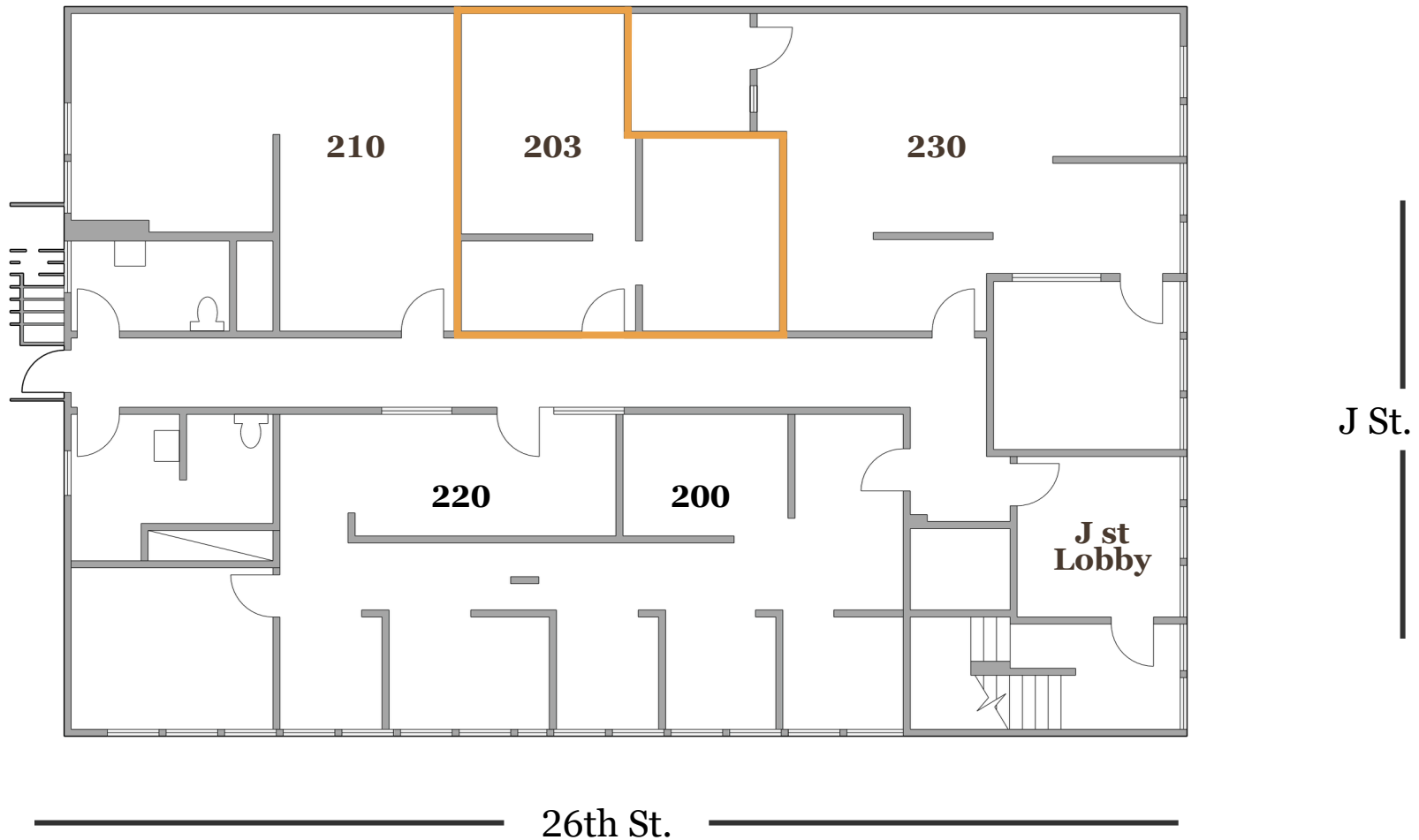


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## 2nd FLOOR LAYOUT



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## LOCATION HIGHLIGHTS



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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 HOUSEFOLD INCOME       | \$108,155 | \$90,618 | \$95,174  |
| MEDIAN HOUSEHOLD INCOME    | \$81,720  | \$65,896 | \$73,059  |

SOURCE: COSTAR 2024

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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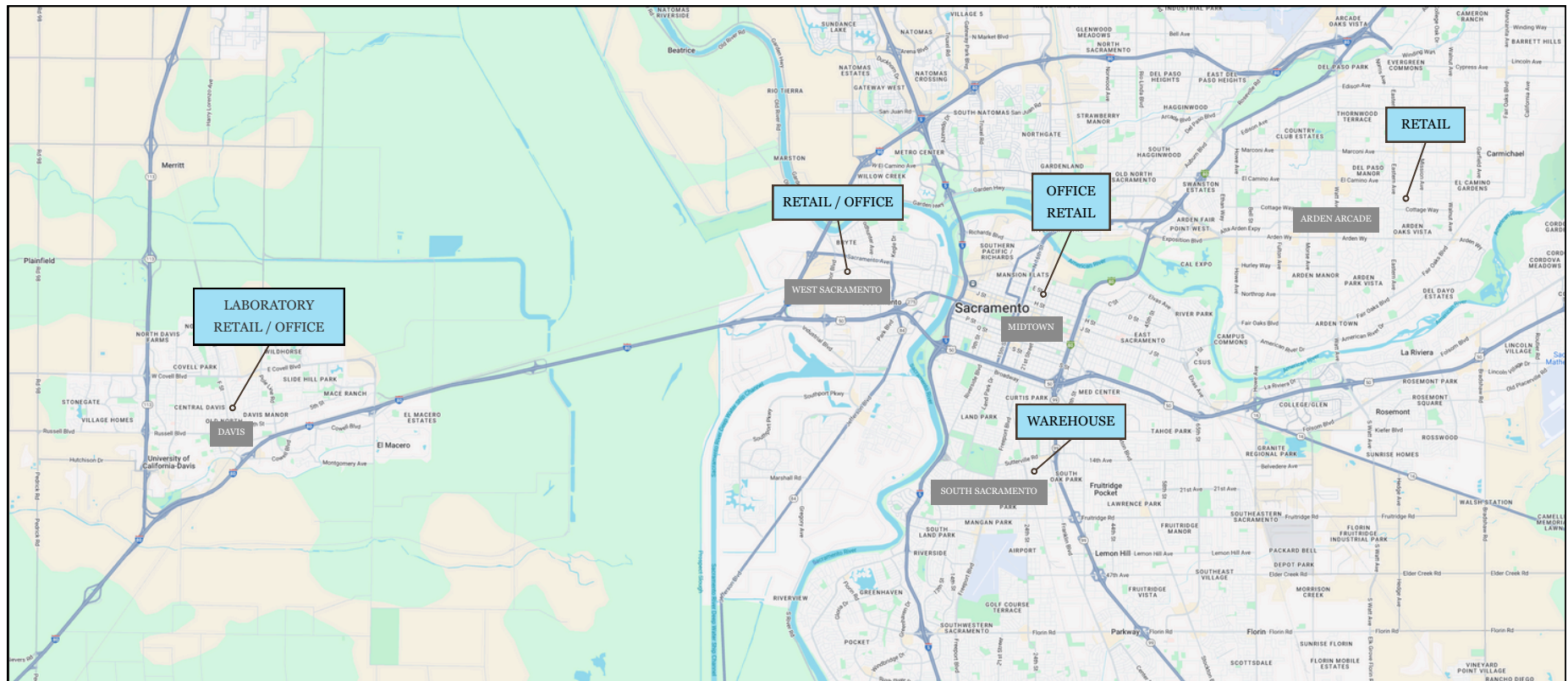
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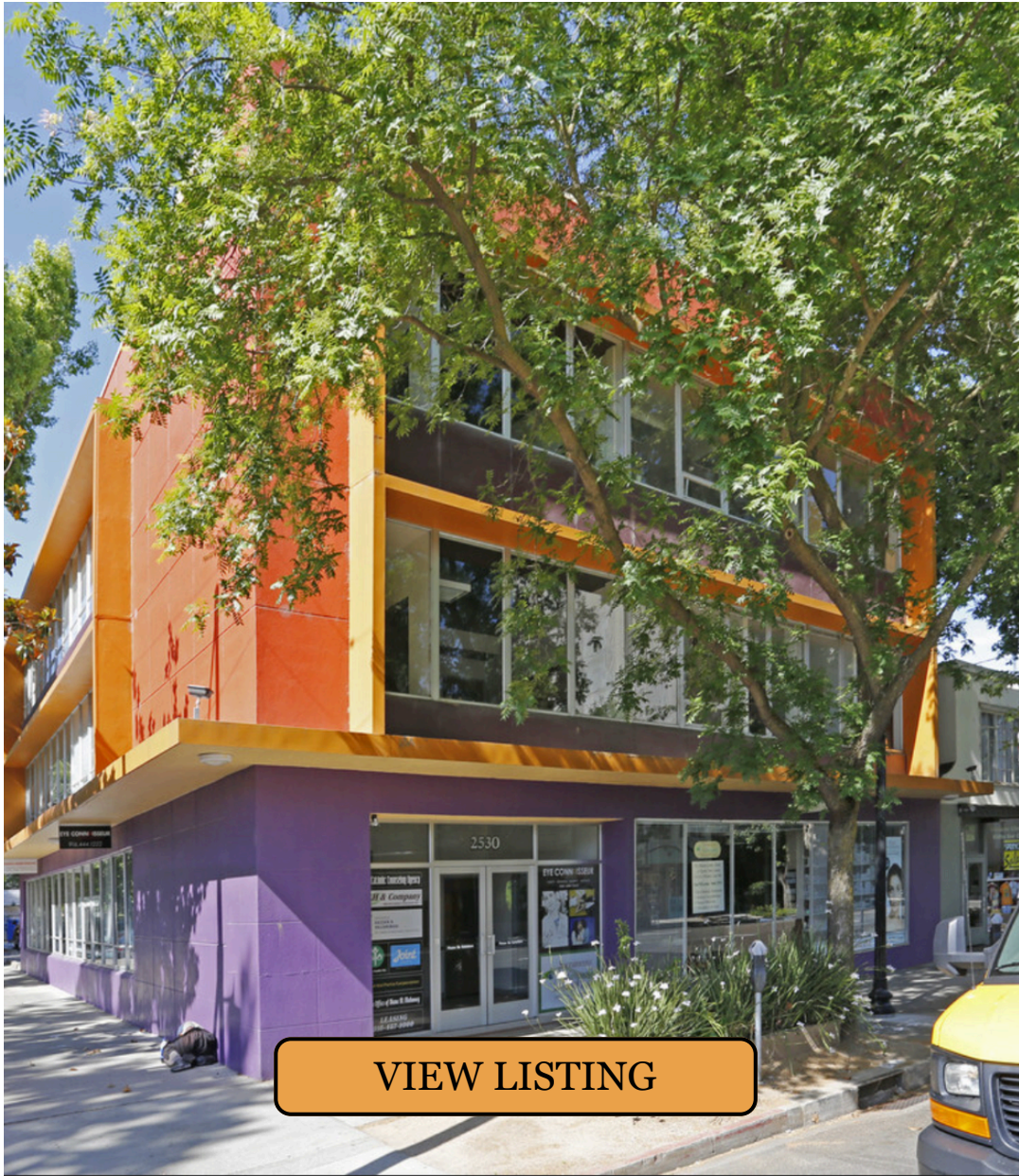
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SUITE #203

West Sacramento, CA 95816

RETAIL / OFFICE SPACE  
AVAILABLE FOR LEASE  
Schedule a tour today!

Not quite what you're looking for? Give us a call —  
we may have something else that fits your needs.

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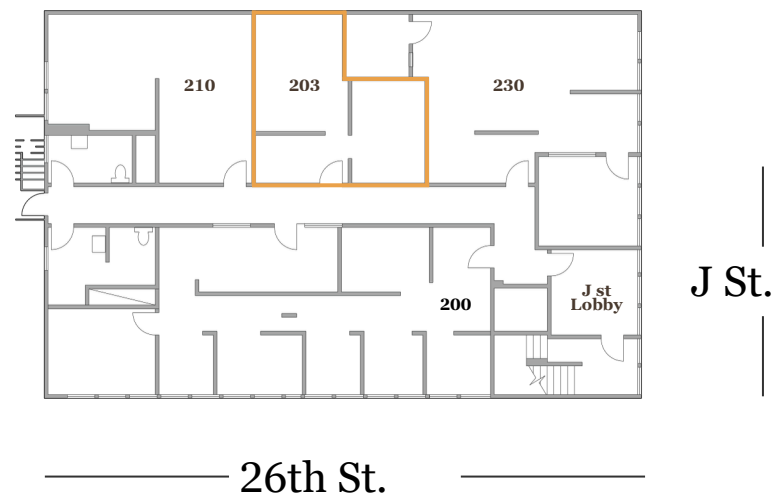
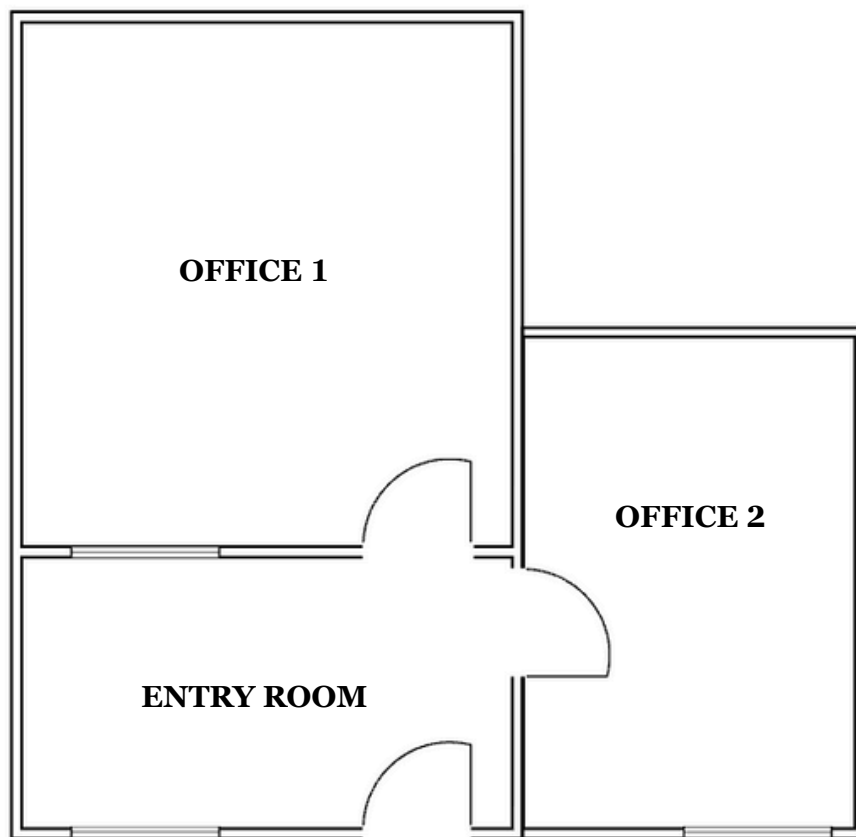
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