

RETAIL / OFFICE SPACE FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

Zoned C-2-SPD

3 divided rooms

Easy Access to HWY 5 and I-80

Available now!

[VIEW LISTING](#)

ANTONIA GIAOURIS

Executive Director of Leasing

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



± 528 SF
Rentable

\$972/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.



FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

PHOTOS



clire.com

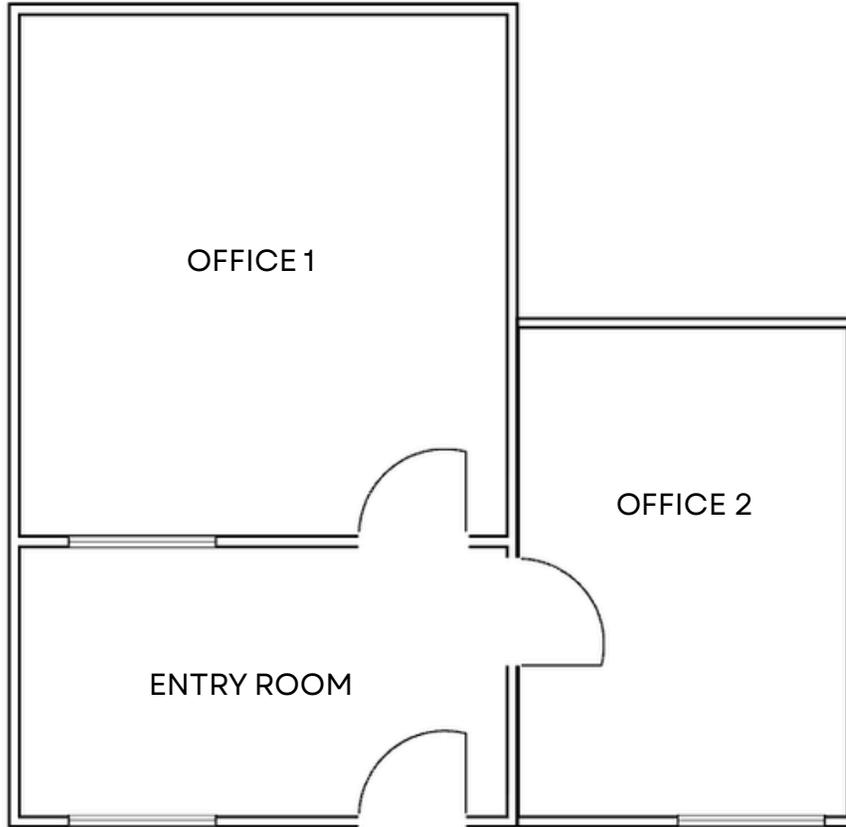
Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property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



FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816



[VIEW VIDEO TOUR](#)

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

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

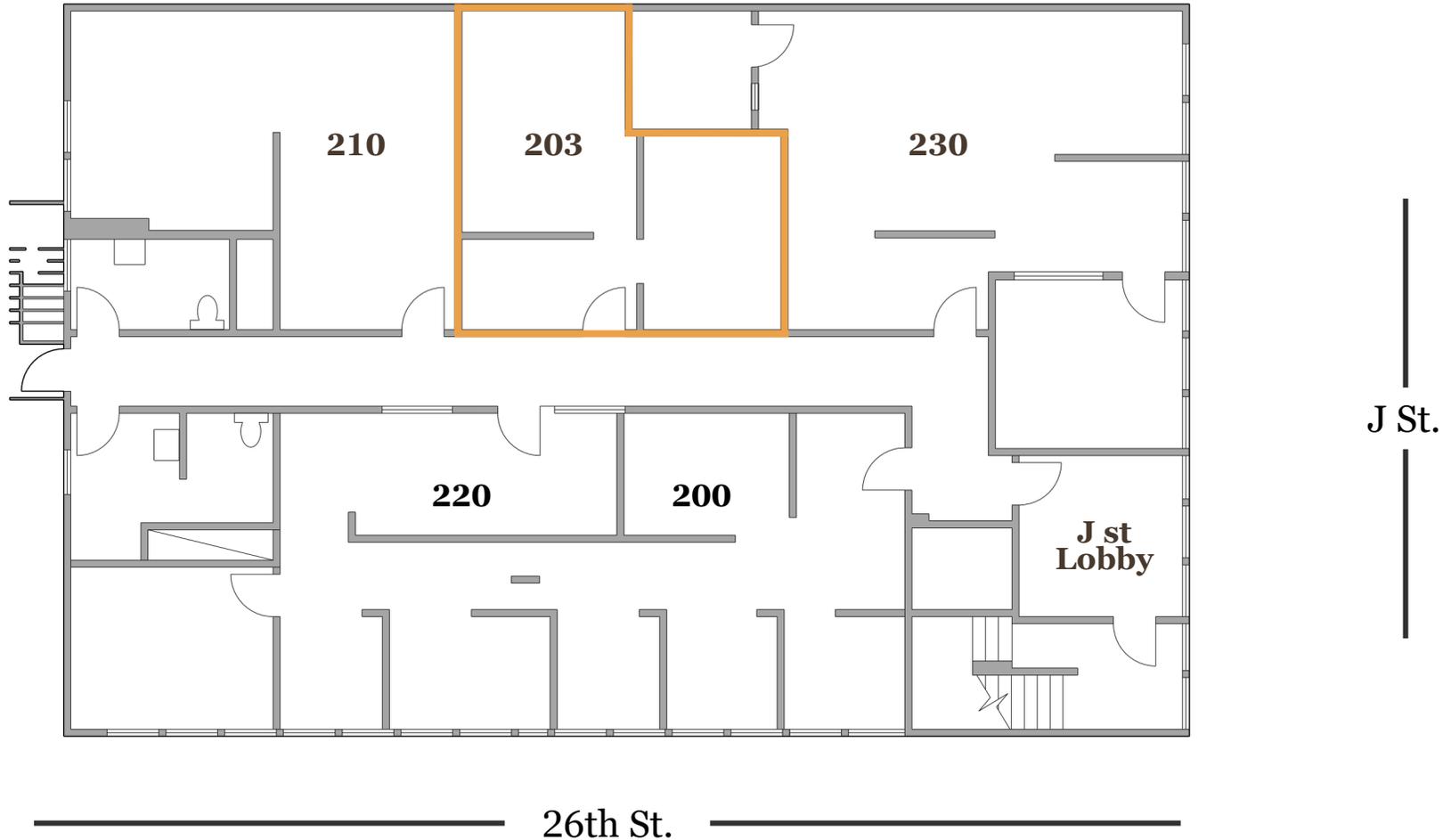


FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

2nd FLOOR LAYOUT



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.

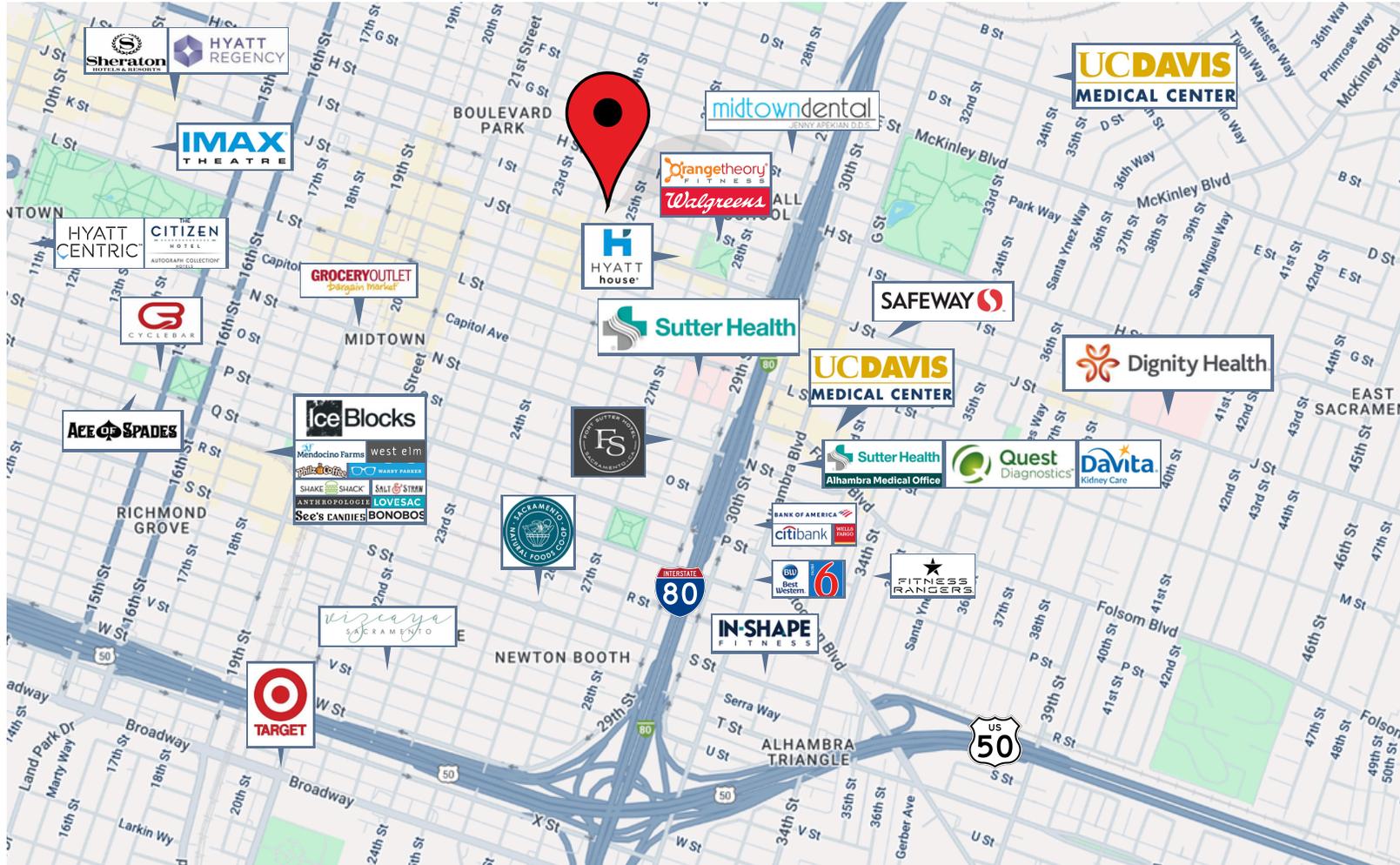


FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

LOCATION HIGHLIGHTS



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.



FOR LEASE

2530 J ST. SUITE 203

Sacramento, CA 95816

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

ANTONIA GIAOURIS

Executive Director of Leasing

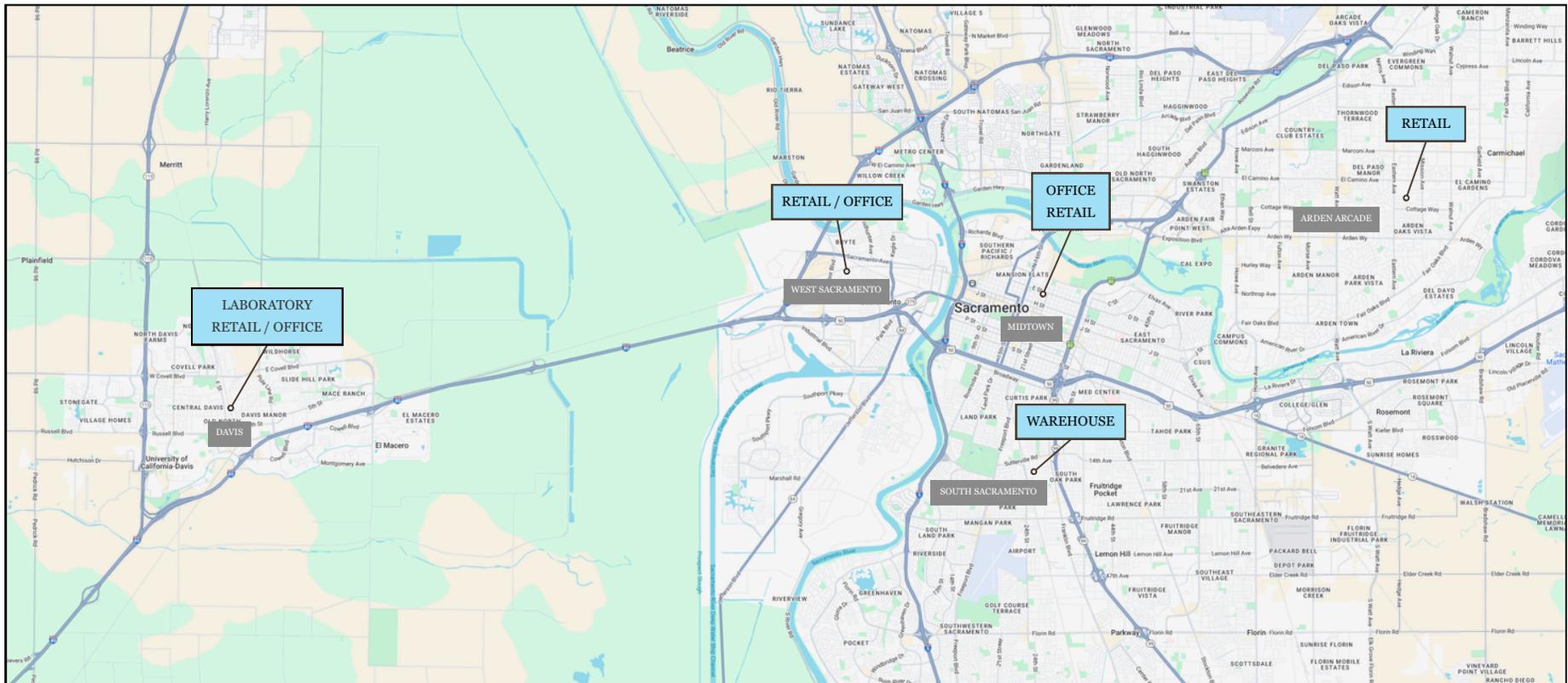
Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

[View All Retail](#)

[View All Offices](#)

[View All Warehouses](#)

[View All Laboratories](#)



[View All Available Properties](#)

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.





2530 J ST

SUITE #203

Sacramento, CA 95816

RETAIL / OFFICE SPACE
AVAILABLE FOR LEASE

Schedule a tour today!

[VIEW LISTING](#)

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

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

