

# ±528 SF OFFICE / RETAIL SPACE

2530 J St. Sacramento, CA

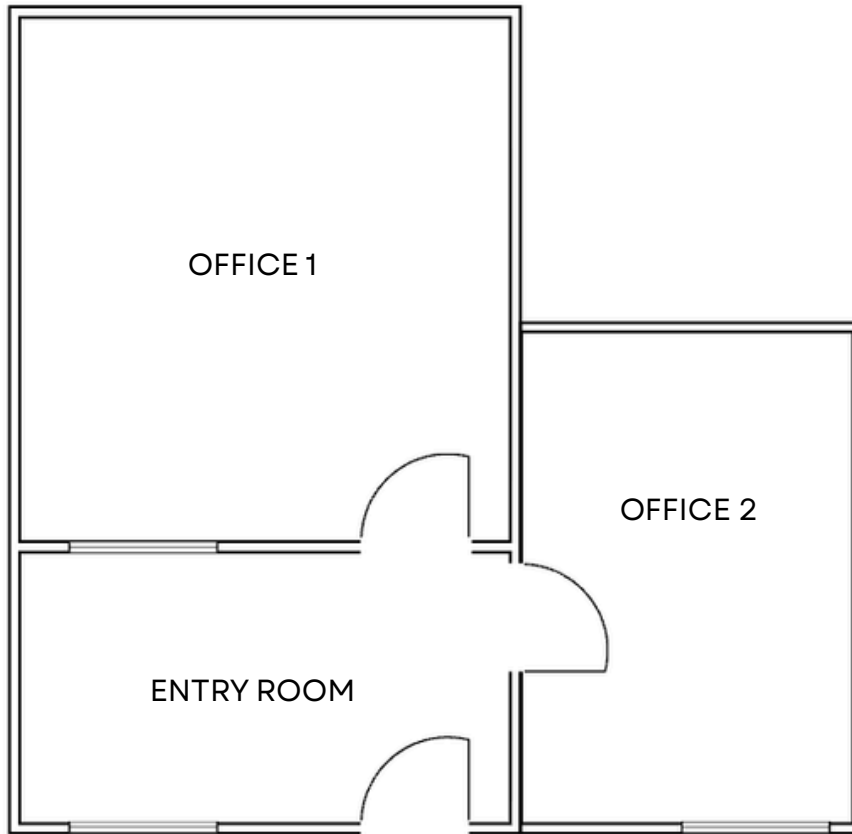
Available For Lease

**ANTONIA GIAOURIS**

Executive Director of Leasing

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





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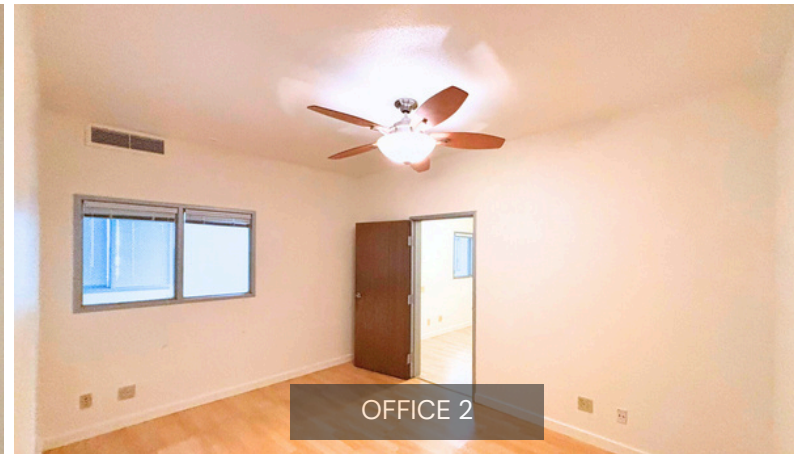
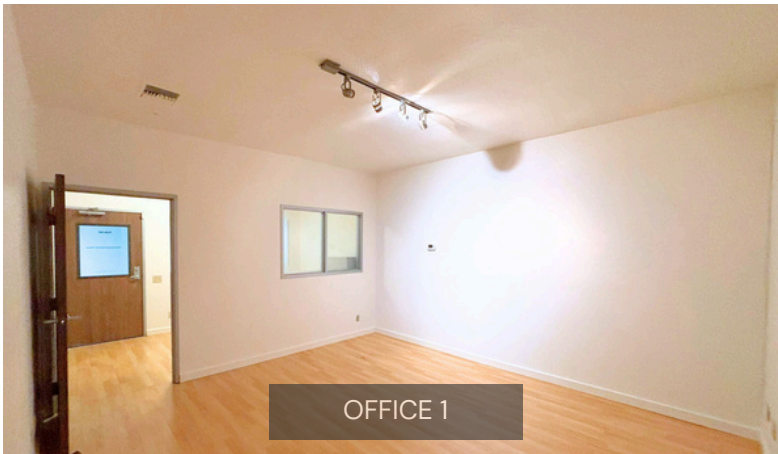
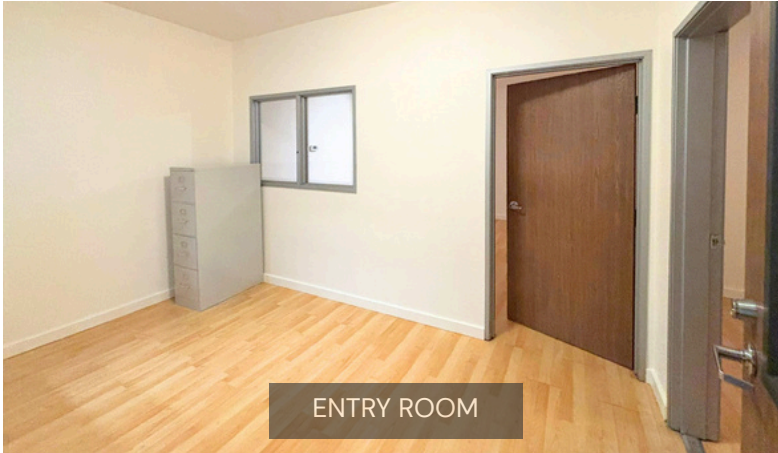
### PROPERTY HIGHLIGHTS

- Zoned: C2-SPD
- Common area restrooms on each floor
- Great midtown location. Located on the high traffic corner of 26th and J Street.
- Parking garage and parking lot access available. Inquire for details.
- 24 hour access

### SUITE 203 HIGHLIGHTS

- ±528 SF
- 3 divided rooms
- Wood laminate flooring throughout
- Rent Total: \$972 (\$1.84/SF modified gross)

## SUITE PHOTOS



# LOCATION



DEMOGRAPHICS	2 miles	5 miles	10 miles
<b>POPULATION</b>			
2025 Population	81,453	427,172	1,036,506
Median Age	40	37.5	37.9
Bachelors Degree or Higher	51%	32%	29%
<b>HOUSEHOLDS</b>			
2025 Total Households	39,731	167,117	376,153
2030 Household Projection	40,930	170,569	382,141
<b>INCOME</b>			
Median Household Income	\$88,770	\$77,396	\$82,922
Households above \$100k	17,731	63,531	153,033

CONSUMER SPENDING	10 miles / yr
<b>TOTAL</b>	
	<b>\$12.3B</b>
Entertainment & Hobbies	\$1.7B
Health Care	\$560M
Education & Daycare	\$780M
<b>DAYTIME POPULATION</b>	
	<b>10 miles</b>
<b>TOTAL</b>	
	<b>455,144</b>
Professional & Business Services	61,742
Financial Activities	40,263
Education & Health Services	94,004

Source: Costar 2026

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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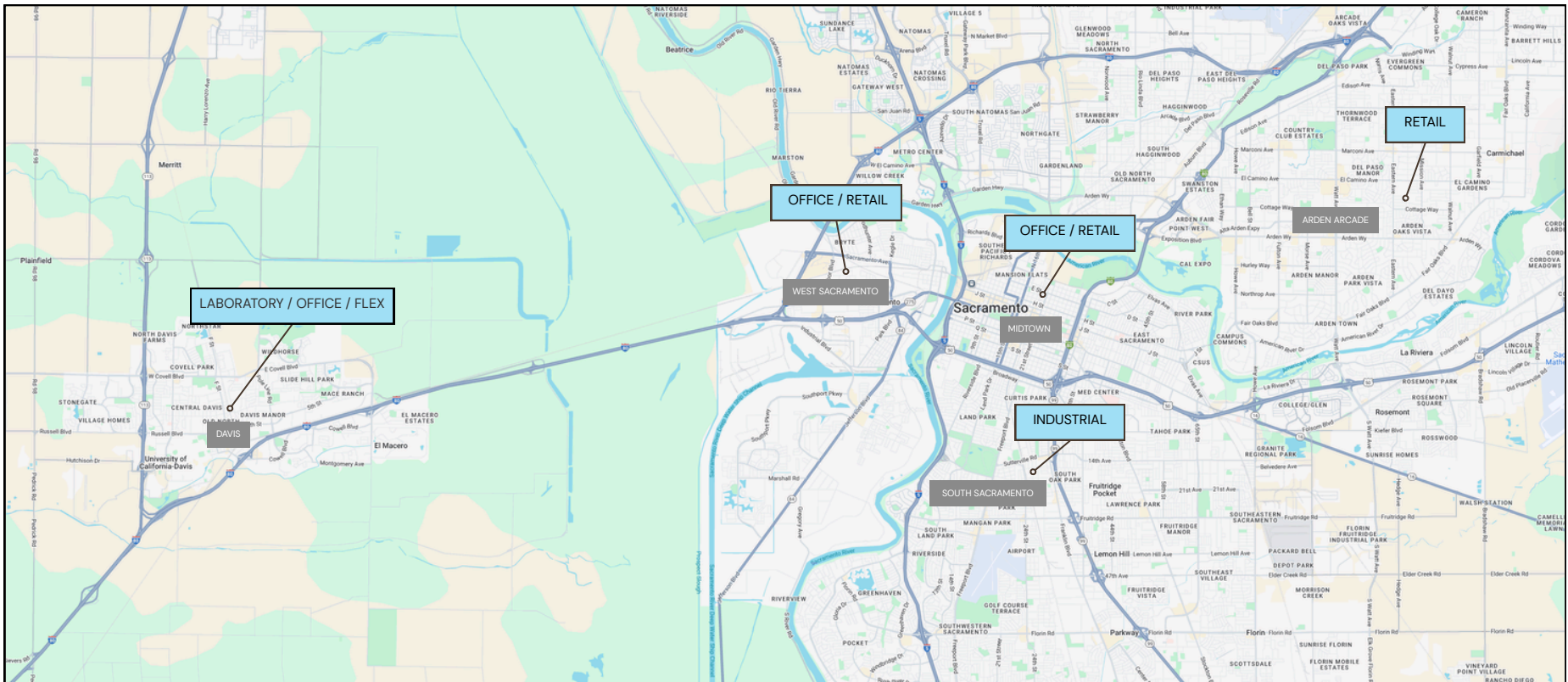
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