

# RETAIL / OFFICE SPACE FOR LEASE

2530 J ST. SUITE 200

Sacramento, CA 95816

Zoned: C2-SPD

Great midtown location

4 built out workstations

Conference room, break room with sink & cabinets

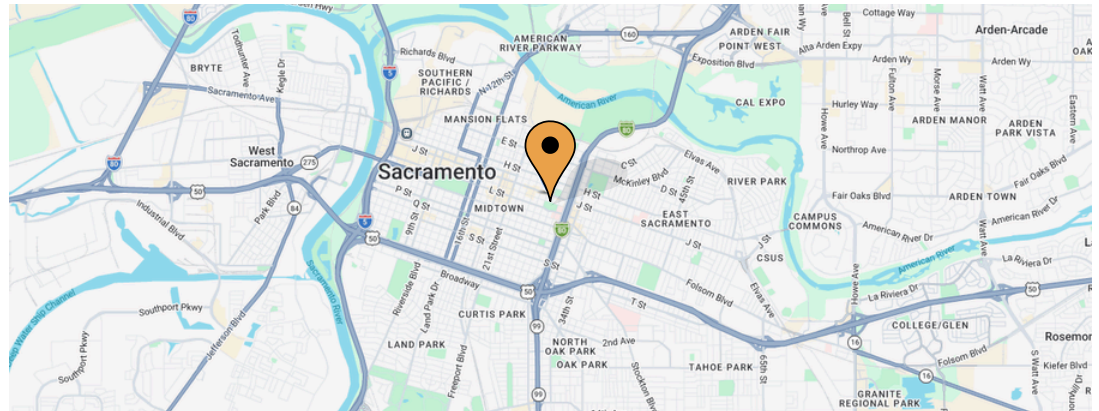
Available now!

[VIEW LOOPNET LISTING](#)

**ANTONIA GIAOURIS**

Executive Director of Leasing

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



± 1,411 SF  
Rentable

\$3,034/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.

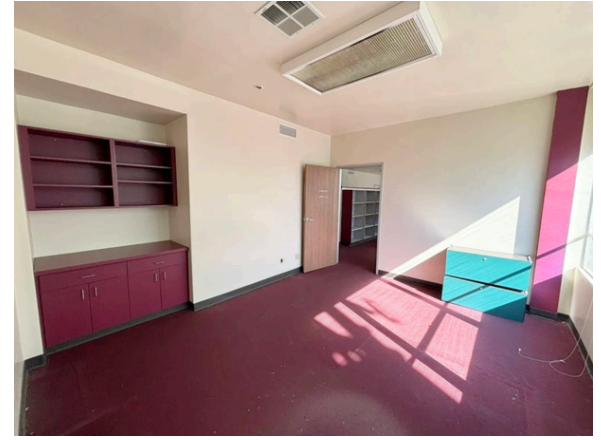


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## PHOTOS



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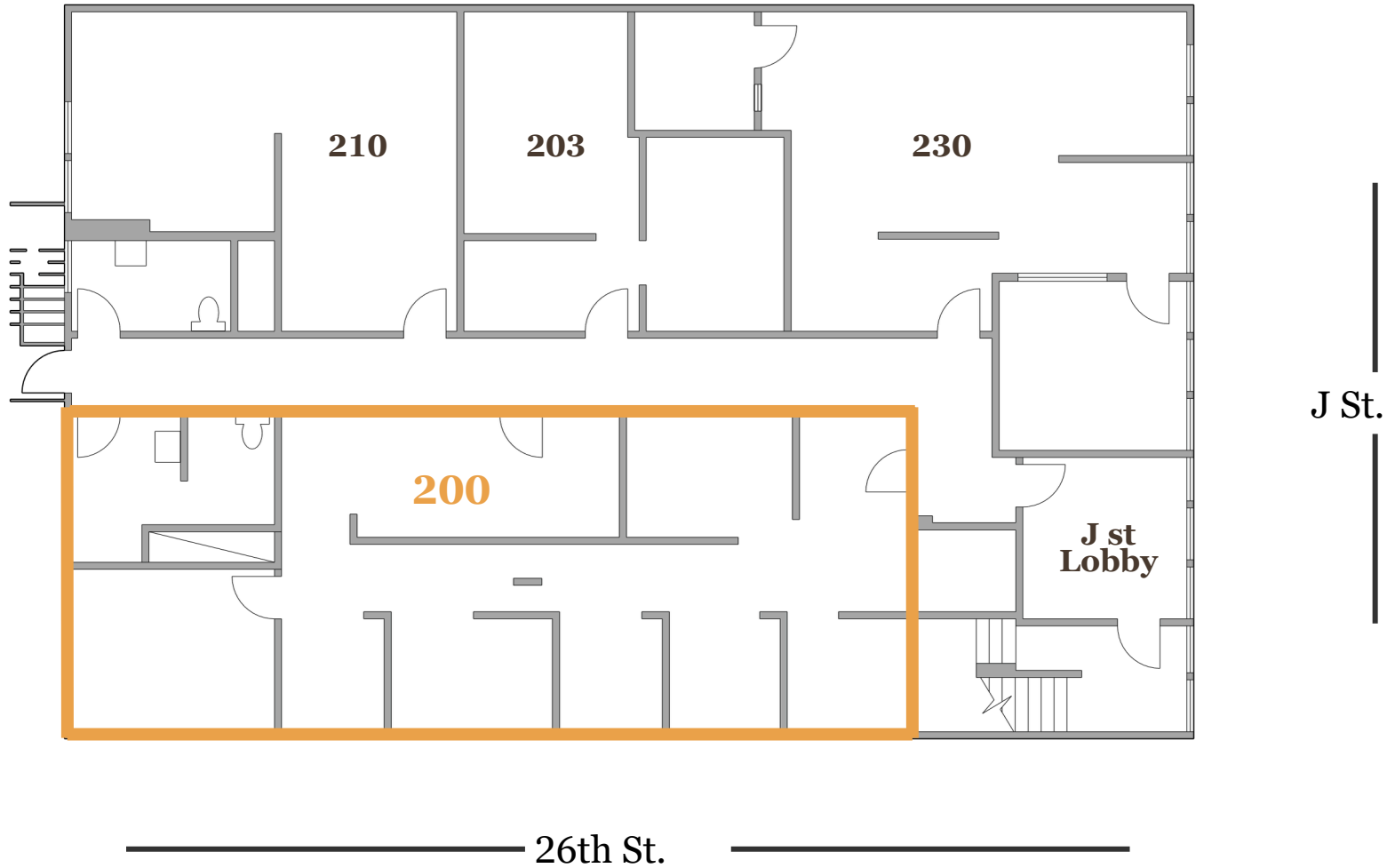


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## 2nd FLOOR LAYOUT



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## PROPERTY DETAILS

- Zoned: C2-MC
- Built/Renovated: 1957/2001
- Building Size: 3 Stories, 10,500 SF
- Common area restroom
- Reserved tenant parking available
  - 24 Surface parking spaces
  - 10 Covered parking spaces
- Air conditioning, central heating, natural light

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## DEMOGRAPHICS

<b>POPULATION</b>	<b>2-mile</b>	<b>5-mile</b>	<b>10-mile</b>
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%
<b>HOUSEHOLDS</b>	<b>2-mile</b>	<b>5-mile</b>	<b>10-mile</b>
2024 TOTAL HOUSEHOLDS	38,834	168,549	380,244
2029 HOUSEHOLD PROJECTION	39,497	170,539	383,413
<b>INCOME</b>	<b>2-mile</b>	<b>5-mile</b>	<b>10-mile</b>
AVE HOUSEFOLD INCOME	\$108,155	\$90,618	\$95,174
MEDIAN HOUSEHOLD INCOME	\$81,720	\$65,896	\$73,059

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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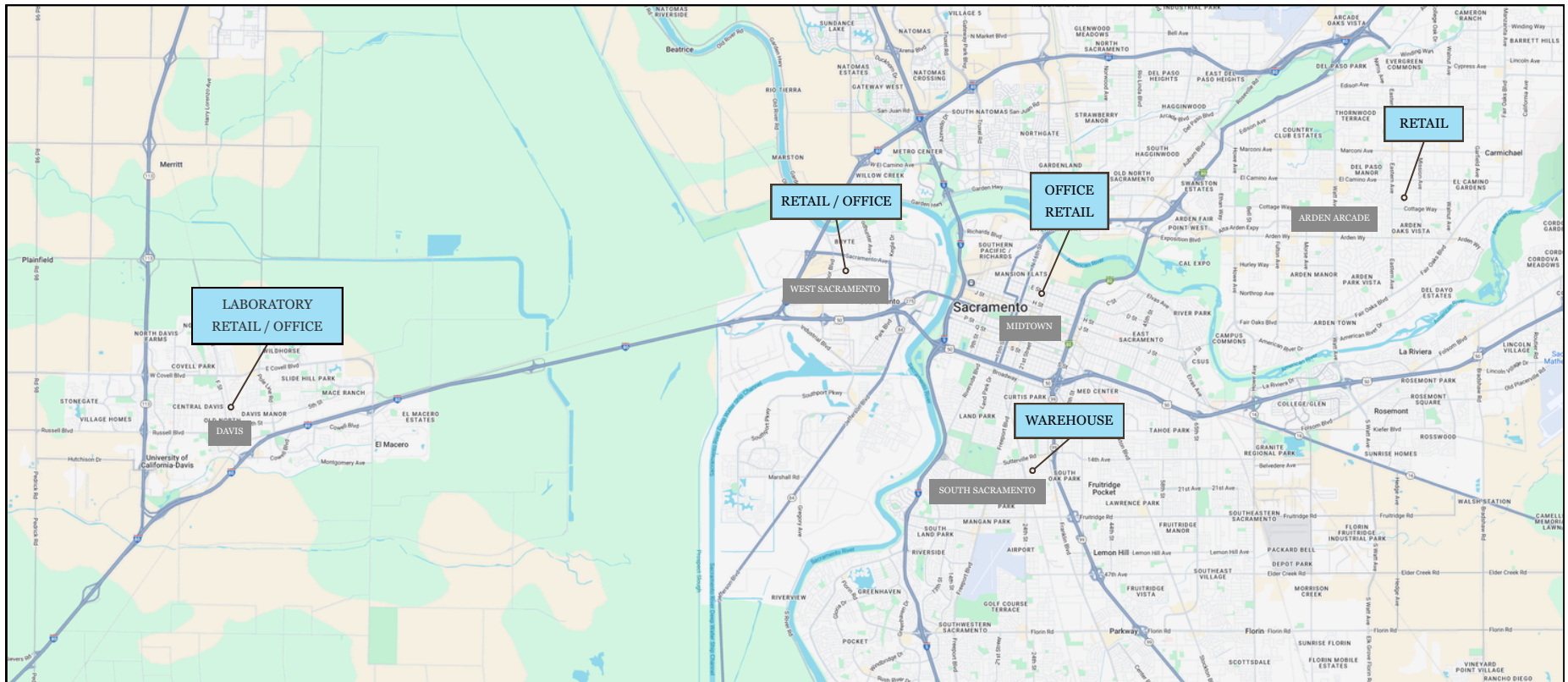
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## OFFICE SPACE FOR LEASE

Schedule a tour today!

[VIEW VIDEO TOUR](#)

[VIEW LOOPNET LISTING](#)

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

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