

±1,411 SF OFFICE / RETAIL SPACE

2530 J St. Suite 200 Sacramento, CA

Available For Lease



ROWAN ANHALT

Leasing Associate

rowan.anhalt@clire.com

(415)592-4967

CYNDIE SMITH

Office Manager

cyndie.smith@clire.com

(916)616-0389

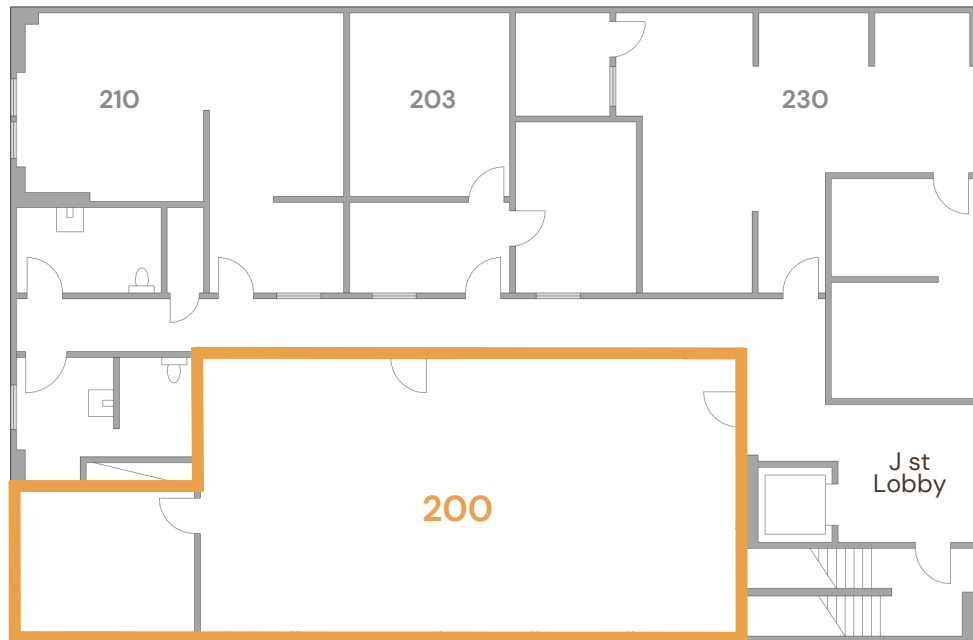


PROPERTY HIGHLIGHTS

- 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 200 HIGHLIGHTS

- Multi-person office
- Vanilla shell space
- Lots of natural light
- Conference room
- Break area with sink & cabinets



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SUITE PHOTOS



LOCATION



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

CONSUMER SPENDING	10 miles / yr
TOTAL	\$12.3B
Entertainment & Hobbies	\$1.7B
Health Care	\$560M
Education & Daycare	\$780M
DAYTIME POPULATION	
TOTAL	455,144
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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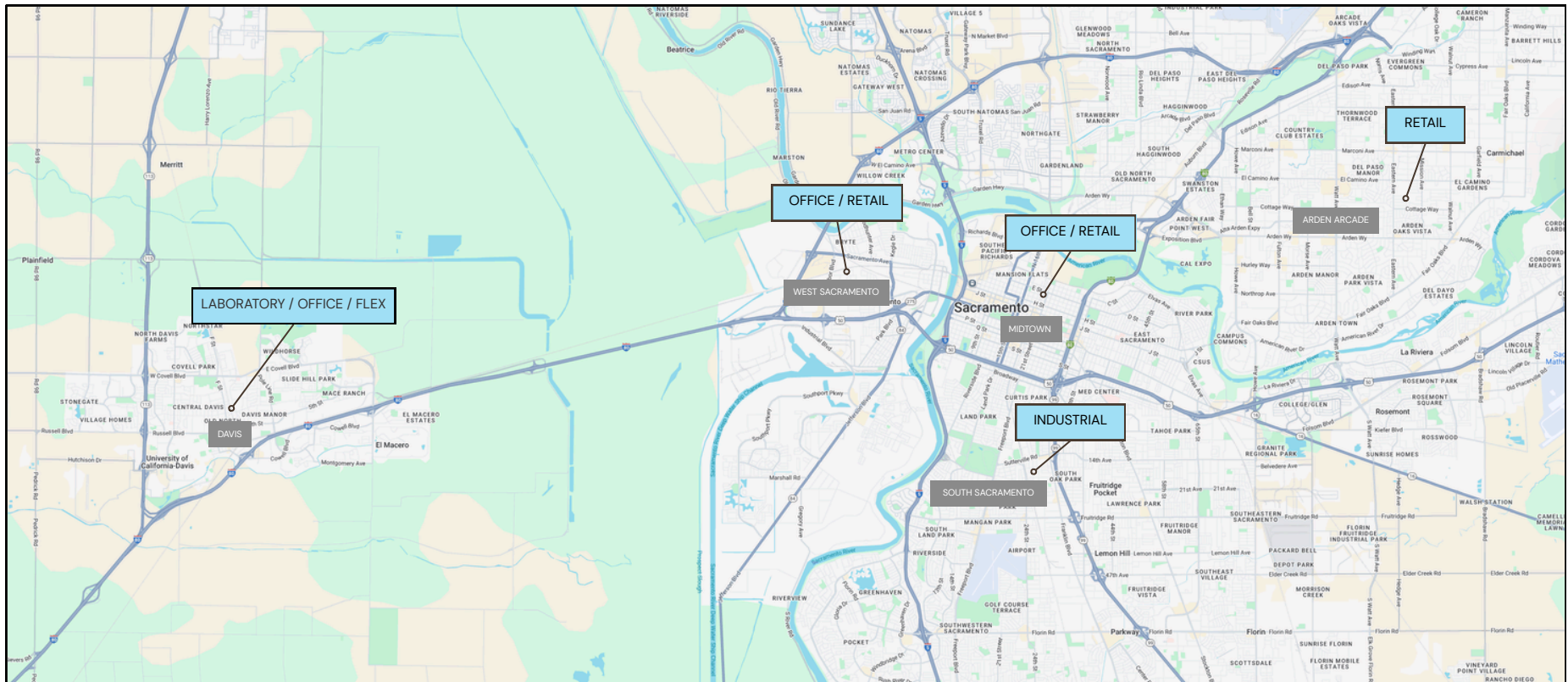
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Information herein deemed reliable but not guaranteed. Site Plans are not to scale.
Lessee should conduct independent verification of all matters deemed to be material.

