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CENTURY 21.
Select Real Estate, Inc.



AVAILABLE
FOR LEASE

3673 J STREET
SACRAMENTO, CA 95816

890 SF
\$2.75 PSF + NNN

Premier Retail Space Located in East Sacramento



THE PROPERTY

 3673 J STREET, SACRAMENTO, CA 95816

REGION AVAILABILITY ZONING OPPORTUNITY PRICING


**EAST
SACRAMENTO
CITY OF
SACRAMENTO**


890 SF


**LC -
Limited
Commercial**


**RETAIL
STREET
FRONTAGE**


\$2.75 + NNN

-  The Property is located near the intersection of 36th and J Street in East Sacramento
-  High visibility location in dense medical corridor
-  Centrally located on downtown Alhambra corridor
-  C-1 zoning allows for a wide range of uses
-  The asking rent is \$2.75 + NNN

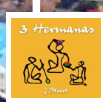
CENTURY 21

FOR LEASE





35 TH STREET



East Sac
YMCA

La Trattoria Bohemia



3673
J STREET
SACRAMENTO
CA 95816

Innova
Pharmacy II



the green room

New HAPPY DAY SPA

Sierra Hematology
Oncology Medical Center



NEW KATHMANDU KITCHEN

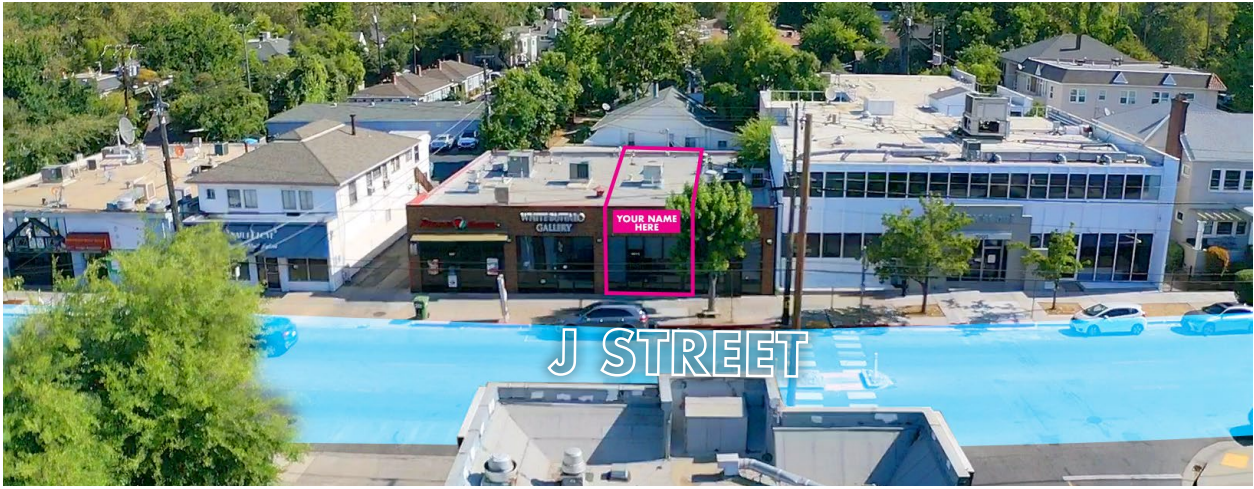


TWISTED

David Lubin
Elementary School

Sacred Heart
Church

Sacred Heart
Parish School



THE BUILDING

- This Building offers tremendous glass line and street exposure on to J Street
- Prominent Building Signage facing J Street
- Iconic urban Sacramento style building
- Located in desirable East Sacramento/Midtown area near Sutter General Hospital, Sutter's Fort, and several prominent local restaurants and retailers
- The interior of the building is well maintained and in practically move in ready condition. The space offers a bathroom in the rear, street parking, and easy access to Hwy 80
- The Building is strategically located near residential neighborhoods as well as Office and Retail Users





THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

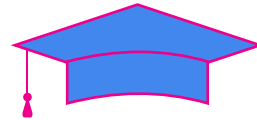
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



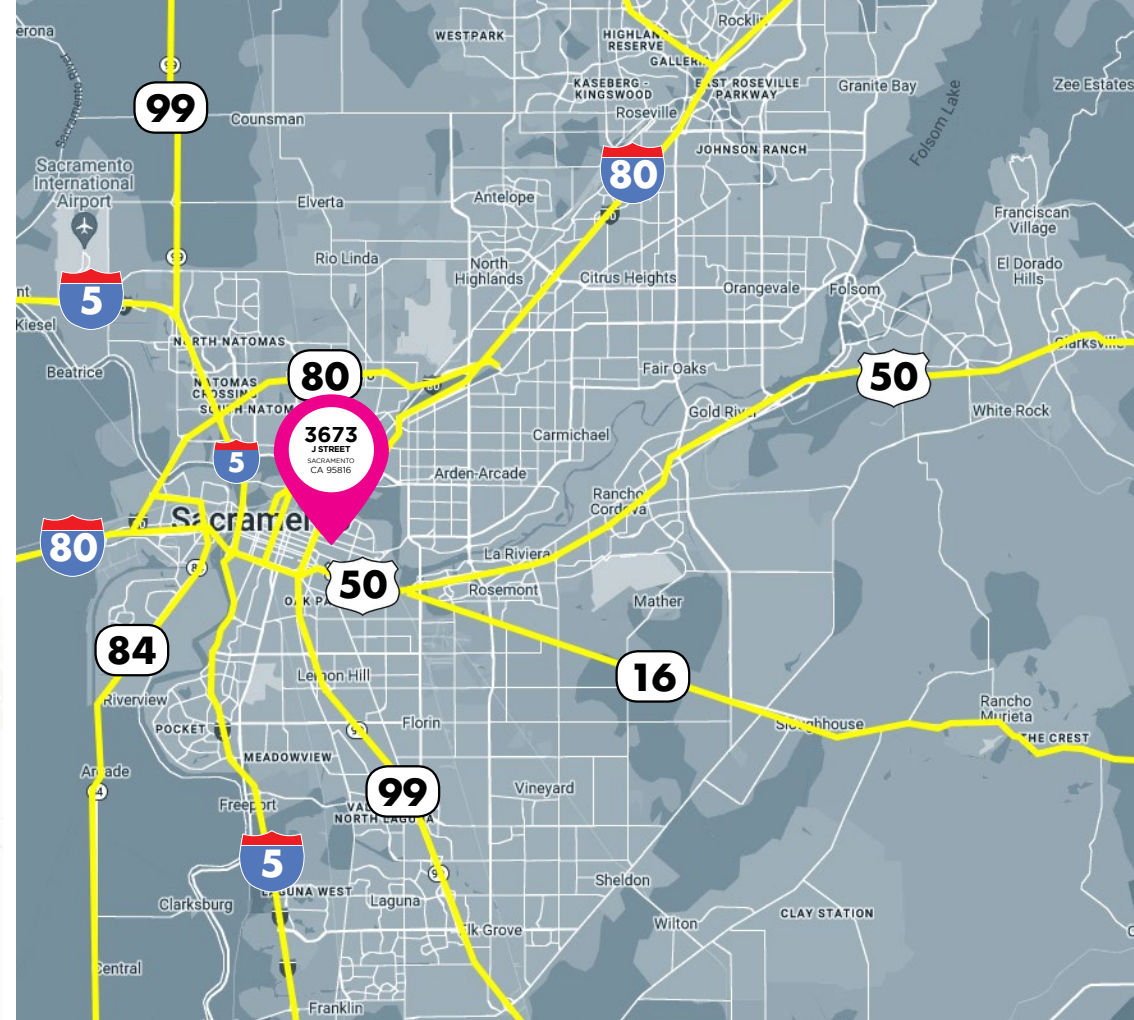
- 28% Some College, No Degree
- 18% Bachelor's Degree
- 21% High School Graduate
- 10% Advanced Degree
- 16% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

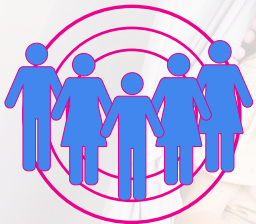


5 mile 2023 Households

< \$25K	36,938
\$25K - 50K	35,203
\$50K - 75K	31,101
\$75K - 100K	20,654
\$100K - 125K	15,900
\$125K - 150K	9,136
\$150K - 200K	11,106
\$200K+	13,240



RESIDENT POPULATION



5 mile Population 2023

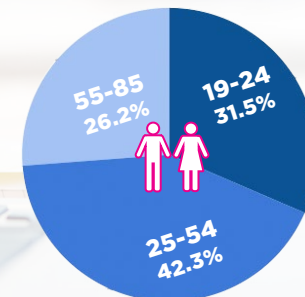
2010	382,151
2023	433,459
2028	444,807

TRAFFIC COUNT



-/+ 18,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	36,636
5 mile	173,278
10 mile	400,324



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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