



1223 J STREET

AVAILABLE NOW: Ground Floor Retail Spaces $\pm 1,800$ SF – $\pm 2,280$ SF



Creating Value.
Enhancing Communities.

Downtown Sacramento, California

UNIT 1235 - 1237

UNIT 1223: ±1,800 SF

Storage	Unit 1223 AVAILABLE NOW 1,800 SF	Unit 1225 El Fuego Express 1,464 SF	Unit 1229 Studio Hero Tattoos 1,140 SF	Unit 1231 Subway 1,140 SF	Unit 1233 Halal Food and Ice Cream 1,104 SF	Unit 1235-1237 AVAILABLE NOW 2,280 SF	13th STREET
Storage							
Storage							
Storage							
	J STREET						



J Street storefront retail facing Sheraton Grand and SAFE Credit Union Convention Center

Former Pennisi's Deli

Excellent signage opportunity along J Street with high traffic count

Walk Score®: Walker's Paradise (98)

Zoning: C-3



UNIT 1223

±1,800 SF



J Street storefront retail facing Sheraton Grand and SAFE Credit Union Convention Center

Former T-Mobile retail store

Excellent signage opportunity along J Street with high traffic count

Walk Score®: Walker's Paradise (98)

Zoning: C-3



Demographics

3 Mile Radius

157,832

TRADE AREA POPULATION

68,677

TRADE AREA HOUSEHOLDS

47%

COLLEGE OR GRADUATE PROGRAM

\$101,464

AVERAGE HH INCOME

37.9

MEDIAN AGE



SINGLES AND STARTERS - 13%

Young singles and starter households living a city lifestyle, typically in rental apartments, digitally engaged and building careers and social lives with value-conscious spending.

FLOURISHING FAMILIES - 12%

Affluent, middle-aged families and couples enjoying comfortable, active suburban lifestyles, often prioritizing family activities, education, and community involvement

BOURGEOIS MELTING POT - 11%

Middle-aged, established couples (often in suburban homes) with comfortable, steady lives and practical spending habits.



For Leasing Opportunities Contact

Jennifer Meade

323.860.9523

jmeade@cimgroup.com

Lic #01298843

CIM

Creating Value. **Enhancing Communities.**

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our in-house team of experts work together to identify and create value in real assets, benefiting the communities in which we invest.

www.cimgroup.com