

For Lease | Midtown Office/Retail Space Available

1722-1730

J Street, Sacramento



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Colliers

1722-1730

J Street

Property Highlights

- » Tenant build-to-suit office suites available (subject to landlord approval)
- » Secured on-site tenant parking
- » Additional 3rd floor conference rooms/offices available for tenants through co-working company
- » New exterior landscaping
- » Centrally located in Midtown
- » Corner Location with high vehicle and foot traffic
- » Walking distance to Downtown amenities
- » Close proximity to recent multifamily developments

Available: ±735 - ±2,512 SF

Office Rate: \$2.25/SF FSG*

*Tenant responsible for janitorial service within suite

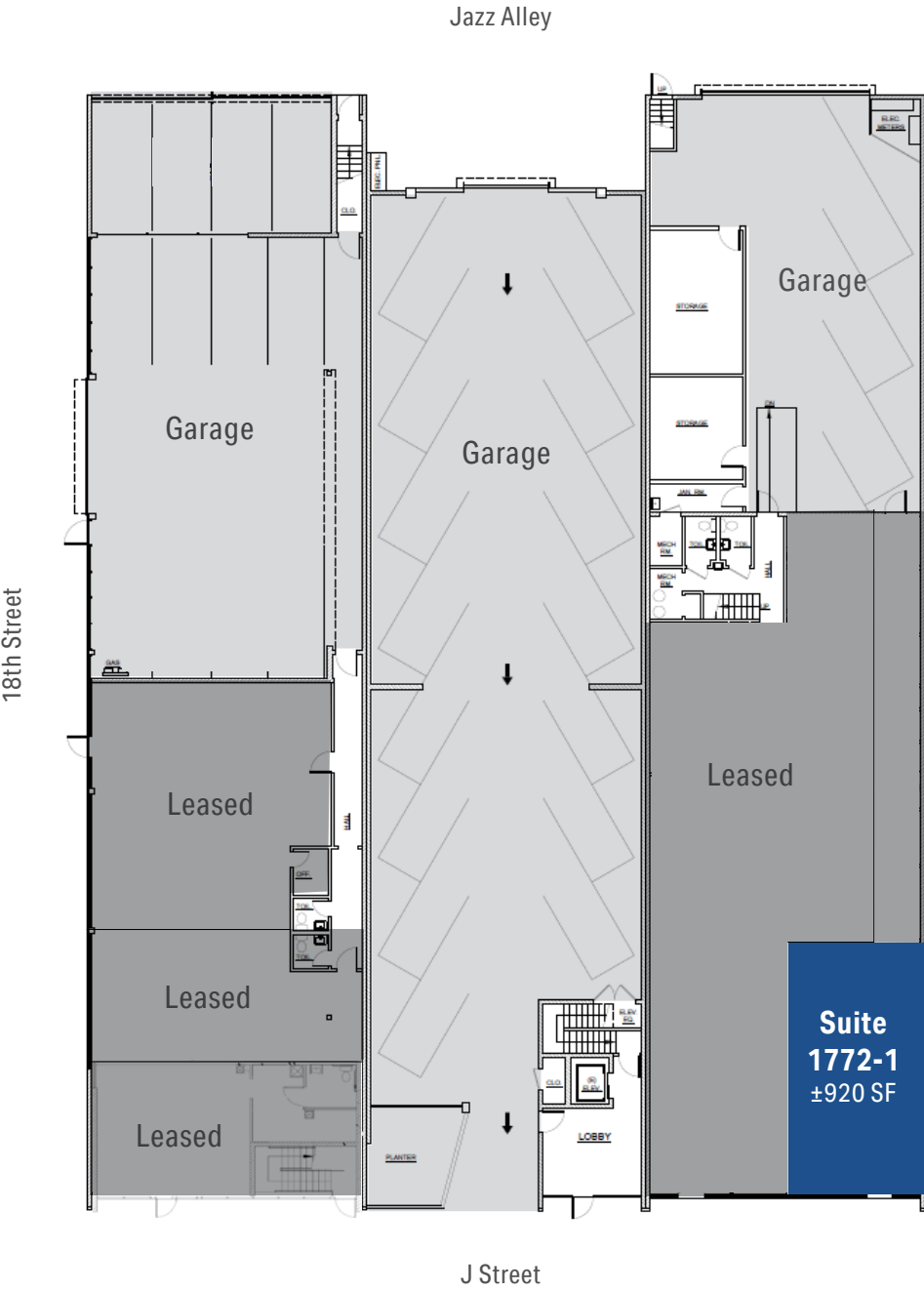
Retail Rate: \$3.50/SF NNN



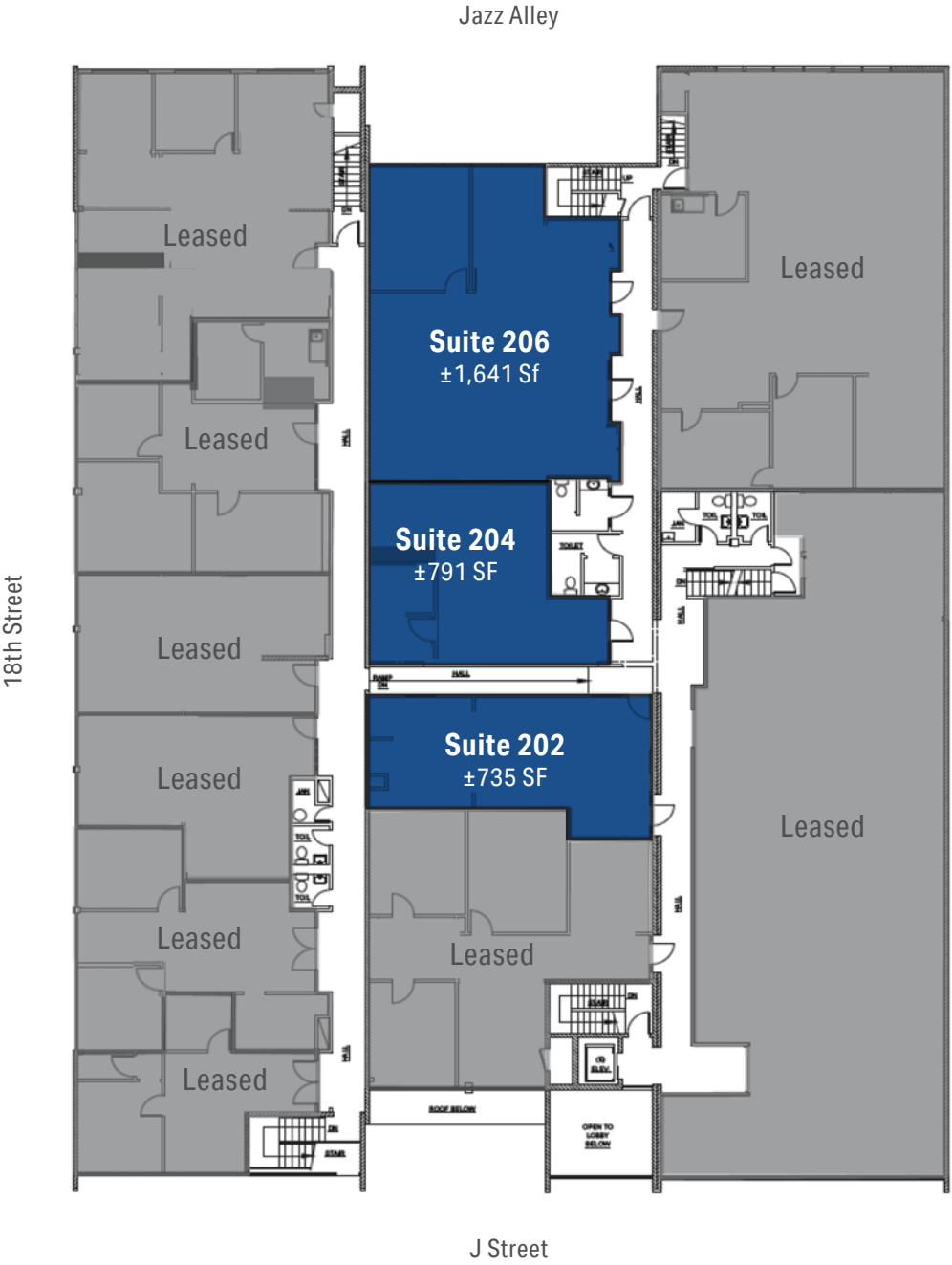
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Floor Plans

» 1st Floor

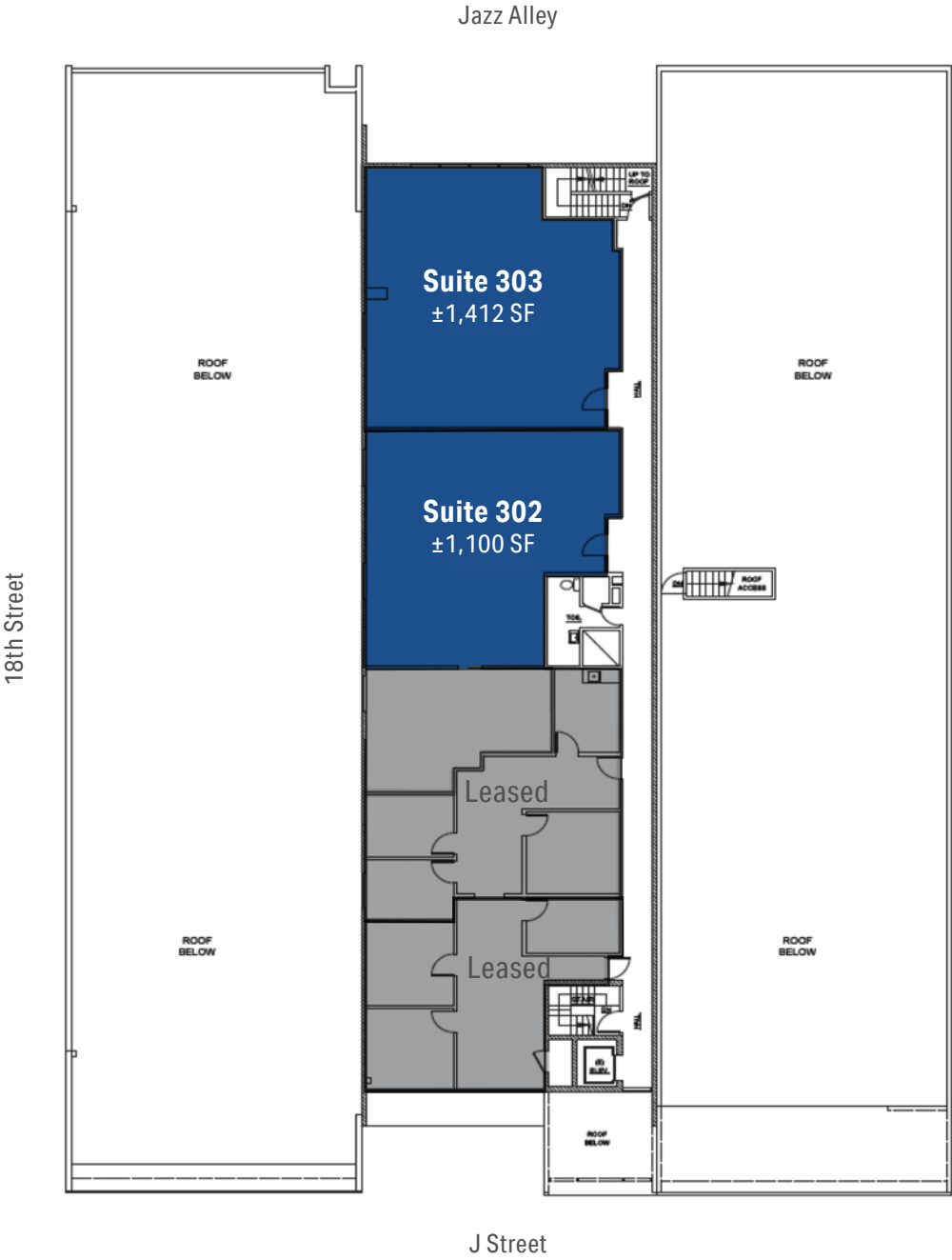


» 2nd Floor



» 3rd floor

Suites are contiguous for ±2,512 SF





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FOR LEASE | 1510 J Street | Sacramento, CA

WHY SACRAMENTO THRIVING MIDTOWN

Ideally situated along the Sacramento River and mere steps from California's State Capitol, major commuting corridors and transit connections, midtown Sacramento is Northern California's hub for culture, entertainment, employment and innovation. The epicenter of Sacramento's growing list of accolades, there's no better place to turn dreams into reality than midtown Sacramento. Midtown Sacramento is home to an urban environment where energy and work collide.



73K
daytime employee
population in Midtown



6.1%
public
employees



7.0%
unemployment rate
in Midtown



74%
of works travel <30 minutes
to work in Midtown



1.3K
housing units created
Downtown in 2015-2018



29
total new housing
developments



+7%
average monthly increase
in pedestrian traffic in
Midtown
2017-2018



+45%
average monthly increase in
cyclists in Midtown
2017-2018

	1-Mile	2-Mile
Current Population	28,781	63,961
2026 Population Projection	31,511	73,330
Median Age	37	38.4
Average Household Income	\$79,864	\$94,073
Average Household Size	1.56	1.80
Bachelor's Degree or Higher	55%	55%
Households	16,720	33,375

Nearby Amenities

1722-1730 J Street is in the heart of a hip and diverse Downtown Sacramento. J Street is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.

- » California State Capitol
- » Cafeteria 15L
- » Crepeville
- » Public House Downtown
- » Bento Box
- » Squeeze Burger
- » Pieology
- » Mikuni's
- » Lucca
- » Capitol Hop Shop
- » Convention Center
- » Golden 1 Center
- » Claim Humper Restaurants
- » Hyatt Regency Sacramento
- » Grocery Outlet



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