

4801 J ST

A PROMINENT RETAIL SPACE IN THE HEART OF EAST SACRAMENTO



RETAIL FOR LEASE IN NEW DEVELOPMENT

// 3,200 SQUARE FEET | DIVISIBLE TO 1,200 SF
// TARGETED Q2 2019 COMPLETION DATE
// PRE-PROGRAMED RETAIL / RESTAURANT SPACE

TURTON COMMERCIAL REAL ESTATE,
AS EXCLUSIVE ADVISOR FOR
THE 4801 J STREET, IS PLEASED
TO PRESENT THE OPPORTUNITY
TO BE A RETAIL ANCHOR IN A
PROMINENT NEW 20 UNIT MULTI-
FAMILY DEVELOPMENT IN EAST
SACRAMENTO.

GROUNDBREAKING MAY 2018 AND
COMPLETION IN MAY OF 2019



The Property represents the most high-profile retail or restaurant opportunity in the East Sacramento submarket, which is widely regarded as one of the most prestigious and affluent areas in all of Sacramento. The retail space anchors a 20-unit mixed use development with a slated completion date of Q2 2019. The mixed-use project features beautiful Spanish-style architecture, including stunning red Spanish roof tiles and a stark white façade. The glass store front will run east to west along J Street, a main thoroughfare connecting Downtown, Sacramento and Carmichael.

The retail or restaurant space will measure approximately 3,200 square feet and will be able to accommodate a Type 1 hood and grease trap. The retail space can be demised down to about 1,500 square feet, with the endcap space featuring a generous outdoor patio on the northeast corner of 48th and J Street.

SPACE INFO

ADDRESS: 4801 J STREET
SACRAMENTO, CA

SF: 1,200 - 3,200 SF

RENT: NEGOTIABLE

NNN CHARGES: TBD

PERCENTAGE RENT: TBD

TI ALLOWANCE: AVAILABLE

DELIVERY DATE: Q2 2019

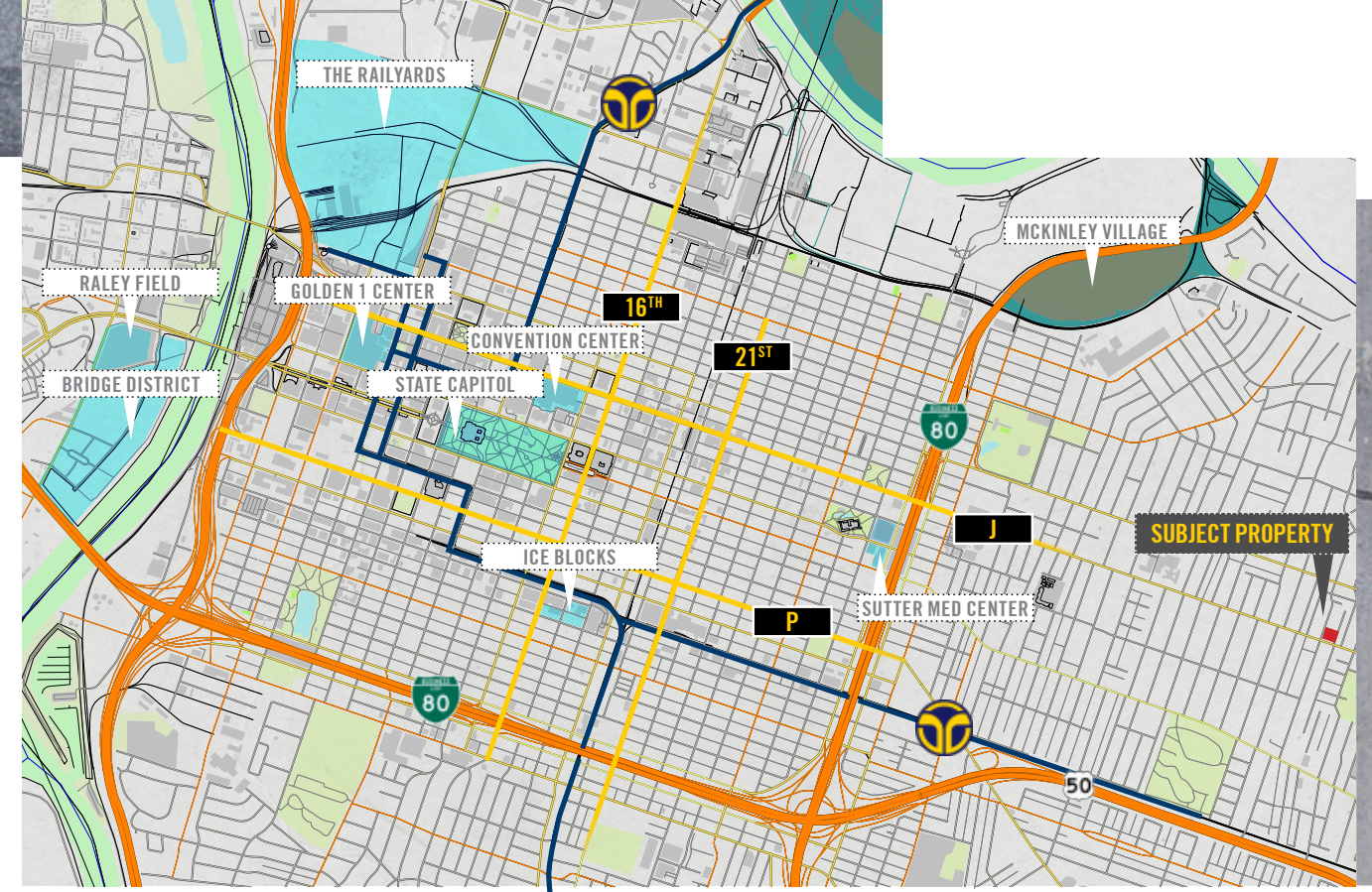
PARKING: NONE



PROMINENT EAST SAC

- // LOCATED ON THE POPULAR J STREET THOROUGHFARE - 13,000 + CARS PER DAY
- // PROMINENT EAST SACRAMENTO SUBMARKET - HIGH END DEMOGRAPHICS
- // OUTDOOR PATIO SPACE ON THE NORTHEAST CORNER OF 48TH & J

EAST SACRAMENTO HAS A PROVEN RECORD OF SUCCESS FOR FOOD AND ALCOHOL RELATED RETAIL - AND EAST SACRAMENTANS' APPETITES ARE STILL GROWING. THIS HIGHLY-VISIBLE CORNER ON J STREET IS SURE TO TURN HEADS.



East Sacramento is one of the most desirable business locations in the Sacramento region and easily boasts one of the lowest combined commercial vacancy rates. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.

The Subject Property is situated at the corner of 49th and J Street in the heart of East Sacramento. This high profile location provides excellent visibility from multiple directions and easy access to major commute routes and neighboring submarkets. The J Street conduit allows for easy access to Downtown, Midtown and Campus Commons and is a popular retail artery.

East Sacramento is easily served by both Highway 50 and Interstate 80 and is surrounded by medical amenities including: Mercy Hospital, UC Davis



Medical Center and Sutter Medical Center.

The property is a short walk or drive to many of the area's favorite eateries and professional amenities, including: Rite Aid, El Dorado Savings Bank, USPS, Pasty Shack, Chargin's Bar & Grill, Hana Tsubaki and Mercy General Hospital. Nearby development includes the McKinley Village infill development project - a smart growth community of 336 homes currently being built



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