

**FOR
LEASE**

**5640-5642 J ST,
SACRAMENTO, CA**

±1,250-2,604 SF RETAIL/OFFICE SPACE

PROPERTY REMODEL UNDERWAY



**3D Tour
Click Here** 

**J ST.
±16,750 ADT**

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ROME
REAL ESTATE GROUP

5640-5642 J STREET

SUITE	SIZE	LEASE RATE	SPACE NOTES
5640-5642 J ST	±2,604 SF	\$1.95 PSF + \$1.09 PSF NNN	CAN BE LEASED TOGETHER OR SEPARATELY
5640 J ST	±1,250 SF	\$1.95 PSF + \$1.09 PSF NNN	TURNKEY RETAIL/OFFICE SPACE
5642 J ST	±1,354 SF	\$1.95 PSF + \$1.09 PSF NNN	TURNKEY RETAIL/OFFICE SPACE

PROPERTY HIGHLIGHTS:

- Prime East Sacramento J-Street Address:** High-visibility site on J Street at a signalized intersection with monument signage—perfect for capturing the steady east-west commuter flow through East Sac.
- Monument Signage + Ample Parking:** Prominent street-front monument signage paired with a generous parking ratio ensures convenience for customers and employees alike, with excellent visibility for any retail or office use.
- Walkable Co-Tenancy & Amenity-Rich Corridor:** Steps from established restaurants, cafes, and service businesses along the J-Street corridor, including the always-busy Mimosa House — offering built-in daily amenities for tenants and their clients.
- Minutes to University & Medical Demand:** Close to Sacramento State University and Mercy General Hospital, providing a reliable daily base of students, staff, healthcare workers, and visitors who frequent the corridor for dining and services.
- Transit & Freeway Connectivity:** Just minutes from the US-50 corridor via 59th/65th Street interchanges, with nearby access to SacRT's Gold Line light rail—making the property convenient for both employees and customers.
- Name-Brand Grocery Gravity Nearby:** Less than a mile from Trader Joe's and other major daily-needs retailers, aligning the site with regular shopping patterns and encouraging convenient cross-shopping.



STRONG TRAFFIC COUNTS
 J ST: 16,750 ADT
 ELVAS AVE: 19,173 ADT

AVERAGE \$96,804 WITHIN 1 MILE HOUSEHOLD INCOME

PROPERTY ZONING
 GENERAL COMMERCIAL ZONE (C-2)
 SACRAMENTO COUNTY

20 SPACES

FLOOR PLAN

TWO TURNKEY RETAIL/OFFICE SUITES AVAILABLE INDIVIDUALLY OR COMBINED FOR ±2,604 SF

5640 J St.

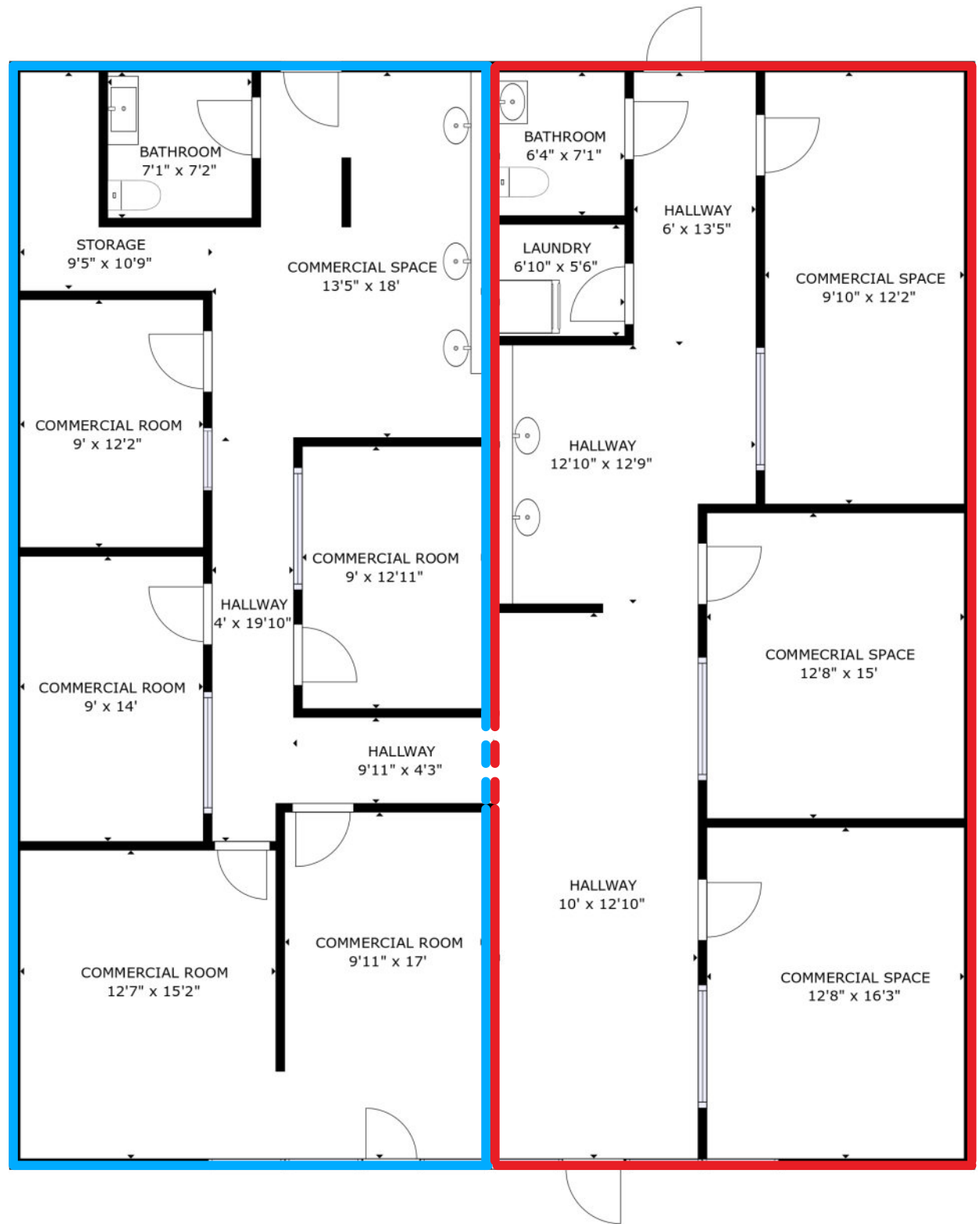
Size: ±1,250 SF
Lease Rate: \$1.95 PSF
NNN Costs: \$1.09 PSF

[3D TOUR
CLICK HERE](#)

5642 J St.

Size: ±1,354 SF
Lease Rate: \$1.95 PSF
NNN Costs: \$1.09 PSF

[3D TOUR
CLICK HERE](#)



FLOOR PLAN

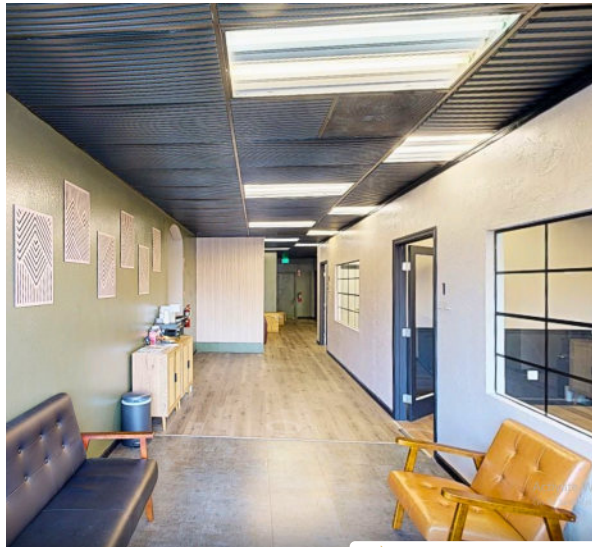
5640 J St.

Size: ±1,250 SF

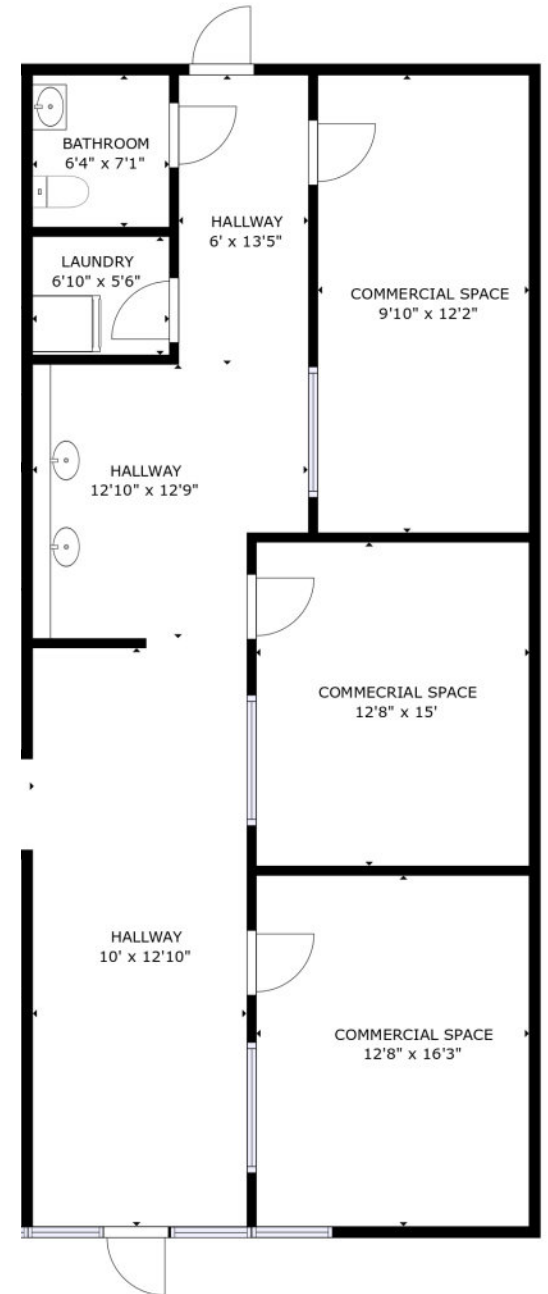
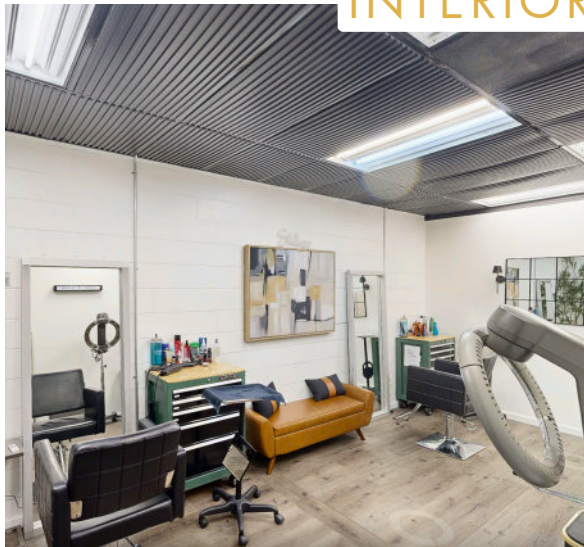
Lease Rate: \$1.95 PSF

NNN Costs: \$1.09 PSF

3D Tour
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INTERIOR PHOTOS



FLOOR PLAN

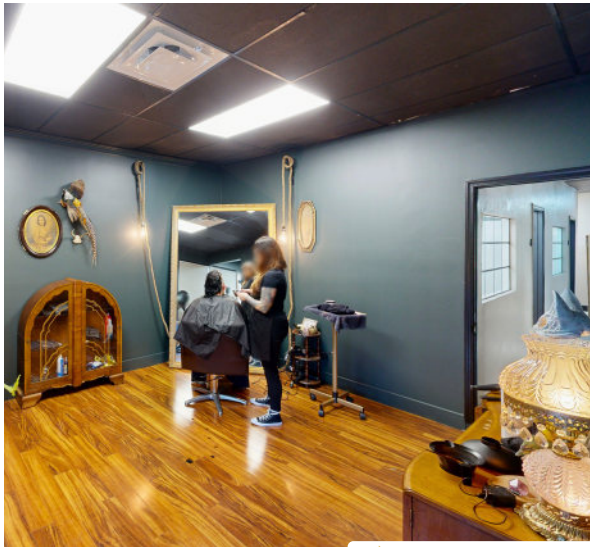
5642 J St.

Size: ±1,354 SF

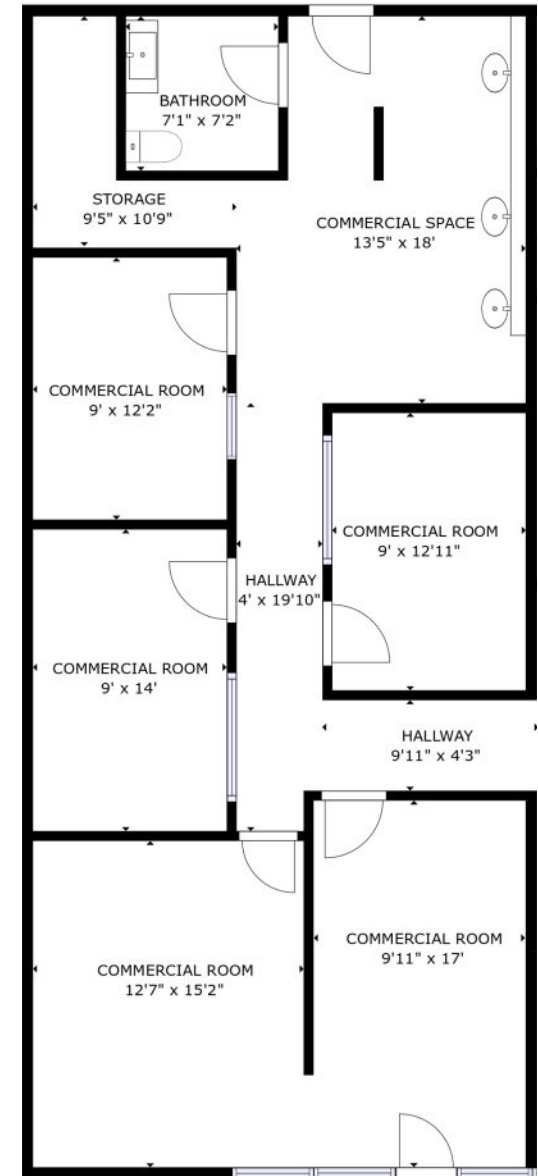
Lease Rate: \$1.95 PSF

NNN Costs: \$1.09 PSF

3D Tour
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INTERIOR PHOTOS



SITE PLAN

J ST.
±16,750 ADT

FedEx®

5640 J ST

1,250 SF AVAILABLE

5642 J ST

1,354 SF AVAILABLE

asian eatery
BUDDHA
BOWLS + ROLLS

ADDRESS	TENANT	SIZE
5640 J St	AVAILABLE	±1,250 sq. ft.
5642 J St	AVAILABLE	±1,354 sq. ft.
5644 J St	BUDDHA BOWL	±2,560 sq. ft.
5636 J St (Kiosk)	BUDDHA BOWL	±128 sq. ft.



EXTERIOR PHOTOS



5640-5642 J STREET EAST SACRAMENTO

- Prominent Signage on J Street
- Strategically situated on a .41-acre lot in East Sacramento, just blocks from the renowned "Fab 40's" neighborhood and the entrance to Sacramento State University
- Traffic Counts:
 - 19,110 ADT: J St & Elvas Ave
 - 16,750 ADT: J St & 57th St
- Surrounded by dense residential developments
 - over 163,810 people live within 3 miles
 - Zoning: C-2- City Jurisdiction
- Employers and Retailers Nearby:
 - Sacramento Natural Foods Co-Op, Crocker Art Museum, Mimosa House, Capital Allergy & Respiratory Disease Center, Kau Kau, Aquila Fitness, and much more!



DEMOGRAPHIC SUMMARY REPORT

5640-5642 J ST, SACRAMENTO, CA 95819



POPULATION

2024 ESTIMATE

3-MILE RADIUS	163,810
5-MILE RADIUS	417,400
10-MILE RADIUS	1,143,307

HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$96,804.00
5-MILE RADIUS	\$91,531.00
10-MILE RADIUS	\$96,640.00



POPULATION

2029 PROJECTION

3-MILE RADIUS	165,740
5-MILE RADIUS	421,446
10-MILE RADIUS	1,151,785

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$70,978.00
5-MILE RADIUS	\$66,219.00
10-MILE RADIUS	\$74,735.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	82,978	176,068	447,016
BLACK	13,704	42,113	125,292
HISPANIC ORIGIN	44,868	126,071	310,050
AM. INDIAN & ALASKAN	2,444	6,366	15,038
ASIAN	15,757	56,550	209,051
HAWAIIAN&PACIFIC ISLANDER	1,409	4,688	15,171
OTHER	47,518	131,615	331,738

IMMEDIATE VICINITY AERIAL



Logos for: CALIFORNIA STATE RAILROAD MUSEUM, AMTRAK, Chevron, McDonald's, Denny's, SHERWIN WILLIAMS, THAT'S CHEAP!, SUBWAY

Logo for: CAL EXPO

arden fair MALL 150+ Retailers

Logos for: Golden1, STARBUCKS, PANDA EXPRESS, DOWNTOWN SAC, macy's, CHIPOTLE MEXICAN GRILL, URBAN OUTFITTERS, CENTER, CINEMARK

Logos for: THE COCONUT RIVER PARK thal restaurant, ROOSTERS, WE LOVE PAWS

Logos for: Raley's, SAFEWAY, CVS pharmacy, The UV

Sacramento River

PROPERTY LOCATION

Logos for: CALIFORNIA STATE CAPITOL, CALIFORNIA STATE COURTS MUSEUM

Logos for: Sutter Health, Sutter Medical Center

Logos for: Dignity Health, Mercy General Hospital

ELVAS AVE

FAIR OAKS BLVD

American River

Logos for: UC DAVIS HEALTH, MEDICAL CENTER, CALIFORNIA Family Fitness, STARBUCKS

US 50

Logo for: CALIFORNIA STATE UNIVERSITY SACRAMENTO

FOLSOM BLVD

US 50

Logos for: AQUILA FITNESS, THE MIMOSA HOUSE, ROCKET JOE, Breezy's Barbershop, FedEx, CHANDO'S TACOS

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

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