

FOR LEASE

2230 16th Street

Sacramento, California 95818 • Central City

4,500± SF FREESTANDING COMMERCIAL BUILDING — AVAILABLE

FOR LEASE

4,500 SF

BUILDING AREA

0.23 AC

LOT

C-2-SPD

ZONING

114'

16TH ST FRONTAGE

01 Property Overview

PDF, powered by eXp Commercial ("PDF"), is pleased to present 2230 16th Street — a versatile commercial opportunity in Sacramento's Central City with exceptional freeway visibility and access. The property sits **directly off the US-50 off-ramp** at the signalized corner of 16th & W Streets, and features an open, adaptable interior, multiple entrances — including a **roll-up glass door** — on-site parking and flexible demising potential.

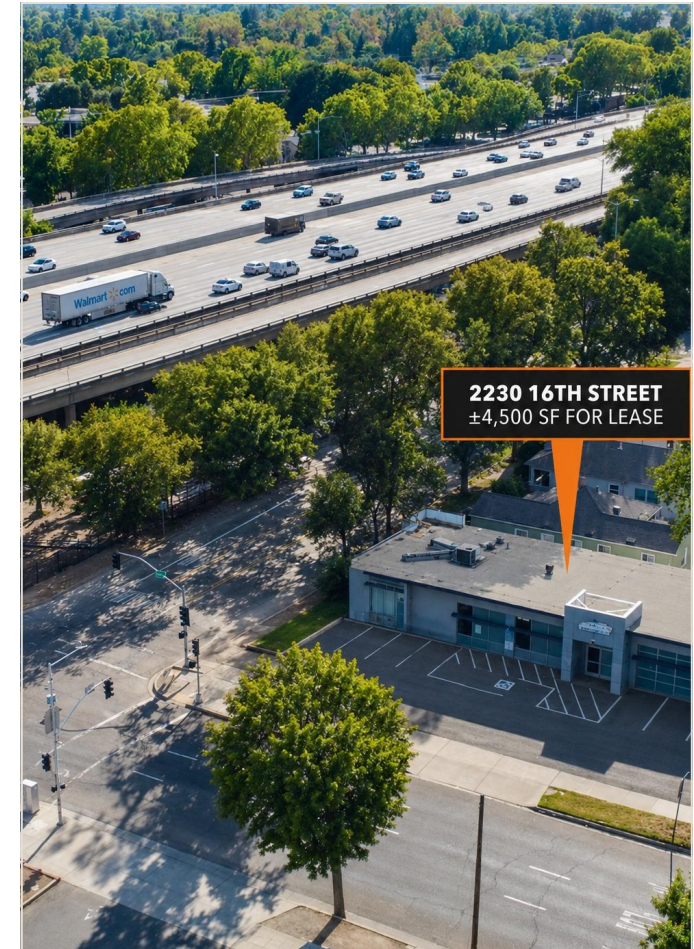
C-2-SPD zoning supports a broad range of uses, including retail and showroom, professional and medical offices, fitness and instructional facilities, food and hospitality concepts, personal services, and community or institutional uses.

Prospective occupants should independently verify their specific use, permitting and occupancy requirements with the City of Sacramento.

4,500± SF BUILDING AREA	0.23± AC LOT SIZE	1954 YEAR BUILT	6 PARKING SPACES
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02 Property Highlights

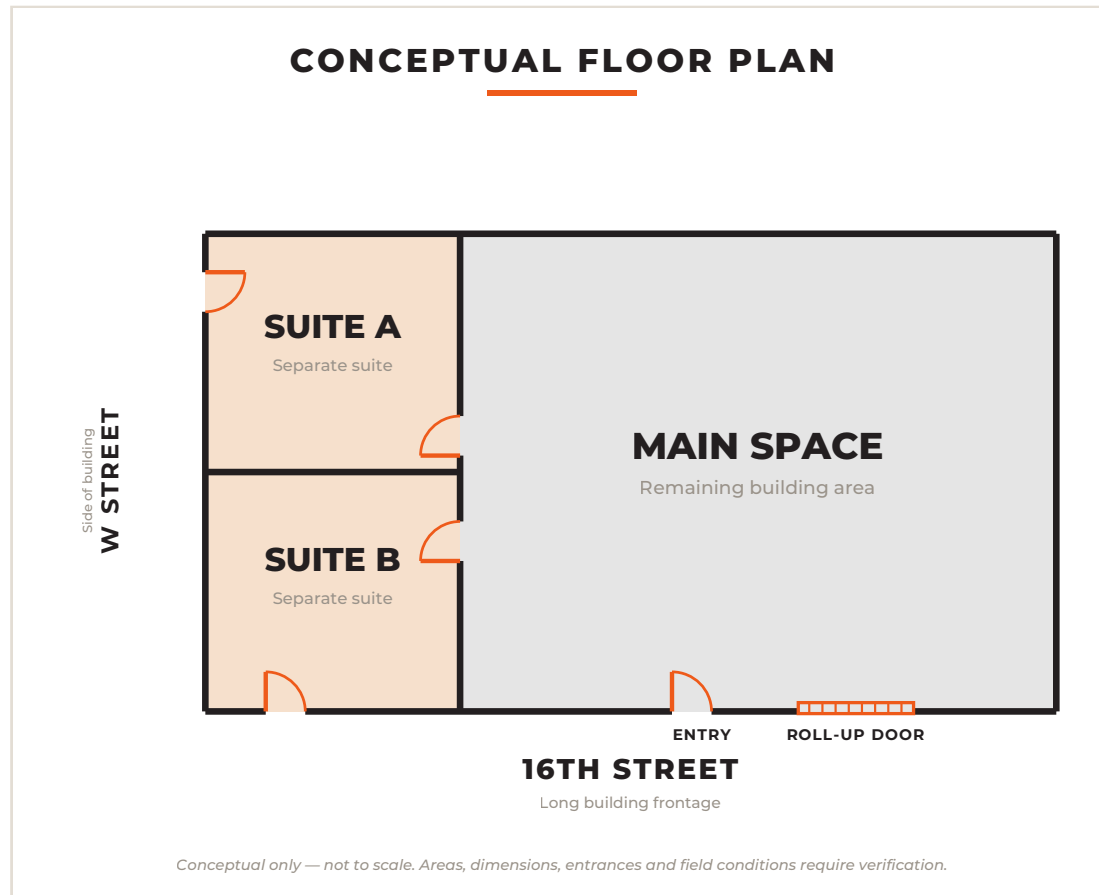
- 4,500± SF freestanding commercial building on a 0.23± AC lot (APN 009-0216-034)
- Zoning: C-2-SPD — General Commercial / Special Planning District
- Directly off the US-50 off-ramp — freeway frontage and high visibility
- Open, adaptable interior with a roll-up glass door and multiple entrances
- 114' of frontage on 16th Street; 42' of frontage on W Street
- Signalized intersection at 16th Street & W Street
- On-site surface parking — 6 spaces (1.33 per 1,000 SF)
- Single story • 14' building height • wood frame construction
- One-half mile to the 16th Street light-rail station (Blue Line)
- Immediate access to US-50 and Business 80
- Downtown / Midtown / East Sacramento submarket • Sacramento, CA 95818



Subject property — directly off the US-50 off-ramp

03 Conceptual Floor Plan & Demising

Conceptual only — not to scale. Areas, dimensions, entrances and field conditions require verification.



The Building

The building is delivered as an open, adaptable 4,500± SF floor plate with long frontage on 16th Street and additional frontage along W Street. Interior finishes are clean and neutral, with high ceilings, natural light and a **roll-up glass door** — well suited to a single user or to a multi-suite configuration.

Flexible demising potential. Multiple existing entrances and an open floor plate allow the building to be occupied whole or divided into separate suites. The plan shown reflects one concept — Suite A and Suite B fronting the building, with the balance held as a single main space. Suite areas have not been measured; any demising configuration is subject to field verification, City of Sacramento permitting and building-code review.

009-0216-034 APN	4,500± SF BUILDING AREA	0.23± AC LOT	C-2-SPD ZONING	114' 16TH ST FRONTAGE
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04 Potential Uses

C-2-SPD zoning supports a broad range of commercial uses. The open floor plate, roll-up glass door, multiple entrances, 14' building height and on-site parking make the property adaptable across retail, office, service and institutional formats. Prospective occupants should independently verify their specific use, permitting and occupancy requirements with the City of Sacramento.

Retail & Showroom

Storefront retail, showroom and display formats

Professional, Administrative & Medical Offices

Office, administrative and medical or dental suites

Fitness, Recreation & Instruction

Studio, gym, training and instructional uses

Food & Hospitality

Restaurant, café, tasting room and hospitality concepts

Personal & Commercial Services

Salon, spa, repair and service-based businesses

Community, Institutional & Care Uses

Community, worship, clinic and care facilities

C-2-SPD

ZONING

4,500± SF

OPEN FLOOR PLATE

14'

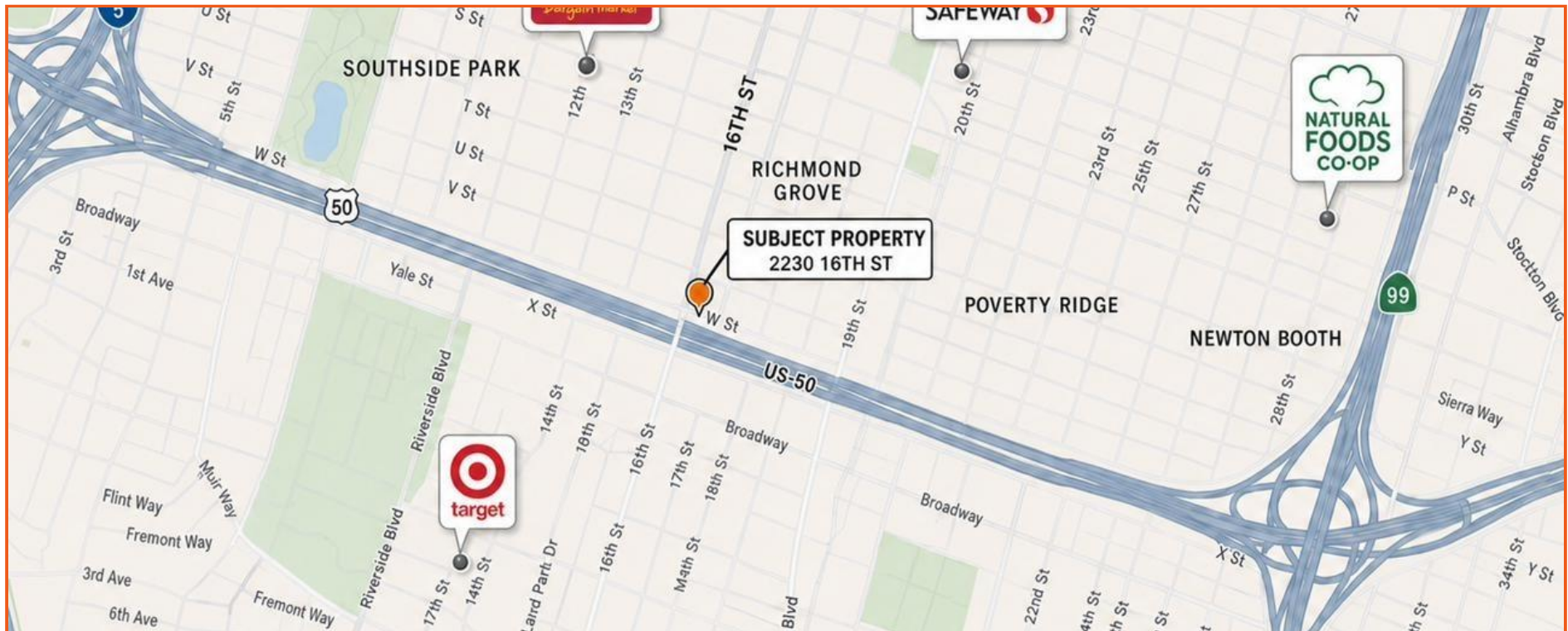
BUILDING HEIGHT

6

ON-SITE SPACES



05 Location & Surrounding Area



0.5 mi 16TH ST LIGHT RAIL	Adjacent US-50 & BUSINESS 80	284,579 VPD — US-50	17,541 VPD — 16TH STREET	19 min SACRAMENTO INT'L AIRPORT
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The Location

2230 16th Street sits at the signalized corner of 16th and W Streets in Sacramento's Central City, on the primary north-south connector linking Downtown, Midtown and Land Park. US-50 and Business 80 are immediately adjacent — the property fronts the freeway and sits **directly off the US-50 off-ramp** — carrying roughly 284,600 and 266,800 vehicles per day, and the 16th Street light-rail station is a half-mile walk. The surrounding trade area includes Downtown Sacramento, Midtown, Southside Park, Richmond Grove, Poverty Ridge, Curtis Park and Land Park, with Safeway, Grocery Outlet, Target and the Sacramento Natural Foods Co-op all within approximately one mile.

06 Area Demographics & Market

A dense, educated Central City trade area with heavy daytime employment

28,893

POPULATION · 1-MI

57,546

DAYTIME EMPLOYEES · 1-MI

\$114,947

AVG. HOUSEHOLD INCOME · 3-MI

55%

BACHELOR'S DEGREE+ · 1-MI

2025 Estimate	1 Mile	3 Miles	5 Miles
Population	28,893	159,227	394,926
Households	15,259	69,881	155,623
Avg. HH Income	\$109,451	\$114,947	\$105,202
Median HH Income	\$84,642	\$87,874	\$80,931
Median Home Value	\$772,470	\$675,784	\$536,594
Median Age	38.7	39.6	37.9
Bachelor's Degree+	55%	42%	33%
Consumer Spending	\$444.8M	\$2.2B	\$4.9B

The one-mile ring holds nearly 28,900 residents and 15,300 households and is projected to grow about 3.0% through 2030 — among the densest residential trade areas in the Sacramento market.

Daytime population is the stronger demand driver: roughly 57,500 employees work within one mile and 168,200 within three miles, anchored by state government, healthcare and professional services.

The area is highly educated and rent-oriented — 55% of one-mile residents hold a bachelor's degree or higher, and 59% of three-mile households are renter-occupied.

Market Indicators

\$2.2B

ANNUAL CONSUMER SPENDING · 3-MI

5.5%

SUBMARKET VACANCY · 1-3 STAR

\$25.96/SF

SUBMARKET ASKING RENT · 1-3 STAR

+2.46%

PROJECTED POP. GROWTH TO 2030 · 3-MI

Source: CoStar Group, 2025–2026. Radii measured from the subject property. Traffic counts per TrafficMetrix®.



07 For More Information

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