



**TURTON**  
COMMERCIAL REAL ESTATE

# 28Q 28Q

**MIDTOWN, SACRAMENTO  
2ND GEN RESTAURANT / RETAIL**



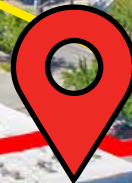
**DOWNTOWN**

**MIDTOWN**

**WINN PARK**

Hidden Dumpling

**HIGH VISIBILITY**



**Q STREET - 3,941 CPD**

**R STREET / LIGHT RAIL**

**28TH STREET - 5,838 CPD**

29th Street Station  
Light Rail Stop

Sac Food Coop  
640,200 Vists/Year

Temple Coffee  
Roasters  
Revolution Wine  
252,600 Visits/Year



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# THE OPPORTUNITY

**700-2,500**  
SF

**CORNER**  
PRESENCE

**2<sup>ND</sup> GEN**  
RESTAURANT

**AMPLE**  
PARKING

## RESTAURANT / RETAIL OPPORTUNITY IN MIDTOWN NEXT TO THE SAC FOOD COOP

Turton Commercial Real Estate is pleased to present an exceptional leasing opportunity at 2828 Q Street (the “Property”), a premier hospitality and retail offering in the heart of Midtown, Sacramento. The Property features ±2,500 square feet of available space, currently configured as two suites (±1,800 SF and ±700 SF), with the ability to combine into a single, highly functional footprint suited for hospitality or retail use.

Positioned less than a quarter mile from the entrances to Highways 50, 80 and 99 and stationed at the signalized corner of Q street and 28th Street, the Property ben-

efits from strong visibility and consistent neighborhood traffic, driven by the Sacramento Natural Foods Co-Op one block to the south, the adjacent Newton Booth neighborhood, and the significant Kaiser and Sutter medical campuses to the north. With on-site parking and a layout that naturally supports an engaging, street-oriented user, the space hits a rare “sweet spot” in Midtown, offering the size, frontage, flexibility, and proximity that hospitality and retail operators are actively seeking, but are increasingly difficult to find.

The surrounding neighborhood is one of Sacramento’s most activated urban dis-

tricts, defined by a dense residential base that is only increasing with new construction, strong walkability, and a curated mix of well-established retail and food and beverage concepts. The area is further activated by the Midtown Farmers Market, Wednesdays at Winn, and numerous community-driven events organized by Midtown Parks.

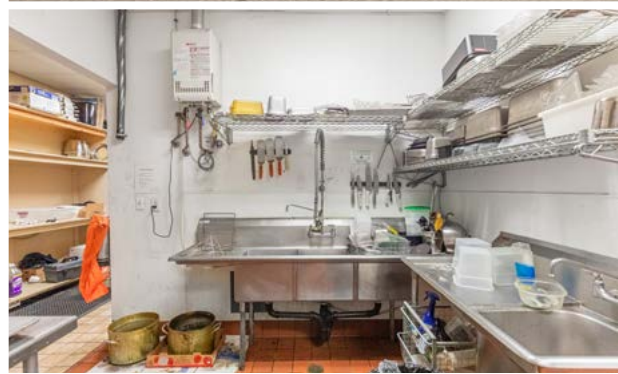
At its core, 2828 Q Street represents a right-sized opportunity for an experienced operator to establish a meaningful presence in Midtown. Opportunities like this are limited.



**1 THE OPPORTUNITY**  
2828 Q STREET

## PROPERTY DETAILS

**Address:** 2828 Q Street, Sacramento, CA 95816  
**APN:** 007-0344-002  
**Zoning:** C-2-SPD  
**Suite B:** ± 1,800 SF  
Full kitchen included  
**Suite C:** ± 700 SF  
Corner retail space  
**Suite B+C:** ± 2,500 SF  
**Lease Rate:** \$2.00/SF/Month NNN



# THE LOCATION

3  
BLOCKS TO FREEWAY

20+  
NEARBY RESTAURANTS

8,000,000+  
SF OF MEDICAL SPACE NEARBY

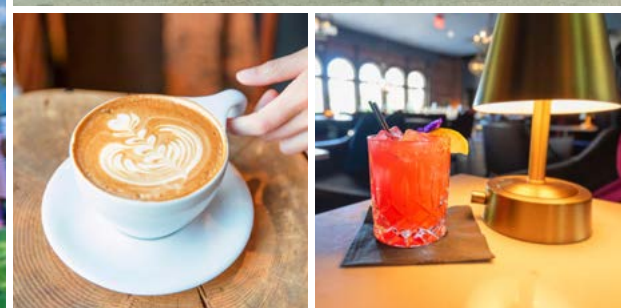
## SURROUNDED BY DIVERSE DINING OPTIONS AND A THRIVING ECONOMY

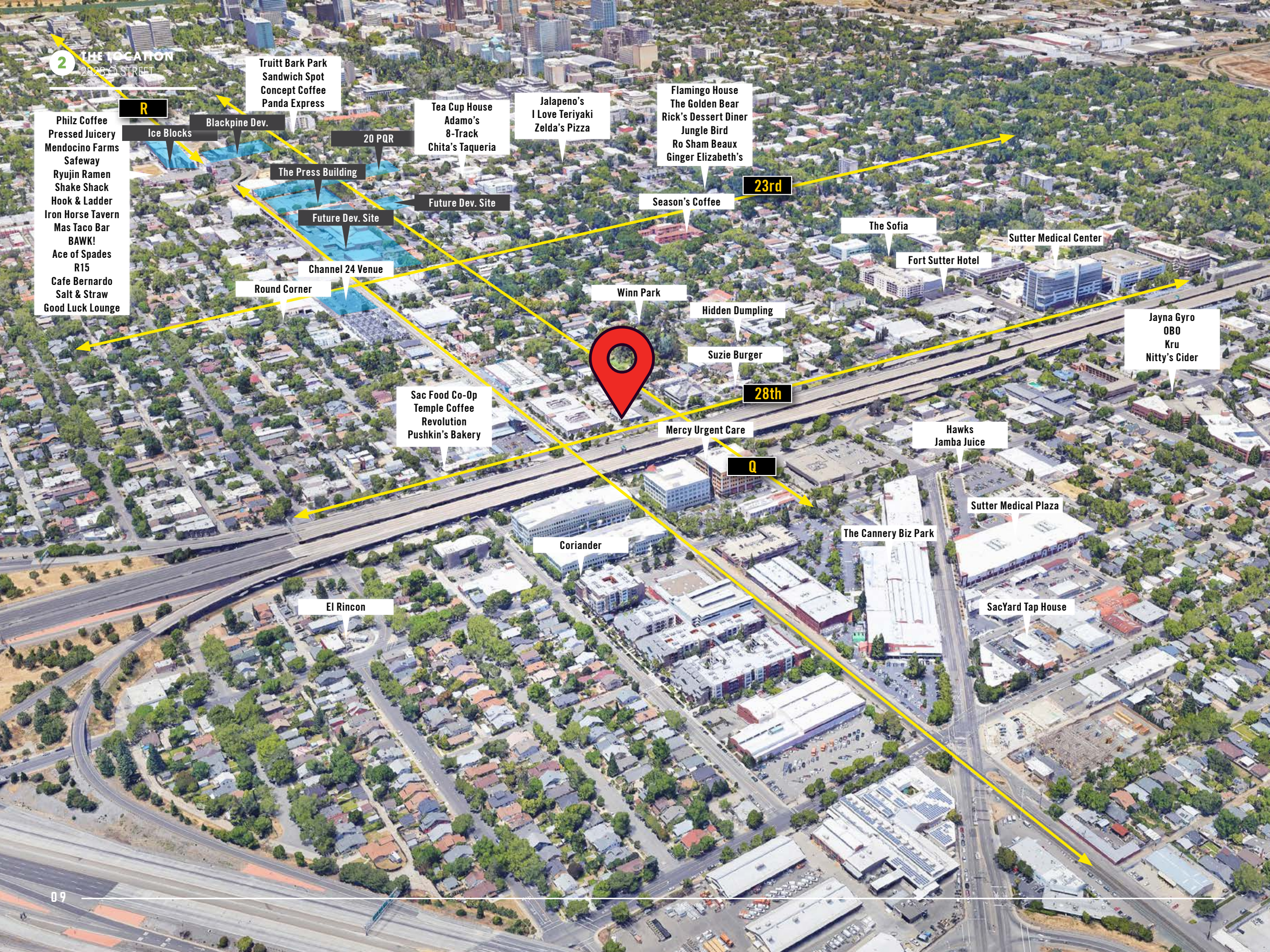
- Sacramento Natural Foods Co-op
- Revolution Wines
- Temple Coffee
- Mast Coffee
- Paragary's Restaurant
- Fort Sutter Hotel/Cafe Bernardo
- B Street Theater
- Sutter Medical Center
- Hyatt House Sacramento/Star Lounge
- Centro Cocina Mexicana
- Harlow's
- Octopus Baja

2828 Q is located centrally between Midtown and East Sacramento - the two most desirable submarkets in the entire Sacramento region. The Property also sits near Sacramento's medical hub with close proximity to Sutter Medical Center, Dignity Health, UC Davis Medical Center and

Shriner's Children's. The Property is surrounded by Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. A tenant can take advantage of the proximity to the interstate freeways that are the boundary of

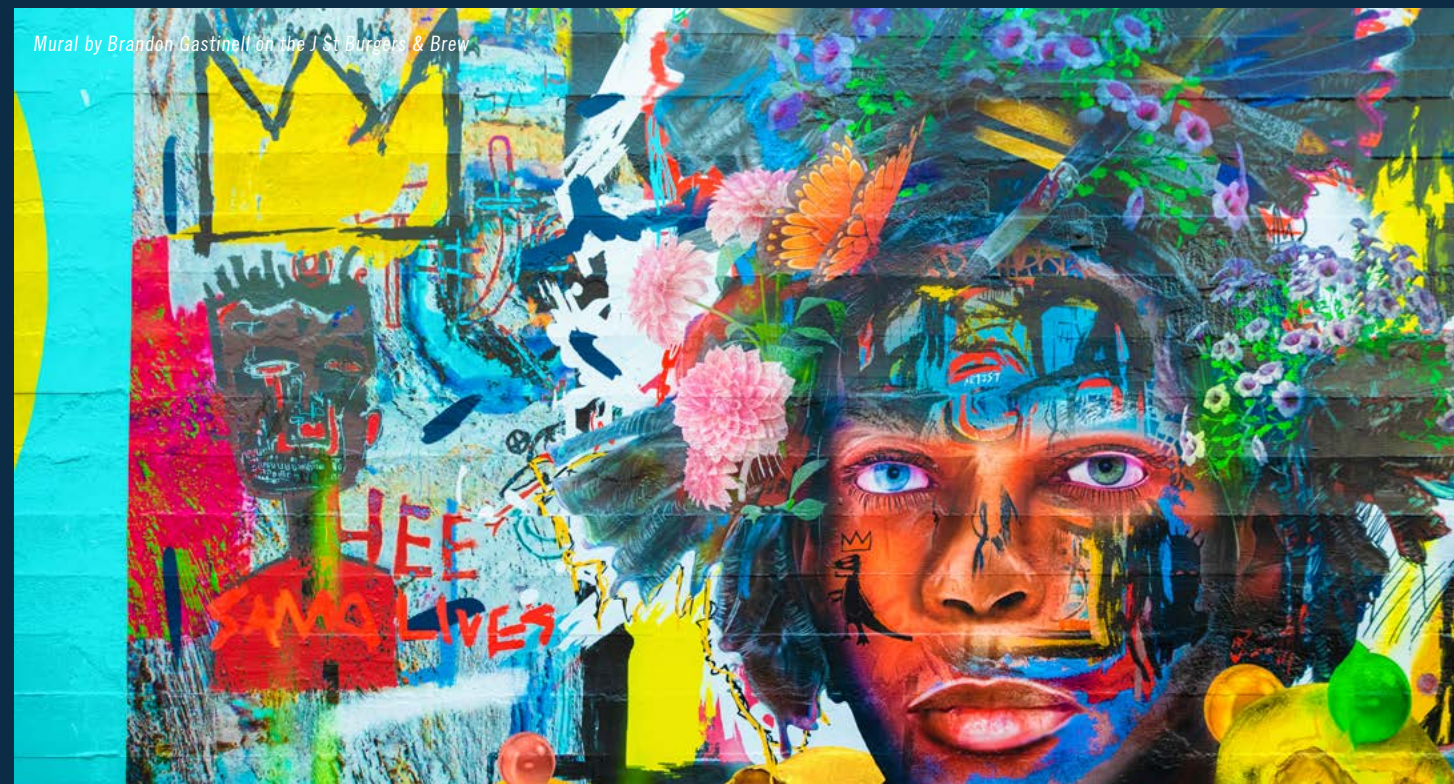
Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."







**2 THE LOCATION**  
2828 Q STREET



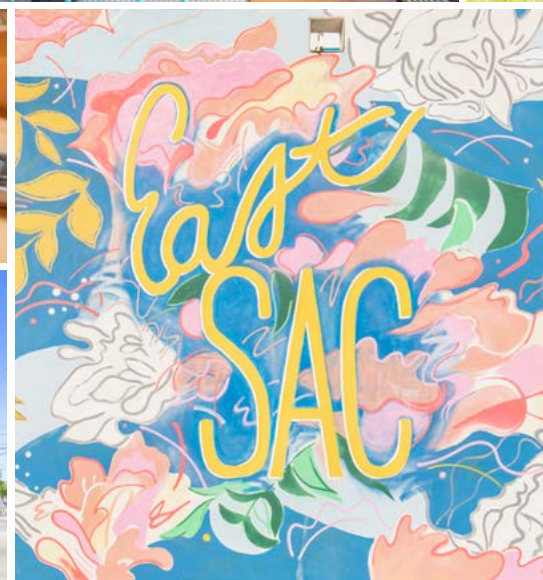
# MIDTOWN, SACRAMENTO

Business owners, residents and investors near and far have flocked to Midtown - the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events, Midtown caters to the daytime workforce as well as the weekend neighborhoods. Embedded in canopies of old growth elms, oak, sycamore and maple

trees, Midtown provides the most walkable live/work district in the region. 20 of the best 25 restaurants in the region are located in the urban core. Business people and dog walkers alike fill the regions most distinct and eclectic cafes. Midtown is regarded as the heartbeat of Sacramento culture. This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular estab-

ishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects. With over 2,000 residential units constructed since 2018 and an-other 2,000 planned, the outlook for business and retail in Midtown is very bright indeed.





## EAST SACRAMENTO

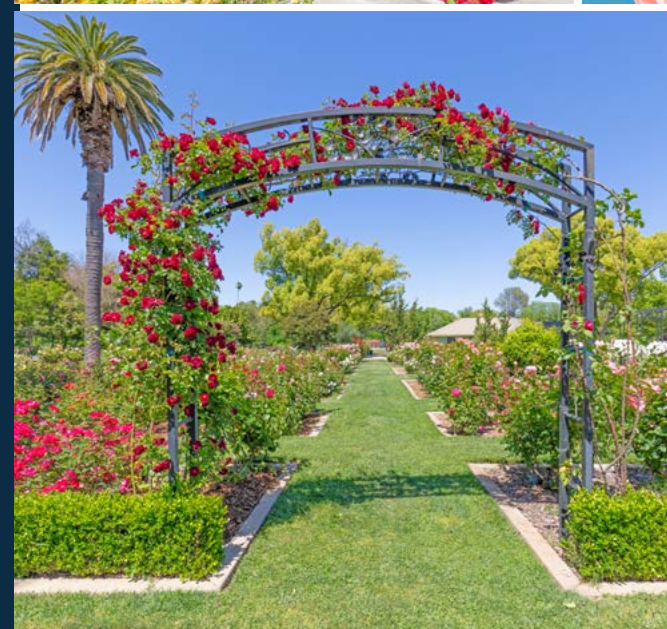
Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desirable.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$500, which is significantly higher

than the Sacramento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses

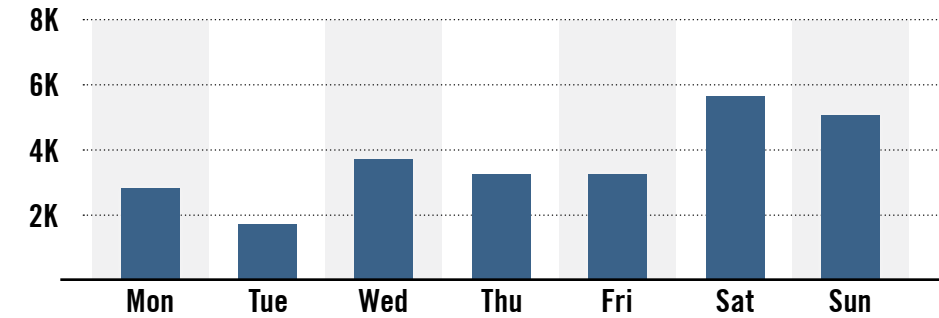
and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupe-lo Coffee House.



## NEARBY DATA BITES



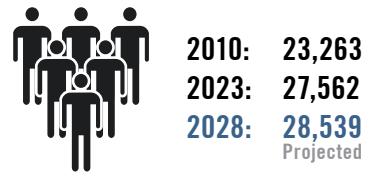
### Daily Visits to Winn Park 2024



### Psychographic Profile

- Singles & Starters**  
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**  
Middle-aged, established couples living in suburban homes
- Thriving Boomers**  
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

### Nearby Population 1-mile radius of property



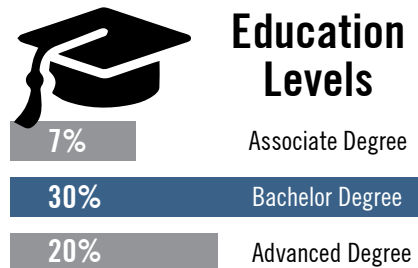
**Traffic Counts**  
**983 + 5,086**



Daily Cars on 28th St and Q St



Annual Consumer Spending



**5,771**  
Total Businesses  
1-mile radius of property

Placer AI, Costar, DSP



**EAST SACRAMENTO**



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