

# Turn Key Salon | For Lease | Midtown

927 20th Street | Sacramento | 1,680 Sq. Ft.

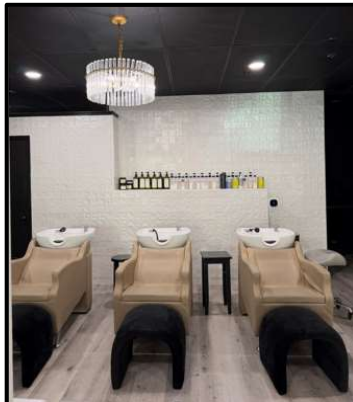


## LOCATION HIGHLIGHTS:

- Prime Midtown Sacramento location along the highly desirable 20th Street corridor at J Street.
- Walkable to popular dining destinations including LowBrau, The Morning Fork, Tank House BBQ & Bar, Paititi Peruvian Bistro, and Marilyn's Pizza Slice.
- Surrounded by established nightlife and entertainment options such as Night Cap, The Press Club, Faces Nightclub, and Mango's Sacramento.
- Close to neighborhood retail and daily conveniences including Big Brother Comics, Vintage YSJ, and Midtown Farmers Market.
- Highly walkable urban setting with strong foot traffic and a vibrant mix of dining, retail, beauty, and entertainment uses.
- Convenient central location with quick access to Downtown Sacramento, the State Capitol area, and surrounding Midtown neighborhoods.

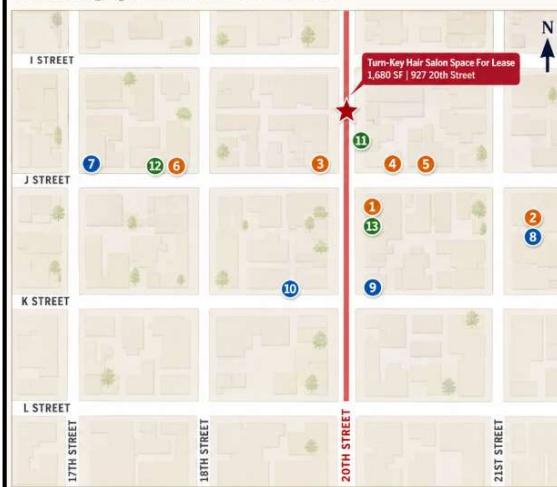
## PROPERTY HIGHLIGHTS:

**Space Size:** +/- 1,680 Sq. Ft.  
**Kitchen/Breakroom:** Yes  
**Private Restroom:** One  
**Year Built:** 1980  
**Base Rent:** \$2.65 psf (NNN)  
**NNN Charges:** \$0.47 psf  
**Salon Stations:** Nine  
**Sinks / Wash Bowls:** Three  
**Vacating Tenant:** Suede Salon 10/14/26  
**Availability:** Possibly Aug/Sep 2026  
**Personal Property:** Sold Separately



## Midtown Sacramento Amenity Map

Walkable dining, nightlife, and retail near 927 20th Street



### RESTAURANTS

- 1 LowBrau — 1050 20th St
- 2 The Morning Fork — 1111 21st St
- 3 Tank House BBQ — 1925 J St
- 4 Paititi Peruvian Bistro — 2001 J St
- 5 Marilyn's Pizza Slice — 2011 J St
- 6 Pete's Coffee — 1824 J St

### BARS / CLUBS

- 7 Night Cap — 1730 J St
- 8 The Press Club — 1119 21st St
- 9 Faces Nightclub — 2000 K St
- 10 Mango's Sacramento — 1930 K St

### RETAIL / MARKET

- 11 Big Brother Comics — 920 20th St #150
- 12 Vintage YSJ — 1812 J St #14
- 13 Midtown Farmers Market — 1050 20th St



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. Jacks Commercial Real Estate, Inc. has not verified it and makes no guarantee, warranty or representation about it.

**Brian Jacks | 916-837-3456 | www.JacksCommercial.com | DRE Lic #02088254**