

1530 J STREET

# THE ELLIOTT BUILDING

**FORMER PF CHANGS  
FOR OVER 20 YEARS!**

PRIME RESTAURANT/RETAIL AND OFFICE SPACE  
FOR LEASE IN THE HEART OF SACRAMENTO'S  
THEATER DISTRICT



## YOUR BRAND. CENTER STAGE.



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# THE OPPORTUNITY

## SPACE AVAILABLE

**Address:** 1530 J Street, Sacramento, CA 95814

**Available Suites:**

- » Suite 100: ±3,124 SF
- » Suite 120: ±2,934 SF
- » Lower Level (Suite 120): ±1,856 SF

**Total Available:** ±6,057 SF

**Asking Rent:** Negotiable

**Total Building Size:** 45,576 SF | 4 stories

## FEATURES

### » FORMER PF CHANGS FOR OVER 20 YEARS

*Was among the highest revenue generating restaurants in the area*

- » High ceilings (±16'), large windows, natural light
- » Two outdoor patios
- » Partial existing kitchen / Prep Area with FF&E in the basement
- » Multiple sinks and floor drains in the 1st Floor Area
- » Hood Shaft
- » 18 luxury apartments above
- » Signage at one of the city's most visible intersections
- » All new HVAC including kitchen exhaust with capacity to supply 1 ton per 150sf.
- » Existing 1200 Amp electrical service.
- » Existing 2psi medium pressure 6500 CFH natural gas service.
- » Existing in-ground 10,000 gallon grease interceptor.

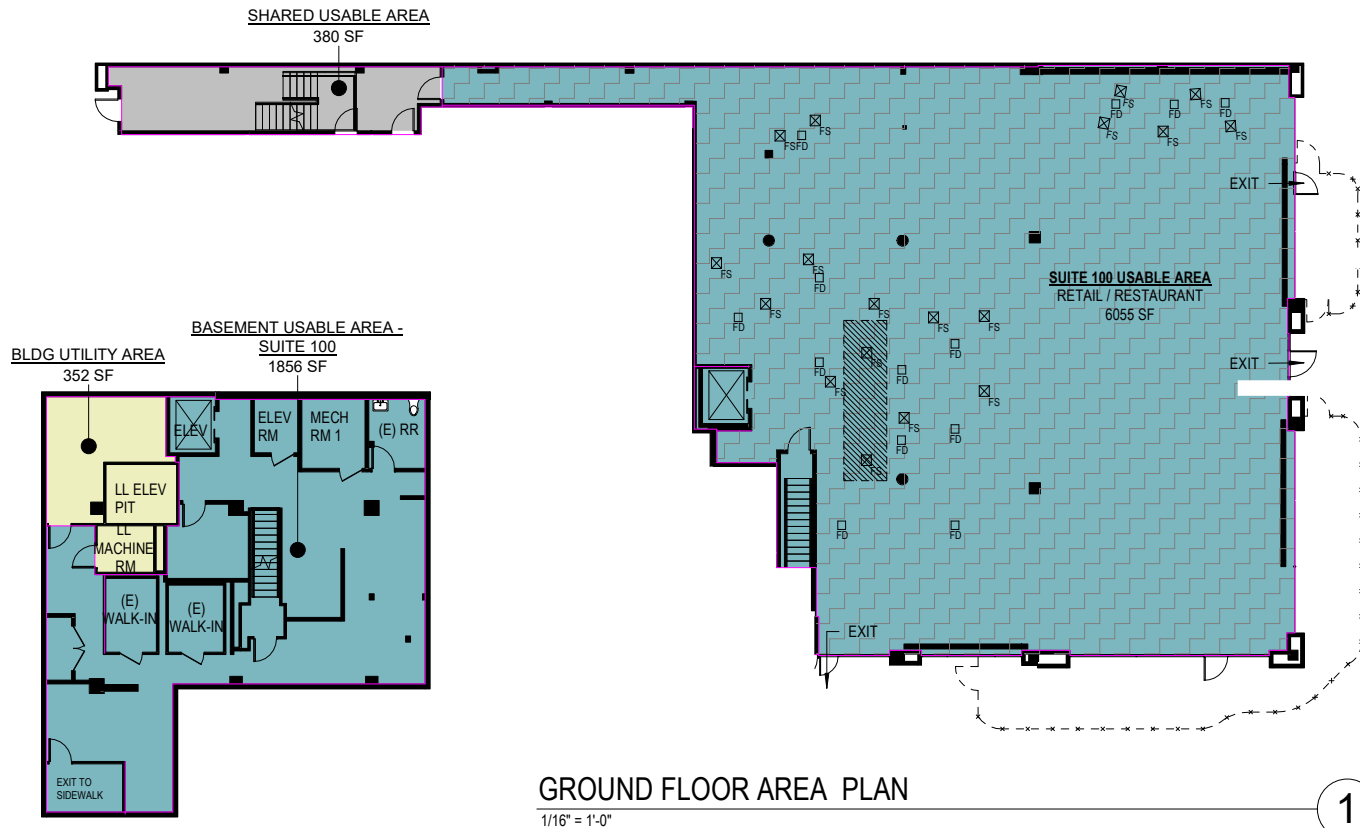


# FLOOR PLANS

## SINGLE TENANT LEASE OPTION

### 1530 J STREET, SACRAMENTO

SINGLE TENANT AREA ANALYSIS: RETAIL / RESTAURANT  
06/07/23



### BASEMENT AREA PLAN

1/16" = 1'-0"



HELLER PACIFIC

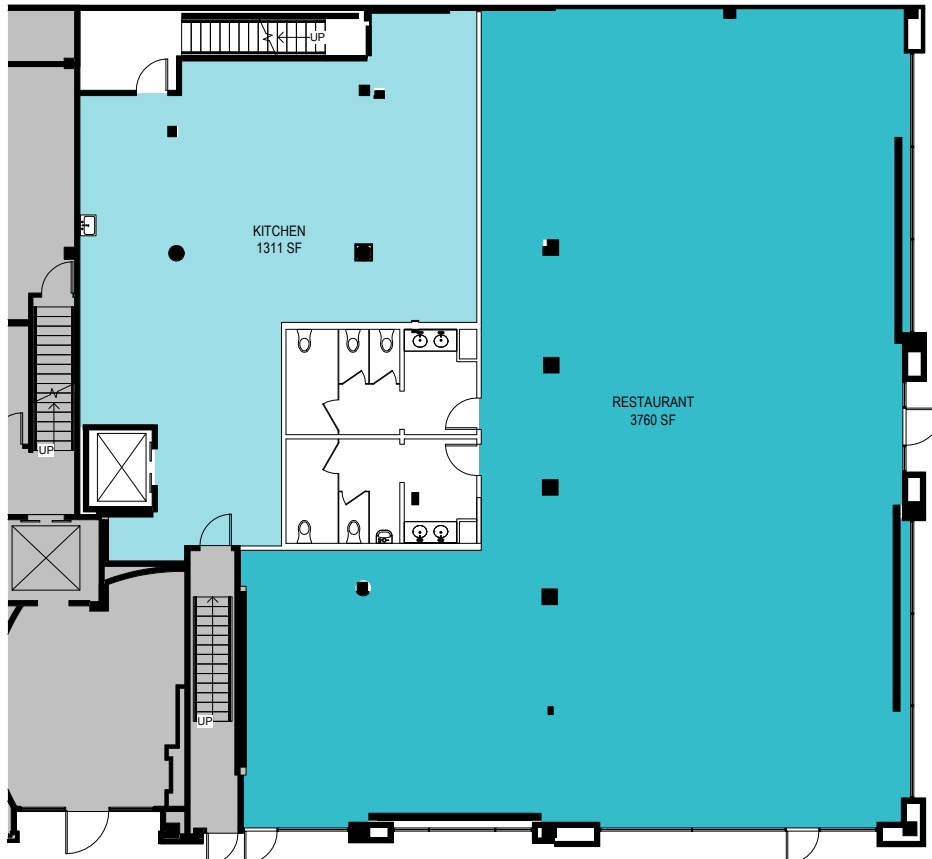
THE ELLIOTT BUILDING  
2224008.00

rmw.com FULL TENANT

# FLOOR PLANS

## SINGLE TENANT LEASE OPTION

### SAMPLE RESTAURANT LAYOUT



#### LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

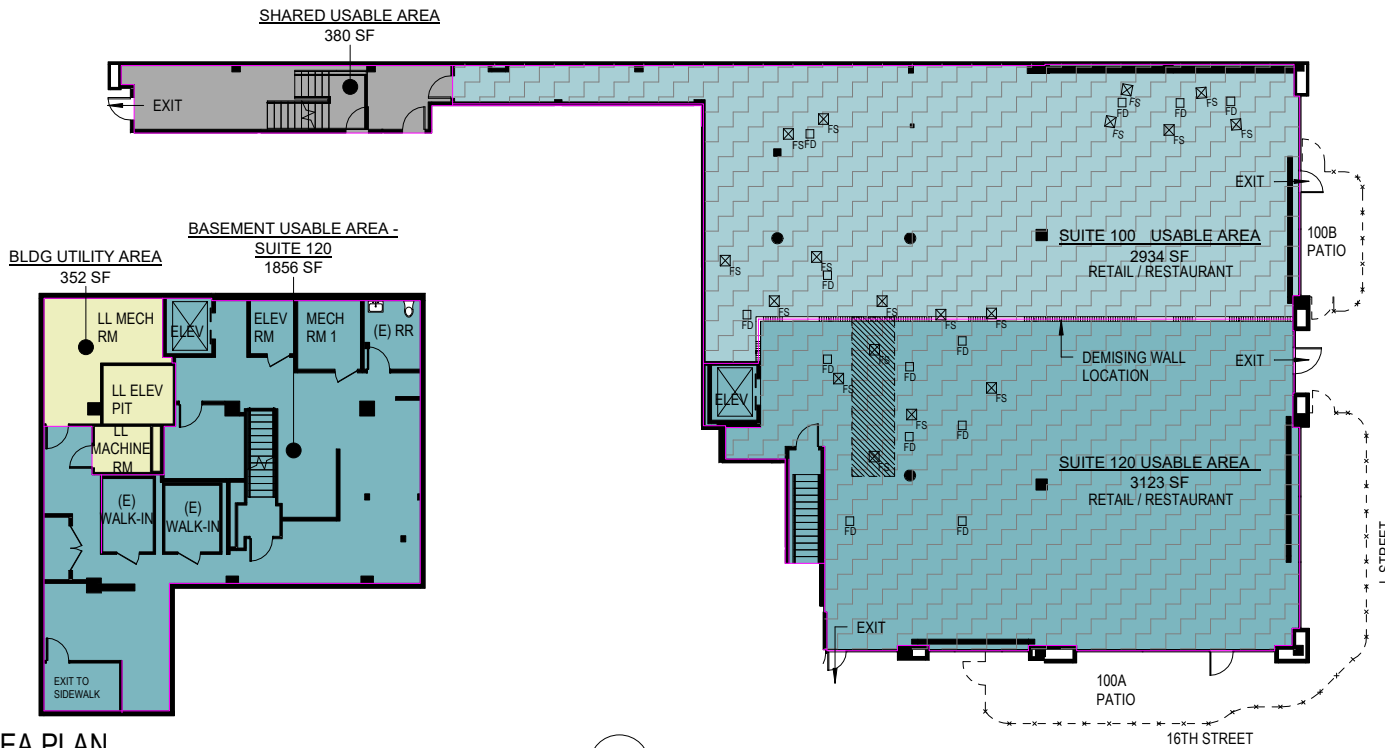


# FLOOR PLANS

## MULTI TENANT LEASE OPTION

### 1530 J STREET, SACRAMENTO

MULTI-TENANT AREA ANALYSIS: RETAIL / RESTAURANT  
06/07/23



**BASEMENT AREA PLAN**

1/16" = 1'-0"

2

**GROUND FLOOR AREA PLAN**

1/16" = 1'-0"

1

#### LEGEND

- DEMISING PARTITION
- EXISTING PARTITION
- +/-16'-1" TALL CEILING  
\*HEIGHT IS APPROXIMATION
- FOOTPRINT FOR (E) MECHANICAL SHAFT

#### NOTES

1. ELECTRICAL CAPACITY FOR BOTH SPACES ESTIMATED AT A COMBINED 1200 AMPS
2. 'FD' DENOTES FLOOR DRAIN LOCATION
3. 'FS' DENOTES FLOOR SINK LOCATION

#### SQUARE FOOTAGE CALCULATIONS:

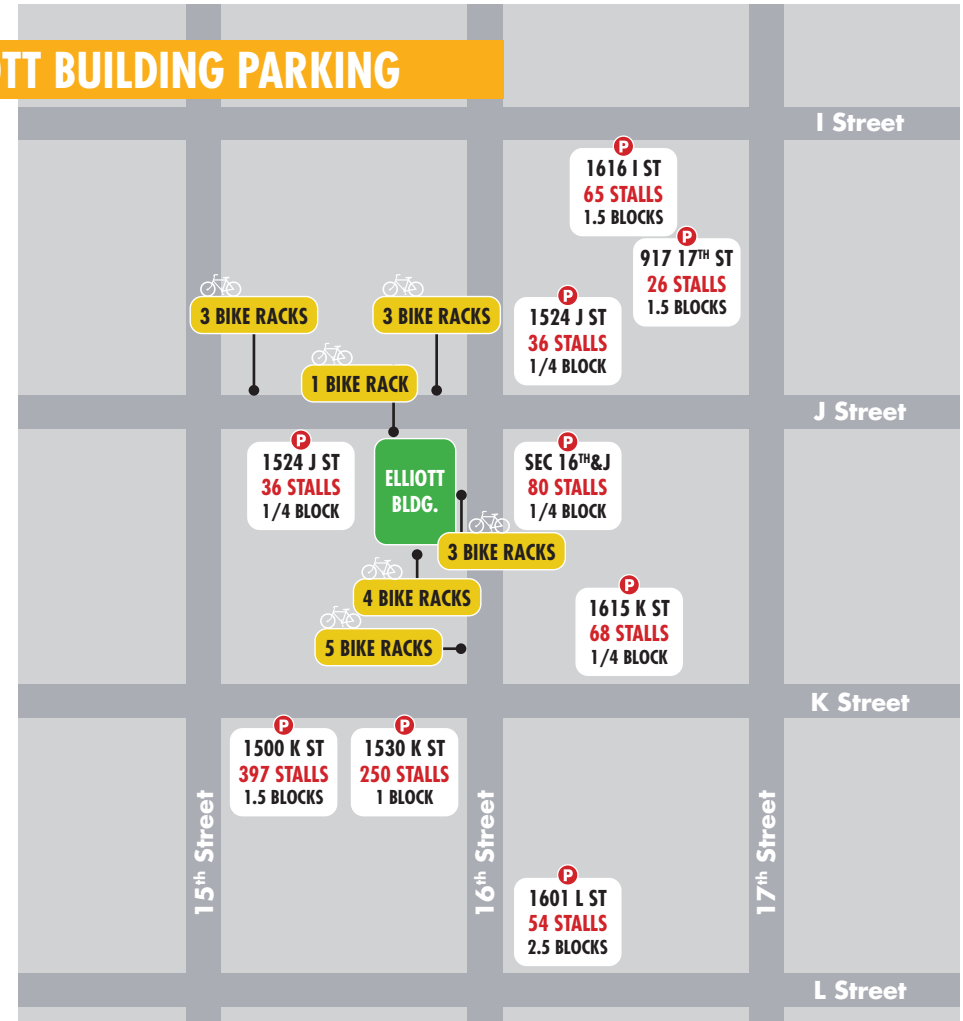
	SUITE 120	SUITE 100
3,123 SF	3,123 SF	-
1,856 SF	1,856 SF	-
2,934 SF	-	2,934 SF
380/2 SF	-	190 SF
<b>TOTAL:</b>	<b>4,979 SF</b> SUITE 120	<b>3,124 SF</b> SUITE 100

# THE LOCATION

Positioned at the corner of 16th & J Street arguably the most visible intersection on the grid—1530 J Street sits at the nexus of Downtown and Midtown Sacramento. This central location offers exceptional access to the city’s most powerful foot traffic engines: the Convention Center, Golden 1 Center, Memorial Auditorium, and the SAFE Credit Union Performing Arts Center. With over 2.8 million annual visitors circulating through these venues and thousands more drawn by nearby nightlife, dining, and retail destinations, this property places tenants squarely in the path of steady, year-round activity.

Public transportation, bike access, and over 1,000 parking stalls within a few blocks make the location accessible from all angles. Whether arriving by car, light rail, bike, or on foot, the experience is seamless. With a Walk Score of 98 and Bike Score of 99, this truly is one of Sacramento’s most connected addresses—offering convenience for customers and operational ease for tenants.

## ELLIOTT BUILDING PARKING



## Transit & Accessibility

<p>WALK SCORE</p> <p><b>98</b></p> <p>(WALKER'S PARADISE)</p>	<p>BIKE SCORE</p> <p><b>99</b></p> <p>(BIKER'S PARADISE)</p>	<p>TRANSIT SCORE</p> <p><b>61</b></p> <p>(GOOD TRANSIT)</p>	<p><b>NEARBY PARKING GARAGES</b> (1,009 STALLS WITHIN 2 BLOCKS):</p> <ul style="list-style-type: none"> <li>» 1500 K St (397 stalls)</li> <li>» 1530 K St (250 stalls)</li> <li>» 1524 J St (36 stalls)</li> <li>» SEC 16th &amp; J (80 stalls)</li> </ul>	<p><b>TRAFFIC COUNTS:</b></p> <p><b>38,000</b></p> <p>CARS PER DAY 2024</p>	<p><b>BIKE RACKS NEARBY:</b></p> <p><b>19</b></p> <p>TOTAL</p>
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# THE DISTRICT

1530 J Street anchors Sacramento's vibrant Theater District—a cultural corridor that blends history, performance, and modern urban energy. From Broadway tours and ballet to civic events and live music, the area pulses with creative programming that draws an eclectic audience. Steps from Mikuni Sushi, Cafeteria 15L and Gold Fields, this location is a natural stop for pre-show dining or post-event drinks.

But the draw extends beyond entertainment. The Theater District is experiencing renewed investment and attention, with a wave of mixed-use developments, boutique hotels, and pedestrian-focused improvements enhancing the area's momentum. From young professionals to seasoned arts patrons, the district offers a dynamic customer base ready to engage with new retail and dining experiences.



# NEIGHBORHOOD OVERVIEW

Midtown Sacramento continues to emerge as one of California's most compelling urban destinations—where legacy buildings meet next-gen operators, and daily life blends with dynamic experiences. 1530 J Street benefits from its proximity to several influential districts, including the Handle District's culinary scene and Lavender Heights' cultural heartbeat. The neighborhood's diverse programming—like Second Saturday, the nationally recognized Midtown Farmers Market, and block-wide festivals—ensures a regular cadence of community engagement and economic activity.

Surrounded by residential density, a strong employment base, and hotel-driven tourism, the area strikes a rare balance of weekday productivity and weekend vibrancy. Tenants at 1530 J Street will not only be part of a growing retail and hospitality scene—they'll be positioned to help shape it.



# NEARBY AMENITIES

Area Highlights / Anchors	
<p>GOLDEN 1 CENTER:</p> <p><b>130+</b></p> <p>EVENTS/YEAR</p> <p>19,000 CAPACITY</p>	<p><b>2.8</b></p> <p><b>MILLION</b></p> <p><b>ANNUAL VISITS</b></p> <p>FROM SURROUNDING VENUES AND FOOT TRAFFIC</p>
<p>SAFE CREDIT UNION PERFORMING ARTS CENTER:</p> <p><b>140</b></p> <p>EVENTS/YEAR</p>	
<p>MEMORIAL AUDITORIUM:</p> <p><b>75-100</b></p> <p>EVENTS/YEAR</p>	
<p>CONVENTION CENTER:</p> <p><b>61</b></p> <p>EVENTS/YEAR</p>	
<p>MIDTOWN FARMERS MARKET:</p> <p><b>WEEKLY</b></p> <p>YEAR-ROUND</p>	

### NEARBY DINING, BARS & RETAIL

**Handle District (1.4M yearly visits)**

- Zócalo
- Saigon Alley
- Aioli Bodega
- The Rind
- Mulvaney's B&L
- Pazza Notte

**Lavender Heights (1.1M yearly visits)**

- Midtown Farmers Market (Top 3 in the U.S.)

Click or Scan to View Article

- MARRS Building
- Second Saturday, THIS Sacramento

**Entertainment District (7.2M yearly visits)**

- DOCO (Downtown Commons): 27 restaurants, 16 shops
- Mikuni, Public House Downtown, Cafeteria 15L

**THE NEW YORK TIMES 2023**

**HOW SACRAMENTO TURNED INTO A GREAT RESTAURANT CITY**

Click or Scan to View Article

### HOTELS IN THE AREA

**Existing Hotels (4,359 rooms | 33 downtown hotels)**

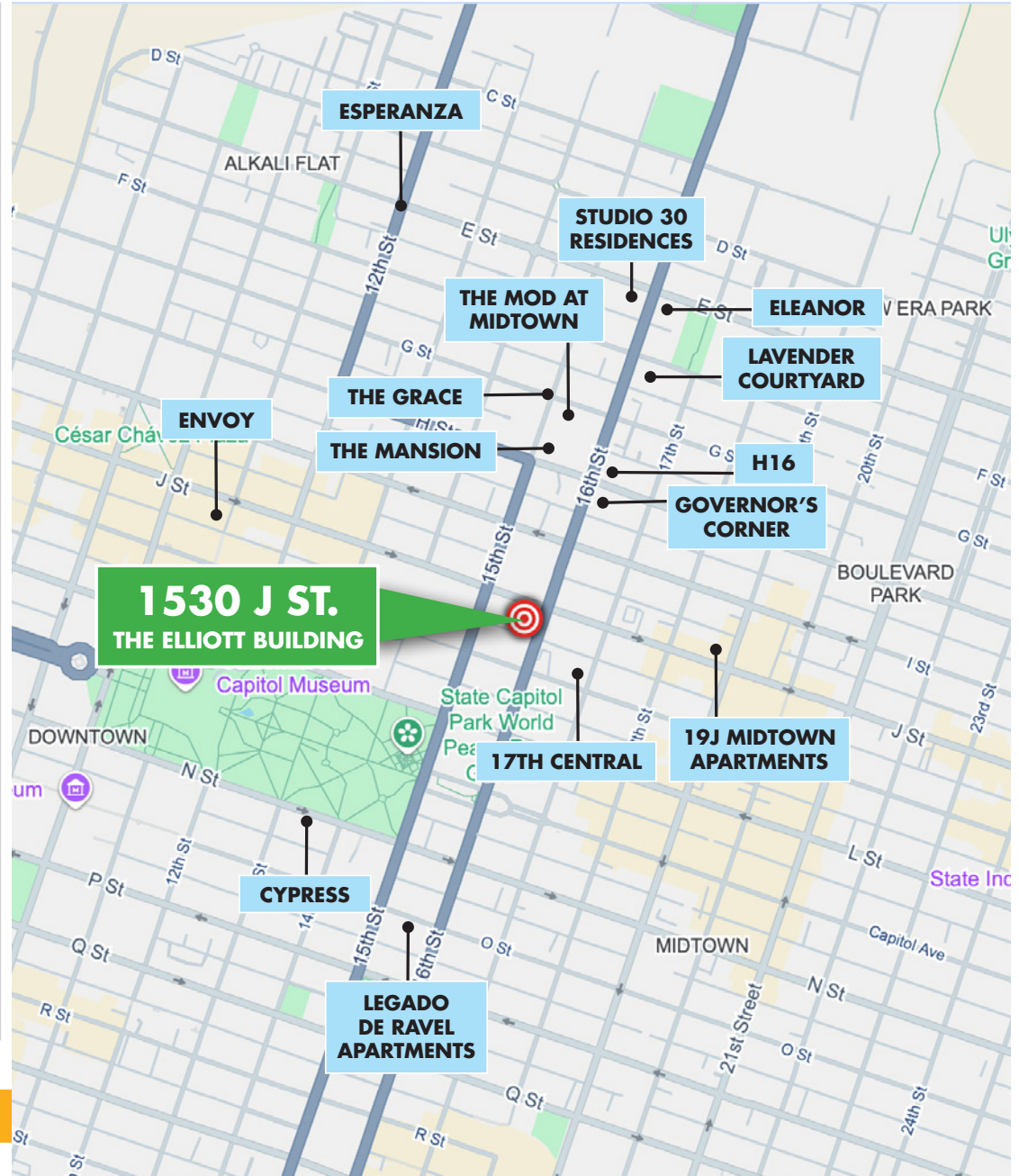
- Hyatt Regency – 505 rooms
- Sheraton Grand – 503 rooms
- Kimpton Sawyer – 250 rooms
- The Citizen Hotel – 196 rooms
- Embassy Suites – 242 suites
- Hyatt Centric – 165 rooms
- Residence Inn – 235 rooms
- Exchange Hotel – 100 rooms
- AC Hotel – 179 rooms

**Proposed Hotels**

- Convention Center Hotel – 28 stories, adjacent to SAFE
- Canopy by Hilton – 275 rooms + 50 apartments
- 10K & 14I – New mixed-use hotel concepts underway

# MULTI-FAMILY UNITS IN THE AREA

<ul style="list-style-type: none"> <li><b>THE GRACE</b> 15th and G Street 41 Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>GOVERNOR'S CORNER</b> 1600 H St 44 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>ESPERANZA</b> 12th and E Street 137 units</li> </ul>	<ul style="list-style-type: none"> <li><b>THE MOD</b> 726 16th St 129 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>CYPRESS</b> 1330 N St 98 Luxury Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>LAVENDER COURTYARD</b> 1616 F St 53 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>LEGADO</b> 1520 16th St 84 Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>17TH CENTRAL</b> 1026 17th St 111 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>THE MANSION</b> 1517 H St 153 Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>ELEANOR</b> 501 16th St 95 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>H16</b> 731 16th St 95 Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>ENVOY</b> 1010 11th St 153 Apartments</li> </ul>
<ul style="list-style-type: none"> <li><b>19 J MIDTOWN</b> 1827 J St 200 Apartments</li> </ul>	<ul style="list-style-type: none"> <li><b>STUDIO 30</b> 500 16th 30 Apartments</li> </ul>



**1,423 TOTAL UNITS**

# AREA OVERVIEW MAP



**THE ELLIOTT BUILDING**



**NEW HOUSING COMING TO MARKET**  
865 TOTAL UNITS

**THE VILLA OF E STREET**  
16 THREE-STORY DETACHED HOMES

**1530 J ST.**  
THE ELLIOTT BUILDING

**JEFFERSON BLOCK**  
108 APARTMENTS & 7 TOWNHOMES

**1900 CAPITOL APARTMENTS**  
252 APARTMENTS

**THE JOULE**  
100 APARTMENTS

**2201 J ST. REMODEL**  
4 TENANTS

**1701 K ST. HOTEL**  
154 ROOMS

**JUNO MIXED USE**  
200 APARTMENTS

**ALFA**  
24 APARTMENTS

**MULVANEY'S**

**MIDTOWN FARMERS MARKET**  
20TH & K

**PETRA GREEK PUBLIC HOUSE MIX DOWNTOWN**

**BENTO BOX**

**ZOCALO**

**THE RIND PAZZA NOTTE**

**AIOLO BODEGA**

**SAIGON ALLEY**

**PAESANOS**

**AIOLO BODEGA**

**MULVANEY'S**

**ZOCALO**

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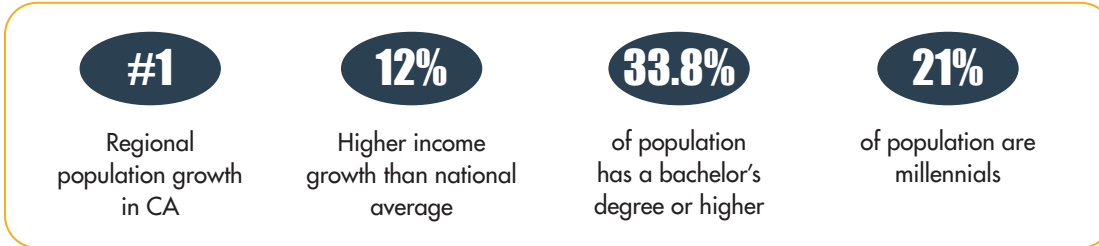
**SAIGON ALLEY**

**PAESANOS**

# GREATER SACRAMENTO DATA POINTS

## GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

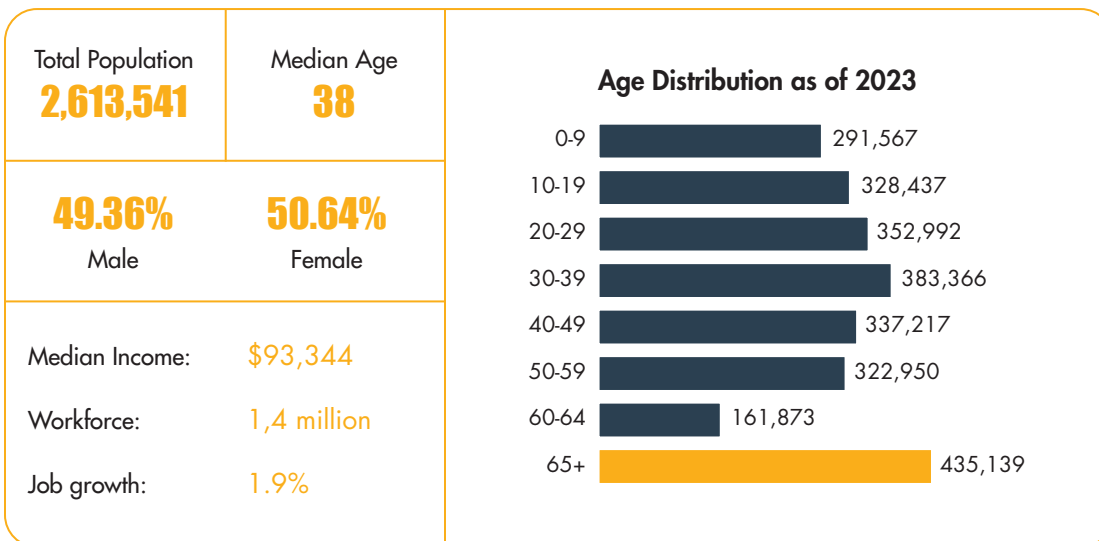


Sources: Brookings 2020, Emsi 2021



## TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

**FOR LEASE**

ICONIC CORNER RESTAURANT OR RETAIL SPACE

# YOUR BRAND. CENTER STAGE.

16<sup>th</sup>  
& J

**SUTTER**  
PROPERTIES GROUP



Heller Pacific