

1315 ALHAMBRA BLVD

SUITE 220 FOR SUBLEASE





Downtown

Midtown

Sutter Medical Center

Ose Adams Medical Pavilion

BUSINESS LOOP 80

UC Davis Medical Group



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE OPPORTUNITY

± 1,760
SF

2ND GEN
DENTAL/MEDICAL

SUBLEASE
OPPORTUNITY

AVAILABLE
MAY 1, 2026

DENTAL OFFICE SPACE STRATEGICALLY LOCATED IN SAC'S ALHAMBRA MEDICAL CORRIDOR

Turton Commercial is pleased to offer for sublease Suite 220 at 1315 Alhambra Blvd. (the "Property"), a 2nd generation Medical/Dental space utilized by Dr. Alex Mercado of Sac Smiles in the epicenter of Sacramento's Alhambra Corridor. The available suite features a reception area/ waiting room, 2 Hygiene rooms, 3 dental

lavatories, 2 lab rooms, 1 break room, 1 private office, and strong window-lining throughout. The building offers ample secure and on-site parking options. The suite is a rare opportunity fully-functional in its "as-is" condition for another medical user or for another office user to adjust according to their business

needs. The suite is located on the 2nd floor of the building with an elevator for ADA accessibility. For medical and office users looking for a rare, aggressively priced, and high-end space to recruit not only clients but employees... this is the opportunity for you.



1 THE OPPORTUNITY
1315 ALHAMBRA BLVD

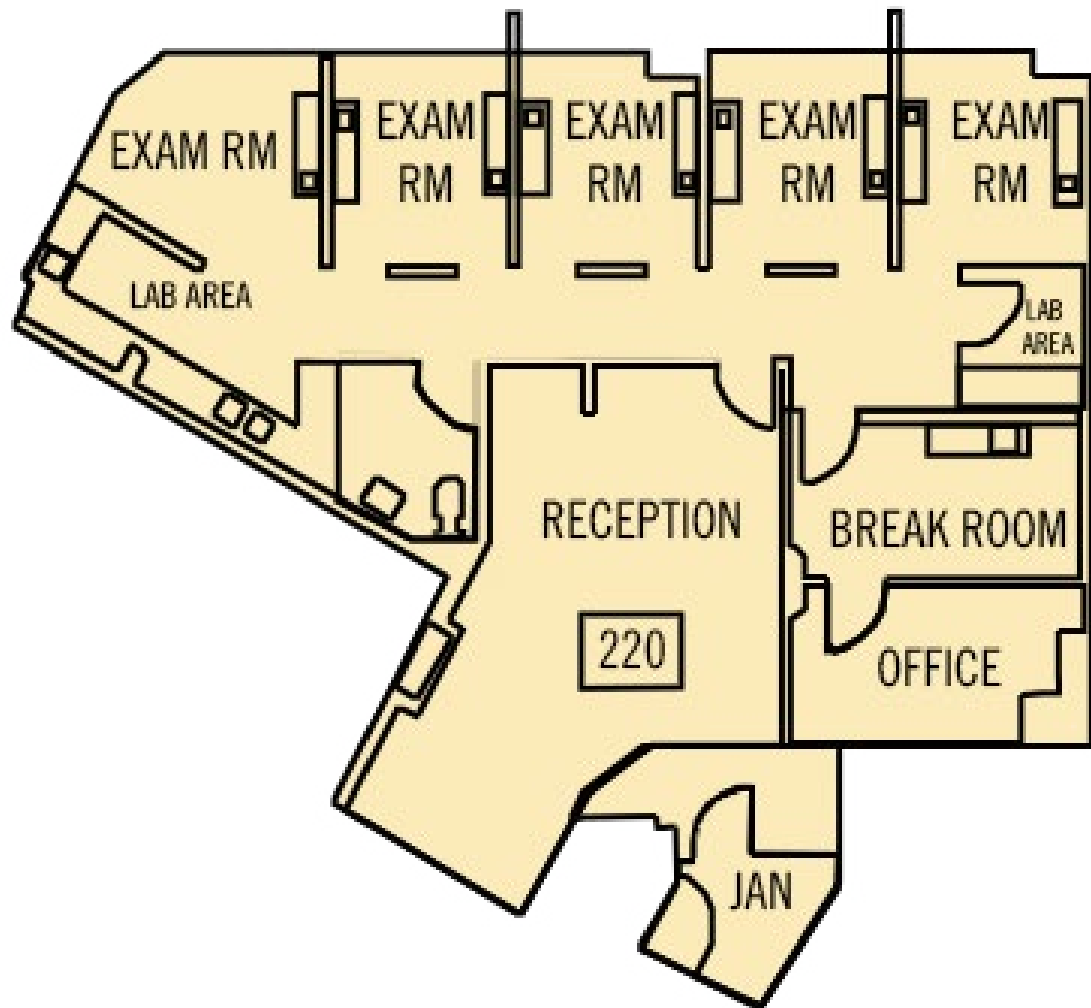
PROPERTY DETAILS

Address: 1315 Alhambra Blvd, Sacramento, CA 95816
Suite: 220
Leasable SF: 1,760 SF
Elevator: Yes
Lease Rate: \$1.95 per SF NNN
Available: May 1, 2026
Lease Expiration: Sept 30, 2029
Parking: Ample
Furniture: Negotiable



FLOOR PLAN

SUITE 220: 1,760 SF
AVAILABLE MAY 1, 2026



THE LOCATION

LOCATED WITHIN BLOCKS OF SACRAMENTO'S 4 MAJOR HOSPITALS!

1315 Alhambra Blvd is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriners Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, 1315 Alhambra Blvd is close to not only medical professionals, but

many of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and the property enjoys the benefits of both. Future tenants or residents 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."

HIGH VISIBILITY & ACCESSIBILITY

Being near a major freeway increases visibility and makes your office more accessible to a larger population, including commuters. East Sacramento is a well-trafficked area with good road infrastructure, making it easy for patients to reach you from Downtown, Midtown, and surrounding neighborhoods.

PATIENT REFERRALS & PROFESSIONAL NETWORKING

Proximity to the Alhambra Medical Corridor means you're close to other healthcare providers.

AFFLUENT & HEALTH-CONSCIOUS DEMOGRAPHICS

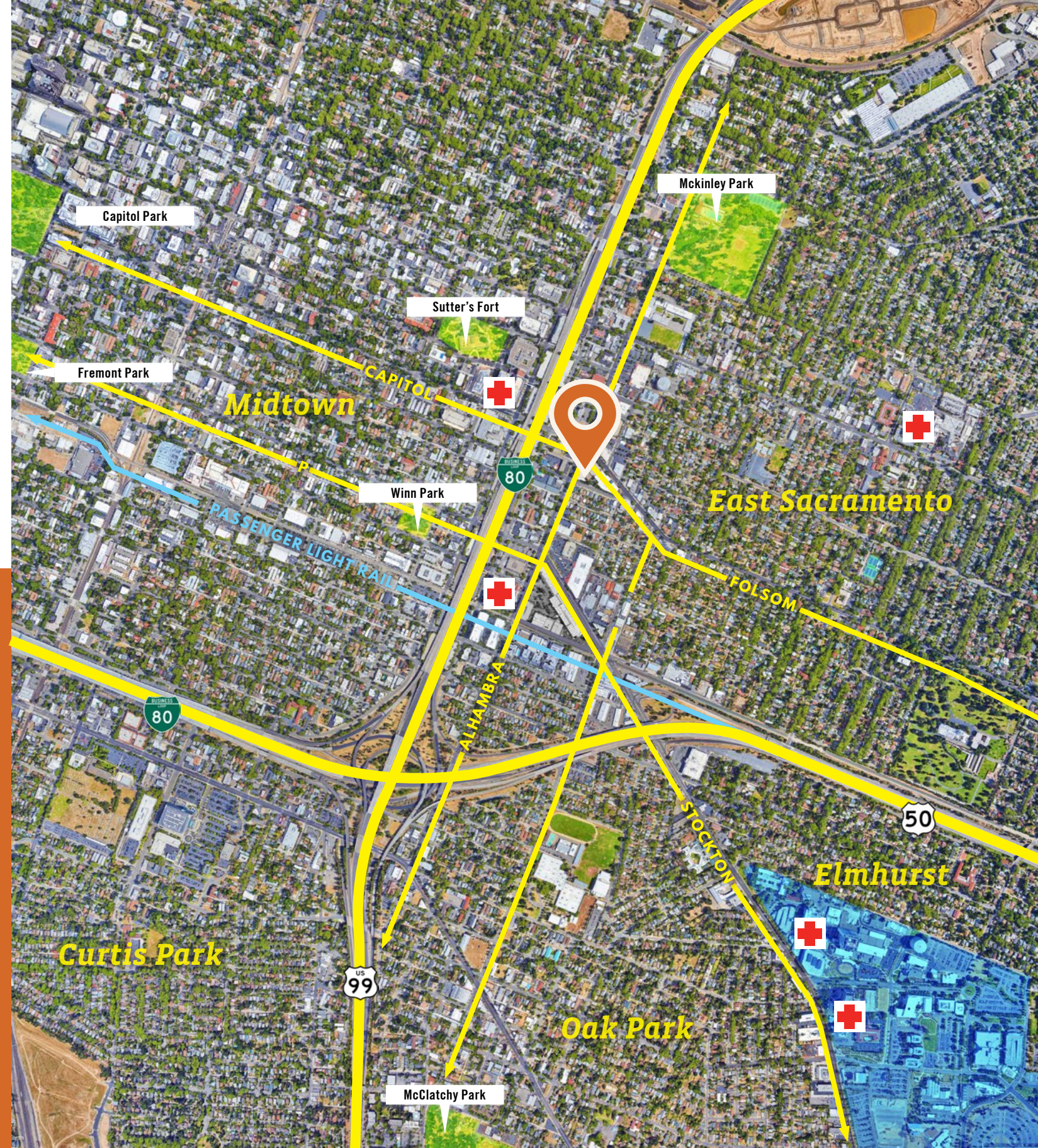
East Sacramento is home to a relatively affluent and health-conscious population, which can translate into higher demand for elective and cosmetic dental services and patients investing in long-term oral health.

BRAND CREDIBILITY & TRUST

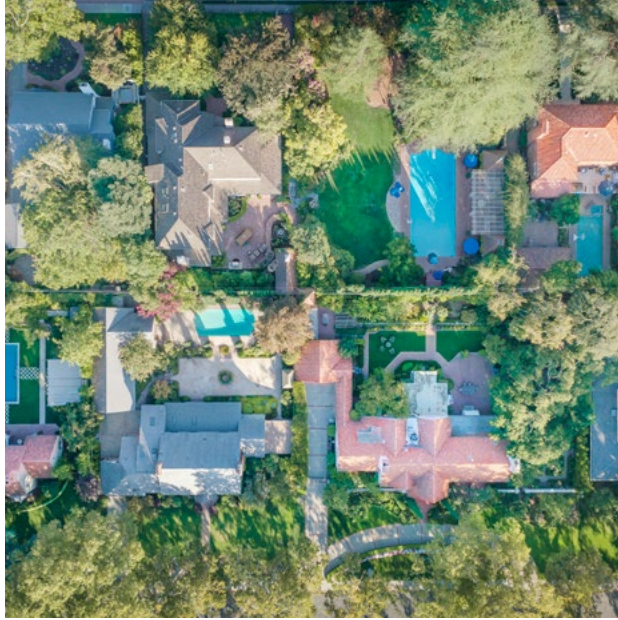
Being located near a known medical hub can enhance your perceived credibility. Patients may feel more confident in your services just because of your proximity to other trusted healthcare providers.

WALK-IN & EMERGENCY OPPORTUNITIES

The high foot traffic in a medical zone and freeway-accessible area increases the chance of attracting walk-ins or urgent care patients who need immediate dental attention.



3 THE LOCATION
1315 ALHAMBRA BLVD



NEARBY AMENITIES

POPULAR RESTAURANTS & AMENITIES NEAR 1315 ALHAMBRA BLVD (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|-----------------------|---------------------|--------------------|--------------------|-------------------|
| Allora | El Rincon | Mast Coffee | Pushkin's Bakery | Taqueria Santos |
| Bacon & Butter | Giovanni's Pizzeria | Mckinley Park | Revolution Winery | Laguna |
| Barwest | Grocery Outlet | Mercy Hospital | Roxie Deli | Target |
| Baskin-Robbins | Harlow's | Mezcal Grill | Sac Natural Foods | Temple Coffee |
| Beach Hut Deli | Hawks Public House | Mimosa House | Co-Op | The Mill Coffee |
| Bento Box | Heavenly's Yogurt | Nitty's Cider | SacYard | The Sandwich Spot |
| Brickland | Hidden Dumpling | Moonbelly Bakery | Safeway | Trader Joe's |
| Cafe Bernardo | House | Nopalitos Cafe | Save Mart | Tupelo Coffee |
| Canon | IHOP | OBO | Selland's | UC Davis Medical |
| Casa | Incredible Pets | Office Depot | Shanghai Garden | Group |
| Chipotle | Ink Eats & Drinks | Origami | Soku Ramen Bar | UPS |
| Chocolate Fish Coffee | Jamba Juice | Orphan | Starbucks | Vibe Health Bar |
| Coffee Works | Jayna Gyro | Pachamama Coffee | Star Lounge | Vons Chicken |
| Compton's Market | Jimboy's | Paragary's | Subway | Yume Gelato |
| Corti Brothers | Kau Kau | Petco | Sushi Cafe | Wells Fargo |
| CSU Sacramento | Koi Bistro | Pine Cove Tavern | Sutter Medical | 3 Hermanas |
| Dos Coyotes | Kru | Pita Pit | Sutter's Fort Park | |
| CVS | Limelight Bar | Porchlight Brewing | Suzie Burger | |





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

MATT AXFORD

DIRECTOR - LIC. 02124801

916.573.3308

MATTAXFORD@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

