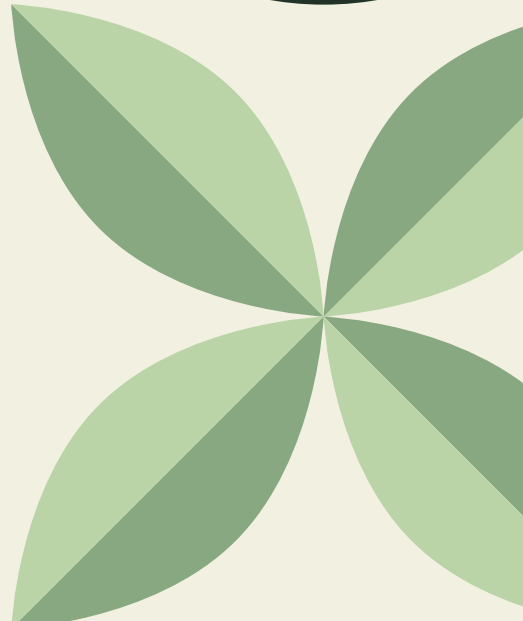
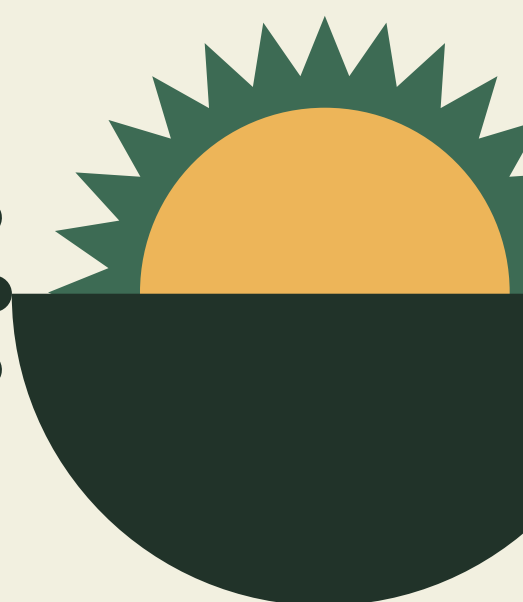
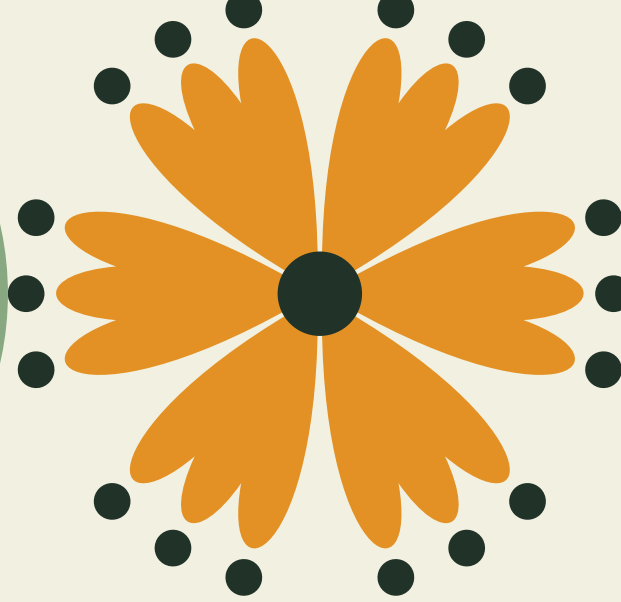




**TURTON**  
COMMERCIAL REAL ESTATE



# 2724 24th STREET

Retail / office for lease  
in the heart of Curtis  
Park, Sacramento, CA



**DOWNTOWN**  
± 8 MIN DRIVE

**MIDTOWN**  
± 5 MIN DRIVE

**24TH STREET**  
>17,695 CARS/DAY

**CASTRO WAY**



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCRE.COM

**KIMIO BAZETT**  
DIRECTOR - LIC. 02152565  
916.573.3315  
KIMIOBAZETT@TURTONCRE.COM

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
JACKSCURFIELD@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 reliable. 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 financial 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.

**1 THE OPPORTUNITY**  
2724 24TH STREET



# THE OPPORTUNITY

- ± 1,610 GROUND FLOOR SF
- AMPLE STREET PARKING
- ADA COMPLIANT RESTROOM
- AMPLE STREET PARKING

## WITHIN WALKING DISTANCE TO POPULAR CURTIS PARK

Turton Commercial Real Estate is proud to offer for lease the ground floor retail and office space at 2724 24th Street, located in the heart of Sacramento's historic Curtis Park neighborhood. Prominently situated near the corner of 24th Street and Castro Way, the property lies along a key arterial route connecting vibrant Midtown with the new Crocker

Village development; a community of luxury residences and a thriving retail center. 2724 24th Street's ± 1,610 SF ground floor retail or office space offers the rare opportunity for a restaurant, cafe, wine and beer bar, or boutique office / retailer to establish a lasting presence in one of Sacramento's most desirable

neighborhoods. A dedicated ground floor ADA compliant restroom services the retail suite. The site is situated within walking distance from the neighborhood's 18.36 acre namesake park, and across the street from the Sierra 2 Center which houses a historic theater, senior center, and 11 unique rentable event spaces.



### KEY TAKEAWAYS

- Ground floor retail and office space for lease in the heart of Curtis Park.
- ADA compliant ground floor restroom servicing the retail/office suite.
- Located directly across from the Sierra 2 Center for the Arts and Community.
- Situated on busy 24th Street between Midtown and the new Crocker Village.
- Walking distance to the popular, family-friendly Curtis Park.

**1 THE OPPORTUNITY**  
2724 24TH STREET

# PROPERTY DETAILS

**Address:** 2724 24th Street, Sacramento, CA  
95818

**APN:** 010-0346-009-0000

**Zoning:** C-1

**Leasable SF:** ± 1,610 SF

**Lease Rate:** \$3.00/SF/Month NNN

**Parking:** Across the street at Sierra 2, \$40/month  
Ample street parking

**Utility Details:**

Electricity: Sacramento Municipal Utilities District (SMUD)

Gas: Pacific Gas & Electric (PG&E)

Water/Sewer/Trash: City of Sacramento

Storm Drain: City of Sacramento

**Seismic/Flood:**

Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation).

Flood Zone: No substantial flood risk per FEMA Map 06067C0190H.



**VIRTUAL TOUR!**

# THE VISION

## CONCEPT 1: RESTAURANT USE

### Bring Your Culinary Vision to Curtis Park

Position your restaurant in one of Sacramento's most beloved historic neighborhoods. This ±1,610 SF ground-floor space at 2724 24th Street offers a rare opportunity to create a distinctive dining experience in Curtis Park. With strong visibility, steady foot traffic, and proximity to established community landmarks, this location is ideal for restaurateurs seeking a charming, character-filled setting with long-term growth potential.



## CONCEPT 2: CAFÉ OR COFFEE SHOP

### A Neighborhood Café with Community Roots

Imagine your café nestled in the heart of Curtis Park, serving locals their daily coffee in a space that feels both authentic and welcoming. This ±1,610 SF ground-floor space at 2724 24th Street provides the perfect setting for a community-driven café, complete with walkable surroundings, artistic neighbors, and strong local identity. A rare opportunity to anchor your brand in a truly connected neighborhood.





### CONCEPT 3: WINE & BEER BAR

#### Craft Your Pour in Curtis Park

Set the scene for a stylish wine and beer bar in one of Sacramento's most character-rich districts. 2724 24th Street offers ±1,610 SF of ground-floor retail space with the charm and visibility ideal for a curated tasting room or casual bar concept. Surrounded by a vibrant residential base and cultural destinations like the Sierra 2 Center, this location invites locals and visitors alike to sip and stay awhile.



### CONCEPT 4: BOUTIQUE RETAILER

#### A Boutique Setting for Distinctive Retail

2724 24th Street presents ±1,610 SF of prime ground-floor retail space in the coveted Curtis Park neighborhood. Perfect for boutique retail, this space offers exceptional storefront visibility, walkable surroundings, and proximity to loyal, style-conscious residents. Whether you're curating fashion, home goods, or specialty products, this is your opportunity to establish a high-touch retail experience in one of Sacramento's most treasured communities.

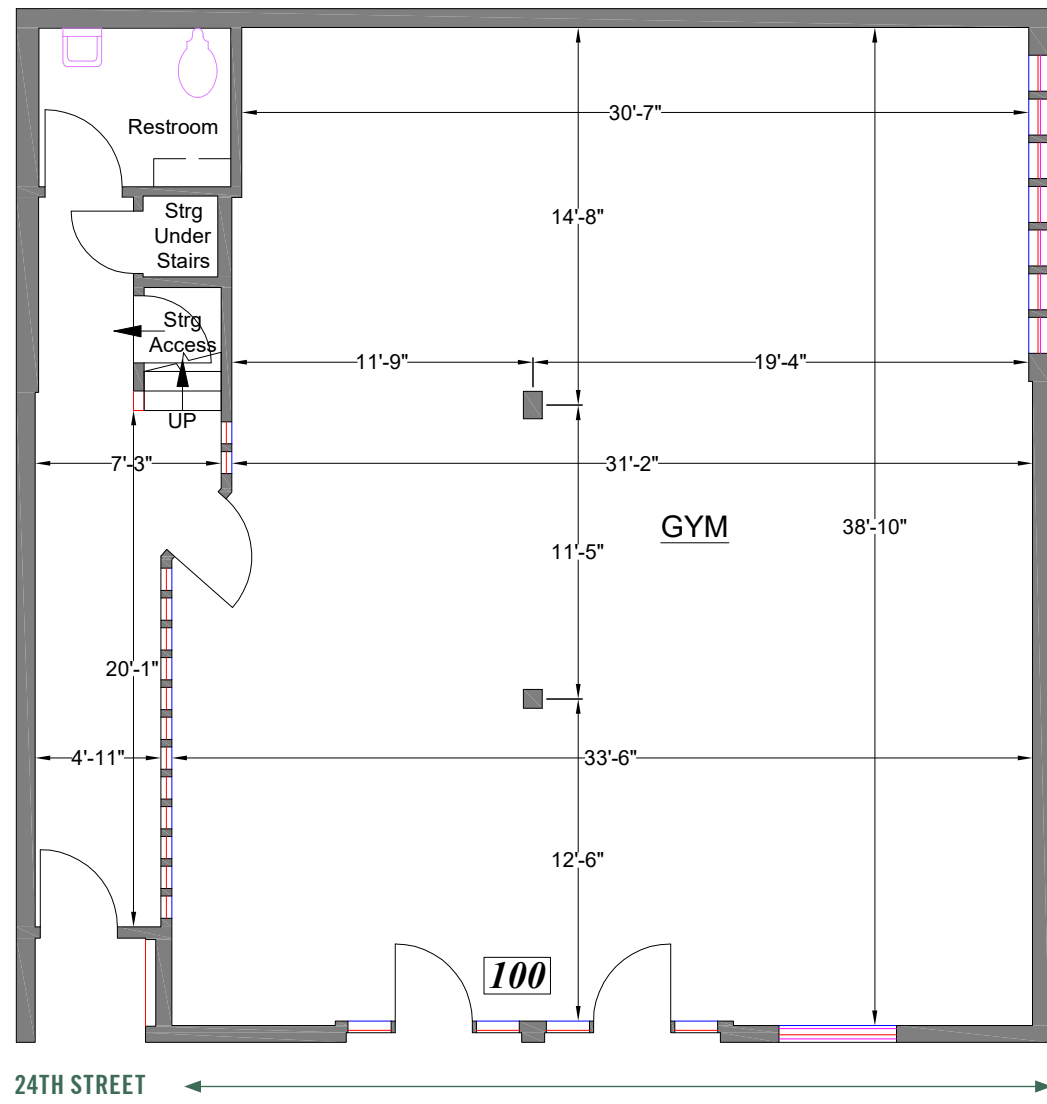


# FLOOR PLAN



VIRTUAL TOUR!

1ST FLOOR: ±1,610 SF



# THE LOCATION

18 ACRE PARK
 294.8K YEARLY VISITS
 6,000 RESIDENTS
 51MIN AVG DWELL TIME

## A CENTRALIZED LOCATION: BORDERED BY LAND PARK, OAK PARK, AND MIDTOWN

As noted by the Sacramento historian, Dan Murphy “This peaceful community loved by thousands of locals was once, in part, a Mexican land grant called New Helvetia, given to John Sutter. With the 1852 arrival of homesteader (and area namesake) William Curtis, who managed a 200-acre farm started by his brother, and those drawn by the California gold rush, the area began to develop and expand. In 1887, papers were filed for the Highland Park subdivision—a nod to early flood concerns. Since that time, more than 30 other subdivisions have sprung up between Broadway and Sutterville, along with the Sierra School, which has been nominated for city landmark status. Situated south of today’s Broadway, the area that was once a flood

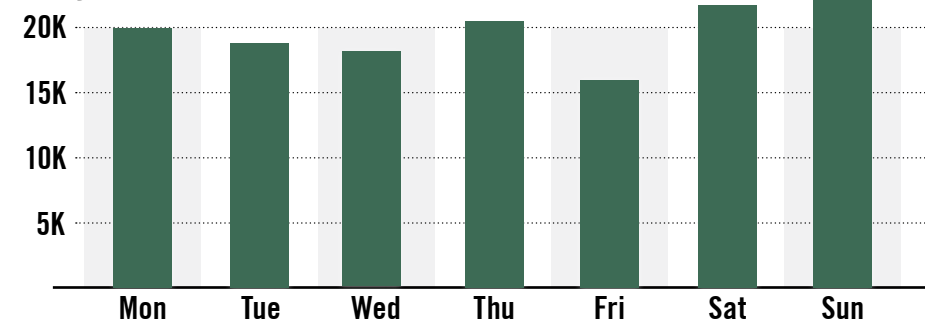
plain and then an agricultural area now holds over 2,500 homes and is among the city’s most vibrant neighborhoods. Houses here represent various architectural styles, from Victorian to Arts and Crafts and the various 1920s revivals.” As if to underscore the neighborhood’s timeless desirability, Curtis Park has been home to many household names including former Mayors Kevin Johnson and Joe Serna, musician Raphael Saadiq, and Mid Century Modern furniture and design icon Ray Eames. Curtis Park is fortunate enough to have numerous community gathering places, perhaps best illustrated by the Sierra 2 Center for the Arts and Community across the street from the Amalia. The

former Sierra School was saved by what is now the Sierra Curtis Neighborhood Association in the late 1970’s, and is home to a performing arts center, Senior Center, Dance and Fitness studios, and ten plus individual events spaces for rent. The neighborhood also has a great love of craft beer and associated businesses, including the original Track Seven Brewery, Community fixture Pangaea Bier Cafe, and the family-friendly Hop Gardens. Beyond its rich history and architecture, walkability and desirable quality of life, and plentiful amenities, Curtis Park’s greatest asset may be its centralized location; Land Park, Oak Park, and Midtown all border it and contribute to its unique identity.

## NEARBY DATA BITES

**84** VERY WALKABLE
 **49** SOME TRANSIT
 **99** BIKER’S PARADISE

### Daily visits to Curtis Park

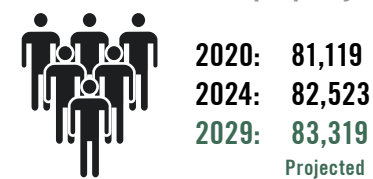


⇒ **\$123,917** ⇐ Average Household Income - 2 Mile Radius

### Psychographic Profile

- Cultural Connections**  
Diverse, mid-and low-income families in urban apartments and residences
- Booming with Confidence**  
Middle-aged, established couples living in suburban homes
- Singles & Starters**  
Young singles starting out and some starter families living a city lifestyle

### Nearby Population 2-mile radius of property



**\$774,899** Median Home Value

Traffic Counts  
**17,695+**



Daily Cars on 24th Street

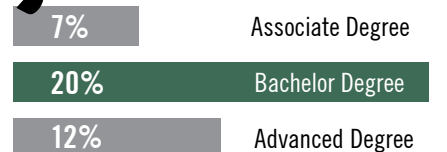


**\$1.10 B**

Annual Consumer Spending



### Education Levels



**>30K**  
Total Businesses  
2-mile radius of property



# PROPERTY DETAILS

LOCATED IN THE HEART OF CURTIS PARK, 2724 24TH STREET OFFERS EASY ACCESS TO A VIBRANT COMMUNITY FILLED WITH LOCAL DINING, PARKS, AND SHOPS.

POPULAR AMENITIES NEAR 2724 24TH STREET (NOT ALL ARE MENTIONED HERE):

- |                        |                      |                       |                      |                        |
|------------------------|----------------------|-----------------------|----------------------|------------------------|
| Banfield Pet Hospital  | Curtis Park          | Happy Takeout         | Oscar's Very Mexican | Starbucks              |
| Baskin-Robbins         | CVS                  | Hop Gardens           | Food                 | Shell                  |
| BBQ & Burgers          | Dumpling & Tea House | Kline Music           | Panda Express        | SOMISOMI               |
| Boba Pho U             | El Novillero         | La Superior Mercados  | Pangaea Bier Cafe    | Stanford Market        |
| Boss Market            | Falafel Corner       | Land Park Academy     | Parklife Nail Salon  | Taqueria Espinoza      |
| Carolina's             | FedEx                | Land Park Golf Course | Peet's Coffee        | Tasty Dumpling         |
| Chicken Party Hot      | Firehouse Subs       | Meet & Eat            | Poppy Bank           | Track 7 Brewing        |
| Chicken                | Five Guys            | Merryhill School      | Safeway              | The Bicycle Business   |
| Chip Cookies           | Flowers Fish Market  | Oak Park Community    | Sacramento City      | The Great Greek        |
| Chipotle               | Fortune Chinese Food | Center                | College              | The Lucky Lotus Tattoo |
| City Sports Club       | Gunther's Ice Cream  | Oak Park Market       | SchoolsFirst Credit  | The UPS Store          |
| Crocker Village Center | Happy Lemon          | Ono Hawaiian BBQ      | Union                | William Land Park      |



# SAC DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

## SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

## POPULATION GREATER SACRAMENTO REGION

**2,623,204**

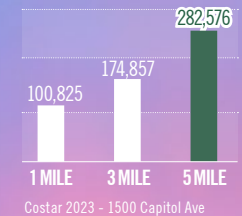
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

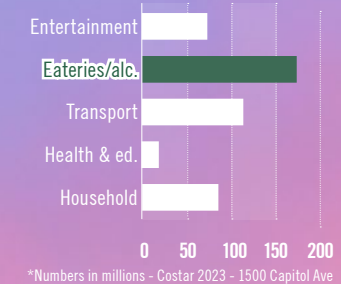
**68%**

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



## COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## SACRAMENTO OWNERS VS. RENTERS



GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

**WALK SCORE:**  
**98**

Walker's Paradise

**BIKE SCORE:**  
**62**

Biker's Paradise

**TRANSIT SCORE:**

**96**  
Good Transit

walkscore.com  
1500 Capitol



**TURTON**  
COMMERCIAL REAL ESTATE