

AVAILABLE
FOR LEASE

906 J STREET
Sacramento, CA 95814

-/+1,600 SF
\$2.50 PSF + NNN



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CENTURY 21
Select Real Estate, Inc



2nd Generation Turn-Key Restaurant With Take-Out Window for Lease



THE PROPERTY

 **906 J St. Sacramento, CA 95814**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Downtown Sacramento



-/+1,600 SF



C-3 SPD



**Turn-Key
2nd Generation
Restaurant
Take-Out
Window**



\$2.50 PSF + NNN



906 J St. is a rare turn-key second generation restaurant with an inviting open kitchen concept equipped with FF&E.



Additionally, the property offers an open seating area with a walk in cooler, freezer, multiple sinks, and two restrooms.



J St. is one of the most heavily traveled streets in downtown and midtown which receives over +/-15,000 vehicles per day. Additionally, there is a strong foot traffic presence on J St. around City Plaza Park and on K St. which is the route to DOCO and the Golden 1 Center.



The take-out window facing J Street offers convenience and efficiency when serving to food delivery services or late-night service without indoor dining.



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FOR LEASE



J STREET +/-15,000 VPD



RAILROAD MUSEUM
Stage Nine
BLUEPRINT COFFEE PROJECT
Evangelina's Costume Mansion
SUBWAY
Steamers
RIO CITY
DELTA KING
JOE'S CRAB SHACK
Round Table PIZZA
THE FIREHOUSE RESTAURANT

THE PIZZA PRESS
24 HOUR FITNESS
ECHO'S RIG
TEAMSTORE
JIMBOY'S TACOS
ROOTS COFFEE
THE SAWYER
POLANCO
BANK
CENTURY THEATRES
ESTELLE bakery & pâtisserie
PUNCH BOWL SOCIAL
REVIVAL
Fizz
Häagen-Dazs
popbar
pressed juicery
URBAN OUTFITTERS

CITIZEN
HYATT REGENCY
RITE AID
TACO BELL
CREST
TEMPLE
SHERATON GRAND SACRAMENTO
MidiCi
RUNSTALLER
Aviary
MAYAHUEL
7 ELEVEN
TIGER
KODAIKO

BUCKHORN
BROOKBARK
AZUL
The Melting Pot
nékter
LOWBRAU
TANK HOUSE
sibling
Mill
58 & HOLDING CO
paesanos
ZÓCALO
FIELDWORK BEERWING
GOLDEN ROAD
PUBLIC HOUSE
The Rind
Cheese. Wine. Beer.
STATION 16
Ginger Elizabeth

RED RABBIT KITCHEN & BAR
BARWEST BURGERS & WINGS
CANTINA ALLEY
See's CANDIES
CHICAGO FIRE
DESSERT DINER
TEMPLE
thai basil
urgerpatch
the Jungle Bird

WHIRED wine
CAMDEN
MORTON'S THE STEAKHOUSE
house kitchen & bar
FRANK FAT'S

CHASE
Zeldge's Gourmet Pizza
TERIYAKI
KUPROS
ALARO
Bombay
JACK'S

PARAGARY'S
IDENTITY COFFEES
PUSHKIN'S
T
Suzie BURGER
SACRAMENTO NATURAL FOODS CO-OP
STARBUCKS COFFEE
REVOLUTION WINERY - KITCHEN
CAFE BERNARDO
TEMPLE
INK eats and drinks

BAWK
pressed juicery
Device BREWING COMPANY
SNUG
SHAKE SHACK
ERNESTO'S MEXICAN FOOD
SAFeway
H&L
MILK MONEY
Uncle Tito's slice of NY
FISHFACE FISH & CHIPS
MAS TACO BAR
CAFE BERNARDO
PANDA EXPRESS CHINESE KITCHEN
CAMELLIA COFFEE ROASTERS
DAD'S
STARBUCKS COFFEE
BOTTLE BROS
PANDA EXPRESS
BEAST + BOUNTY
FOX & GOOSE PUBLIC HOUSE
Philly's Coffee
IRON HORSE TAVERN
west elm
MENDOCINO FARMS sandwich market
MARKET 5 O-N-E 5

906 J STREET
SACRAMENTO
CA 95814

Untitled Market

J STREET

1025 9th St

INTERSTATE 5

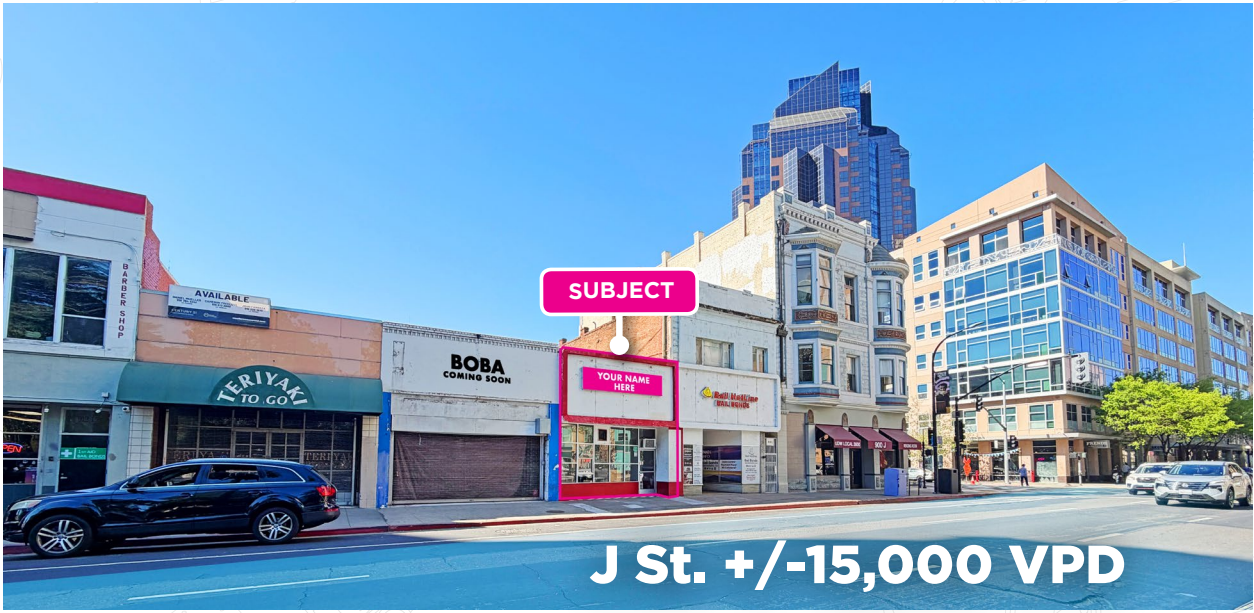
HWY 50

HWY 80

CENTURY 21

MULLER COMMERCIAL



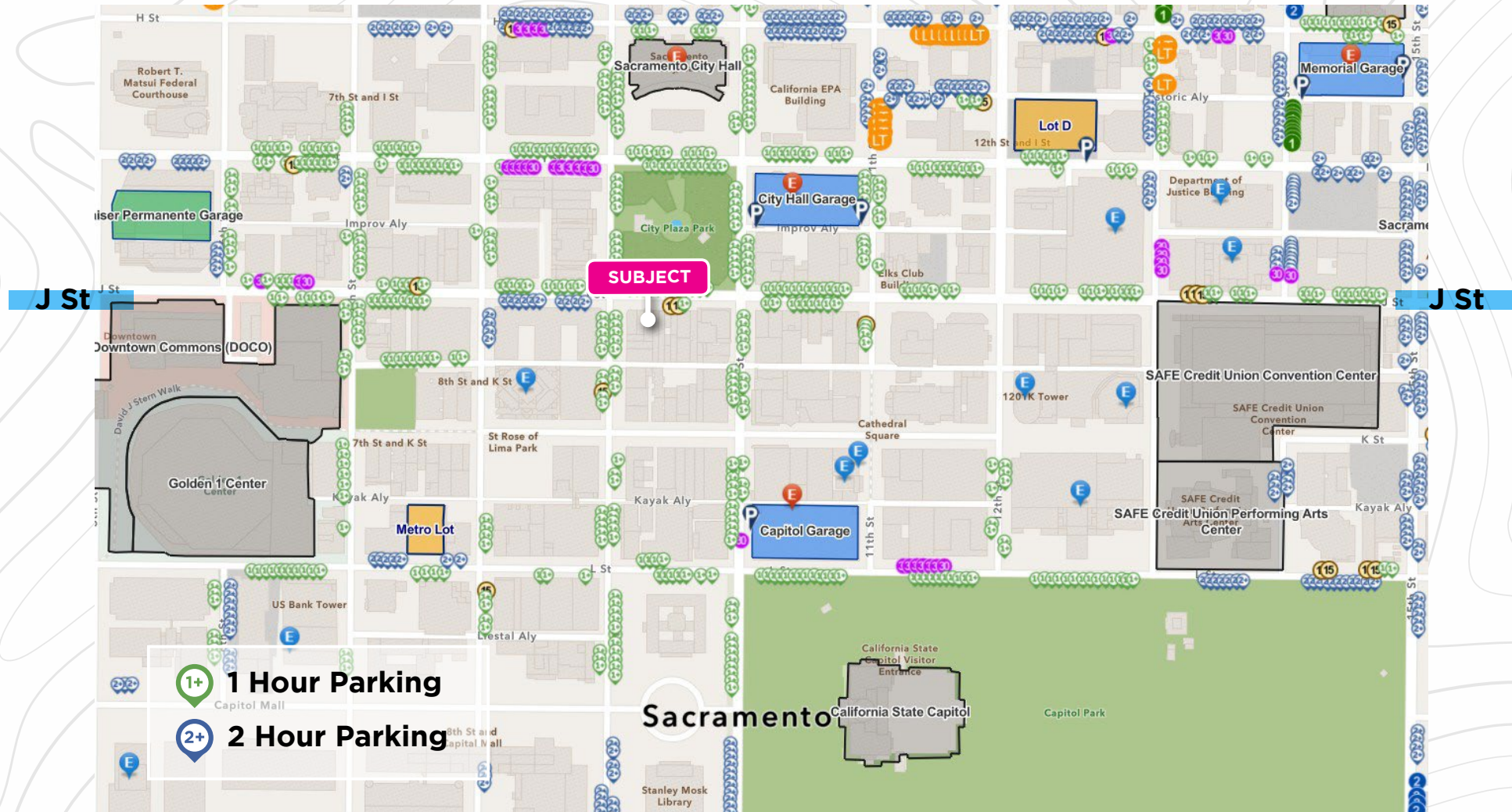


THE BUILDING

Positioned in the heart of Downtown Sacramento, 906 J Street presents a rare opportunity to lease a +/-1,600 SF turn-key, second-generation restaurant space along one of the city's most active corridors. This well-appointed suite features an inviting open kitchen concept complete with existing FF&E, an efficient layout, and ample infrastructure including a walk-in cooler, freezer, multiple sinks, and a dedicated restrooms—ideal for seamless operational startup. Located on highly trafficked J Street, the property benefits from exposure to approximately 15,000 vehicles per day, complemented by strong pedestrian activity driven by its proximity to City Plaza Park and the vibrant K Street corridor leading to Downtown Commons and the Golden 1 Center. Surrounded by major anchors including 24 Hour Fitness, Kaiser Permanente, Hyatt Regency Sacramento, SAFE Credit Union, Kimpton Sawyer Hotel, and The Citizen Hotel, this location offers exceptional visibility, consistent foot traffic, and immediate access to Sacramento's premier dining, entertainment, and employment hubs.



PARKING OPPORTUNITIES

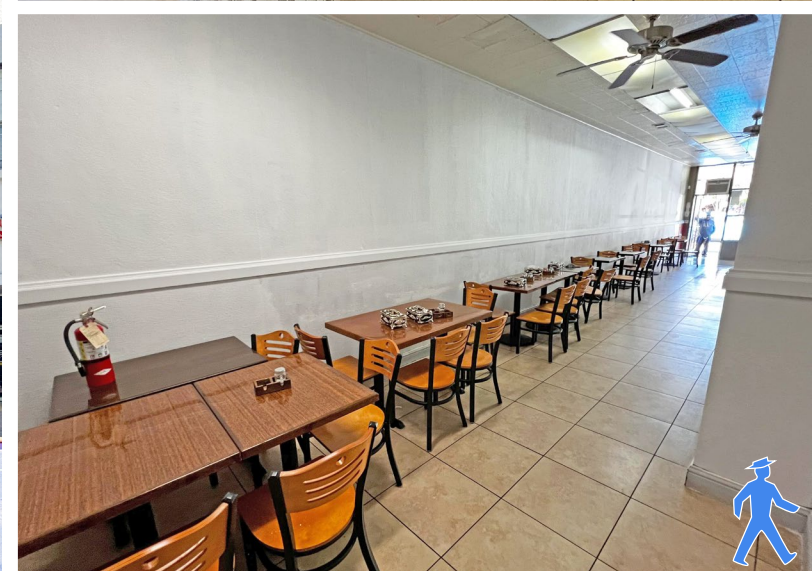


source: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=3cfaf5312c5d41119137a35d5d89cfed>





J STREET +/-15,000 VPD



THE AREA

Business Diversity: Downtown Sacramento is home to a mix of industries, including technology, education, agriculture, finance, and entertainment. This diversity provides opportunities for businesses to tap into different sectors, network with other professionals, and explore collaborations.

Cultural Events and Tourism: Sacramento has a rich cultural scene, attracting visitors to museums, historic districts, festivals, and events. Businesses in downtown can benefit from this influx of tourists and attendees by drawing on increased foot traffic and offering services catering to visitors.

Events and Networking: Events such as the Sacramento Music Festival and Farm-to-Fork Festival, as well as a variety of industry-specific gatherings, allow businesses to network, build brand awareness, and even sponsor events to connect with a larger audience.

Commercial and Residential Growth: The real estate market in downtown Sacramento is on the rise, with numerous mixed-use developments, luxury apartments, and office spaces being built. A growing residential population means a more consistent demand for products and services. Additionally, the revitalization of older areas offers opportunities for businesses to establish them selves in prime, high-traffic locations.

Proximity to Universities: Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance to tap into a dynamic and educated workforce.



DEMOGRAPHICS

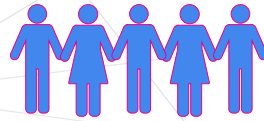
CONSUMER SPENDING

3 miles Households

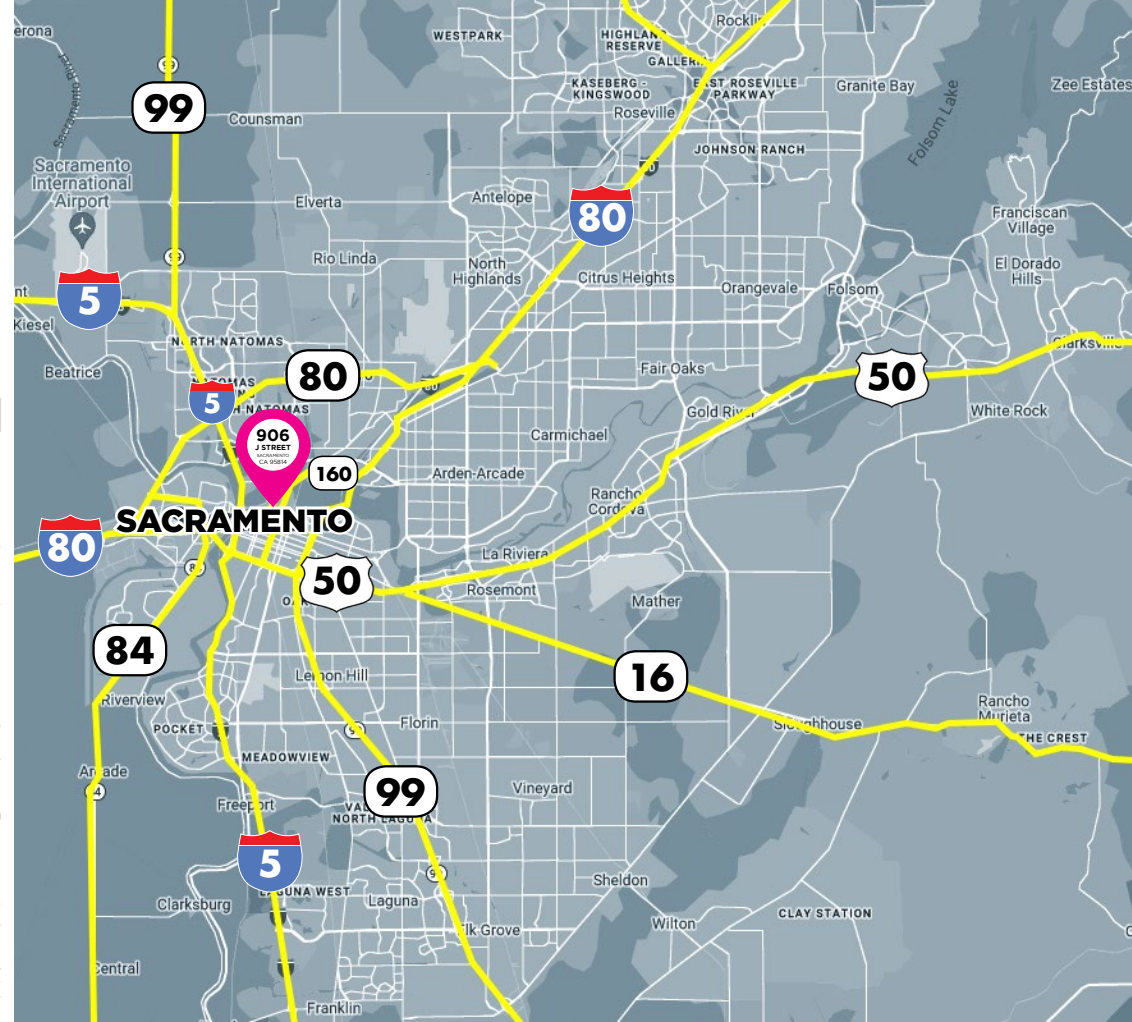


Population by Race

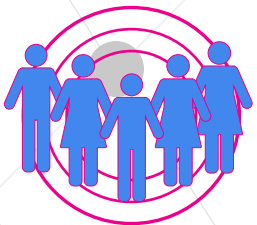
3 Mile Radius



- 49,114 White
- 7,328 Black or African American
- 10,178 American Indian & Alaskan
- 10,072 Asian
- 859 Native Hawaiian & Pacific Islander
- 22,091 Two or More Races



RESIDENT POPULATION



1 Mile	20,320
3 Miles	90,482
5 Miles	234,832

TRAFFIC COUNT



-/+ 15,441 vehicles per day

HOUSEHOLD INCOME

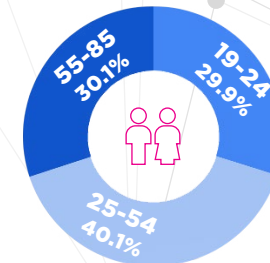


3 Mile Radius

Avg. Household Income	Count
< \$25K	4,749
\$25K - 50K	5,542
\$50K - 75K	5,977
\$75K - 100K	5,198
\$100K - 125K	4,162
\$125K - 150K	2,307
\$150K - 200K	3,060
\$200K+	3,065

POPULATION BY AGE

3 Mile Radius



TOTAL HOUSE HOLDS - 2024



1 mile	7,347
3 miles	34,059
5 miles	90,635



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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CENTURY 21.

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CENTURY 21

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