



# FOR LEASE & SALE

The Vollman Company is excited to present an exceptional opportunity to lease or purchase a prime medical office building in the vibrant Midtown area. Located at 2801 Q Street, this well-maintained, stand-alone property offers unparalleled access to Business 80, Highway 99, Highway 50, and the 29th Street Light Rail Station, ensuring easy accessibility for clients and visitors.

This property boasts excellent visibility and substantial foot traffic, enhanced by the proximity of Albert Winn Park just across the street. With a C-2 SPD zoning designation, the space supports a diverse range of business possibilities, providing potential tenants or buyers the flexibility to tailor the property to their unique needs. As “bite-sized” properties become increasingly rare in the urban core, seize this opportunity to establish your business or medical practice in a dynamic and thriving community!

**2801 Q Street**  
Sacramento, CA 95816

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**DOWNTOWN SACRAMENTO**

**ALBERT WINN PARK**

**2801 Q ST**





2801 Q Street, Sacramento, CA 95816

# THE PROPERTY



**± 1,507 SF**

TOTAL BUILDING SF

**± 3,426 SF**

LOT SIZE

**\$775,000**

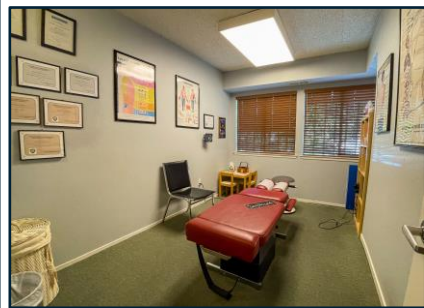
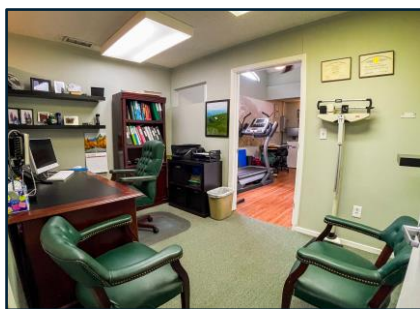
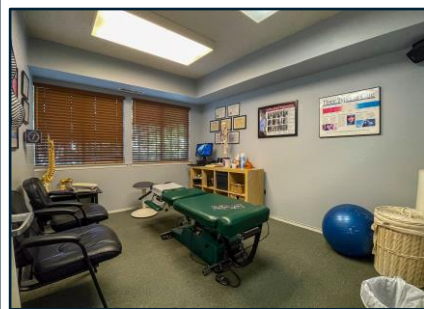
PURCHASE PRICE

**\$2.50/SF**

LEASE RATE  
NNN LEASE

## PROPERTY FEATURES

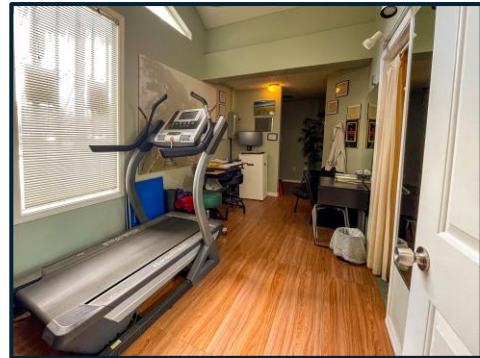
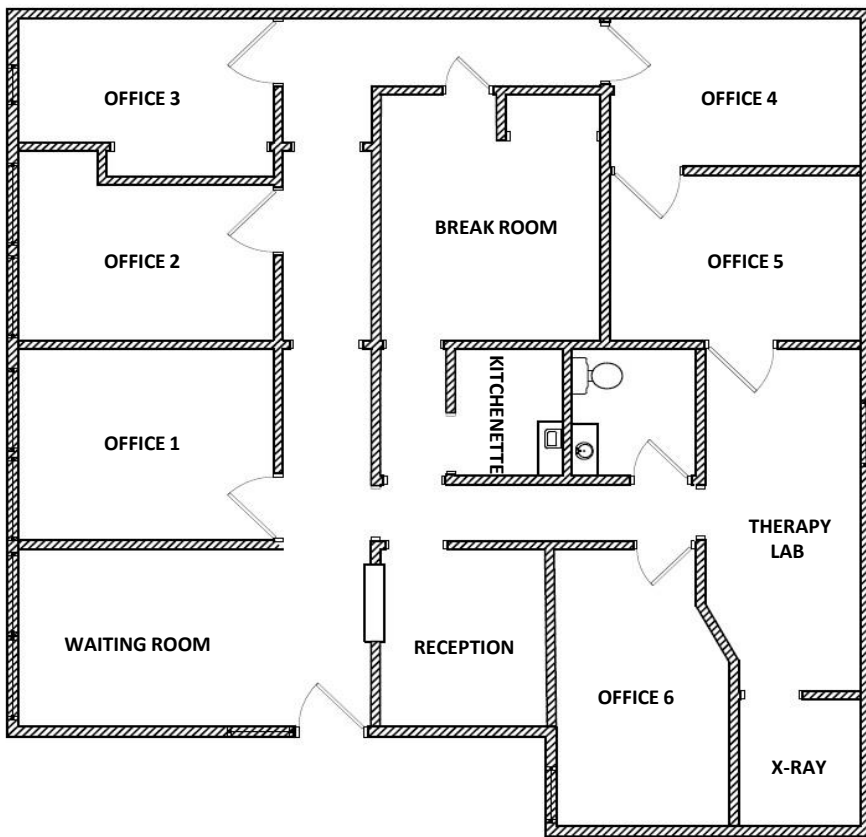
<b>Property Type:</b>	Medical Office
<b>APN:</b>	007-0343-021-0000
<b>Parcel Size</b>	± 0.08 Acres (± 3,426 SF)
<b>Zoning:</b>	C2-SPD
<b>Year Built:</b>	1963
<b>Year Renovated:</b>	2014
<b>Deliverable Vacant:</b>	June 1 <sup>st</sup> , 2025
<b>Parking:</b>	Four (4)
<b>Facade:</b>	Stone Masonry
<b>Electricity:</b>	SMUD
<b>Water/Sewer:</b>	City of Sacramento
<b>Gas:</b>	PG&E
<b>Number of Offices:</b>	Six (6)
<b>Also Includes:</b>	X-Ray Machine, Reception Room , Waiting Area, Breakroom, Kitchenette



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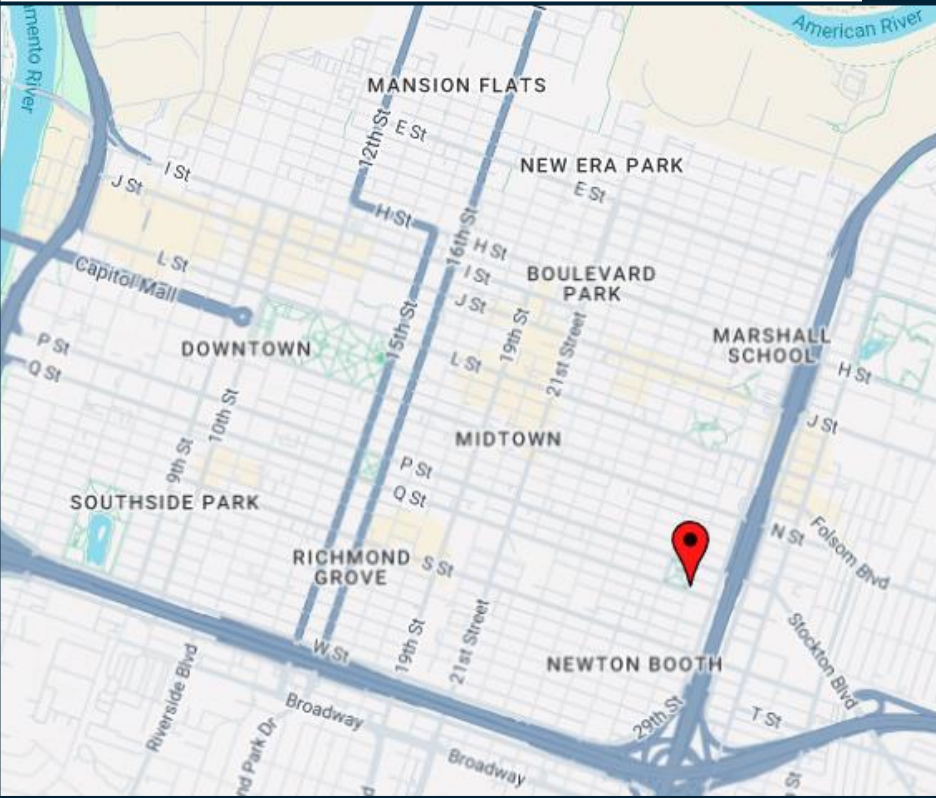




2801 Q Street, Sacramento, CA 95816

# LOCATION

The 2801 Q Street property is surrounded by a mix of retail, office, and medical commercial properties, as well as single and multi-family residences. The area offers vintage shops, unique grocery vendors, and music and art venues. The area provides an abundance of dining options, scaling from small coffee shops to upscale restaurants. This prime location has Sutter General, UC David, Kaiser Permanente just minutes away from the property. The building is in close proximity to Downtown Sacramento and has easy access to Business 80, Highway 99, and Highway 50, and is one block from the 29th Street Light Rail station.



**90**  
WALKER'S  
PARADISE



**53**  
GOOD  
TRANSIT



**99**  
BIKER'S  
PARADISE



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The Sacramento Metropolitan Area has an estimated 2 million plus residents and spans seven different counties. The City of Sacramento shows fantastic economic health, with large increases in the healthcare, education and technology sectors.

Companies and individuals are being drawn to Sacramento's lower cost of living, high quality of life and desirable real estate. Jobs and opportunities fuel the residential migration from The Bay and its surrounding areas and the ideal location aids to growth in the city's expanding infrastructure. From locally owned farm-to-fork restaurants to world class entertainment in music and sports, Sacramento is the perfect blend of possibility and opportunity.



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,352	63,800	161,975	Median	\$36,406	\$45,112	\$43,480
Female	8,391	64,620	168,836	< \$15,000	2,956	9,331	20,254
Total Population	18,743	128,420	330,811	\$15,000-\$24,999	1,511	7,081	15,928
				\$25,000-\$34,999	1,376	6,127	15,754
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	1,763	7,925	19,530
Ages 0-14	1,507	22,054	67,233	\$50,000-\$74,999	1,620	10,506	25,133
Ages 15-24	554	14,130	41,689	\$75,000-\$99,999	669	5,350	13,145
Ages 55-64	2,865	16,514	37,796	\$10,000-\$149,999	844	6,478	14,321
Ages 65+	3,240	19,011	43,986	\$150,000-\$199,999	145	1,920	4,294
				> \$200,000	201	1,871	3,773
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	13,446	83,617	182,198	Total Units	13,433	65,401	149,325
Black	1,493	10,477	33,570	Occupied	11,672	59,401	135,214
Am In/AK Nat	85	676	1,489	Owner Occupied	1,260	23,774	57,984
Hawaiian	7	435	1,477	Renter Occupied	10,412	35,627	77,230
Hispanic	3,112	36,383	109,931	Vacant	1,761	6,000	14,111
Multi-Racial	4,208	49,844	156,830				

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