



LARKSPUR LN

SUBJECT

AVAILABLE
FOR SALE

1101 FULTON AVE

Sacramento, CA 95825

-/+7,400 SF Building

FULTON AVE. +/-28,000 VPD

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc.



Front & Center Retail / Office Building Available on Fulton

THE PROPERTY

1101 FULTON AVE. SACRAMENTO, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



ARDEN/ARCADE
SACRAMENTO
COUNTY

APN: 285-190-011



-/+7,400 SF
-/+0.41 Acres
12 Tenants



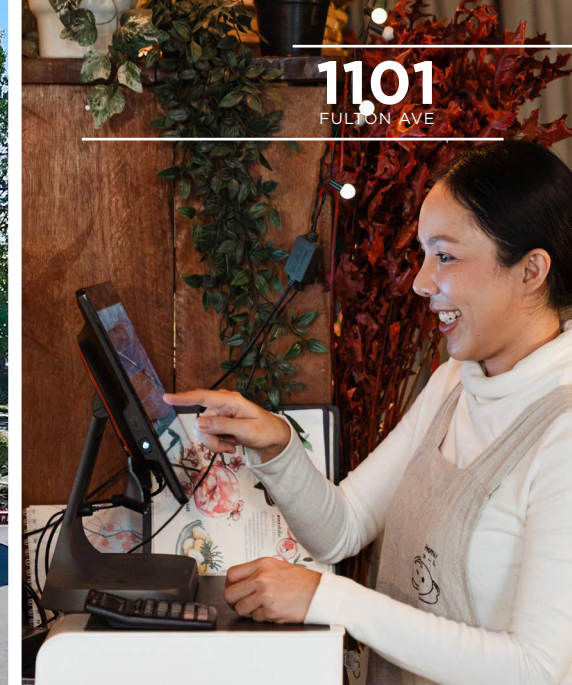
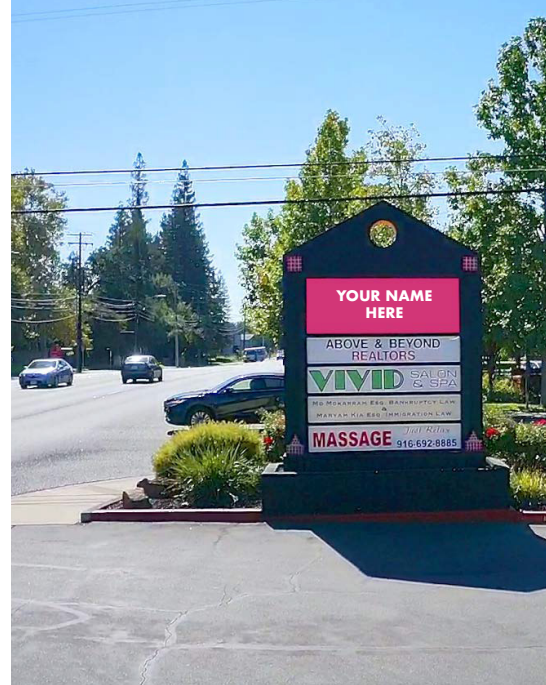
LC
LIGHT
COMMERCIAL



RETAIL
OFFICE
INVESTMENT



Sale Price Negotiable
NOI: \$70,920.00



1101
FULTON AVE

CENTURY 21
Select Real Estate, Inc.

FOR SALE





Turntables
Unlimited

SUBJECT

Twisted
Oldest Sac Smoke Shop

Pizza
Hut

LARKSPUR LN

FULTON AVE. +/-28,000 VPD



1101
FULTON AVE



THE BUILDING

This building stands tall at the intersection of Fulton Ave. and Larkspur Ln. in the Arden-Arcade area of Sacramento. The building is two stories tall and is situated on a highly driven intersection that sees over 28,000 vehicles per day. Currently, the two-story office/retail building only consists of one vacancy, that is 656 SF of turn-key office located on the second

floor. The property offers building signage and monument signage opportunities to maximize street visibility for new potential clients. Additionally, the property offers 2 ingress and egress points for ease of access. Clients and employees both can enjoy the amenities that are within walking distance or can drive within a mile to other national retailers.





THE AREA

The Greater Sacramento Region is recognized as having one of the strongest economies in the State. The Sacramento Region's population is estimated at roughly 2.66 million. With a unique and increasingly healthy mix of economic opportunities for companies and job seekers alike, the Sacramento Region has experienced strong population growth and steady job growth over the last few decades and is expected to outpace the national average by more than double over the next ten years. With a highly educated workforce and world-class universities such as UC Davis and Sacramento State, a vast range of housing options, high-tech expertise, a growing science and tech sector and much more to attract businesses to the Region. The region's growth is credit to the diversification and strength of its economic base - with a shift from primarily government employment to private sector employment that now represents dynamic and expanding industries including high technology, life sciences, healthcare, food/agriculture technologies and clean energy technology. An increasing number of national and international firms are choosing the Sacramento Region as their base of operations.





POWER INN RD



DOCO

STATE CAPITOL

J ST.

J ST.

CAL EXPO

CSUS Sacramento

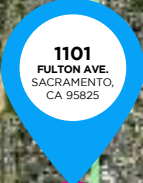
HOWE AVE

FULTON AVE

FAIR OAKS BLVD

WATT AVE

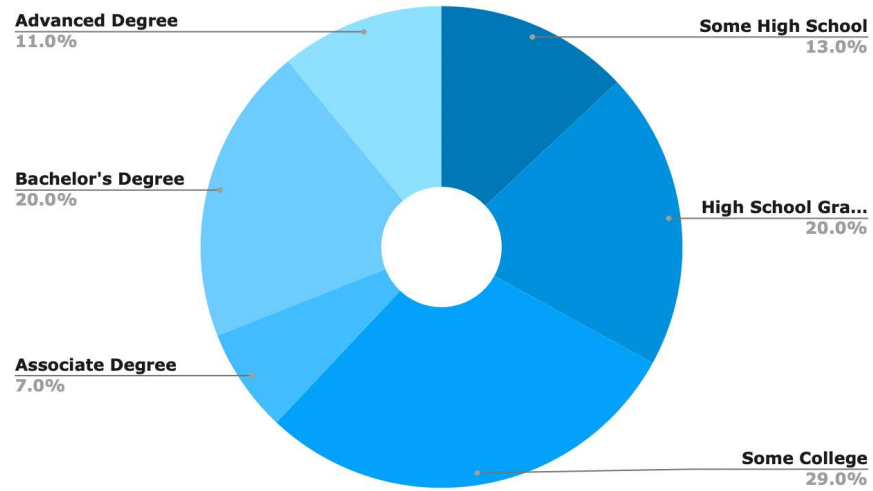
S. WATT



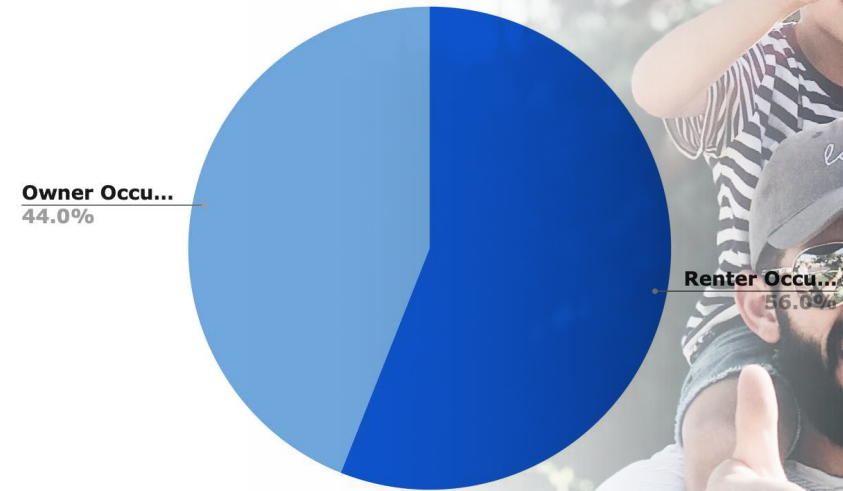
DEMOGRAPHICS

EDUCATION
HOUSING

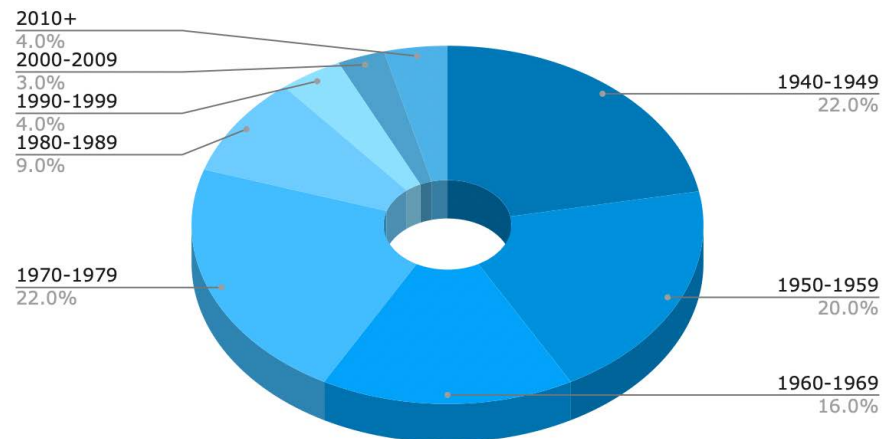
EDUCATIONAL ATTAINMENT



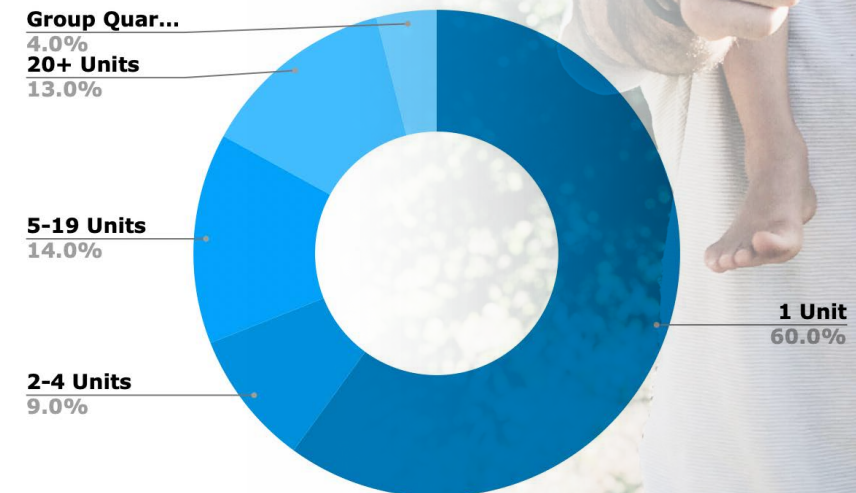
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

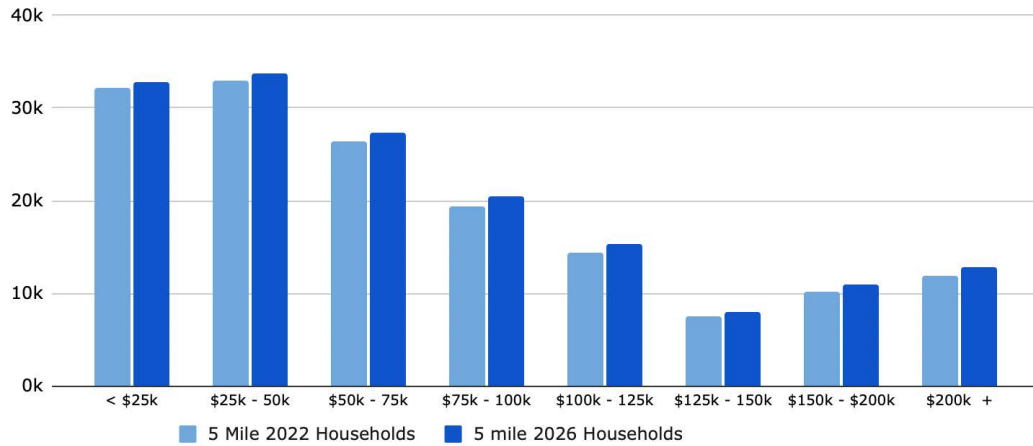


HOUSING TYPE

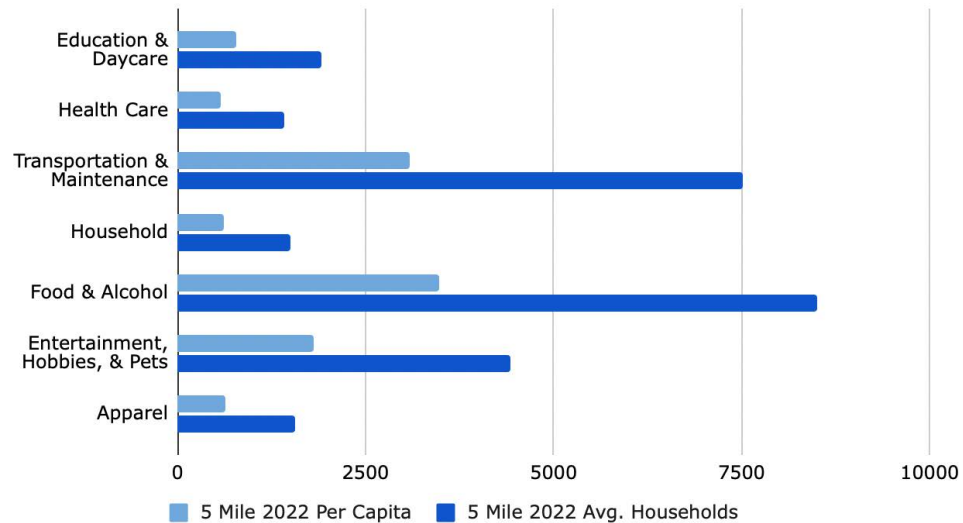


DEMOGRAPHICS II

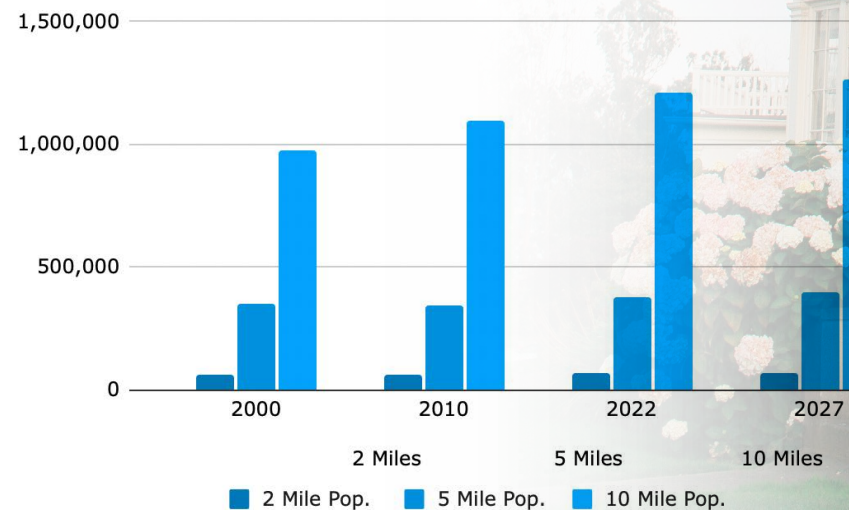
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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