

Roll Up Door

Warehouse

AVAILABLE

KABUL BAZAAR

NAME

NAME

AVAILABLE
FOR LEASE

1433 FULTON AVE
Sacramento, CA 95825

+/-26,000 VPD
FULTON AVE



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.



Existing Cafe, Retail, & Warehouse Suites for Lease



THE PROPERTY

 **1433 Fulton Ave, Sacramento, CA 95825**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Arden Arcade



+/-1,100 SF Cafe
+/-1,200 SF Retail
+/-4,750 SF Retail
[Ask about Warehouse](#)



LC
Light Commercial



Cafe
Restaurant
Retail
Warehouse
Restaurant Catering



Retail
\$1.00 to \$1.85 (NNN)
Warehouse
Pricing Negotiable



The subject property is located on Fulton Ave. located just south of Arden Way. The overall center has +/-40,000 SF of retail space to be utilized.



Currently, there are 4 total vacancies within the center. They range from a +/-1,000 SF cafe and up to +/-5,000 SF retail/warehouse space. There is a mixture of second-generation cafe, retail, and warehouse available.



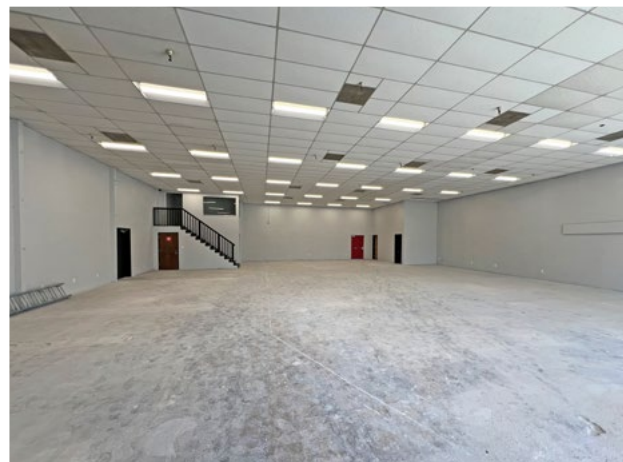
+/-1,100 SF Cafe

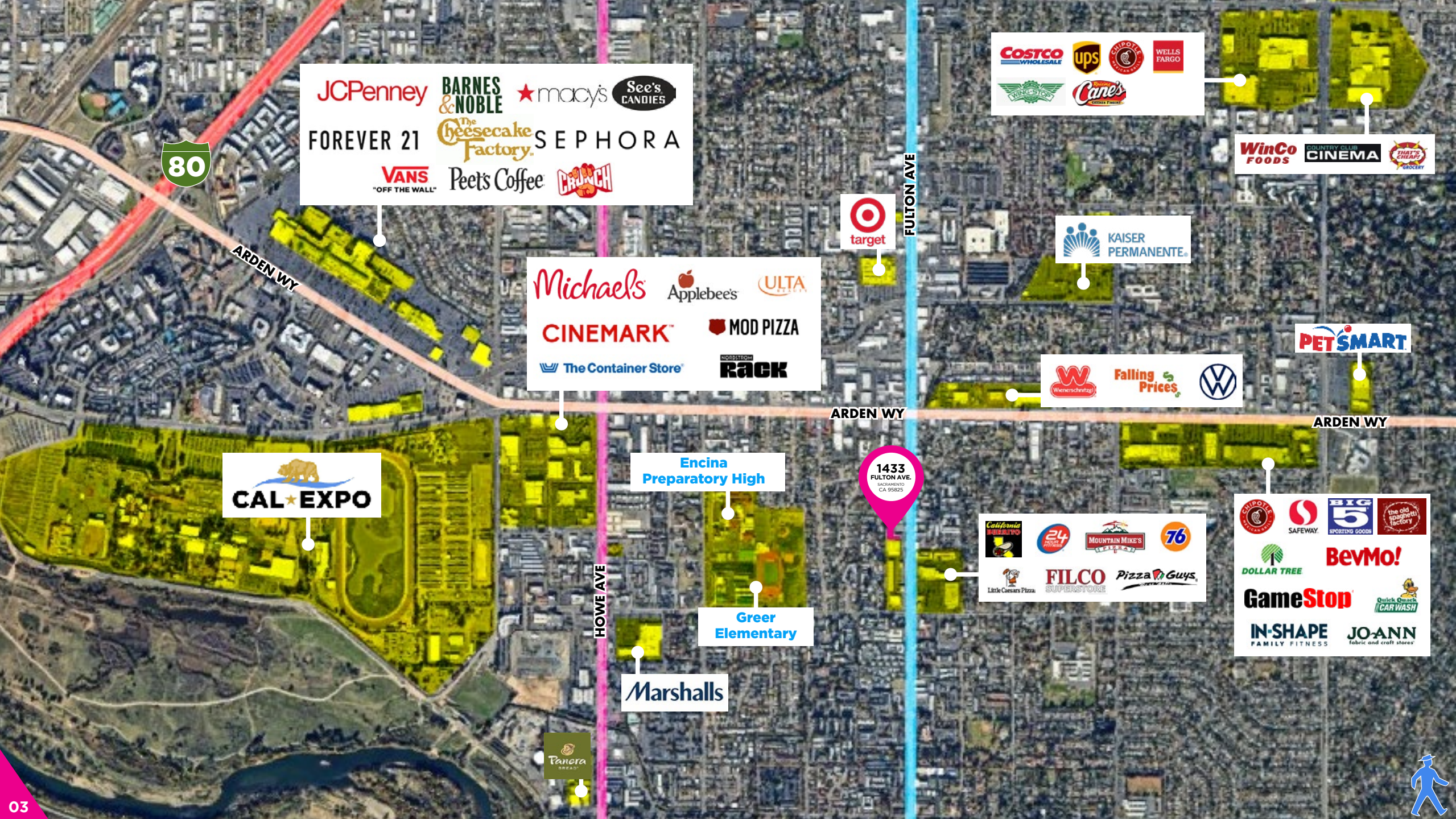


+/-1,200 SF Retail End Cap

+/-4,750 SF Retail (high ceilings)

Warehouse (roll up door) Negotiable





ARDEN WY

FULTON AVE

ARDEN WY

ARDEN WY

HOWE AVE

JCPenney BARNES & NOBLE ★ macy's See's CANDIES
FOREVER 21 The Cheesecake Factory SEPHORA
VANS "OFF THE WALL" Peet's Coffee CRUNCH

Michaels Applebee's ULTA
CINEMARK MOD PIZZA
The Container Store RACK

COSTCO WHOLESALE ups CHIPOTLE WELLS FARGO
WINGSTON Cane's

WinCo FOODS COUNTRY CLUB CINEMA THAT'S CHEAP! GROCERY

target

KAISER PERMANENTE

PET SMART

Wienerschnitzel Falling Prices VW

CAL★EXPO

Encina Preparatory High

1433 FULTON AVE. SACRAMENTO CA 95825

Greer Elementary

Marshalls

Panera BREAD

California BURRITO 24 HOUR PIZZA MOUNTAIN MIKE'S 76
Little Caesars Pizza FILCO SUPERSTORE Pizza Guys

CHIPOTLE SAFeway BIG 5 SPORTING GOODS the old spaghetti factory
DOLLAR TREE BevMo! GameStop Quick Car WASH
IN-SHAPE FAMILY FITNESS JO-ANN fabric and craft stores





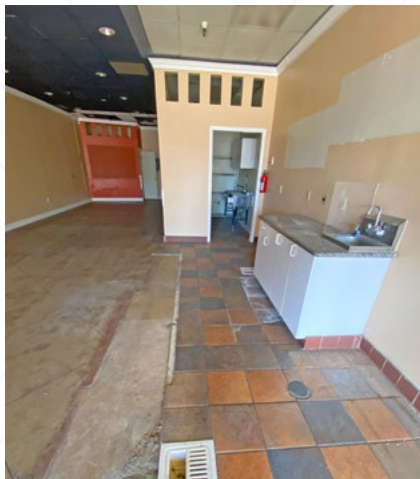
THE BUILDING

- The +/-40,000 SF retail center is located front and center on Fulton Ave. just south of Arden way. Currently, the center has 4 vacancies varying in size from cafe, retail, and warehouse possibilities.
- High traffic counts while being surrounded by national retailers can help increase business revenue. There are several schools imbedded into the larger more established neighborhoods.
- Monument signage and building signage is available to project your business to the community.



CAFE 1

+/- 1,000 SF



RETAIL 2

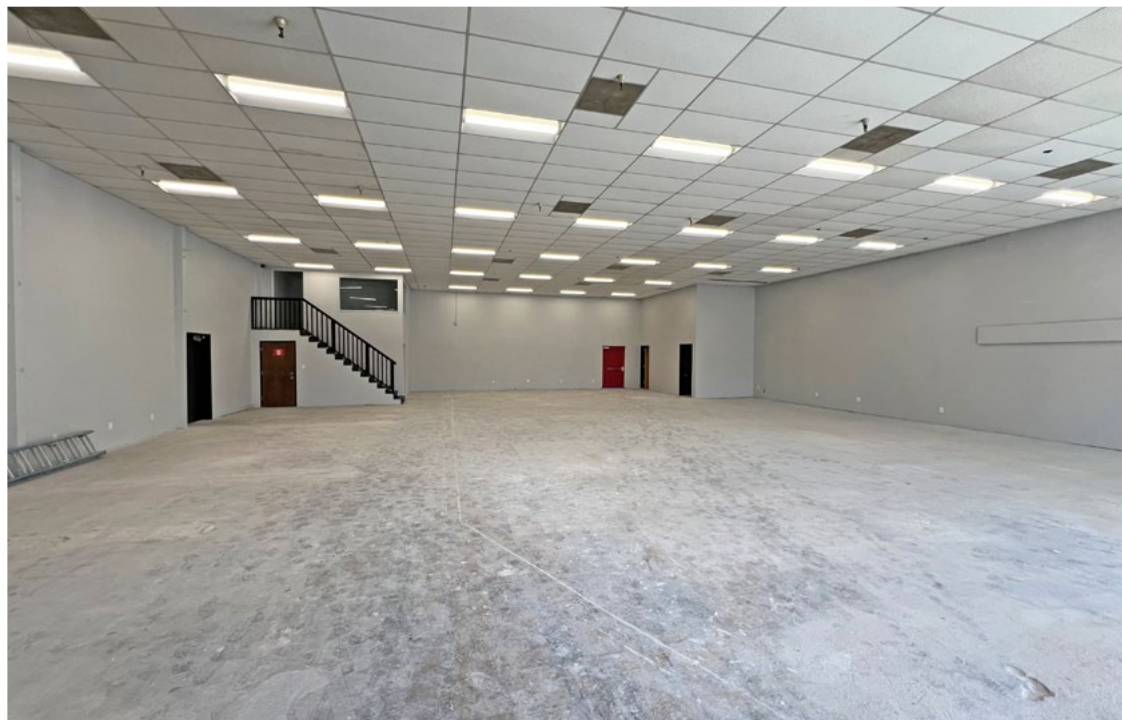
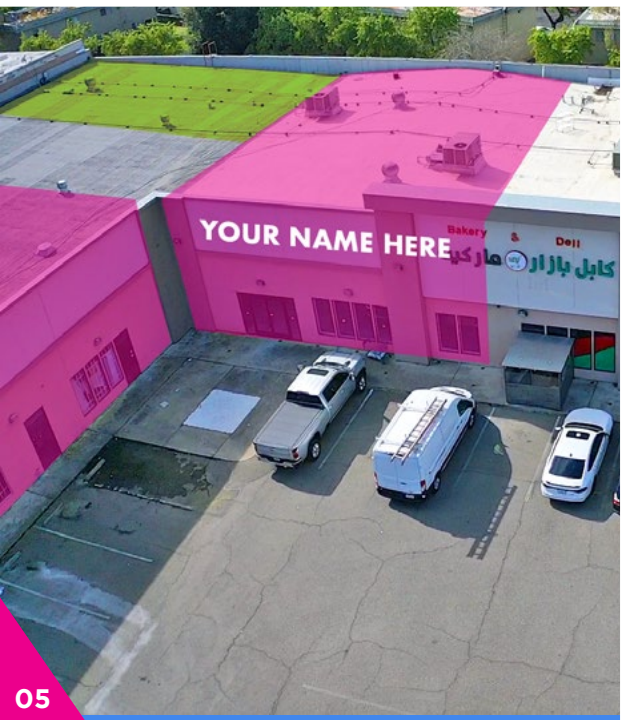
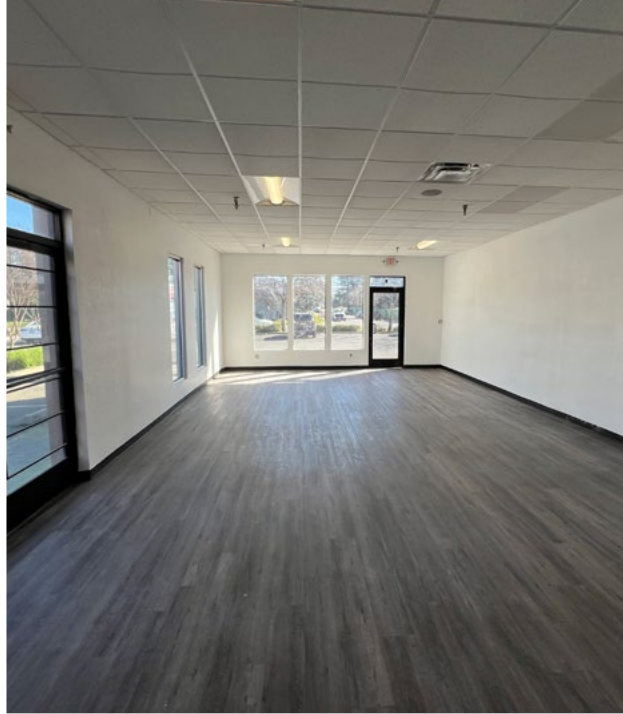
+/- 1,250 SF



RETAIL 1

+/- 5,000 SF





THE REGION

When considering the economic benefits of having an office in the Arden Arcade area of Sacramento, CA, several factors come into play.

Accessibility and Location:

The area offers good accessibility within the Sacramento region, with proximity to major thoroughfares. This can be advantageous for businesses that require ease of access for clients and employees. The location provides a balance between suburban and urban environments, which can be attractive to a diverse workforce.

Workforce Availability:

The Sacramento region, including Arden Arcade and Fair Oaks, has a sizable and diverse workforce. This can provide businesses with access to a wide range of skills and talent.

Cost of Operations:

Compared to downtown Sacramento, office space in Arden Arcade and Fair Oaks may offer more competitive rental rates. This can be a significant economic advantage, especially for small and medium-sized businesses.



DEMOGRAPHICS

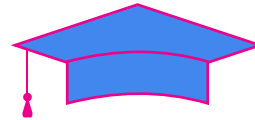
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



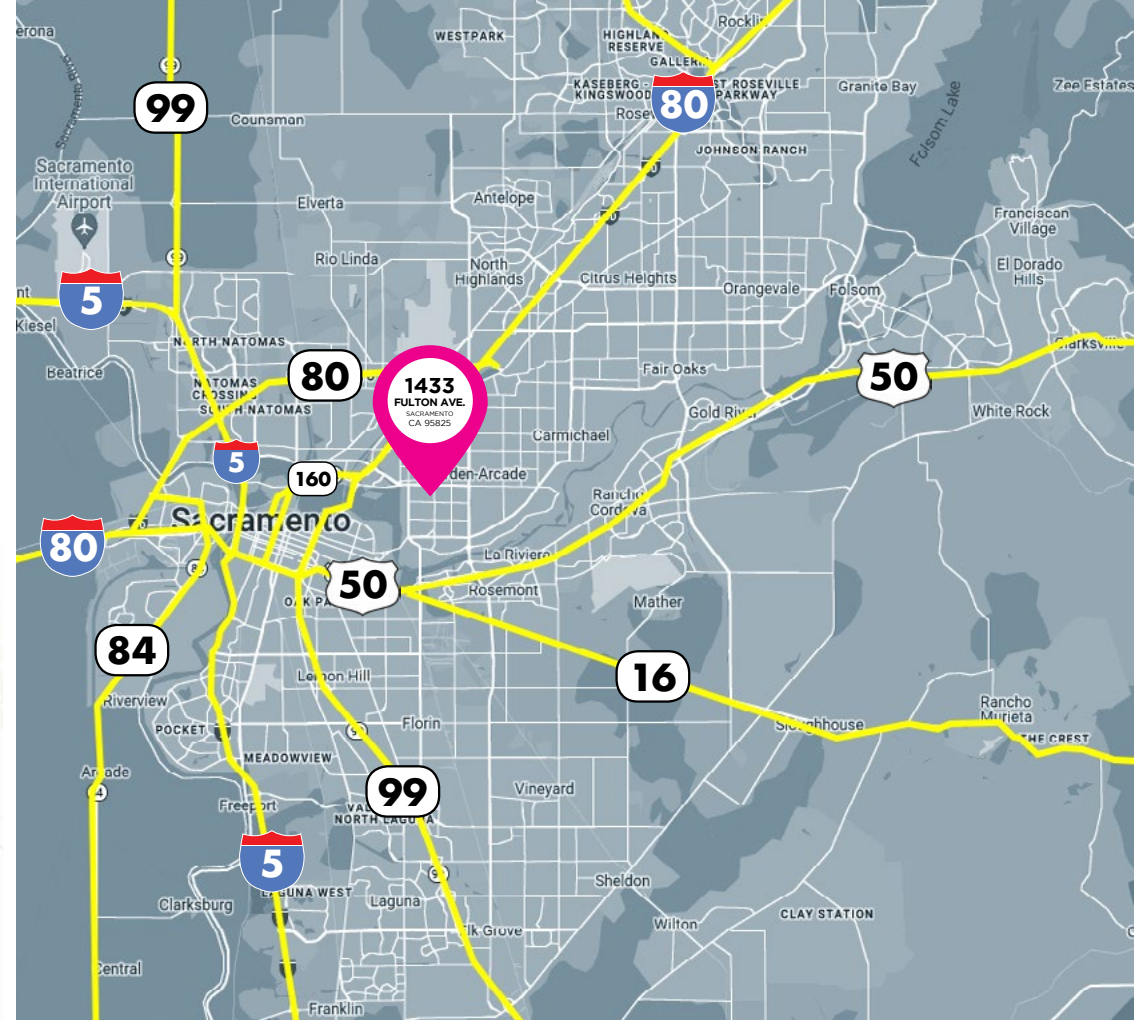
- 36% Some College, No Degree
- 17% Bachelor's Degree
- 24% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

HOUSE HOLD INCOME

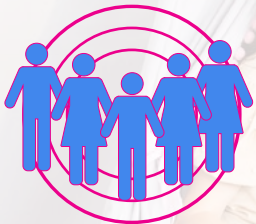


5 mile 2024 Households

< \$25K	30,719
\$25K - 50K	26,385
\$50K - 75K	25,657
\$75K - 100K	18,378
\$100K - 125K	16,309
\$125K - 150K	9,939
\$150K - 200K	11,740
\$200K+	15,434



RESIDENT POPULATION



5 mile Population 2024

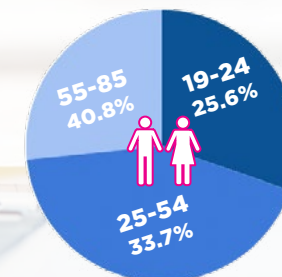
2020	346,962
2024	389,310
2029	392,484

TRAFFIC COUNT



-/+ 43,354

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	28,778
5 mile	150,177
10 mile	447,653



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 Group 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 Group 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. The Mueller Group 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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