



AVAILABLE

NAME



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**CENTURY 21**  
Select Real Estate, Inc



AVAILABLE  
**FOR LEASE**

**1433 FULTON AVE**  
**Sacramento, CA 95825**

**+/-26,000 VPD**  
**FULTON AVE**

**Existing Cafe, and Retail Suites for Lease**



# THE PROPERTY

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

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Arden Arcade



+/-1,142 SF Cafe  
+/-1,200 SF Retail



LC  
Light Commercial



Cafe  
Restaurant  
Retail



Retail: \$1.50 PSF + NNN  
Cafe: \$1.75 PSF + NNN



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 2 total vacancies within the center. They range from a +/-1,000 SF cafe and up to +/-1,200 SF of retail/ cafe space. There is a mixture of second-generation cafe, retail, and warehouse available.





ARDEN WY

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

COSTCO WHOLESALE UPS CHIPOTLE WELLS FARGO  
 WINGSTON Cane's

WinCo FOODS COUNTRY CLUB CINEMA THAT'S CHEAP! GROCERY

target

KAISER PERMANENTE

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

Wienerschnitzel Falling Prices VW

PET SMART

ARDEN WY

ARDEN WY

CAL★EXPO

Encina Preparatory High

1433 FULTON AVE.  
SACRAMENTO CA 95825

Greer Elementary

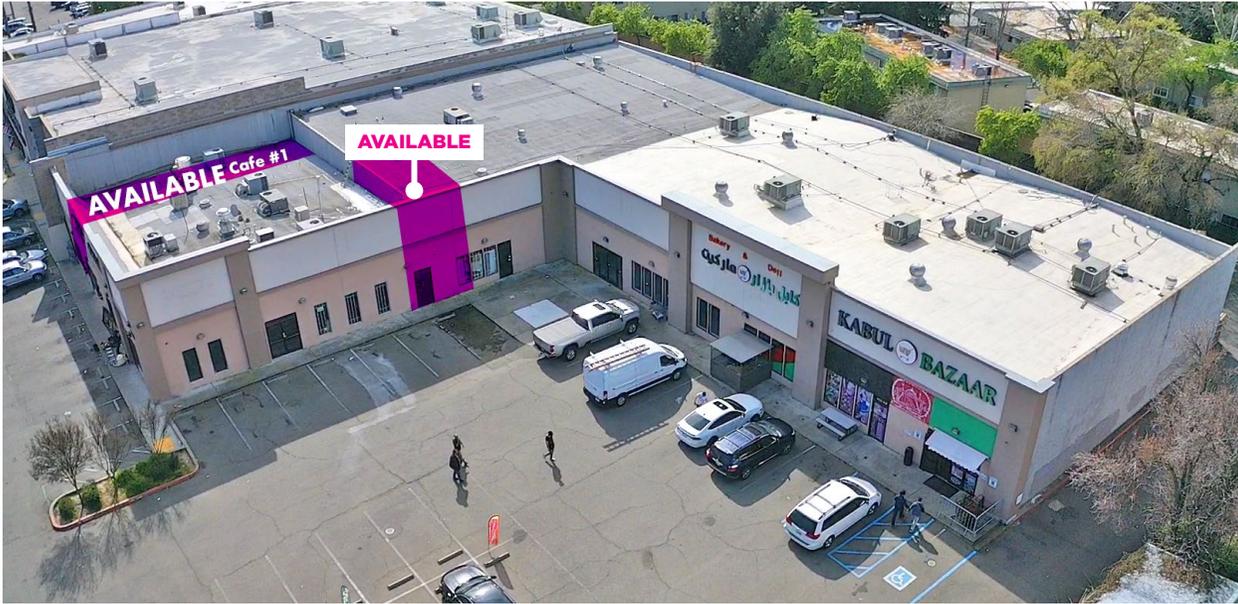
Marshalls

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

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

Panera BREAD





# 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.



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# CAFE 1

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+/- 1,142 SF



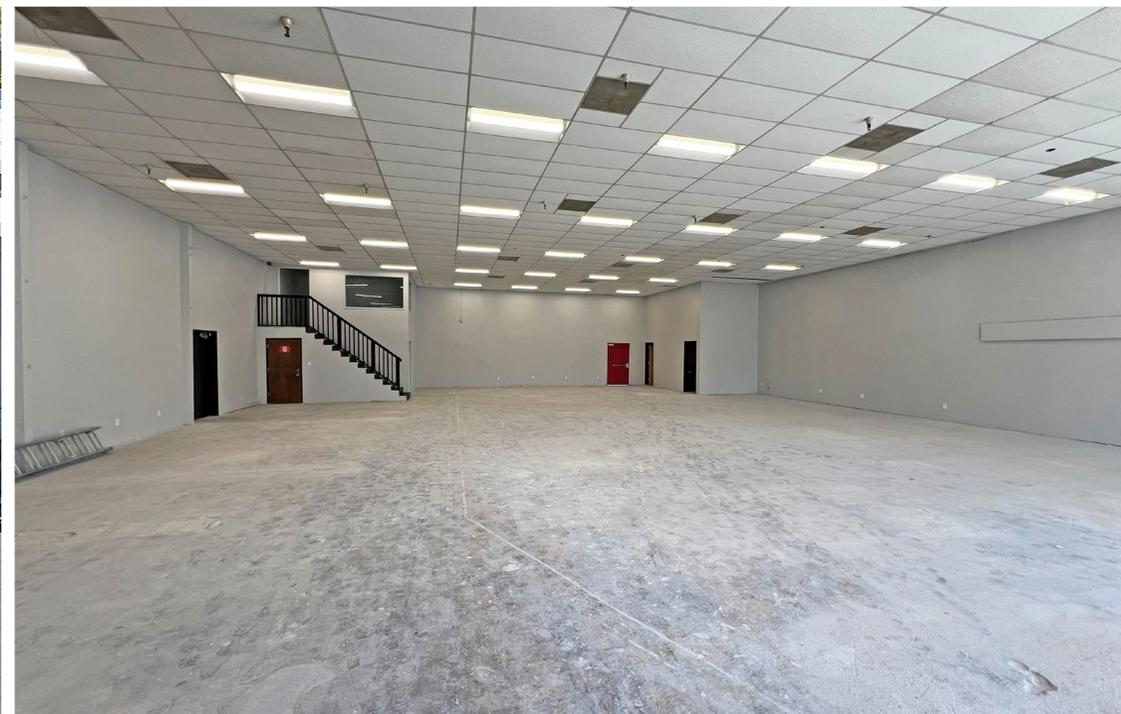
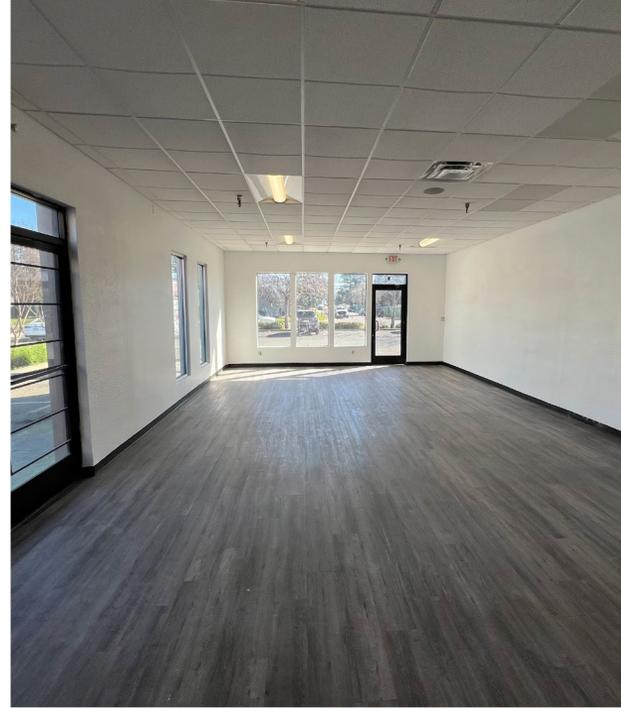
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# RETAIL 2

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+/- 1,250 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.



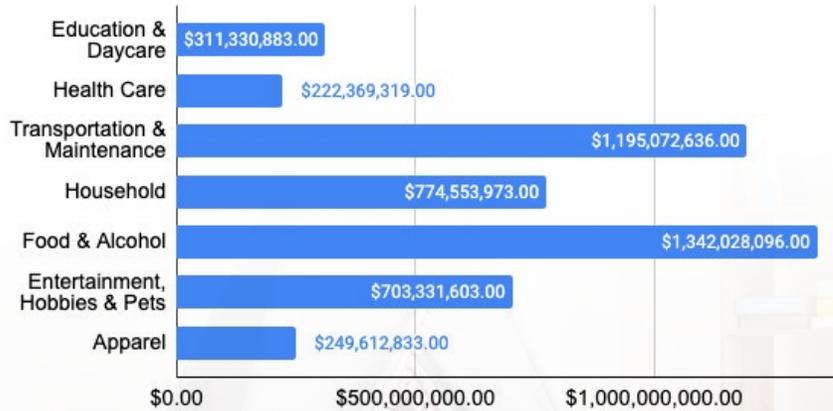
+/-26,000 VPD FULTON-AVE



# DEMOGRAPHICS

## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



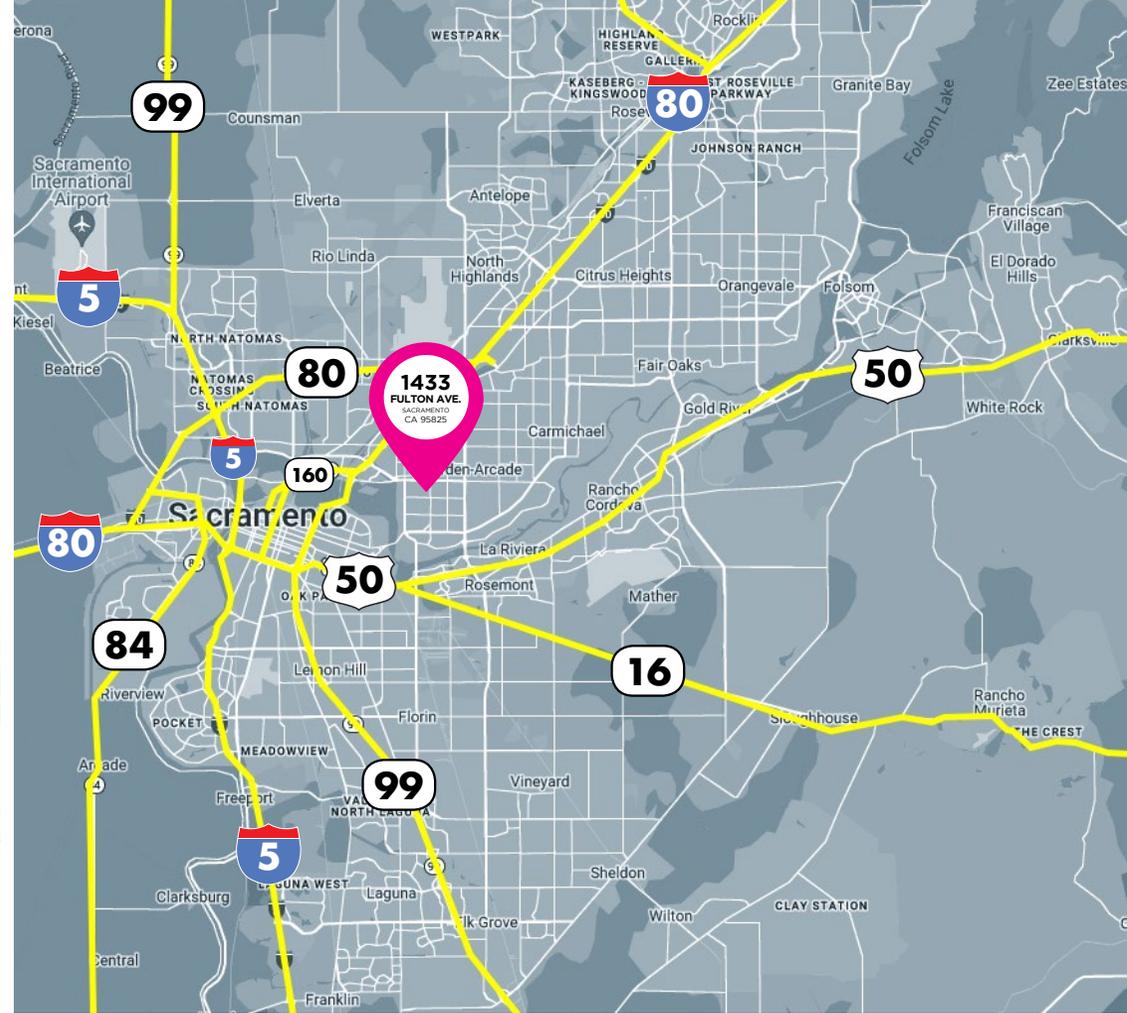
- 36% Some College, No Degree
- 17% Bachelor's Degree
- 24% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

## HOUSE HOLD INCOME

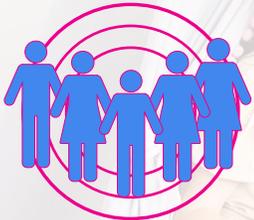


5 mile 2024 Households

< \$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

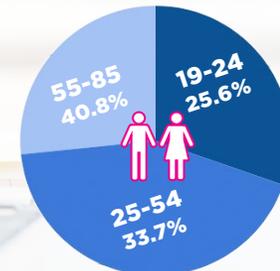
2020	346,962
2024	389,310
2029	392,484

## 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.

**CENTURY 21.**  
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**AVAILABLE**

**NAME**

**KABUL BAZAAR**

**+/-26,000 VPD FULTON AVE**



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# LEASE

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