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CENTURY 21

Select Real Estate, Inc.



AVAILABLE FOR LEASE

1610 FULTON AVE,
Sacramento, CA 95825

\$1,550 MG

+/- 750 Square Feet



High-Visibility Office/Retail Space



THE PROPERTY



1610 Fulton Ave, Sacramento, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



286-0012-009-0000



+/- 750 Square Feet
Office/Retail



LC - LIGHT COMMERCIAL



Street Visibility
Office/Retail



\$1,550 MG

Location Highlights:

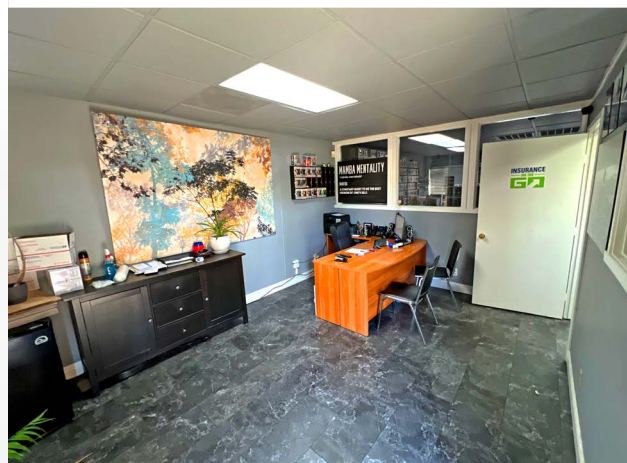
- High-traffic corridor: Located on Fulton Ave with strong daily vehicle counts.
- Freeway proximity: Quick access to the Interstate 80 corridor for easy commuting.
- Established center: Situated on a proven, busy commercial retail corridor.
- Excellent synergy: Co-tenant with active local draws like 21st Amendment Liquor Store, A&D Coin And Jewelry Exchange, Barber Salon Etc, Daisy Blush Studio, Zar O Bar Fashion.
- Dense demographics: Located within an established trade area surrounded by a strong concentration of retail, office, and service-oriented business.

Property & Suite Features:

- Flexible floor plan: Suites customizable for service use.
- Maximum visibility: Prominent building and monument signage opportunities facing Fulton Ave.
- Ample parking: Generous on-site parking stalls for employees and customers.
- Move-in ready options: Select suites feature existing turn-key commercial buildouts.
- Modern storefronts: High traffic on Fulton Ave offering prestige street visibility.

Lease & Investment Details:

- Flexible terms: Competitive lease rates with terms tailored to business growth.
- Pro-business management: Responsive, professional property management and maintenance.
- Strong daytime population: Capture consistent customer traffic throughout the day.
- Thriving retail market: Located in a resilient, high-demand Sacramento market.





INSURANCE

INSURANCE
916.235.4242
AUTO / HOME
MOTORCYCLES
COMMERCIAL

POP
Pasta Pops
Shops and More!
ENTRANCE IN
BACK OF BUILDING

1610
SHOE REPAIR
ANGUS



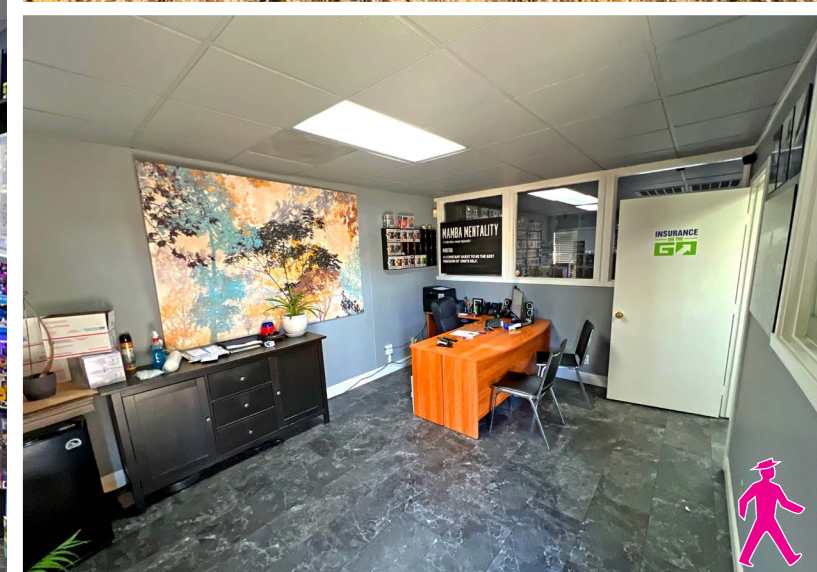
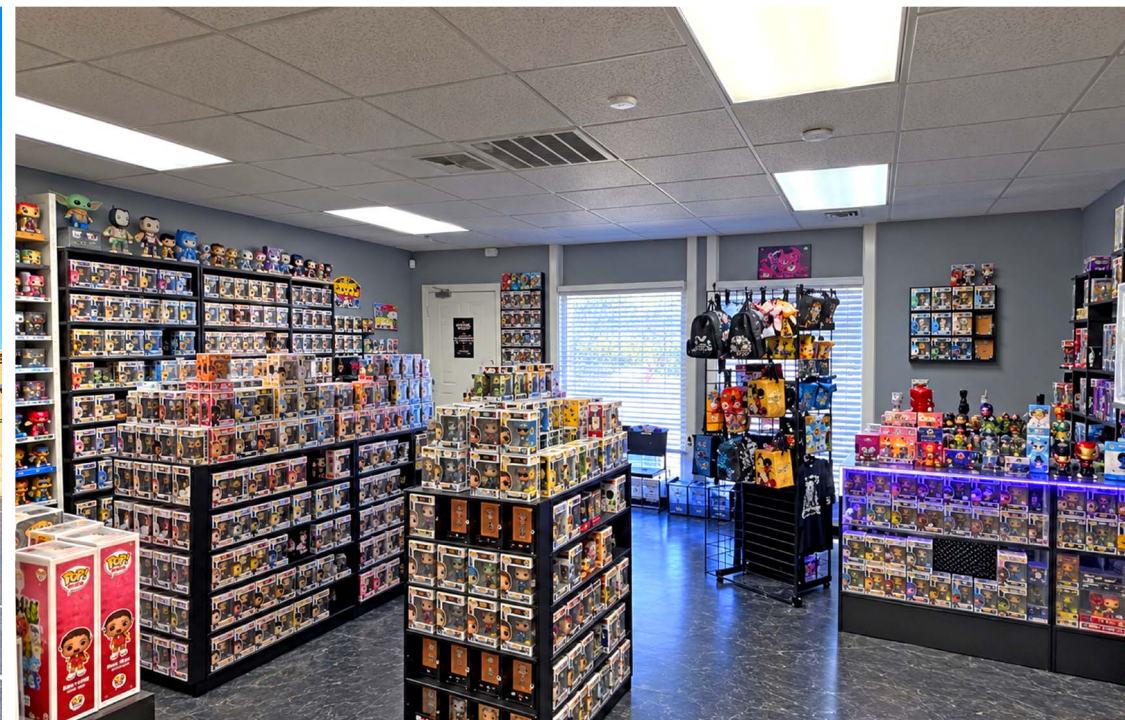
THE BUILDING

1610 Fulton Ave, Sacramento, CA 95825 offers a highly visible location in an established retail corridor with strong traffic and convenient access. The property is well suited for a service or office use, providing excellent exposure to local residents and daily commuters. Its surrounding mix of national and local retailers creates an established consumer base and makes the site a strong opportunity for a service business looking to expand in the Sacramento market.

Positioned along a major thoroughfare averaging +/-30,340 cars per day at the nearby key intersection. Quick, convenient access to Interstate 80 and public transit lines for easy customer commuting. Join a diverse roster of active local hot spots.

The property offers high-impact visibility with monument signage options designed to maximize your brand's street-level exposure. Ample shared surface parking provides convenient parking for staff and clients, while flexible layouts accommodate a variety of uses, including suites that can be customized for office or service needs. Additionally, the property benefits from attractive street frontage along Fulton Ave, providing strong traffic exposure and prominent visibility.





THE AREA

1610 Fulton Ave is located within the prominent Arden Arcade Retail Corridor in Sacramento, CA. This high-visibility commercial destination is surrounded by major national retailers and commands heavy traffic.

Positioned along Fulton Ave, one of Sacramento's most active commercial corridors, with intersection traffic counts reaching approximately +/-30,340 cars per day. The property benefits from strong consumer draw generated by neighboring retailers, including 21st Amendment Liquor Store, A&D Coin and Jewelry Exchange, Barber Salon Etc., Daisy Blush Studio, and Zar O Bar Fashion. The corridor features an excellent tenant mix of established, traffic-driving local businesses, along with ample shared parking for the convenience of clients and staff. Highly visible monument signage opportunities provide additional exposure to substantial daily vehicle traffic.

The property is situated within a thriving regional trade zone with an established neighborhood presence. Its location supports strong consumer spending and provides an accessible demographic for office or service-oriented uses, with a local average resident age of approximately 42.

Lease rates are negotiable and competitively positioned within the market. The property is offered under a Modified Gross (MG) lease structure and is zoned LC - Light Commercial.



DEMOGRAPHICS

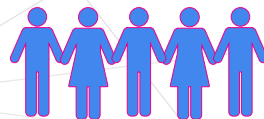
CONSUMER SPENDING

5 miles Households



Education Breakdown

2025



- 30.00% Some College, No Degree
- 20.00% Bachelor's Degree
- 20.00% High School Graduate
- 12.00% Advanced Degree
- 11.00% Some High School, No Diploma
- 7.00% Associate Degree

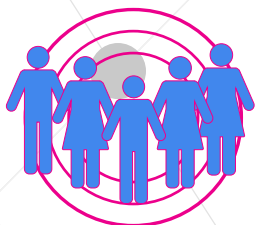
HOUSEHOLD INCOME



5 Mile Radius

< \$25K	25,978
\$25K - 50K	24,503
\$50K - 75K	23,799
\$75K - 100K	20,911
\$100K - 125K	16,336
\$125K - 150K	10,345
\$150K - 200K	14,496
\$200K+	17,497

RESIDENT POPULATION

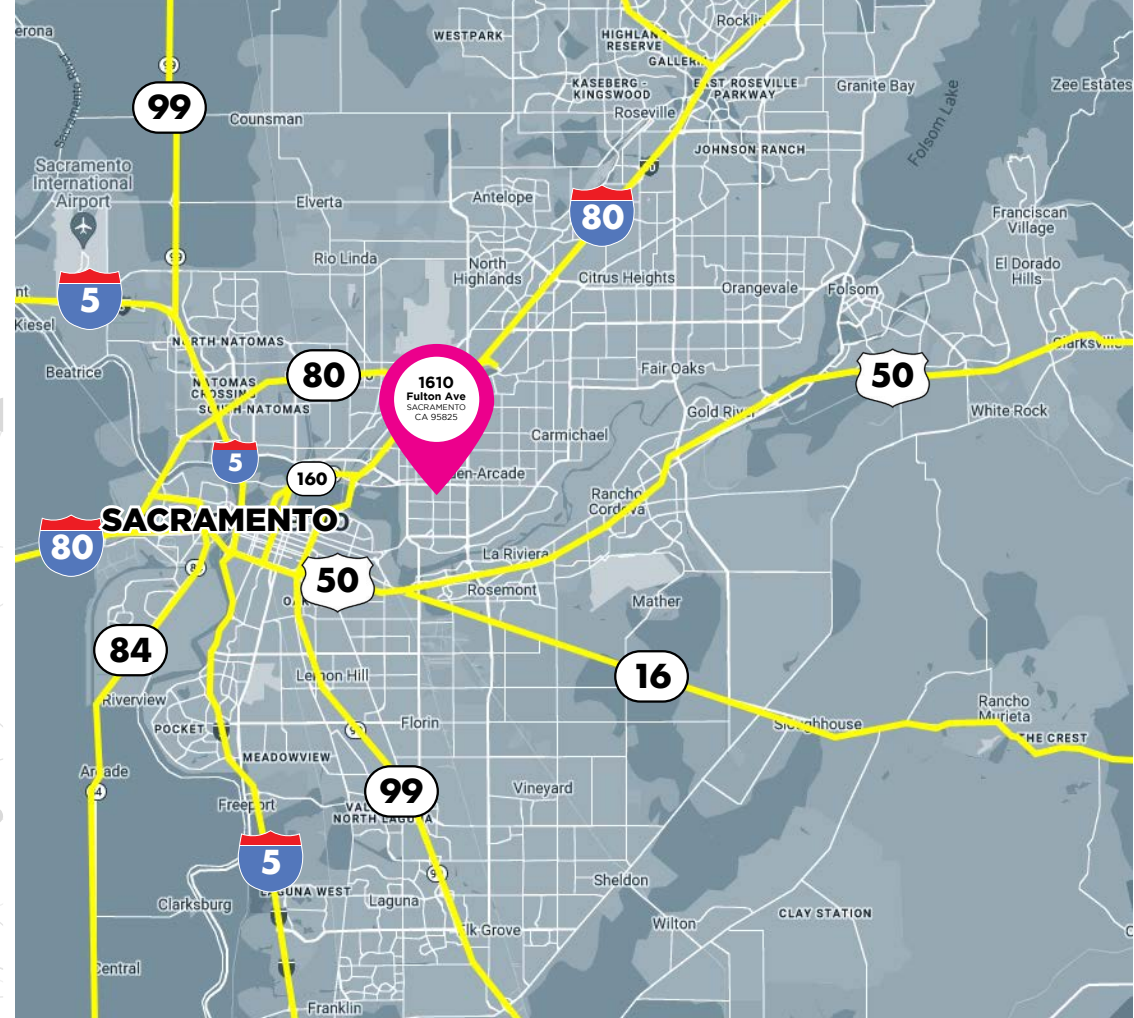


2025 391,375

TRAFFIC COUNT

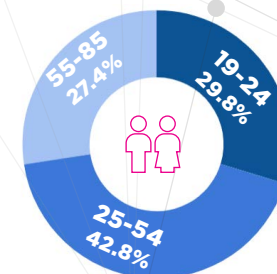


-/+ 30,340
vehicles per day



POPULATION BY AGE

3 Mile Radius



TOTAL HOUSE HOLDS - 2024



2 miles	30,252
5 miles	153,866
10 miles	448,117



TENANT REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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LEASE

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