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**CENTURY 21**

Select Real Estate, Inc



AVAILABLE  
**FOR LEASE**

**3215 FULTON AVE**  
**Sacramento, CA 95821**

+/- 1,050 SF

**\$7,000.00/per month**

**Exceptional Street Visibility Along the Active Fulton Avenue Commercial Corridor**





# THE PROPERTY

 **3215 Fulton Ave Sacramento, CA 95821**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Sacramento**  
Sacramento  
County



**+/- 1,050 SF**  
Retail



**SPA - Special**  
Planning Area



**Street Visibility**  
Auto Sales



**\$7,000**



## PROPERTY OVERVIEW

**Address:** 3215 Fulton Ave, Sacramento, CA 95821

**Building Size:** Approx. 1,200 SF

**Lot Size:** Approx. 8,700 SF (0.20 Acres)

**Parking / Yard:** Approx. 40 total spaces (front display and secure rear lot)

**Property Type:** Retail / Automotive Dealership / Service Space



## EXECUTIVE SUMMARY

Turnkey automotive or retail commercial space featuring a compact 1,200 SF building complemented by a massive 8,700 SF paved outdoor lot. Perfectly situated in Sacramento's established Fulton Avenue corridor, this site offers maximum visibility and heavy daily drive-by traffic.



## KEY HIGHLIGHTS & FEATURES

**High-Impact Frontage:** Excellent street visibility with prominent pylon signage capabilities.

**Functional Layout:** Includes a bright front office/showroom area, a private management office, and an attached garage/storage structure.

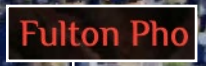
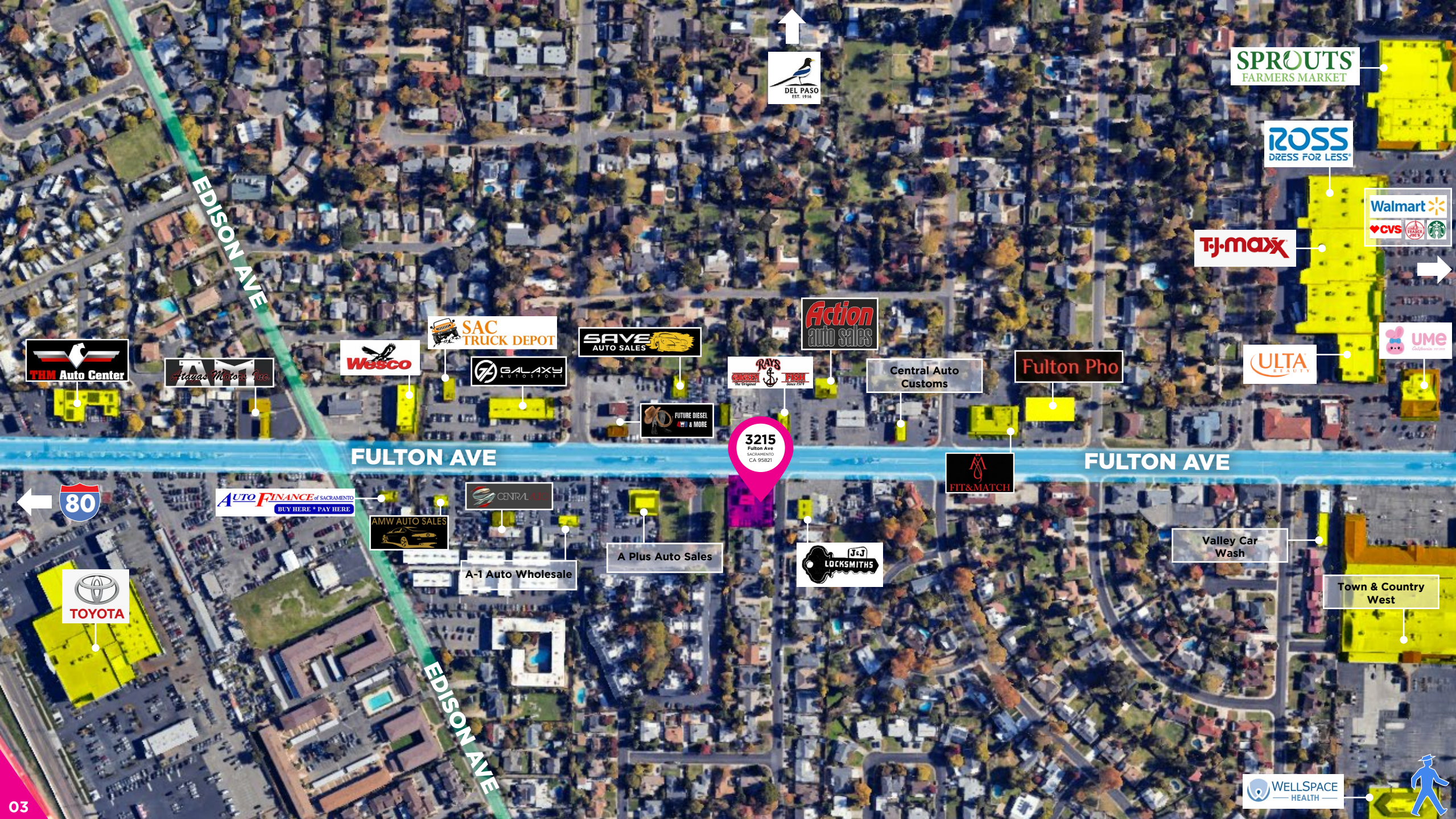
**Easy Access:** Equipped with two functional ground-level roll-up doors for smooth vehicle and equipment intake.

**Exceptional Capacity:** Accommodates roughly 40 vehicles with dedicated front display staging and a secure rear inventory yard.

**Corridor Synergy:** Located directly among other thriving automotive dealerships and related commercial services.







FULTON AVE

FULTON AVE







# THE BUILDING

This high-visibility commercial property at 3215 Fulton Ave, Sacramento features a 1,200 SF building on an 8,700 SF lot, offering an office/showroom, two roll-up doors, and approx. 40 parking spaces. Ideal for auto sales, it provides turnkey operational flexibility.

## PROPERTY HIGHLIGHTS

**Turnkey Automotive Layout:** 1,200 SF standalone space featuring a welcoming front office/showroom area and a private office.

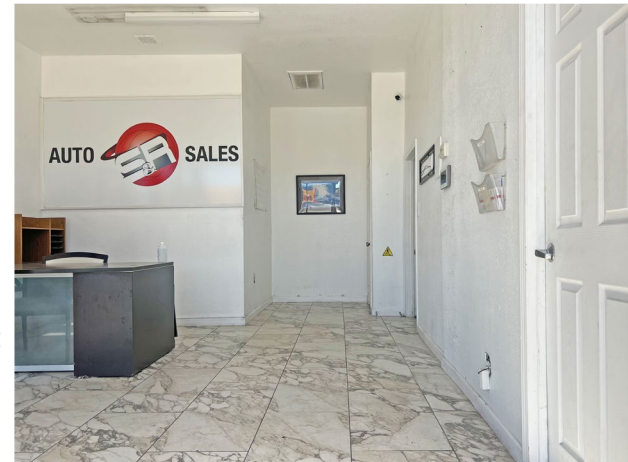
**Operational Flexibility:** Attached garage/storage space equipped with two convenient roll-up doors for vehicle and equipment access.

**Exceptional Parking Capacity:** Approximately 40 total parking spaces split between the front display area and secure rear lot.

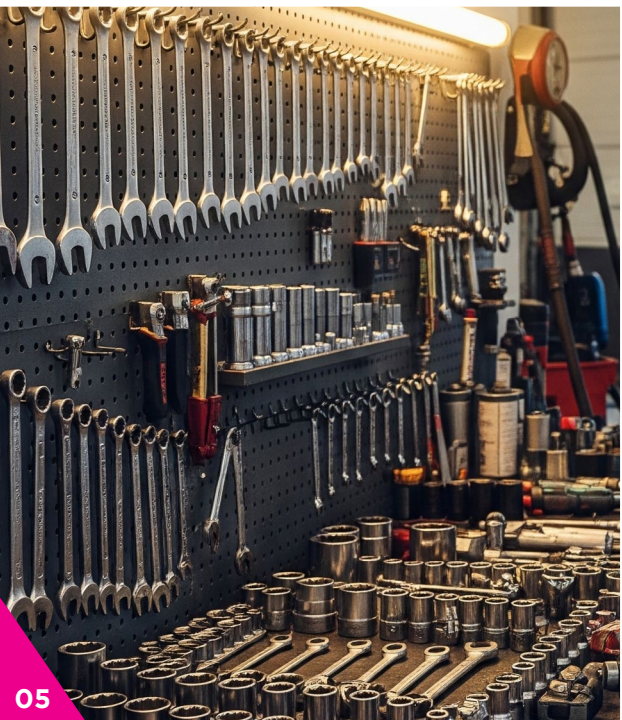
**Prime Corridor Exposure:** Situated on high-traffic Fulton Avenue surrounded by established automotive dealerships and related businesses.

**Signage & Access:** Features excellent street frontage, heavy daily drive-by traffic, and high-visibility pylon signage potential.

I can generate a customized draft for this commercial real estate brochure, if you tell me:









## LOCATION HIGHLIGHTS

**Accessibility:** Excellent street frontage with pylon signage and easy access to major regional transit lines and thoroughfares.

## PROPERTY FEATURES

**Parking Capacity:** Approximately 40 total parking spaces split between the front display area and rear lot.





# DEMOGRAPHICS

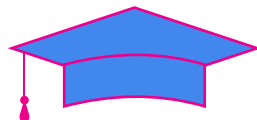
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



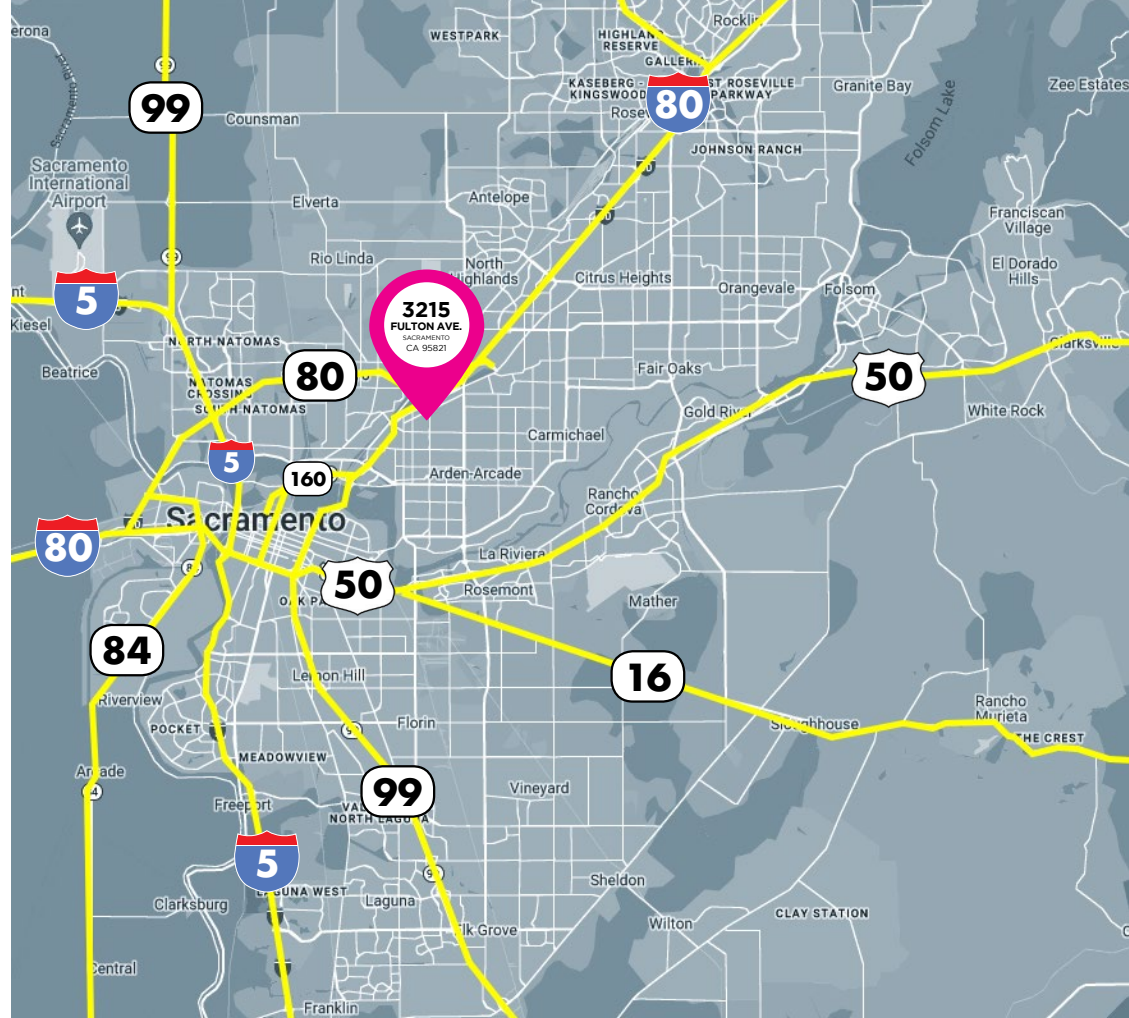
- 36% Some College, No Degree
- 17% Bachelor's Degree
- 24% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

## 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

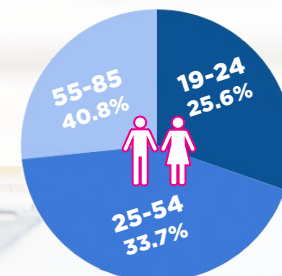
|      |         |
|------|---------|
| 2020 | 346,962 |
| 2024 | 389,310 |
| 2029 | 392,484 |

## 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 team 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 team 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. Team Mueller 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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### CENTURY 21.

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# LEASE

**CENTURY 21**  
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