

SIERRA BLVD.

AVAILABLE
FOR SALE

671 FULTON AVE
Sacramento, CA 95825
+/-17,424 SF/.40 Acres

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CENTURY 21
Select Real Estate, Inc



SUBJECT

FULTON AVE.

Premier Land Development Opportunity

THE PROPERTY

671 FULTON AVE., SACRAMENTO, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO
ARDEN-ARCADE



+/- 17,424 SF
+/- .40 ACRES



BP - Business
Professional



LAND
DEVELOPMENT



\$589,000.00



Approved Office Building
Plans



Nearby High Traffic
Volume



Localized Neighbor
Center



Walking Distance from
local Eateries



Located Near Major
Shopping Centers



Close proximity to HWY
50

CENTURY 21
Select Real Estate, Inc.

FOR SALE





Tuesday Morning

GREBITUS JEWELERS

Peets Coffee

ups Bentobox Jamba Juice Save Mart

FAIR OAKS BLVD. ADT +/- 31,751

BANK OF THE WEST BNP PARIBAS

AMAZING LASH STUDIO

NOAH'S BY AMERICA SMASH BURGER

JACKS Urban eats PIP POLE ORGANIC GNC LIVE WELL CLUB PILATES

KANIFF Cosmetic Medical Center

Munroe St. ADT +/- 20,788

FULTON AVE.

SUBJECT

GRIFFIN & REED

SIERRA BLVD

CONCEPTUAL SITE PLAN



SITE WILL BE SOLD WITH APPROVED PLANS

All images used for illustrative purposes only and are intended to convey the concept and vision for asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

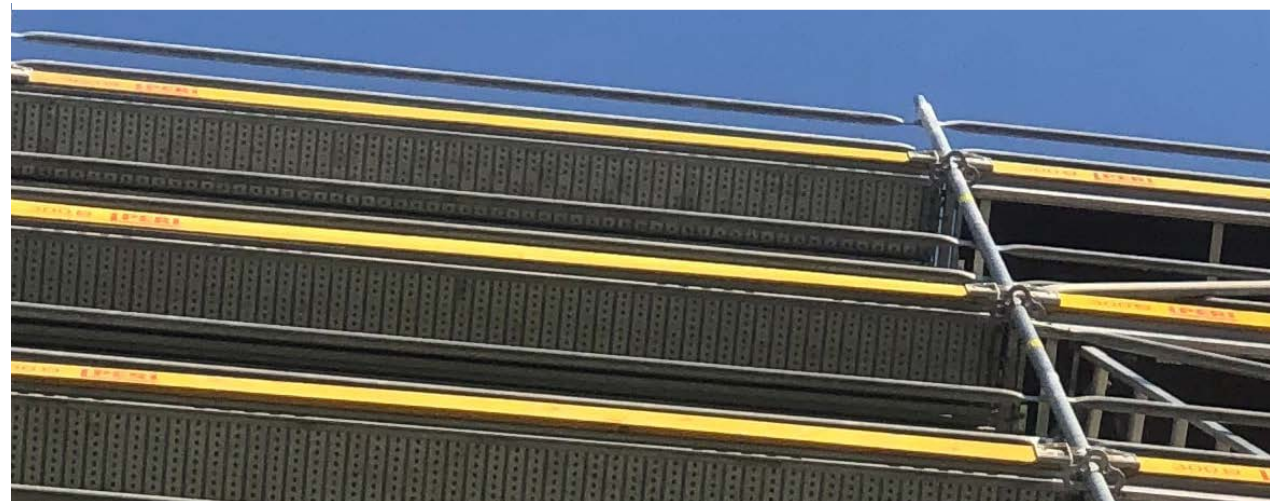
671
FULTON AVE

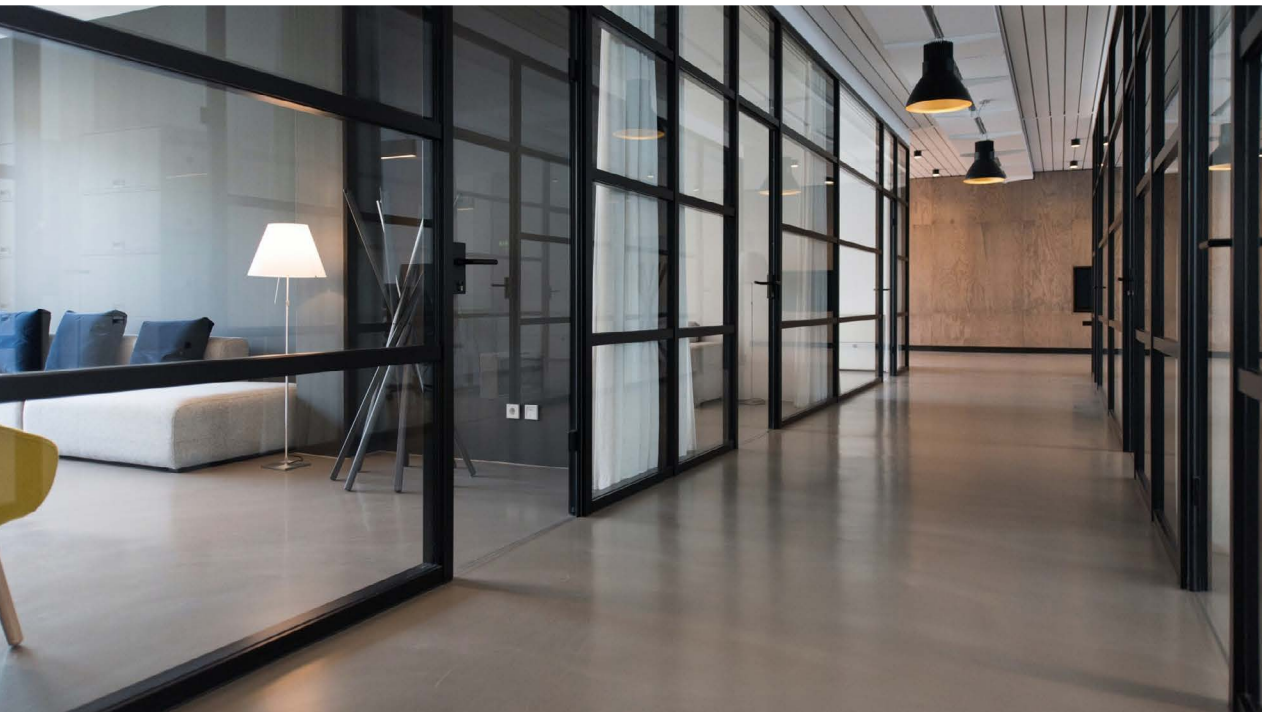
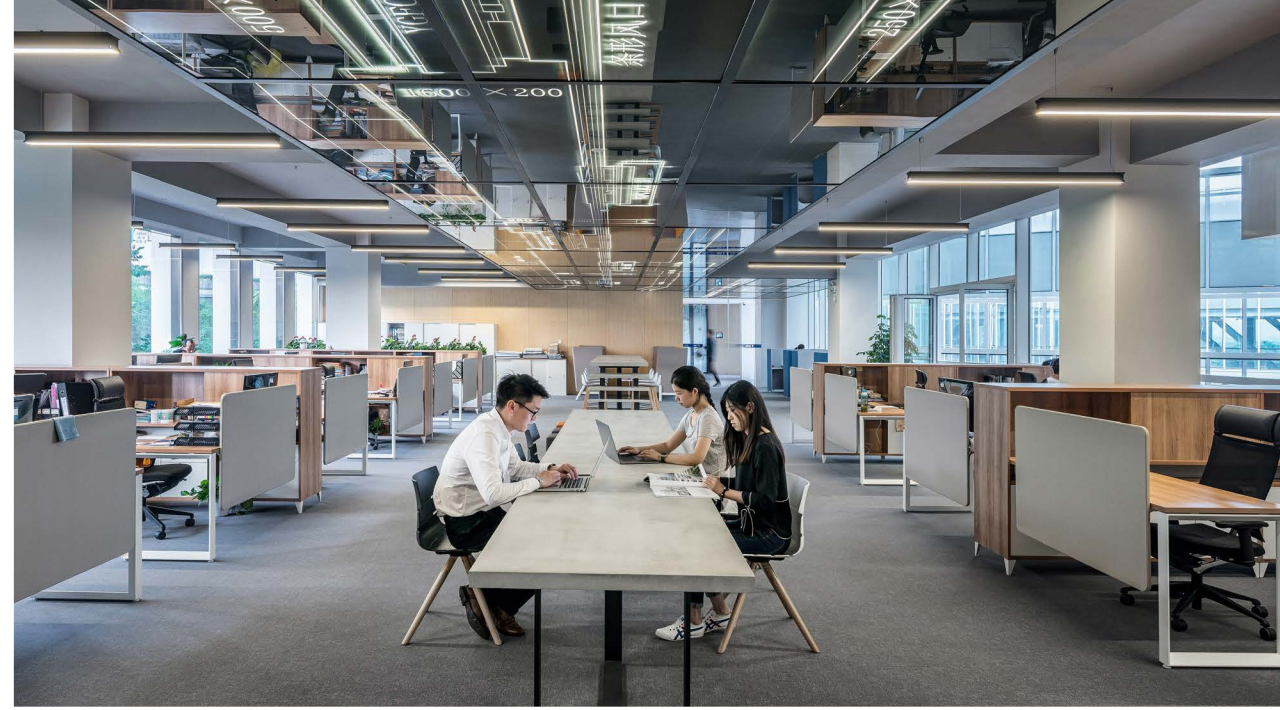


THE BUILDING

This premier land development opportunity is located in the Arden-Arcade area in Sacramento County. The property consists of .40 acres of land zoned BP-Business and Professional Office conveniently positioned near Hwy 50 and the well-traveled cross street Fair Oaks Blvd with strong traffic averaging near 32,000 autos daily. The land offers Buyers a unique opportunity to build in a thriving retail and professional area surrounded by a dense residential population with

over 370,000 residents within a five-mile radius. The area features upscale Pavilions Shopping Center and Arden Fair Mall, which houses numerous national retailers, as well as local and national restaurants providing a culinary cross-section of Sacramento's diverse population. The property's strategic location provides owners and developers a stunning canvas to develop a commercial property that can flourish.



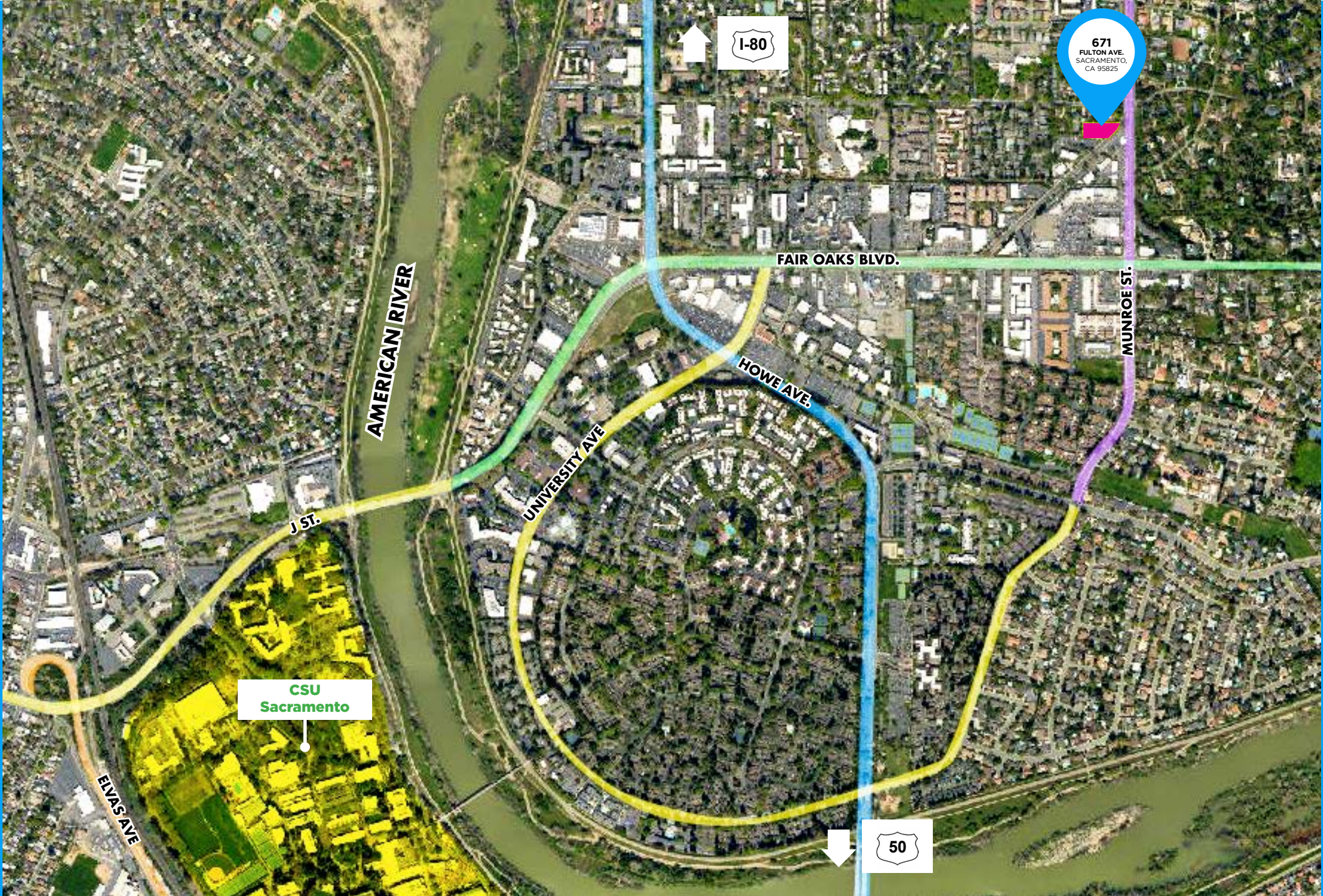




THE AREA

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.





1-80

671
FULTON AVE.
SACRAMENTO,
CA 95825

FAIR OAKS BLVD.

MUNROE ST.

HOWE AVE.

UNIVERSITY AVE

J ST.

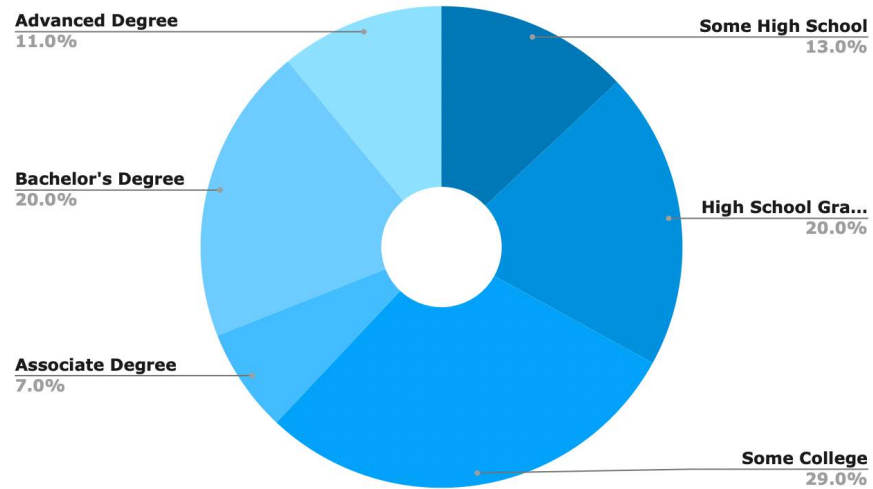
CSU
Sacramento

ELVAS AVE

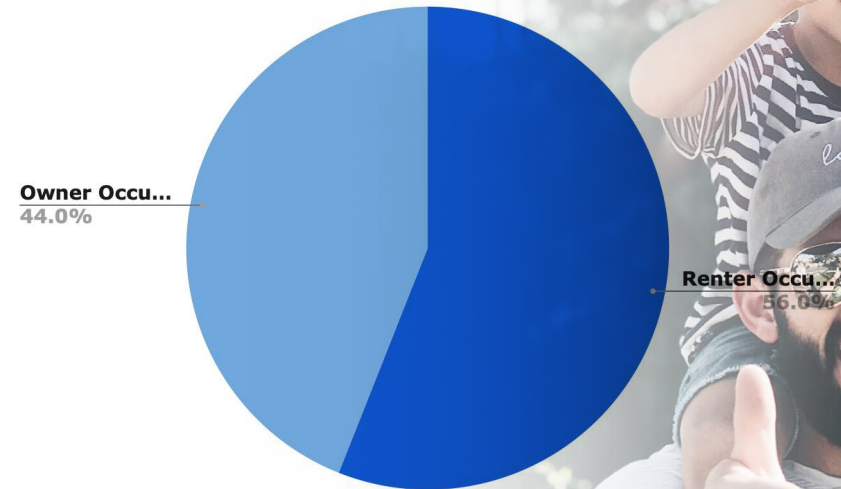
50

DEMOGRAPHICS I

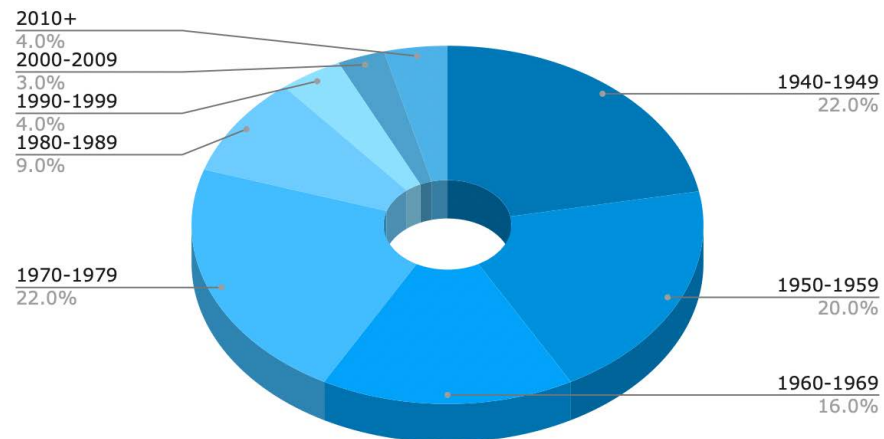
EDUCATIONAL ATTAINMENT



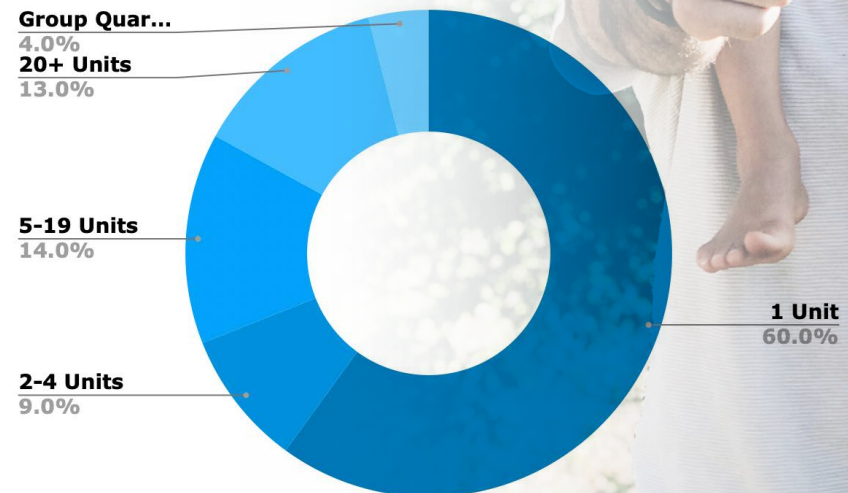
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

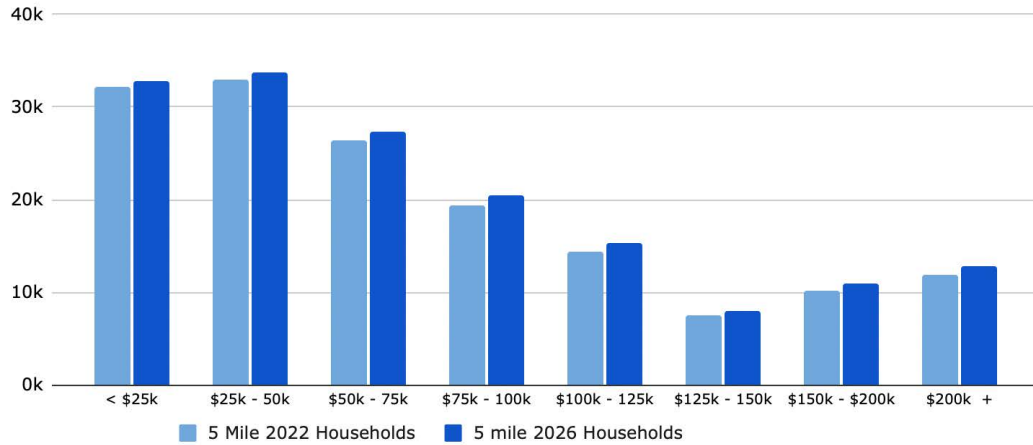


HOUSING TYPE

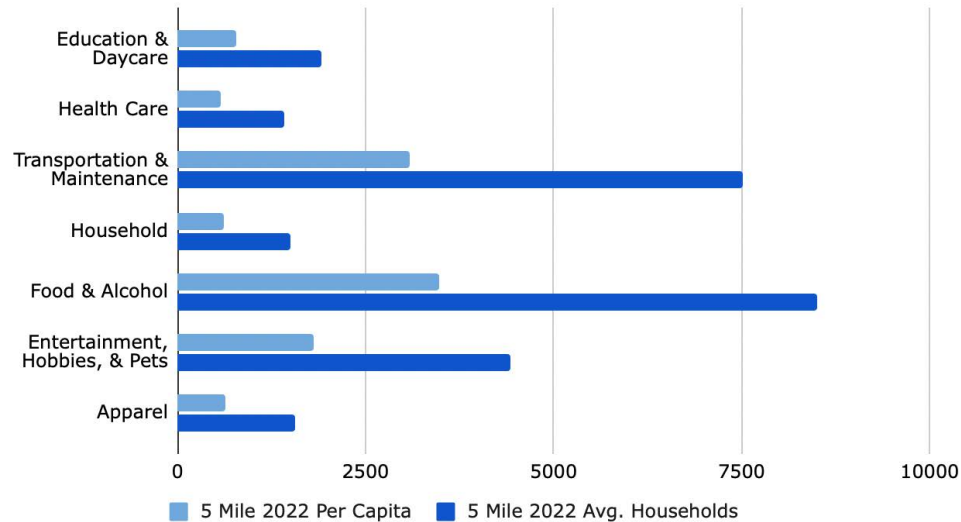


DEMOGRAPHICS II

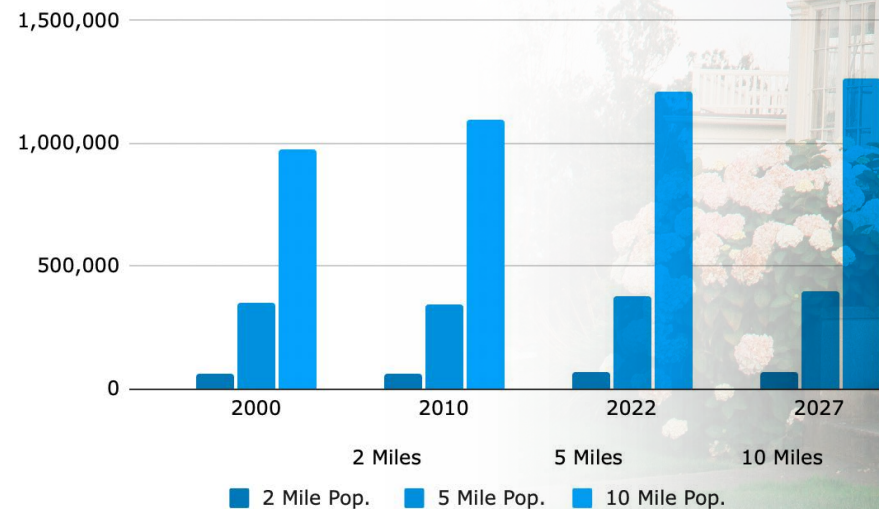
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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