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**CENTURY 21**

Select Real Estate, Inc.



AVAILABLE  
**FOR LEASE**

**950 FULTON AVE**  
**Sacramento, CA 95825**

**-/+1,405 SF - +/-5,678 SF**

**\$1.65 FSG**

**PREMIER OFFICE SUITES CENTRALLY LOCATED**





# THE PROPERTY

 **950 Fulton Ave, Sacramento, CA. 95825**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Sacramento  
Arden Arcade**



**-/+1,405 SF -  
+/-5,678 SF**



**BP Business  
Professional**



**Office Space**



**\$1.65 FSG**



The building offers the opportunity to locate one's office in the desirable Arden Arcade neighborhood and access the immediate trade area as well as allowing access to all major freeways.



The building offers a glass and concrete facade projecting a clean modern look, a desirable aspect for any modern office user.



The open hallways offer LED lighting to enhance the building's efficiency and project a fresh new feel.



The building is zoned (BP) allowing of a multitude of office uses. Asking rent \$1.65 per sq ft FSG

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**FOR LEASE**







Loehmann's Plaza Shopping Center

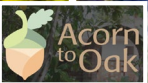


PIATTI



Sacramento Metro Fire District Station 105

Living Roots Chiropractic  
Gentle Care for the Whole Family



PACIFIC DESIGN GROUP

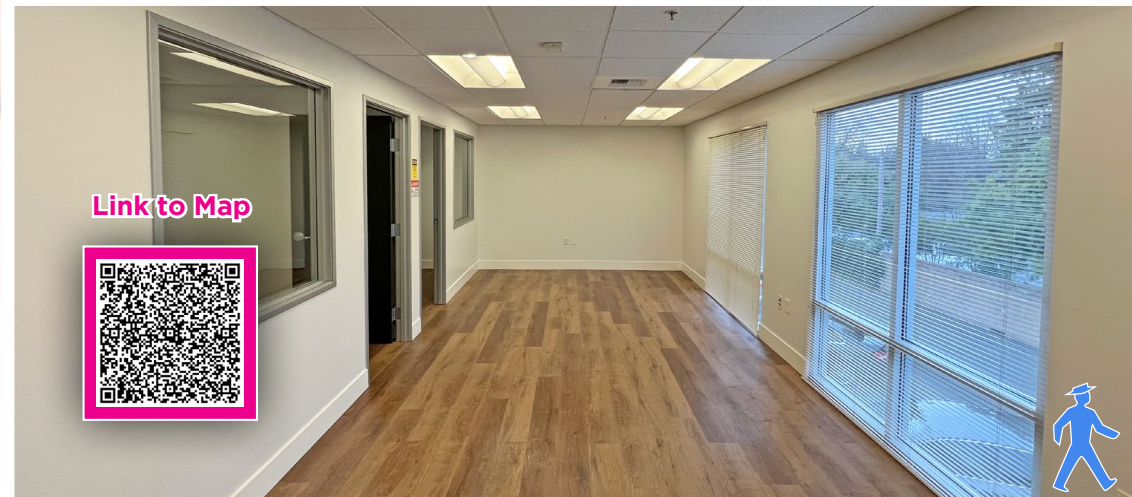






# THE BUILDING

- This freestanding office building offers a dominant presence on Fulton Ave with its **modern glass, metal and concrete construction**.
- The building offers a multitude of available offices all boasting large glass lines. Allowing for ample natural light.
- The available spaces range from **+/-1,405 SF to +/-5,678 SF**
- With the ease of the Full Service Gross (**FSG**) a tenant does not have to worry about outside utilities and the space is landlord maintained.

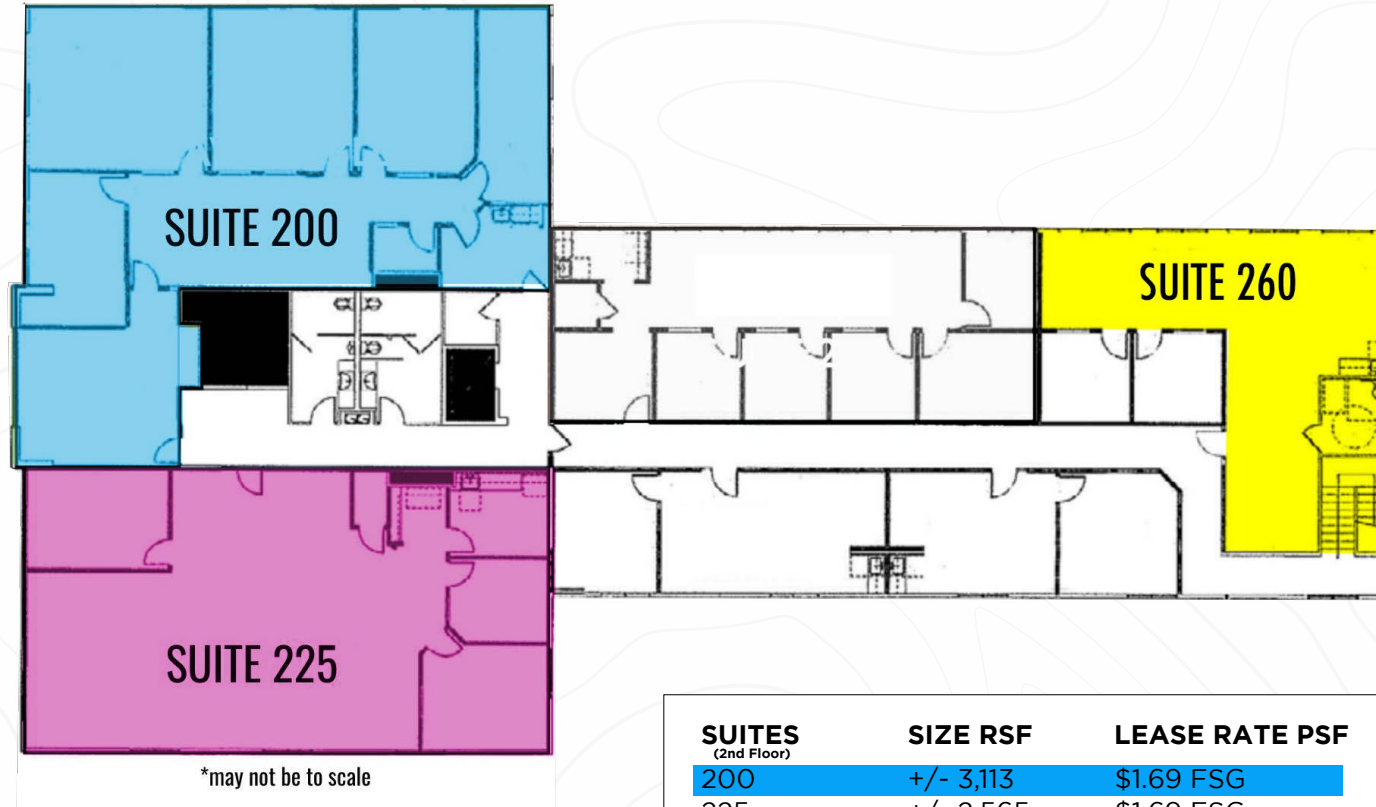


Link to Map





# FLOOR PLAN



SUITES (2nd Floor)	SIZE RSF	LEASE RATE PSF
200	+/- 3,113	\$1.69 FSG
225	+/- 2,565	\$1.69 FSG
260	+/- 1,405	\$1.65 FSG
200 & 225 contiguous	+/- 5,678	\$1.69 FSG







# THE REGION

When considering the economic benefits of having an office in the Arden Arcade and Fair Oaks area of Sacramento, CA, several factors come into play. Here's an overview:

## Key Economic Considerations:

### 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.

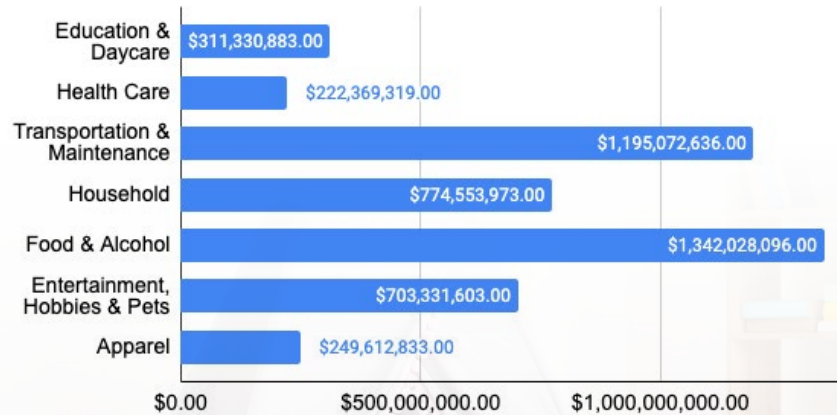




# DEMOGRAPHICS

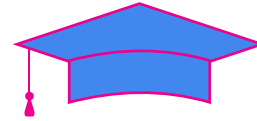
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



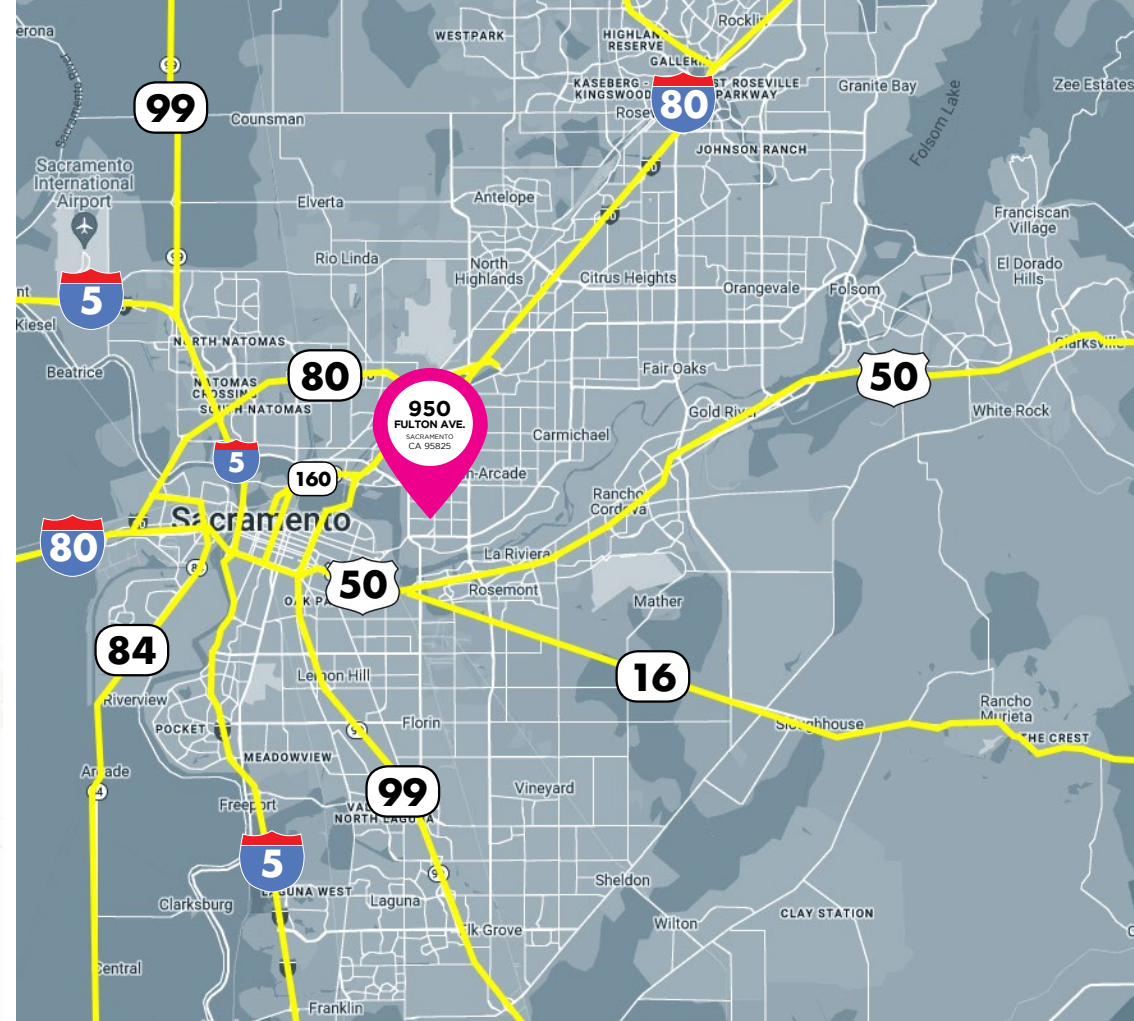
- 36% Some College, No Degree
- 17% Bachelor's Degree
- 24% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

## HOUSE HOLD INCOME

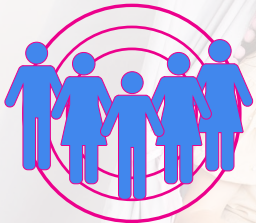


5 mile 2024 Households

< \$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

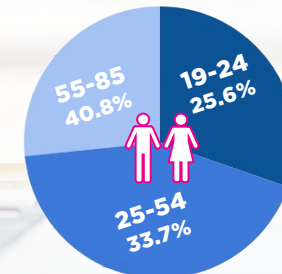
2020	346,962
2024	389,310
2029	392,484

## 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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# LEASE

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