



FREESTANDING RETAIL

Freestanding Retail Building

1744 Fulton Ave · Sacramento, CA 95825

AVAILABLE FOR LEASE

±3,500 SF

LISTING CONTACT

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±3,500

SQUARE FEET

2

PRIVATE RESTROOMS

**Free-
standing**

BUILDING

Monument

SIGNAGE AVAILABLE

Prime Fulton Ave retail building

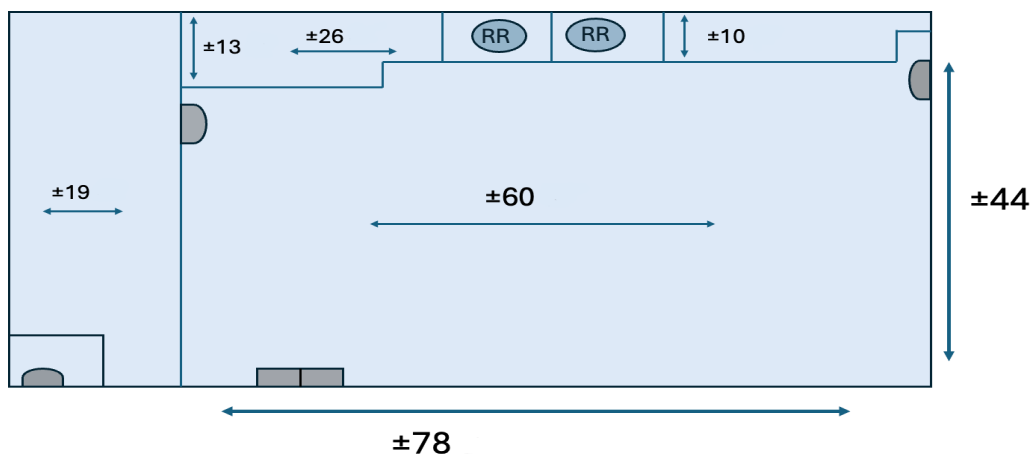
A freestanding $\pm 3,500$ SF retail building on Fulton Avenue, one of Sacramento's busiest commercial corridors. The building offers an open, flexible floor plan with two private restrooms and strong street-front visibility.

Ample on-site parking serves customers and staff, while both monument and building signage are available for prominent brand exposure along Fulton Ave.

PROPERTY SPECIFICATIONS	
Building Size	$\pm 3,500$ SF
Configuration	Freestanding
Restrooms	2 Private
Parking	On-Site, Ample
Signage	Monument & Building
Frontage	Fulton Ave
Use	Retail
Lease Rate	\$1.50 / SF + NNN

- ✓ Freestanding building
- ✓ Two private restrooms
- ✓ Strong visibility on Fulton Ave
- ✓ Ample on-site parking
- ✓ Monument & building signage available

ILLUSTRATED FLOOR PLAN

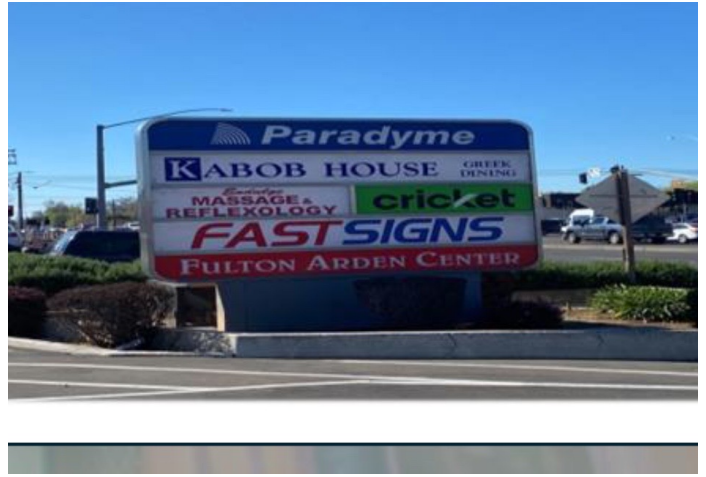


Everything the location offers



Open Floor Plan

±3,500 SF laid out across roughly ±79 ft of frontage, with two restrooms and flexible open retail space ready to configure.



Monument Signage

Prominent monument signage on Fulton Ave, plus building signage, for strong brand exposure to passing traffic.

ALSO INCLUDED

Freestanding Building

Two Private Restrooms

Ample On-Site Parking

Monument Signage

Building Signage

Fulton Ave Frontage

Open Retail Space

High Daily Traffic

Positioned on a prime retail corridor



High-Traffic Corridor

Continuous retail frontage along Fulton Ave with heavy daily exposure.

Immediate Access

Steps from Arden Way and the Alta Arden Expwy.

Central Sacramento

Strong daytime population in the heart of the metro.

Dense Residential

Surrounded by established residential neighborhoods.

TRAFFIC & ACCESS

Est. Daily Vehicles

~30K

Typical arterial range

Road Classification

Major

Arterial corridor

Freeway Access

Direct

Hwy 50 / 80 ramp

Signalized Intersections

High

Arden, El Camino, Marconi

Fulton Ave is a designated major arterial built for auto access with continuous retail visibility. SacDOT signals at Arden Way, Cottage Way, El Camino Ave & Marconi Ave confirm sustained through-traffic volumes.

A dense, active trade area

Population (1-mile)

~37K

Median Age

33.6

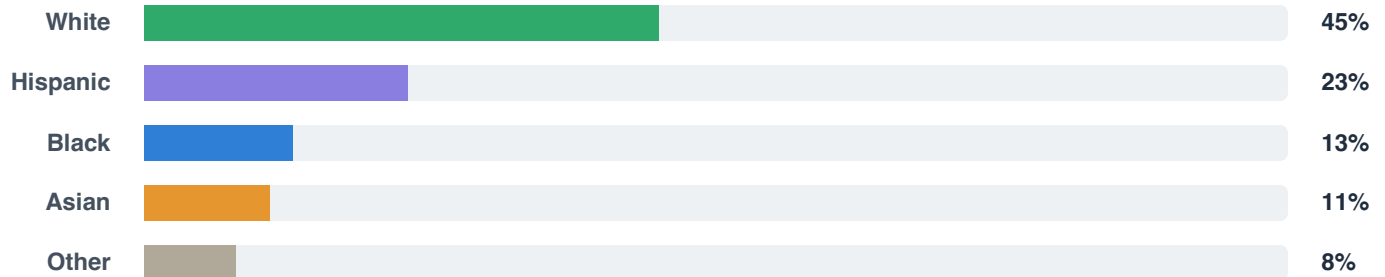
Median HH Income

\$64K

Households

~16K

RACE & ETHNICITY



Housing Tenure

Majority renters

Age Concentration

20s–40s

Socioeconomic Class

Lower-middle (vs CA)

Sources: Sacramento County DOT Traffic Data · U.S. Census Bureau ACS 2023 · ZIP 95825. Information obtained from sources believed reliable; not verified and not guaranteed.

SCHEDULE A SHOWING

Contact the listing broker

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