

AVAILABLE FOR LEASE

Freestanding Retail Building

— Available for Lease —



±3,500 SF

1744 Fulton Ave | Sacramento, CA 95825

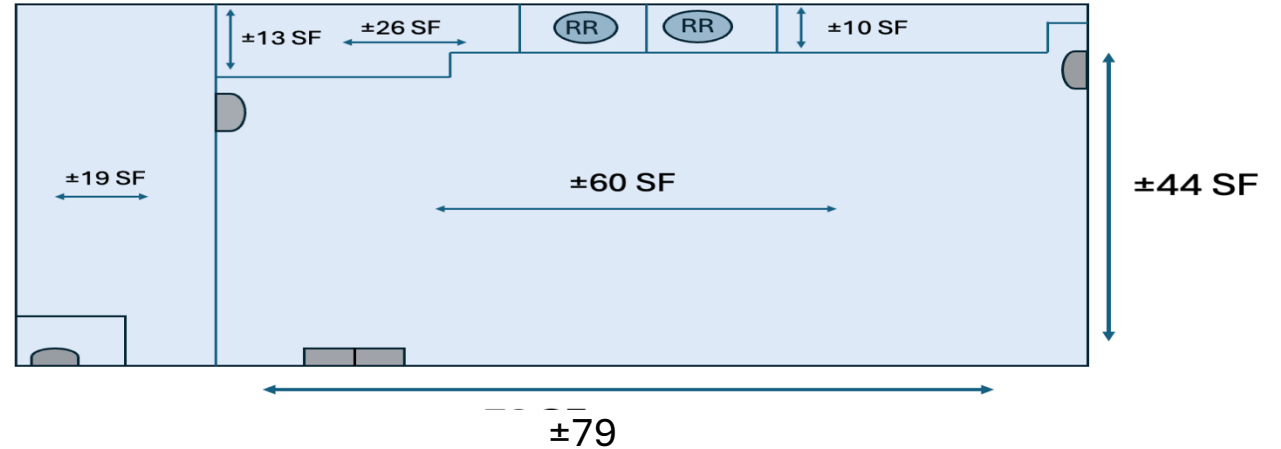
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Lic.# 02363207

Property Summary

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

Illustrated Floor plan



Prime Fulton Ave Retail Location

Location Highlight

- High traffic corridor along Fulton Ave
- Immediate access to Arden Way & Alta Arden Expwy
- Central Sacramento location with strong daytime population
- Surrounded by dense residential neighborhoods



For Leasing Information & Private Tours

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Tenant Mix

The center features a strong mix of service-oriented and specialty retail tenants, including a nail salon, and wellness services, dining, and audio/visual retail. This diverse tenant base supports consistent daily traffic and a balanced customer draw

- Elegant Nail Hair & Tanning
- Paradym Sound & Vision
- Kabob House (Greek Cuisine)
- Cricket Wireless

Available
space



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1744 Fulton Ave, Sacramento — Site Analysis

ZIP 95825

TRAFFIC

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.

DEMOGRAPHICS — ZIP 95825

Population (1-mile)

~37K

Median Age

33.6

Median HH Income
(1-mile)

\$64K

Households

~16K

RACE & ETHNICITY



Housing tenure

Majority renters

Age concentration

20s–40s

Socioeconomic class

Lower-middle (vs CA)

Please Note: This information found in this packet has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it