

AVAILABLE
FOR SALE

1835 FULTON AVE
Sacramento, CA 95825

For Sale:
\$1,050,000.00 / \$224.00 PSF

+/-4,697 SF Multi-Tenant
Two Story Building with
+/-0.27 Acres of Land



SUBJECT



BUILDING PARKING IN REAR

FULTON AVE +/- 29,000 VPD

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CENTURY 21.
Select Real Estate, Inc



Owner User / Investment Retail Building - Gated Parking Lot - Upstairs Tenant



THE PROPERTY

1835 Fulton Ave, Sacramento, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Arden-Arcade
APN#
278-0240-010



-/+4,697 SF
Multi-Story
Building
-/+0.27 Acres of
Land



LC - LIGHT
COMMERCIAL



Owner User / Investment
1st Floor Retail
2nd Floor Tenant
Occupied
Gated Parking
Lot in Rear
Monument Signage



For Sale:
\$1,050,000.00 /
\$224.00 PSF



1835 Fulton Ave. is a multi-tenant retail building with an owner user opportunity on the first floor, currently occupied by Ace Printing Services. The second floor has an existing salon tenant, Sassy Suites. The building has total of +/-4,697 SF divided between two levels and the total parcel has +/-0.27 Acres of land.



The gated parking lot located in the rear is accessible through the alley way and through the front driveway. The property offers monument signage and building signage that is visible to +/-27,000 vehicles per day.



The available suite on the first floor is +/-2,300 SF (Ace Printing Services) that has an open floor plan with one restroom. The suite is accessible through the front and rear access door.

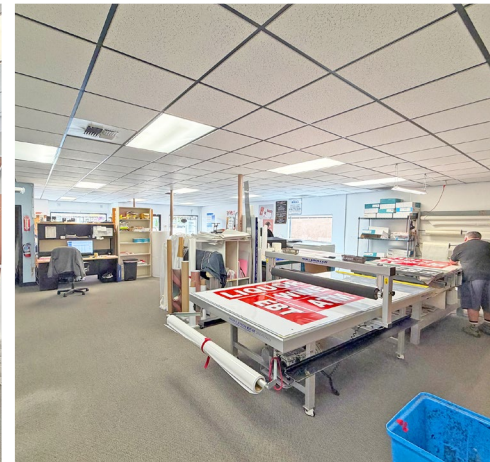


The available suite on the second floor is occupied by Sassy Suites, a salon tenant. The suite consists of multiple private rooms with plumbing, lobby, and restroom. The tenant pays \$1,850.00 per month MG with the lease terminating on 10/7/29.



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FOR SALE



80

ETHAN WY

JCPenney ★ macy's See's CANDIES

FOREVER 21 SEPHORA

VANS "OFF THE WALL" Peet's Coffee CRUNCH

dd's DISCOUNTS amp'm

ARCO DISCOUNT WINES & LIQUORS 7 ELEVEN

COSTCO WHOLESALE Raising Cane's CHICKEN FINGERS

WinCo FOODS Sakura Grill & Buffet

ACE The helpful place.

ARDEN WY

Urban Air Trampoline and Adventure Park

BARNES & NOBLE

BEST BUY

Chick-fil-A

WORLD MARKET

Mercedes-Benz

target

BMW

KAISER PERMANENTE

1835 FULTON AVE. SACRAMENTO CA 95825

L & L Hawaiian Barbecue

The Cheesecake Factory

IN-N-OUT BURGER

ALTA ARDEN EXPY

petco

HOBBY LOBBY

CAL EXPO

Michaels

Applebee's

ULTA

CINEMARK

MOD PIZZA

The Container Store

NORDBLUM RACK

ESTELLE - bakery & pâtisserie -

VW

UNITED STATES POSTAL SERVICE

PUSHKIN'S

ETHAN WY

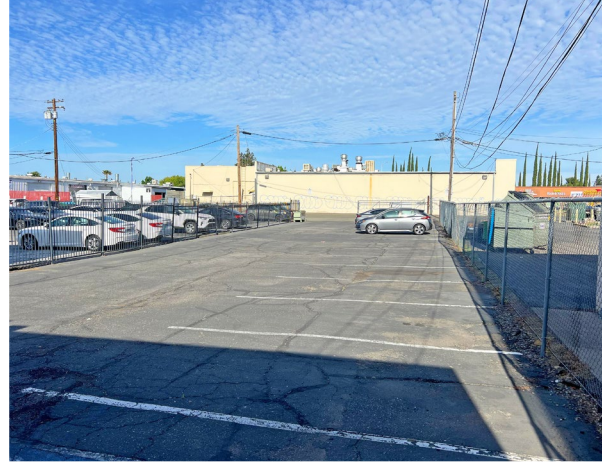
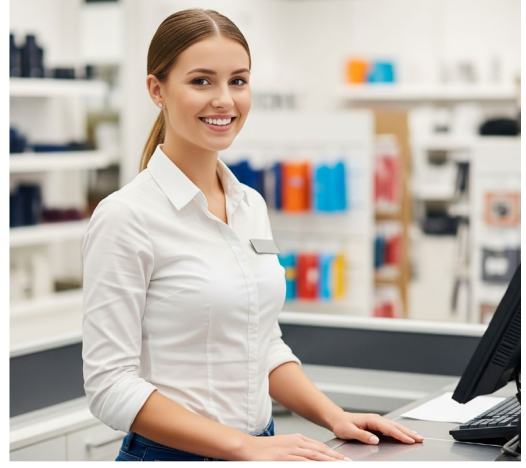
Michaels Applebee's ULTA

CINEMARK MOD PIZZA

The Container Store NORDBLUM RACK

FULTON AVE





THE BUILDING

1835 Fulton Avenue presents a rare owner-user and investment opportunity featuring a well-maintained, two-story multi-tenant retail building totaling approximately 4,697 square feet on +/-0.27. The first floor offers a +/-2,300 SF owner-user suite, currently occupied by Ace Printing Services, featuring an open floor plan, one restroom, and convenient front and rear access. The second floor is leased to Sassy Suites, an established salon tenant occupying a suite with multiple private treatment rooms equipped with plumbing, a reception lobby, and a restroom. The tenant currently pays \$1,850 per month Modified Gross, with a lease expiration of October 7, 2029, providing stable rental income. The property features a secure gated parking lot with access from both the rear alley and front driveway, along with highly visible monument and building signage exposed to approximately 27,000 vehicles per day, offering exceptional branding and visibility along one of Sacramento's busiest commercial corridors.



HEAT MAP

JCPenney

FOREVER 21

SEPHORA

VANS
"OFF THE WALL"

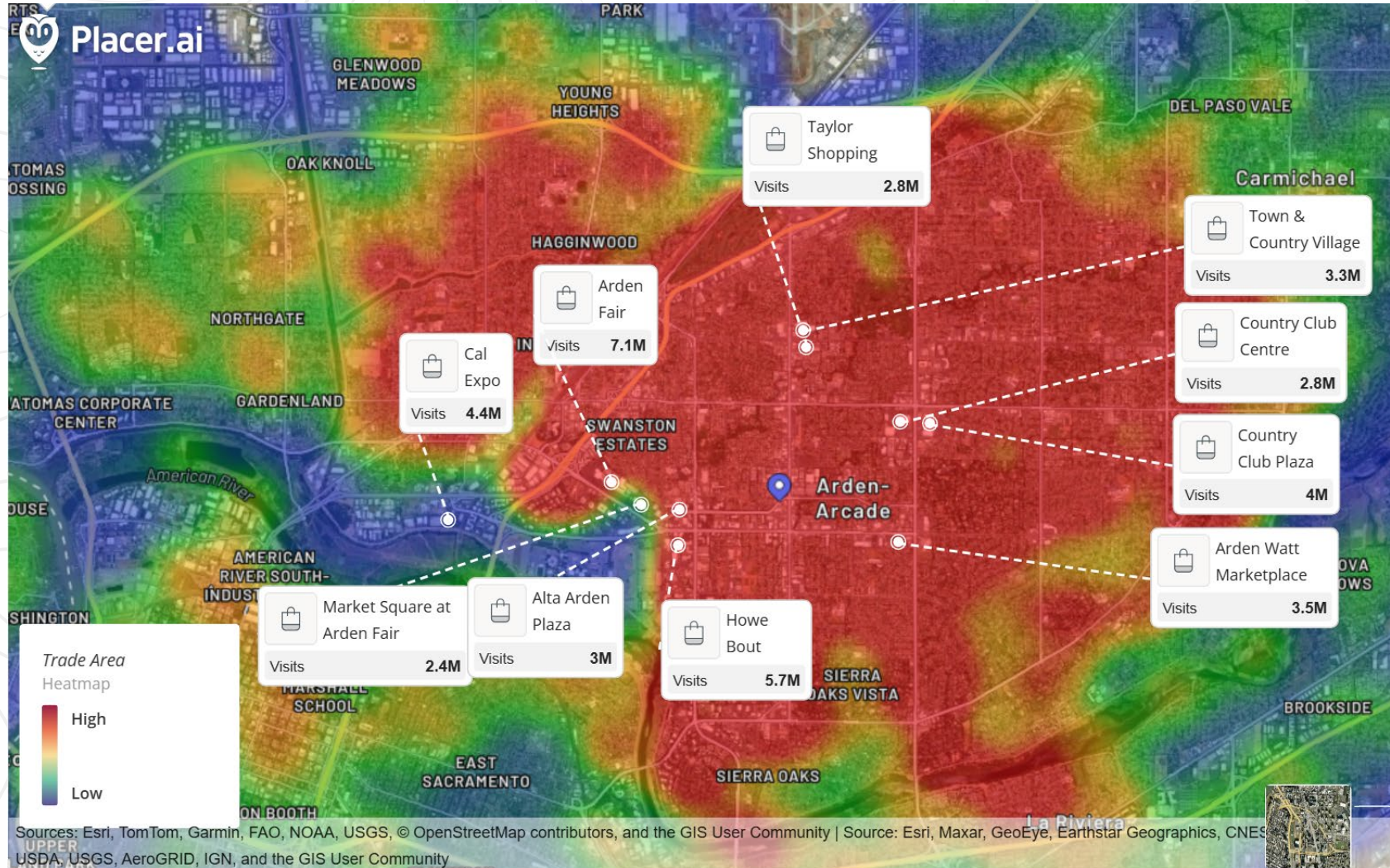
macy's

Peet's Coffee

See's
CANDIES

CRUNCH

CAL★EXPO



Michaels

CINEMARK

The Container Store

Applebee's

MOD PIZZA

NORDSTROM
RACK

BARNES
& NOBLE

BEST BUY

The Cheesecake
Factory

Target | Jun 1st, 2025 - May 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



THE AREA

When considering the economic benefits of having an office in the Arden Arcade area of Sacramento, CA, several factors come into play.

Accessibility and Location:

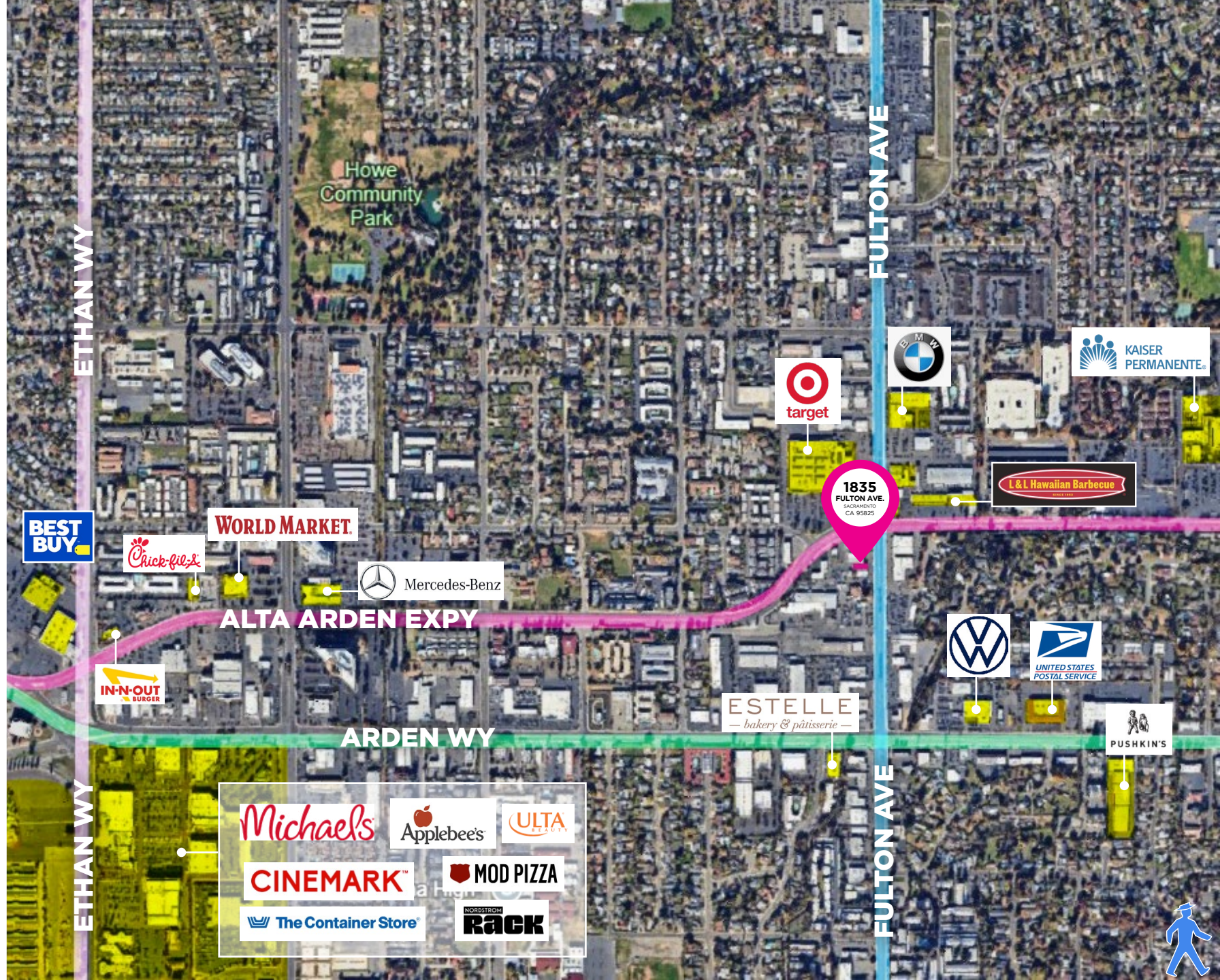
The area offers good accessibility within the Sacramento region, with proximity to major thoroughfares. This can be advantageous for businesses that require ease of access for clients and employees. The location provides a balance between suburban and urban environments, which can be attractive to a diverse workforce.

Workforce Availability:

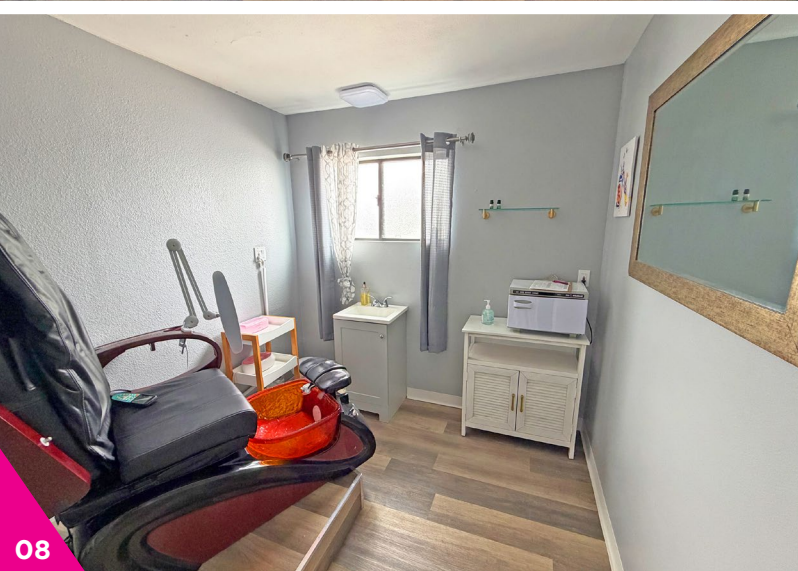
The Sacramento region, including Arden Arcade and Fair Oaks, has a sizable and diverse workforce. This can provide businesses with access to a wide range of skills and talent.

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

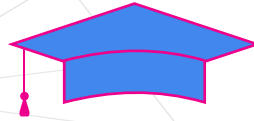
CONSUMER SPENDING

3 miles Households



EDUCATION

% Breakdown - 2024



- 35% Some College, No Degree
- 15% Bachelor's Degree
- 24% High School Graduate
- 6% Advanced Degree
- 14% Some High School, No Diploma
- 6% Associate Degree

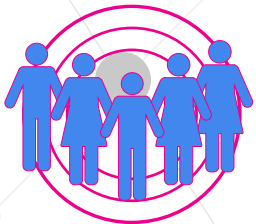
HOUSEHOLD INCOME



5 Mile Radius

< \$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



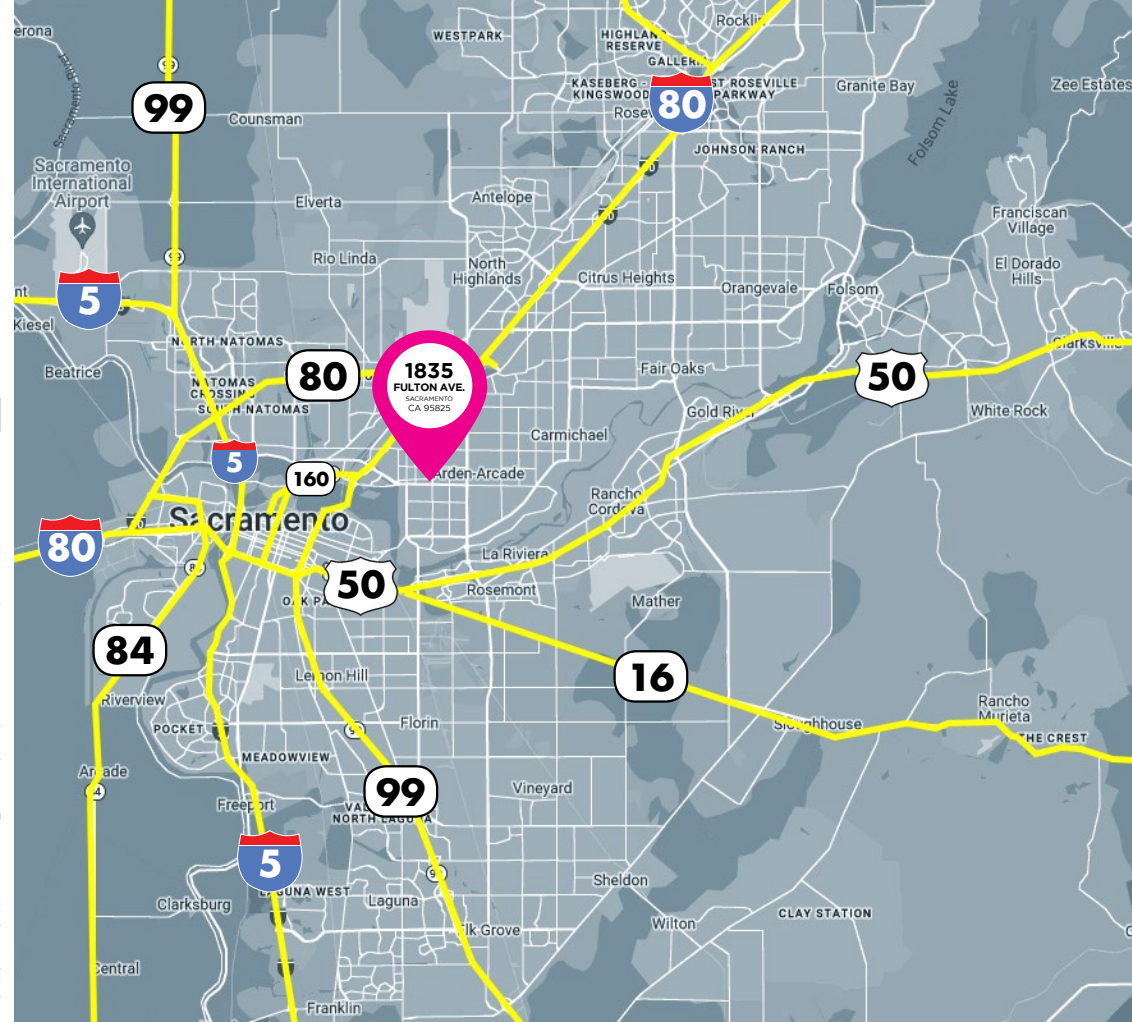
5 mile Population 2024

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

TRAFFIC COUNT

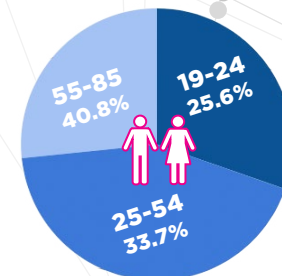


-/+ 29,000
Vehicles Per Day



POPULATION BY AGE

3 Mile Radius



TOTAL HOUSE HOLDS - 2024



2 mile	28,778
5 mile	150,177
10 mile	447,653



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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SALE

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