

FOR LEASE/SALE

# 2119 FULTON AVENUE

SACRAMENTO, CA

*Available: Rare Drive-Thru  
Retail Building*

±1,870 SF Freestanding Building

Formerly Occupied by Starbucks Coffee

Drive-Thru

Located on Busy Fulton Corridor

Building and Monument Signage

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40,449 ADT at Fulton Ave and  
Cottage Wy

Single-Tenant Location

Possible Uses: Coffee, Fast Food,  
QSR, Restaurant, Auto Parts, and  
Many More General Retail Uses

Zoning: SPA (Special Planning Area)

Inquire About Pricing

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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 POPULATION	24,492	143,069	381,915
2024 POPULATION	24,506	143,039	384,727
2029 POPULATION PROJECTION	24,664	143,940	387,706
ANNUAL GROWTH 2024-2029	0.1%	0.1%	0.2%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$68,613	\$90,079	\$94,021
MEDIAN HOUSEHOLD INCOME	\$49,947	\$59,814	\$68,075
MEDIAN HOME VALUE	\$383,293	\$482,106	\$459,964

Data Source: ©2025, CoStar



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# MARKET OVERVIEW

## SACRAMENTO REGIONAL ECONOMY

California's sixth-most populous metro, momentum in job growth has continued in the Golden State's capital. Outsized recessionary losses and subsequent subpar job growth left this market behind in the recovery, but employment gains have outpaced the national average since 2012. Job growth continues to come in above the U.S. norm and has averaged about 3% since 2012.

Education and health services, as well as Leisure and Hospitality, have been among the strongest growth sectors this cycle. The Education and Health Services sector has been the largest contributor to job growth since the bottom of the downturn, and again led the way in 2021. Total employment in this sector is about 20% above its prerecession peak. Within the Professional and Business Services sector, administrative and support jobs have benefited, due to the metro's low business costs attract firms with back-office operations.

Modest gains are expected in the long-stagnant state and local Government sector, which is by far the largest component of the metro's workforce. Government employment constitutes 25% of all jobs in the metro, the highest share of Government employment in

the country, topping even Washington, D.C. in public sector employment.

Sacramento's relative affordability remains one of its biggest draws. Household growth has continued to surpass the rate of single-family and apartment deliveries, and forecasts show that population growth over the next five years will continue to outpace the national average. In recent years, Bay Area residents, as well as people in Los Angeles and San Diego, have shown interest in Sacramento to escape exorbitant housing costs. Bay Area residents continue to conduct the largest share of Sacramento online apartment searches outside of metro residents.

Tech employment does exist in Sacramento, as Apple, Intel, Micron Technology, and Hewlett Packard Enterprises each have operations here. Tech startups have a presence as well, including some who relocated from the Bay Area. Silicon Valley is only about 100 miles away and operates in an entirely different world for attracting high-income, usually tech-oriented employment. Rents in Sacramento are less than half of San Francisco's and tech tenants have begun to relocate here because the Bay Area's venture capital firms, engineering schools, and entrenched culture offer better incentives.



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# ABOUT SACRAMENTO

*Sacramento is the next major up-and-coming city in California, if not in the entire West Coast*

Hailed as one of the best places to live in America, Sacramento got its start as a supply center for prospectors from around the globe during the 1849 Gold Rush. Since 1854, the city has served as the political nucleus of the nation's most influential state, with the 6th-largest economy in the world and is ranked as the No. 2 Most Fun & Affordable City by Bloomberg Business week.

The metropolitan area of Sacramento, capital of California and the 4th largest city in the state (25th in the United States), is home to over 2.2 million people. While only a two-hour drive to popular leisure destinations, Sacramento itself is an increasingly desirable destination for food, entertainment, night life and outdoor recreation. Over the last 5 years, Sacramento's urban core has undergone a transformation like few cities have experienced in the same time span. Currently, Sacramento is experiencing the largest millennial growth in the US who are drawn to the abundant sunshine and diverse economic opportunities.

Additionally, Sacramento has an unmatched list of amenities, universities, and landmarks that are within a 100-mile radius including Lake Tahoe, all San Francisco Bay Area cities and beaches, Reno, Yosemite National Park, UC Davis, Stanford University, UC Berkeley, CSU Sacramento, and over 50 major hospital and medical centers. With amenities like these, talent pools for employment are endless. It is an exciting time for the Sacramento region, to say the least!

## SACRAMENTO REGION

The Sacramento Region boasts a diversified economy with traditional and innovative economic activity that provides stability and growth to the market. The region is quickly developing into a world-class technology community, with specific competitive advantages in renewable energy, biotechnology, and agricultural and food sciences.

## SACRAMENTO REGION'S COMPETITIVE ADVANTAGES

### California's Policy HQ

Home base for federal and state agencies and departments, as well as executive and legislative arms of state government.

### Strong Education

UC Davis/SAC State/Community Colleges combined, provide over 150K students with a diverse & "worldclass" education.

### Affordability

Most cost-effective of California's major metro areas, from business costs to the costs of living.

### Optimal Location for Logistics

Central location within the western U.S with a strong transportation system: air, roadway, rail, and waterway.

### Talented Workforce

A deep labor pool that spans many industries and allows employers to draw from both UC Davis & Sacramento State.

### Best Investment Value in CA

Investment yield levels and cap rates higher than any other major CA city.



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