

# FULTON HURLEY PLAZA

1314-1340 Fulton Avenue | Sacramento, CA



**NAI**Northgate

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## PROPERTY SUMMARY



**AVAILABLE SPACE**  
± 1,050 – 12,500 SF



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN



## HIGHLIGHTS

Junior anchor and inline shop space available for lease in the Fulton-Hurley Plaza located in the Arden/Howe area of Sacramento, CA. Newly updated center with 24 Hour Fitness Sport anchor located on the corner of Fulton Avenue & Hurley Way.

- 12,500 SF junior anchor space available.
- 3,548 SF restaurant & bar with patio.
- Inline shop space is available for retail and office uses.
- Large consumer base with 151,500 households and an average income of \$85,800 within a 5-mile radius.
- Nearby retailers include 24 Hour Fitness Sport, Rite Aid, Little Caesar's, 7-Eleven, 76, Liberty Tax, Pizza Guys and many more.
- Junior anchor space (0501) equipped with four (4) grade-level roll-up doors: 10' W x 9' H (Qty: 2); 10' W x 12' H (Qty: 1); 9.5' W x 10' H (Qty: 1)

## PROPERTY OVERVIEW

<b>LEASE PRICE</b>	Contact Broker
	103, 403, 404, 406, 501
<b>AVAILABLE SUITES</b>	*Options to combine suites 403-404, & 406. Contact broker for details.
<b>GLA</b>	± 1,050 – 12,500 SF
<b>LOT SIZE</b>	± 6.16 acres
<b>ZONING</b>	SC: Shopping Center
<b>APN</b>	030-0330-016
<b>TRAFFIC</b>	Fulton Ave Hurley Wy ± 13,953 ADT ± 4,469 ADT

# SITE PLAN

FULTON AVENUE



HURLEY WAY

Unit ID	Tenant	Area (SF)
0101	Pizza Guys	
<b>0103</b>	<b>VACANT</b>	<b>3,548</b>
0201	Wash Time Laundromat	
0202	Classy Nails	
0203	Student Sports & Clothing	
0204	Quality Cigarettes	
0205	Ethiopian Restaurant	
0206	Fred Loya Insurance	
0301	All Mart	
0401	King's Wine & Liquor	
0402	Total Wireless	
<b>0403</b>	<b>VACANT</b>	<b>1,400</b>
<b>0404</b>	<b>VACANT</b>	<b>1,850</b>
0405	Tami's Hair and Nail	
<b>0406</b>	<b>VACANT</b>	<b>1,050</b>
0407	Consolidated Communications	
<b>0501</b>	<b>VACANT</b>	<b>12,500</b>
0601	24 Fitness	
0701	James Beauty Supply	
0706	Esthetician & Permanent Make-up	
0707	Liberty Tax	
0708	Men's Barber Shop	
0709	Wagging Tails Spa 'N Lounge	

## EXTERIOR PHOTOS



## MARKET OVERVIEW



## CITY OVERVIEW - SACRAMENTO, CA

### Growing Population

Rapid population growth ensures a larger customer base and greater demand for retail products and services.

### Strategic Location

Ideal positioning between the Bay Area and Central Valley attracts both local customers and visitors.

### Diverse Demographics

A wide range of potential customers from various ethnic groups, age ranges, and income levels.

### Booming Economy

Thriving industries like healthcare, government, education, and technology provide a stable economic base, leading to increased consumer spending.

### Business-Friendly Environment

City and county governments offer support, incentives, and resources for new and existing retail businesses.

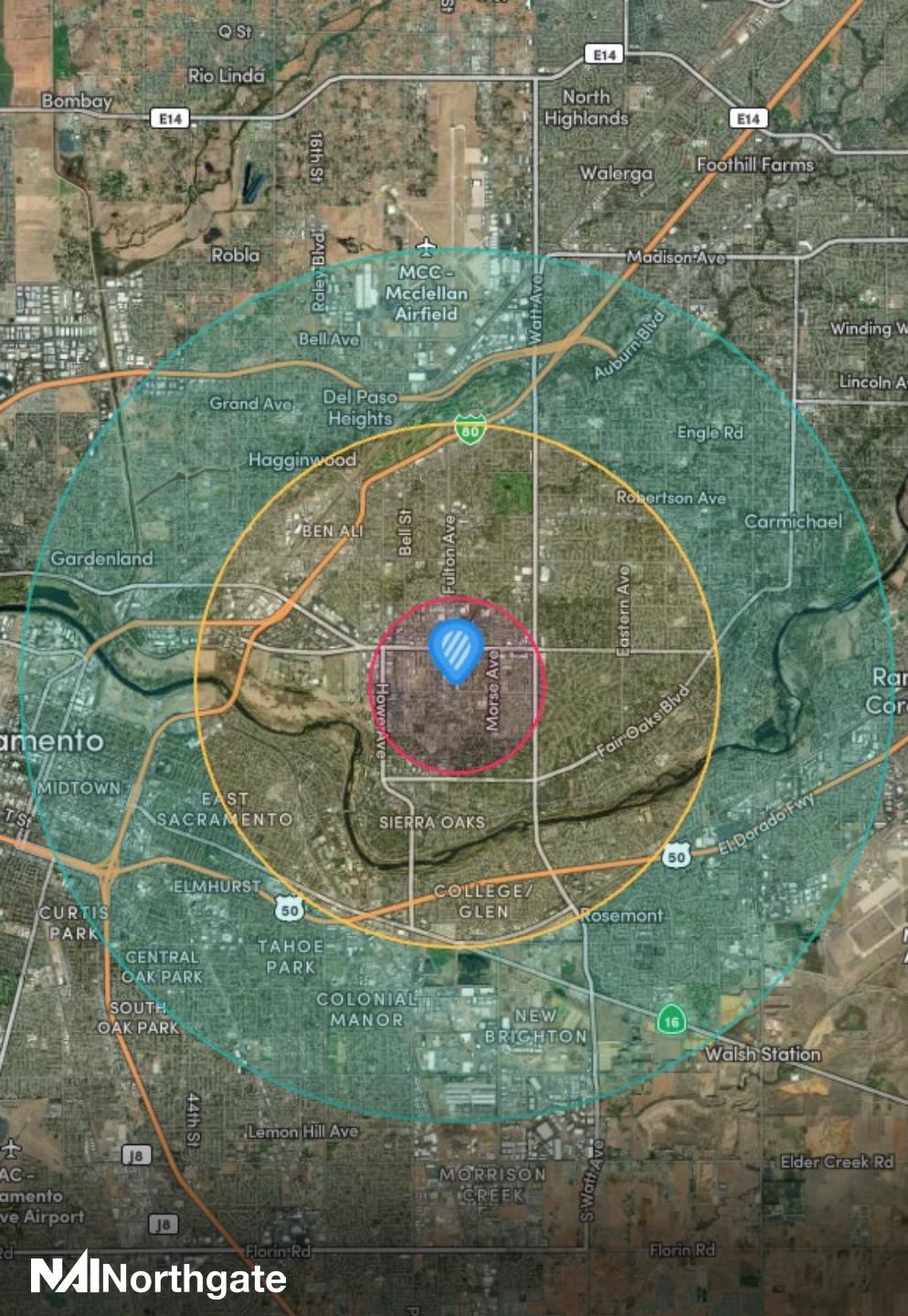
### Affordable Commercial Real Estate

Lower costs compared to other major Californian cities enable securing prime locations at reasonable prices.

### Growing Tourism Industry

Expanding tourism draws visitors to attractions, boosting foot traffic and retail sales.





## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,792	144,032	363,797
Projected Growth	27,290	146,533	370,224
Median Age	35	39	38
Households	11,551	58,832	142,496
White Population	9,965	68,818	162,661
Black Population	4,212	14,227	37,854
Am Indian Population	379	1,754	5,026
Asian Population	4,534	19,596	46,441
Other Population	8,200	42,087	118,242
Hispanic Population	25.87%	24.93%	29.15%
Average HH Income	\$82.4k	\$107.9k	\$103k
Median HH Income	\$62.4k	\$80.5k	\$78k
High School Graduates	15,576	87,645	222,900
College Graduates	7,725	48,513	112,762
Total Employees	13,106	68,573	173,359



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