



FOR LEASE

Fulton Hurley Plaza

1314-1340 Fulton Avenue | Sacramento CA



NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

TENNILLE SALDIVAR
925.522.2572
tennille.saldivar@ngcip.com
Lic #01315032

NAINorthgate
INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE

±680 – ±12,500 SF



LEASE TERMS

Negotiable



LEASE TYPE

NNN



PROPERTY 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
- 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)

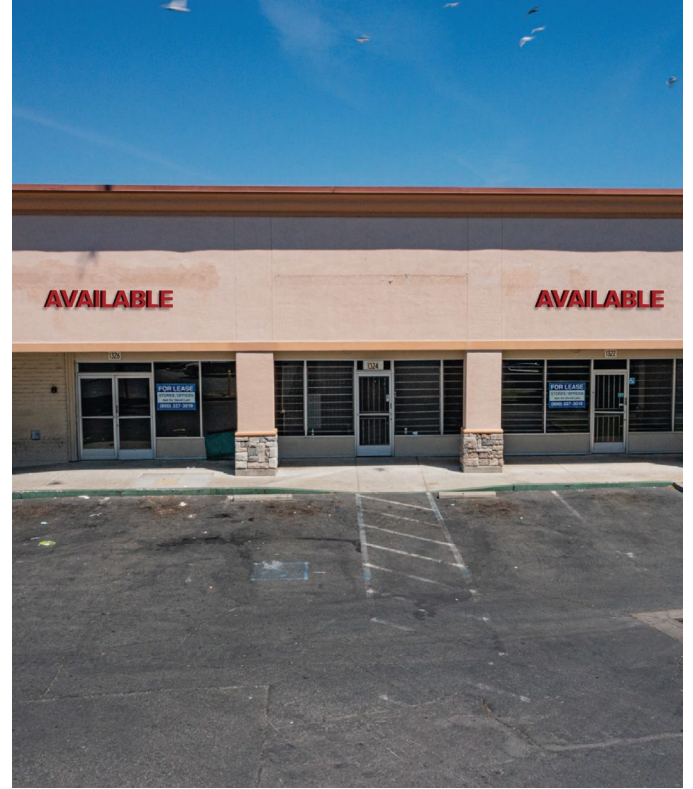
PROPERTY INFO

LEASE PRICE:	Contact Broker
AVAILABLE SUITES:	Suites: 201, 402, 404, 406, 501
GLA:	±1,050 - ±12,500 SF
LOT SIZE:	± 6.16 AC
ZONING:	SC: Shopping Center
LEASE TYPE:	NNN
APN:	030-0330-016
TRAFFIC:	Fulton Ave: ± 27.8K AADT Hurley Way: ± 10.5K AADT

SITE PLAN



Unit ID	Tenant	Area (SF)
0101	Pizza Guys	
0103	Field House Sports Bar	
0201	VACANT	2,120
0202	Classy Nails	
0203	Brazilian Waxing Studio	
0204	Quality Cigarettes	
0205	Ethiopian Restaurant	
0206	Fred Loya Insurance	
0301	All Mart	
0401	King's Wine & Liquor	
0402	VACANT	1,400
0403	VACANT	1,400
0404	VACANT	1,850
0405	Tami's Hair and Nail	
0406	VACANT	1,050
0407	Consolidated Communications	
0501	VACANT	12,500
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	



MARKET AERIALS



FULTON AVE (± 27.8K ADT)

HURLEY WAY (± 10.5K ADT)

Suites
• 2,120 SF

Suite
• 12,500 SF

Suites
• 1,400 SF
• 1,400 SF
• 1,850 SF
• 1,050 SF

CITY PROFILE

■ SACRAMENTO, CALIFORNIA

- **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.



POPULATION DENSITY

SACRAMENTO, CALIFORNIA



POPULATION

2022 Estimated Population: 292,440
2027 Projected Population: 310,817
2010 Census Population: 270,523
2027 Projected Growth: 1.3%



DEMOGRAPHICS- 5 MILE RADIUS



INCOME

2022 Estimated Average HHI: \$78,033



BUSINESSES

2022 Estimated Total Businesses: 10,782
 2022 Estimated Total Employees: 101,302



HOUSEHOLDS

2022 Estimated Households: 94,814
 2027 Projected Households: 100,776
 2010 Census Households: 87,738
 2027 Projected Growth: 1.3%



RACE & ETHNICITY

2022 Estimated White: 56.1%
 2022 Estimated Black/African American: 11.2%
 2022 Estimated Asian/Pacific Islander: 24.3%
 2022 Estimated American Indian/
 Native Alaskan: 2.4%
 2022 Estimated Hispanic: 43.9%
 2022 Estimated Other Races: 4.9%



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NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



TENNILLE SALDIVAR

Leasing Associate

P: 925.522.2572

tennille.saldivar@ngcip.com

Lic #01315032

DRE: #01910787

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