

# Office/Retail Space For Lease (Fulton & Marconi)

2500 Marconi Ave - Sacramento, CA



Under New Management / Local Ownership

## PROPERTY DESCRIPTION

- Building size: 32,000 Sq. Ft.
- 220 to 7,085 sf available for lease
- Year Built: 1980
- Zoning: SPA (underlying LC)
- Land size: 2.49 acres
- APNs: 268-0180-027 / 268-0180-029
- Parking: 3.5 / 1,000 SF (114 spaces)
- Covered Parking in Rear of Property

## LOCATION CHARACTERISTICS

- Across from Town & Country Village, anchored by Sprouts, Trader Joes, T.J. Maxx, Ross, Bed Bath & Beyond, Ulta
- Less than 1 mile from Capital City Freeway (along Marconi Ave to the west and Fulton Ave to the north)
- Daily Traffic Counts: 23,448 (Marconi Ave) and 31,286 (Fulton Ave)

**Full Service Lease Rates:**  
\$1.60 - \$2.25 psf/month  
(excluding janitorial)



# Small Office Spaces For Lease (Fulton & Marconi)

2500 Marconi Ave - Sacramento, CA



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

**Brian Jacks | (916) 837-3456 | BRE Lic #01217349 | [www.JacksCommercial.com](http://www.JacksCommercial.com)**

