



1146 FULTON AVE
SACRAMENTO, CA
95825

For Lease
+ 4200 SF

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PROPERTY HIGHLIGHTS

- Large open floor plan currently operated as a gym
- Originally built as a showroom offering strong flexibility for a variety of uses
- Two large roll-up doors
- Approximately 2,000 SF private fenced backyard suitable for training, storage, or outdoor use
- Two private restrooms, each equipped with a shower
- High ceilings and open layout ideal for fitness, showroom, creative, or light industrial users

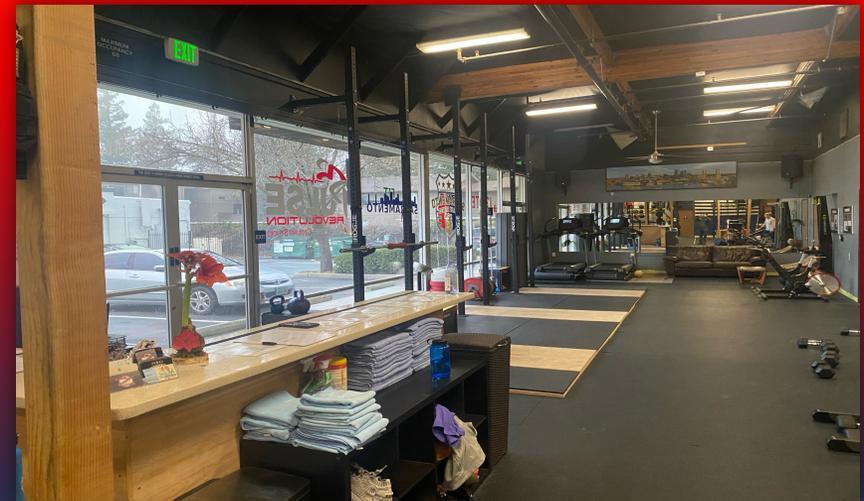
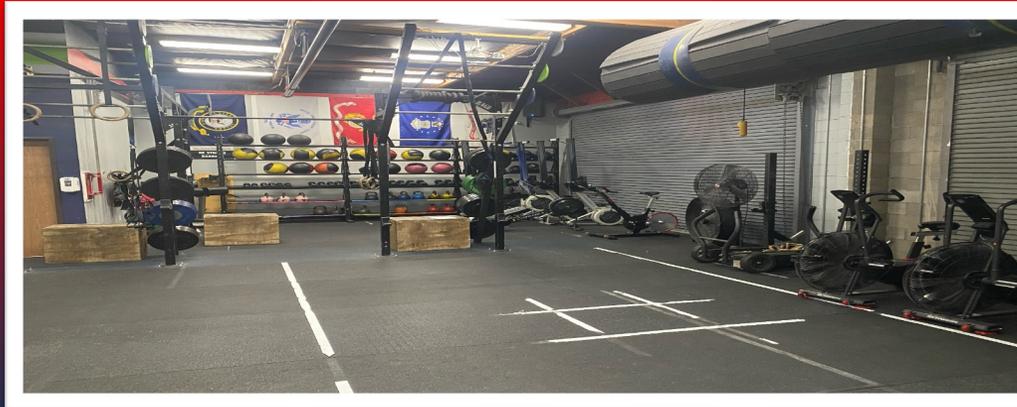
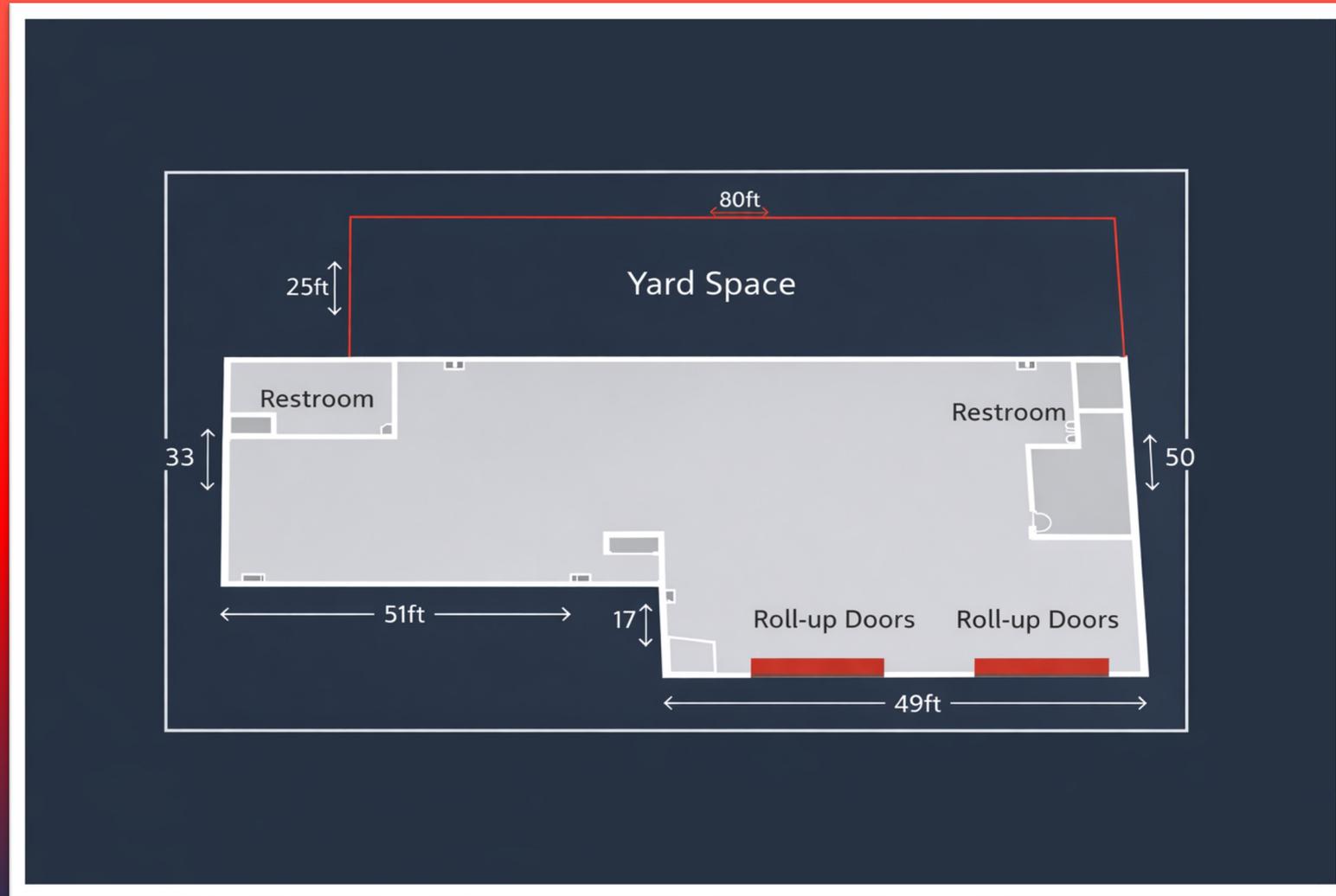


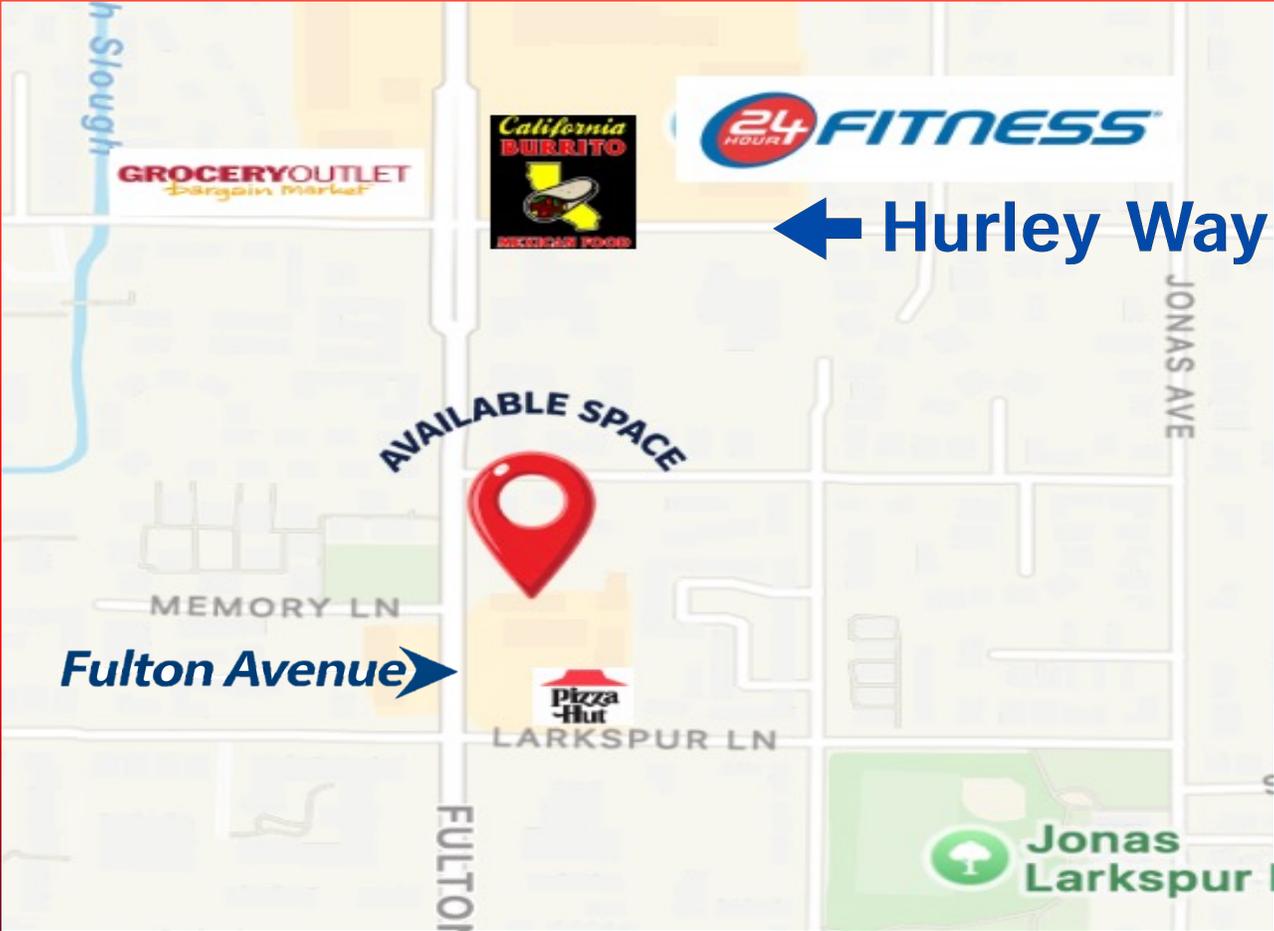
Photo Gallery



Floor Plan



Market Overview



Nearby Major Retailers

POPULATION	1 MILE	3 MILES	5 MILES
Total population	21,960	123,442	329,899
Median age	32.1	36.8	36.5
Median age (Male)	30.7	35.5	35.0
Median age (Female)	34.0	38.3	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,759	55,862	137,948
# of persons per HH	2.0	2.2	2.4
Average HH income	\$58,846	\$69,783	\$67,044
Average house value	\$405,530	\$416,737	\$351,255
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	22.9%	18.5%	21.5%
RACE (%)			
White	63.9%	69.6%	66.7%
Black	12.3%	10.2%	9.1%
Asian	7.3%	6.3%	8.2%
Hawaiian	0.4%	0.5%	0.6%
American Indian	0.6%	1.0%	1.2%
Other	9.0%	7.0%	8.7%
<i>* Demographic data derived from 2010 US Census</i>			