



GQNorth
real estate

Prepared By: **Lu Ann Henderson**

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MatrixCRE AI
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FOR SALE 9,300 SF RETAIL BUILDING / VARIOUS USES

TURNKEY - ADULT SCHOOLS, TRAINING CENTER FACILITY
3500 - 3470 FULTON AVENUE, SACRAMENTO CA 95821

THE SPACE

Location	3500 - 3470 Fulton Avenue Sacramento , CA 95821
County	Sacramento
APN	254-0060-063-0000
Cross Street	Aurburn Blvd / I80

HIGHLIGHTS

- \$1,490,000.00 Perfect for Various Schools or Adult Day Care
- Ample Parking On Almost An Acre Lot /Two Large Gated Outside Patio Areas
- Break Room With Kitchenette And Personal Lockers
- Includes Roof Top Solar Panels For Electrical Savings
- Five Private Offices / Storage Rooms
- Easy Freeway access to I80
- Large Size Private Rooms (Classroom Size)
- Please Call for Details Lu Ann Henderson (916) 798-8559
- Huge Open Showroom Area with Built Coffee / Bar
- Watch the YouTube Video for Visual Walkthrough at MatrixCREAI
- Two ADA Restrooms With Three Stalls Each
- Perfect for Schools, Beauty, Adult Daycare, Veterinarian

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 Commercial Real Estate Sales And Leasing

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- Los Angeles (310) 367-8933
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POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	14,280	136,346	353,478

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$70,250	\$90,254	\$106,894

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,484	49,442	129,499

PROPERTY DESCRIPTION

TOTAL TENANTS	1
BUILDING SF	9,300
LOT SIZE	35,435
LAND ACRES	0.813
LAND USE	Retail
AVERAGE REMAINING TERM	Vacant
ZONING TYPE	SPA
PROPERTY USED TYPE	Retail / Distribution
PROPERTY SUBTYPE	School
NUMBER OF STORIES	one
NUMBER OF BUILDINGS	one
NUMBER OF PARKING SPACES	Ample
NUMBER OF PADS	1
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Ramada Inn
SOUTH	Mobile Home Park
EAST	Car Sales
WEST	Car Sales

MECHANICAL

HVAC	Yes, Six
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	400 amps / 3 phase

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Wood
EXTERIOR	Stucco / Wood
PARKING SURFACE	Asphalt




Take an Instant Walkthrough
<https://www.youtube.com/@matrixCREAI>

MatrixCREAI

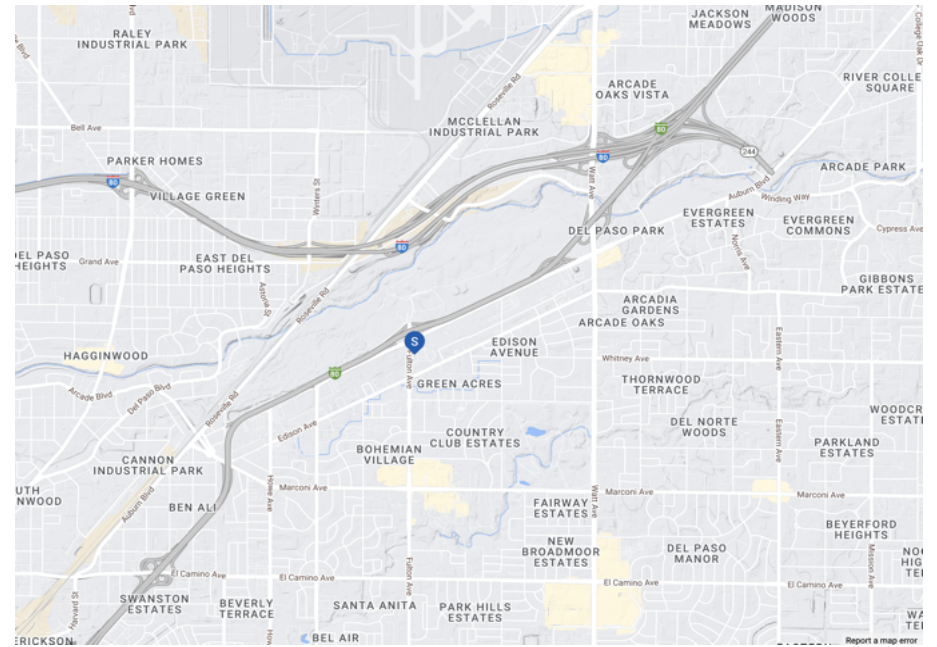
Location

- Adjacent to Auburn Blvd. and Fulton Avenue intersection. Next to I 80, easy access. Fulton Avenue is centrally located in the heart of Sacramento County and the heart of the greater Sacramento Region. It is an area crossed initially by the Pony Express and has a rich historical significance. Recently it has served as the premier location for automotive retail and is famous for various restaurants and fine dining. At the north end of Fulton Avenue is the championship 36-hole Haggin Oaks Golf Course. In the center of the district, at the northeast corner of Fulton Avenue and Marconi Avenue, is the newly renovated Town & County Village. Just west of Fulton Avenue, on Arden Way, is our region's most successful and largest shopping center, Arden Fair Mall. Several of Sacramento's finest neighborhoods are on the south end of Fulton Avenue. Fulton Avenue is readily accessible to all visitors and shoppers. The Capitol City Freeway forms Fulton's north boundary and has a "Fulton Avenue" exit. In addition, the freeway has exits at Arden, El Camino, and Marconi Avenues, all of which connect directly to Fulton Avenue.

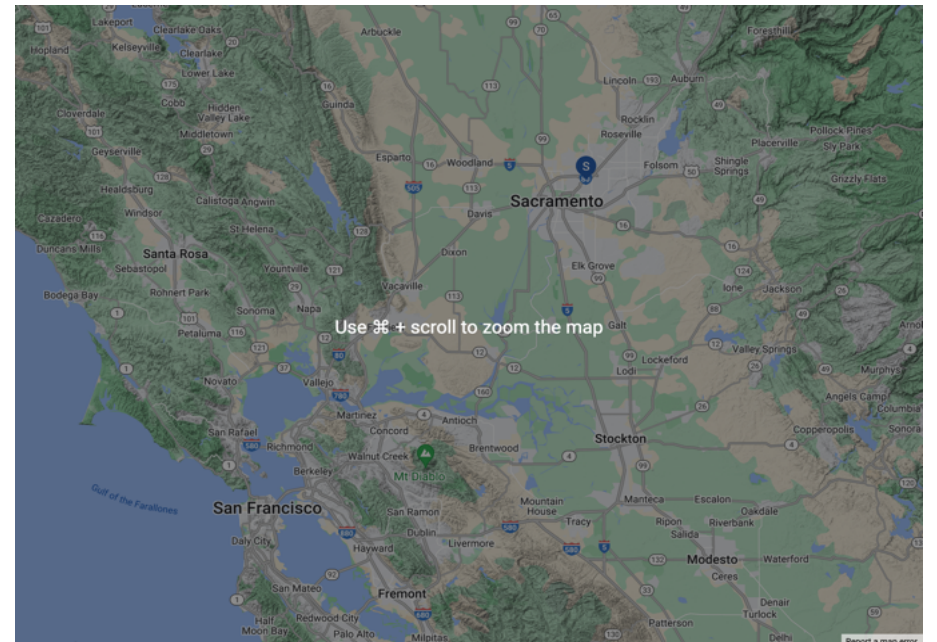
Retail Building

- The building was previously a cosmetology school and can be used for almost any type of retail business. It has built-in offices and a large open area that can be converted into a showroom. Most of the cosmetology school items have been removed, so it's ready for any opportunity. Double doors with Large areas for storage and deliveries.

Locator Map



Regional Map





[Report a map error](#)

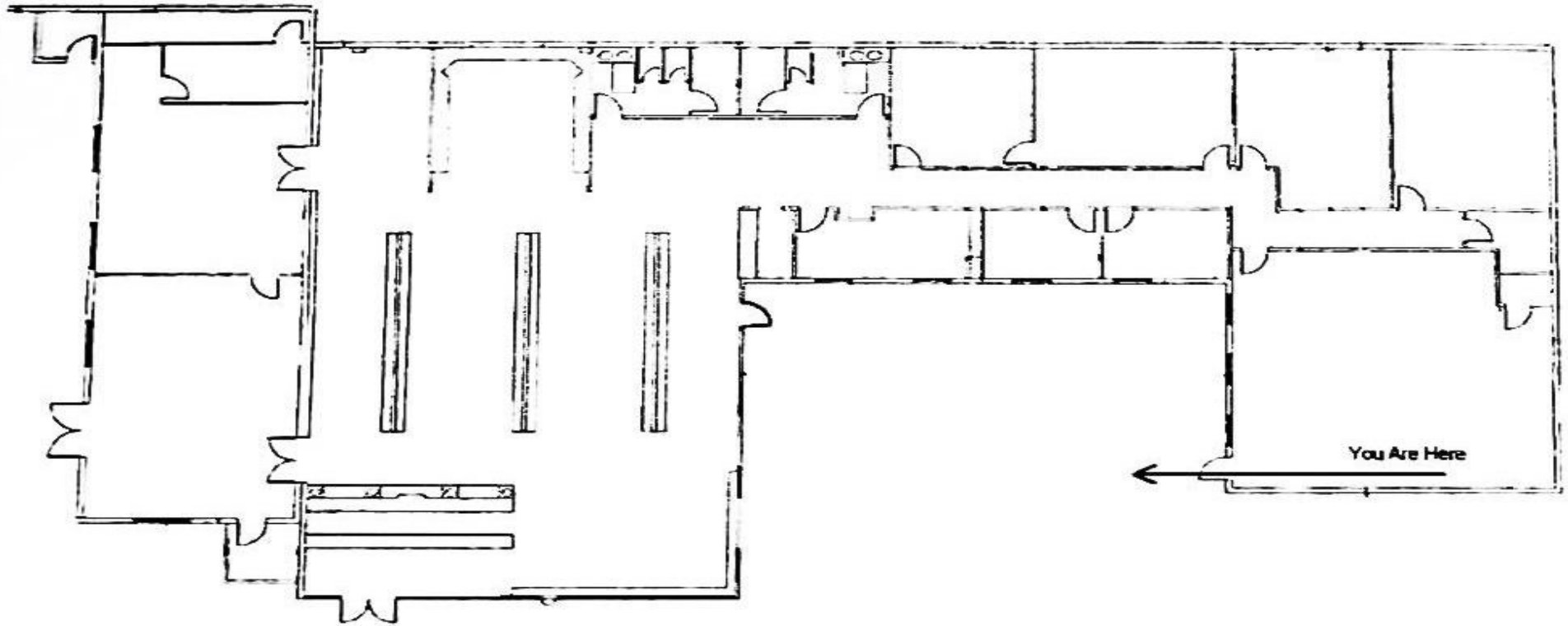


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10118 Fair Oaks Blvd., Fair Oaks, CA 95762

Aerial Map | FOR SALE 9,300 SF Retail Building / Various Uses

Floor Plan







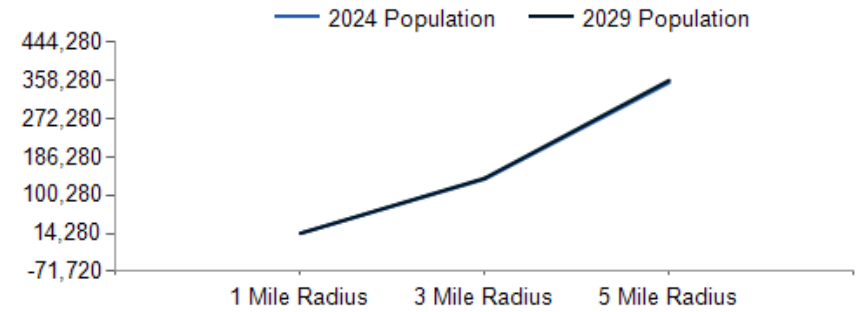




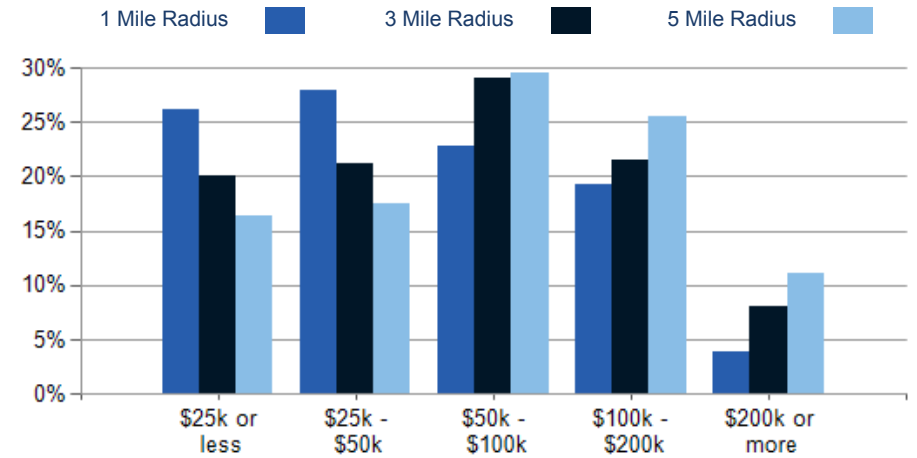
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,178	116,682	311,319
2010 Population	11,472	115,619	310,858
2024 Population	14,280	136,346	353,478
2029 Population	14,387	138,418	358,280
2024-2029: Population: Growth Rate	0.75%	1.50%	1.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	901	5,983	12,652
\$15,000-\$24,999	535	3,981	8,600
\$25,000-\$34,999	754	4,581	9,142
\$35,000-\$49,999	776	5,892	13,449
\$50,000-\$74,999	731	8,385	21,333
\$75,000-\$99,999	517	6,029	16,970
\$100,000-\$149,999	670	7,211	21,708
\$150,000-\$199,999	390	3,422	11,284
\$200,000 or greater	210	3,958	14,361
Median HH Income	\$44,651	\$60,457	\$74,302
Average HH Income	\$70,250	\$90,254	\$106,894

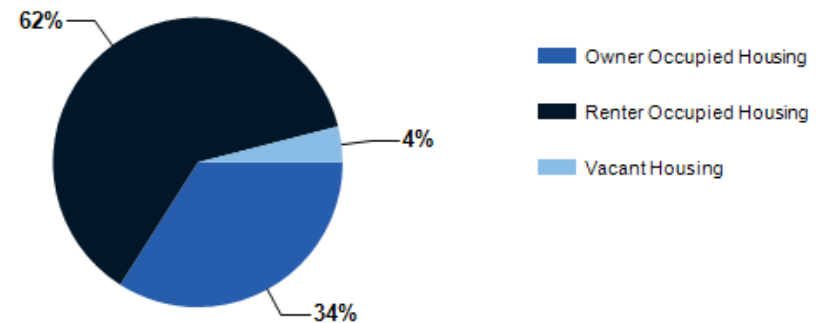
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,649	49,334	129,630
2010 Total Households	4,977	44,901	120,553
2024 Total Households	5,484	49,442	129,499
2029 Total Households	5,459	49,594	129,782
2024 Average Household Size	2.59	2.71	2.67
2024-2029: Households: Growth Rate	-0.45%	0.30%	0.20%



2024 Household Income

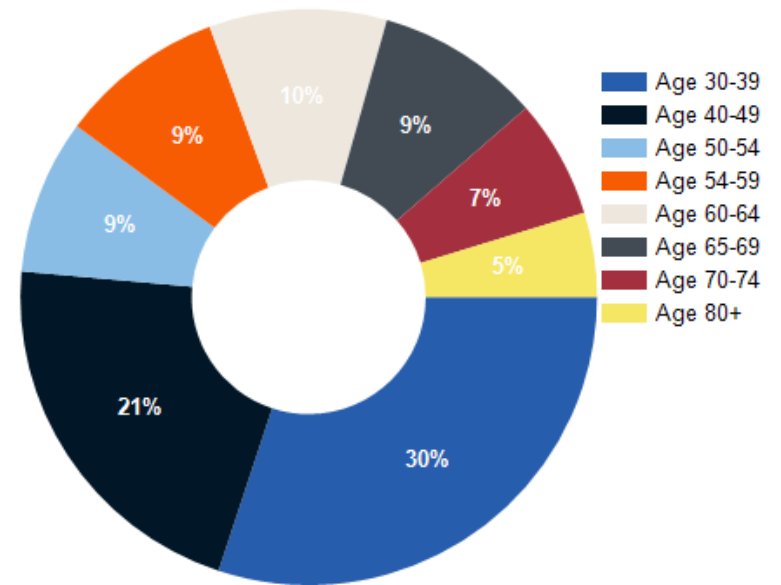


2024 Own vs. Rent - 1 Mile Radius

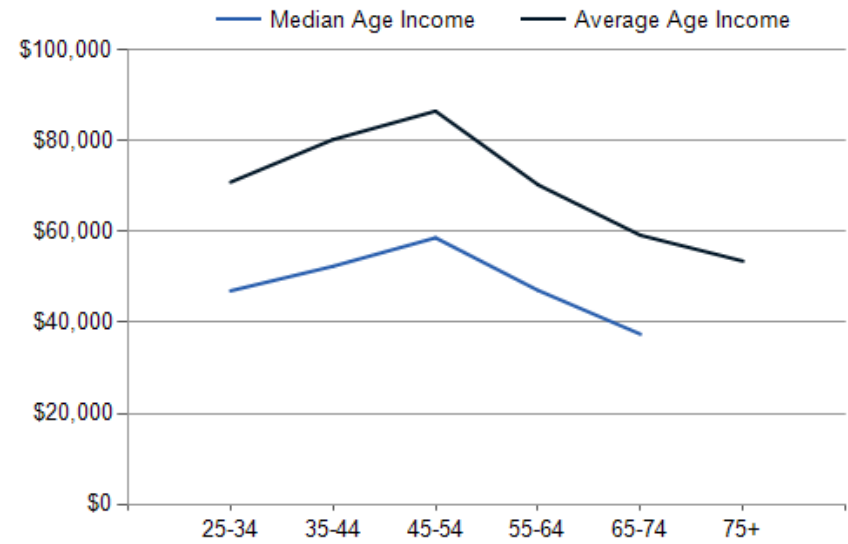


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,225	11,187	28,024
2024 Population Age 35-39	1,147	10,305	25,805
2024 Population Age 40-44	942	9,372	24,062
2024 Population Age 45-49	744	7,470	19,585
2024 Population Age 50-54	686	7,174	19,159
2024 Population Age 55-59	733	6,969	18,899
2024 Population Age 60-64	786	7,474	20,080
2024 Population Age 65-69	727	6,631	18,082
2024 Population Age 70-74	526	5,093	14,687
2024 Population Age 75-79	374	3,599	10,922
2024 Population Age 80-84	214	2,225	6,655
2024 Population Age 85+	186	2,607	7,683
2024 Population Age 18+	10,334	102,233	272,390
2024 Median Age	35	35	37
2029 Median Age	36	37	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,987	\$60,540	\$72,104
Average Household Income 25-34	\$70,931	\$84,205	\$97,594
Median Household Income 35-44	\$52,395	\$69,097	\$84,284
Average Household Income 35-44	\$80,310	\$100,070	\$118,543
Median Household Income 45-54	\$58,665	\$75,000	\$92,373
Average Household Income 45-54	\$86,566	\$104,620	\$127,814
Median Household Income 55-64	\$47,088	\$63,028	\$79,484
Average Household Income 55-64	\$70,343	\$93,472	\$115,715
Median Household Income 65-74	\$37,448	\$53,223	\$66,170
Average Household Income 65-74	\$59,227	\$84,813	\$100,246
Average Household Income 75+	\$53,521	\$77,584	\$84,395





Lu Ann Henderson
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development–transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.

FOR SALE 9,300 SF Retail Building / Various Uses

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Exclusively Marketed by:



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