



LARKSPUR LN

SUBJECT

AVAILABLE  
**FOR SALE**

**1101 FULTON AVE**  
Sacramento, CA 95825  
-/+7,400 SF Building

**FULTON AVE. +/-28,000 VPD**

**DANIEL MUELLER**

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)  
Cal DRE#01829919

**CAMERON FREELOVE**

Director  
**916 613 3899**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)  
Cal DRE#02092307

**CENTURY 21**  
Select Real Estate, Inc



**Front & Center Retail / Office Building Available on Fulton**

# THE PROPERTY

1101 FULTON AVE. SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ARDEN/ARCADE  
SACRAMENTO  
COUNTY

APN: 285-190-011



-/+7,400 SF  
-/+0.41 Acres  
12 Tenants



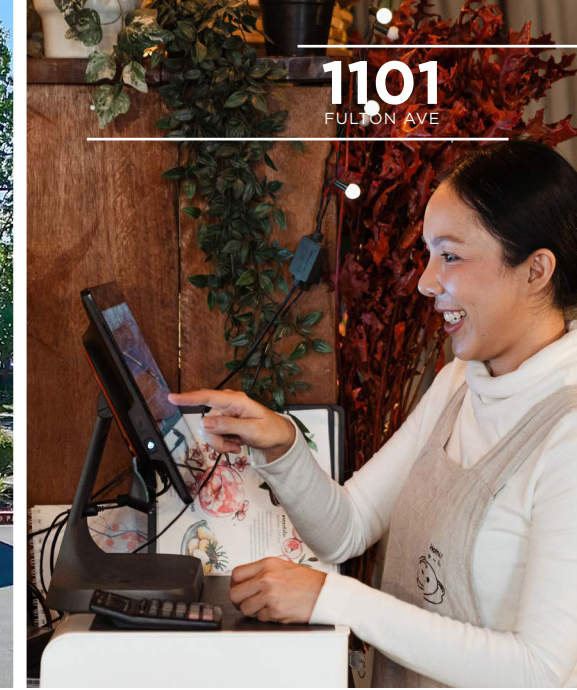
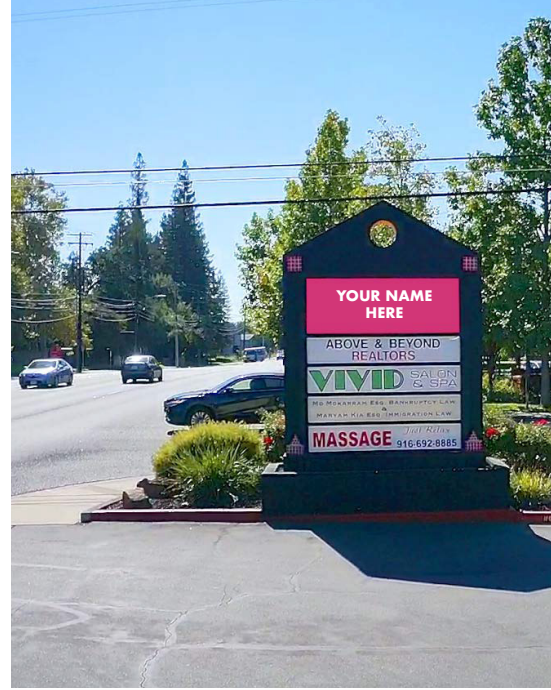
LC  
LIGHT  
COMMERCIAL



RETAIL  
OFFICE  
INVESTMENT



\$1,150,000.00  
\$155 PSF  
\$80,640.00  
Annual Income



1101  
FULTON AVE





SUBJECT

Turntables Unlimited

LARKSPUR LN

FULTON AVE. +/-28,000 VPD



TWISTED  
Oldest Sac Smoke Shop

Pizza Hut





1101  
FULTON AVE



# THE BUILDING

This building stands tall at the intersection of Fulton Ave. and Larkspur Ln. in the Arden-Arcade area of Sacramento. The building is two stories tall and is situated on a highly driven intersection that sees over 28,000 vehicles per day. Currently, the two-story office/retail building only consists of one vacancy, that is 656 SF of turn-key office located on the second

floor. The property offers building signage and monument signage opportunities to maximize street visibility for new potential clients. Additionally, the property offers 2 ingress and egress points for ease of access. Clients and employees both can enjoy the amenities that are within walking distance or can drive within a mile to other national retailers.





## THE AREA

The Greater Sacramento Region is recognized as having one of the strongest economies in the State. The Sacramento Region's population is estimated at roughly 2.66 million. With a unique and increasingly healthy mix of economic opportunities for companies and job seekers alike, the Sacramento Region has experienced strong population growth and steady job growth over the last few decades and is expected to outpace the national average by more than double over the next ten years. With a highly educated workforce and world-class universities such as UC Davis and Sacramento State, a vast range of housing options, high-tech expertise, a growing science and tech sector and much more to attract businesses to the Region. The region's growth is credit to the diversification and strength of its economic base - with a shift from primarily government employment to private sector employment that now represents dynamic and expanding industries including high technology, life sciences, healthcare, food/agriculture technologies and clean energy technology. An increasing number of national and international firms are choosing the Sacramento Region as their base of operations.

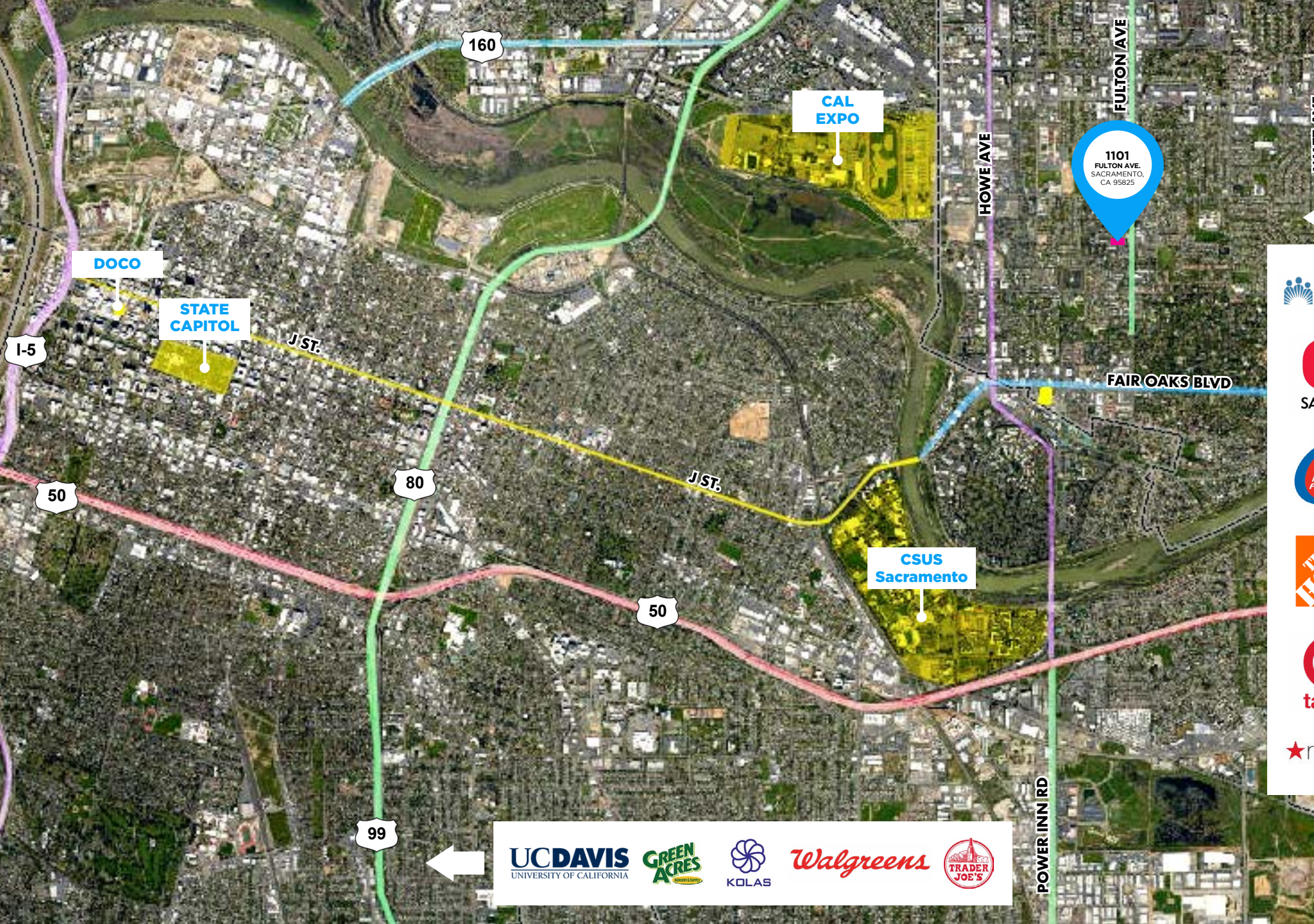


**CROCKER**  
art museum



**Dignity Health**  
Mercy General Hospital





**1101**  
FULTON AVE,  
SACRAMENTO,  
CA 95825














POWER INN RD

WATT AVE

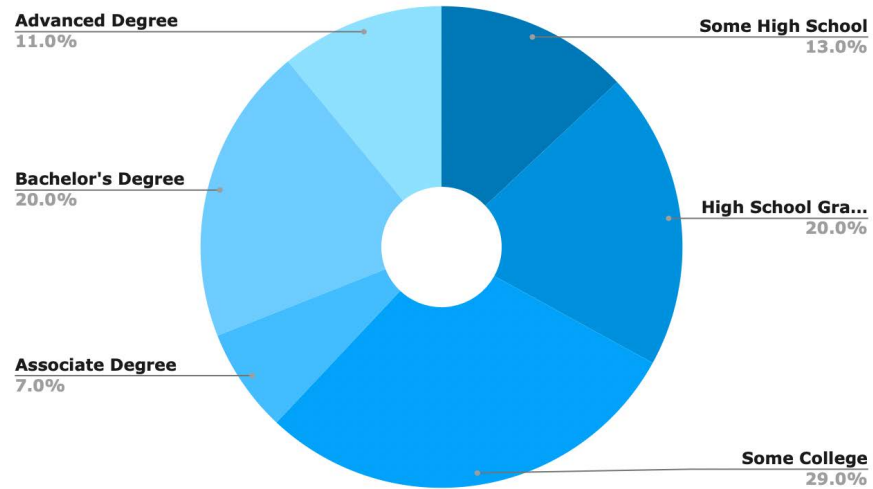


S. WATT

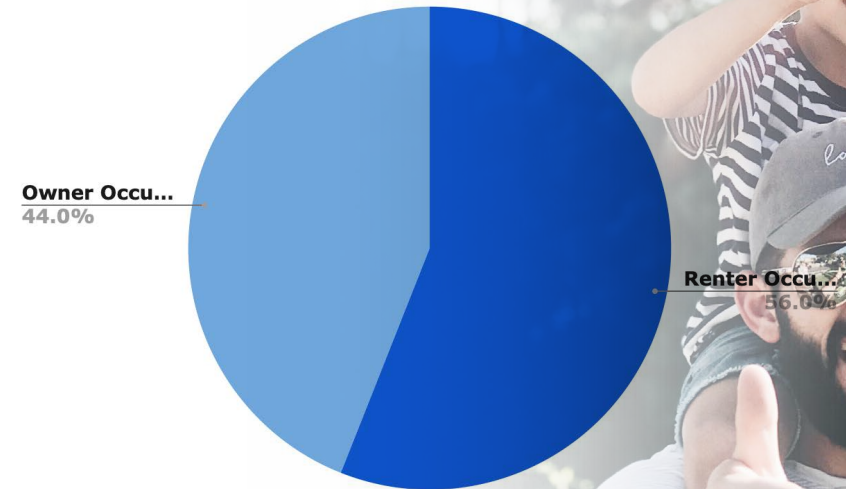
# DEMOGRAPHICS

EDUCATION  
HOUSING

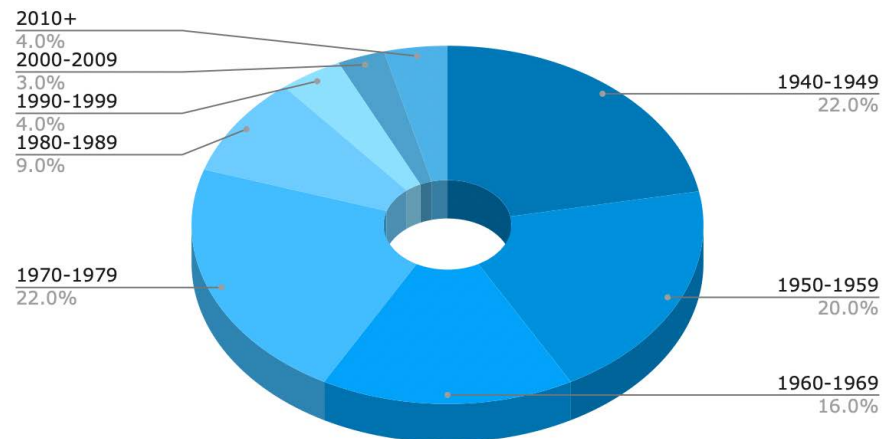
## EDUCATIONAL ATTAINMENT



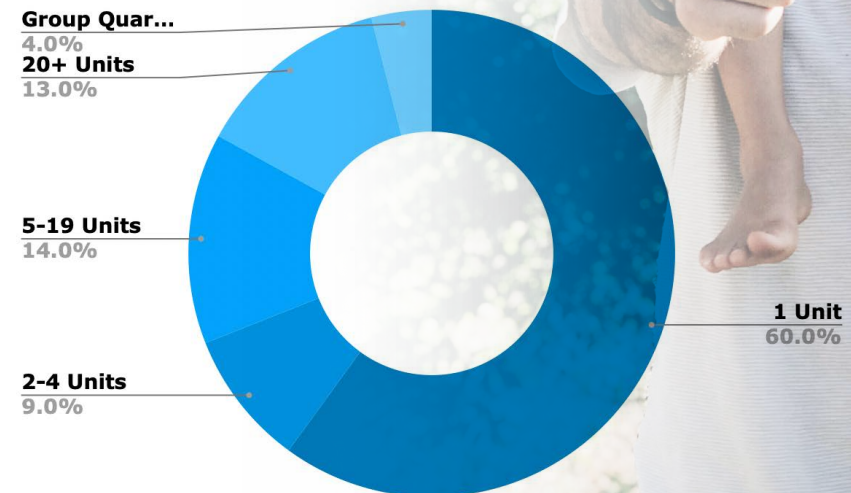
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



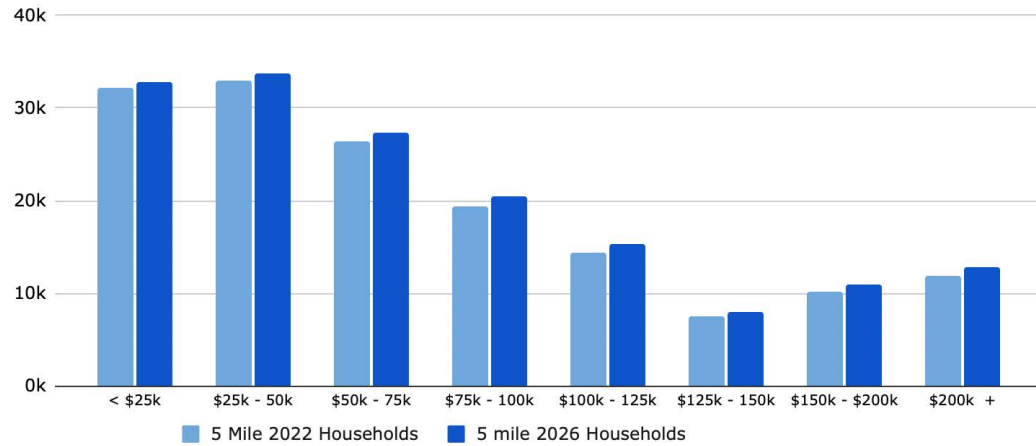
## HOUSING TYPE



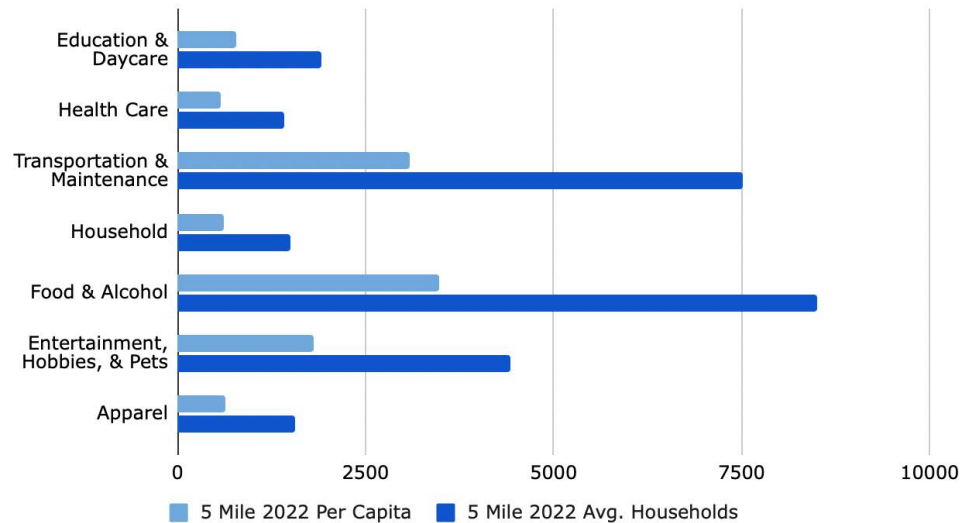


# DEMOGRAPHICS II

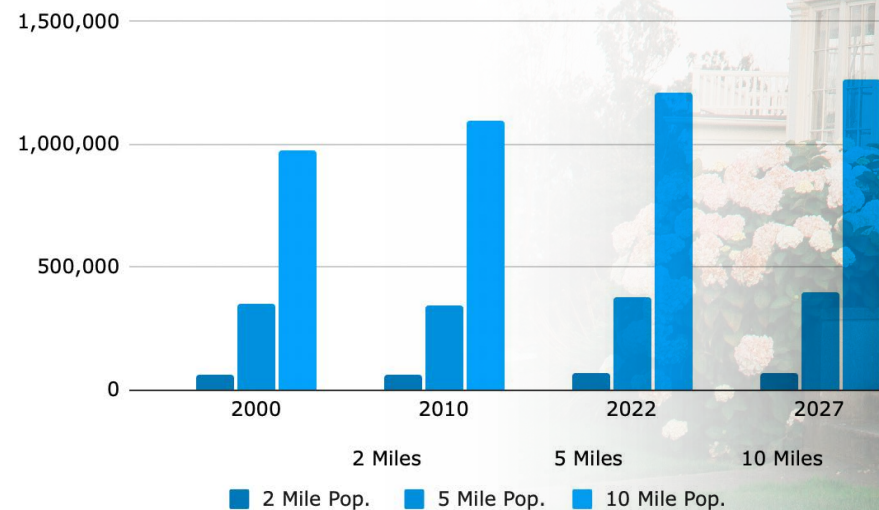
**MONTHLY HOUSE HOLD INCOME**



**PER CAPITA & AVG. HOUSEHOLD SPENDING**



**POPULATION**





## DANIEL MUELLER

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)  
Cal DRE#01829919

## CAMERON FREELOVE

Director  
**916 613 3899**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)  
Cal DRE#02092307

**CENTURY 21**  
Select Real Estate, Inc



**FULTON AVE. +/-28,000 VPD**

# SALE

**CENTURY 21**  
Select Real Estate, Inc



2022 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224