

AUTO DEALERSHIP / REDEVELOPMENT

2760, 2804, 2820 FULTON AVE, SACRAMENTO, CA 95821

FOR SALE



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Property Highlights:

- 6.32 acres land with 46,093 sf buildings
- Three parcels with versatile zoning
- Extensive frontage on major Avenue
- Easy access to highways 80 and 50
- Move-in ready for automotive sales
- Retail/multifamily redevelopment opportunity

The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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PROPERTY INFORMATION

RE/MAX is pleased to offer a fee simple interest in the properties located at 2760, 2804 and 2820 Fulton Avenue, in Sacramento, CA. 2820 Fulton comprises of 42,593 s.f. buildings on approximately 3.76 acres of land, 2760 Fulton Avenue is a 1.21 acre vacant parcel and 2804 Fulton Avenue is a 1.34 acre parcel with a 3,500 sf, two-story building. The overall portfolio comprises 6.32 acres of land with buildings.

2820 Fulton Avenue is located in the Fulton Avenue SPA, with a CMU-C subarea and an Auto Commercial (AC) subzone. 2760 Fulton is located within the Fulton Avenue SPA with a CMU-A subarea. The parcel has a use permit approved by the Planning Commission on April 17, 2023, to allow the expansion of the existing auto sales business on the property.

The zoning allows for the use of the parcels for Apartments, Multifamily use, Shopping center, Restaurant, Auto sales and service, Carwash, health services including medical offices, veterinary use, etc., laundromat, convenience stores, supermarket, building material and supply, gardening store, furniture store, schools and many more uses.

2820 Fulton has extensive frontage on Fulton comprises a large showroom building, smaller warehouse type buildings and multiple service bays including detailing bays and a paint shop. 2760 Fulton is a vacant parcel of land with additional frontage on Fulton Avenue. 2804 Fulton Avenue comprises a two-story office building on a large paved, parcel of land.

The portfolio of properties benefit from extensive frontage on Fulton Avenue, a primary location for car sales in Sacramento with numerous large, new and used car dealerships. Fulton Avenue is also known for its diverse restaurants and businesses. It's a well-established commercial area with a rich history, including its past role on the Pony Express route. The area includes a large number of businesses, including car dealerships, specialty stores, and various other retail and service establishments. The auto dealerships currently on the corridor include Epic Chevrolet, Sacramento Chrysler Dodge Jeep Ram, Jaguar Sacramento, Maserati of Sacramento, Niello BMW and many more.

Aside for continued use as a Auto sales showroom and service, this is an offering comprising three highly developable parcels of land in the heart of Sacramento, with easy access to highways 50 and 80.

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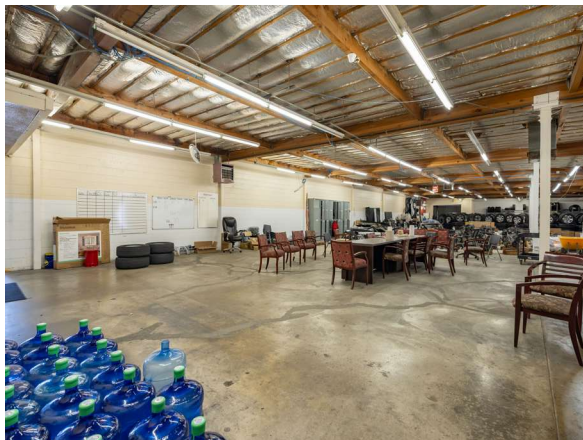
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PROPERTY INFORMATION

Property Information

Addresses	2820 Fulton Avenue, Sacramento, CA	2760 Fulton Avenue, Sacramento, CA	2804 Fulton Avenue, Sacramento, CA
APN	268-0210-077-0000	268-0210-085-0000	268-0210-044-0000
County	Sacramento	Sacramento	Sacramento
Property Details	42,593 sf on 3.76 acres	1.21 acres vacant land	3,500 sf, 2-story building on 1.34 acres
Zoning	SPA with CMU-C subarea and Auto Commercial subzone	SPA with CMU-A subarea and use permit for auto sales	SPA with CMU-A subarea
Year Built	1962		1986

Total Land Size 6.32 acres



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PROPERTY PHOTOS

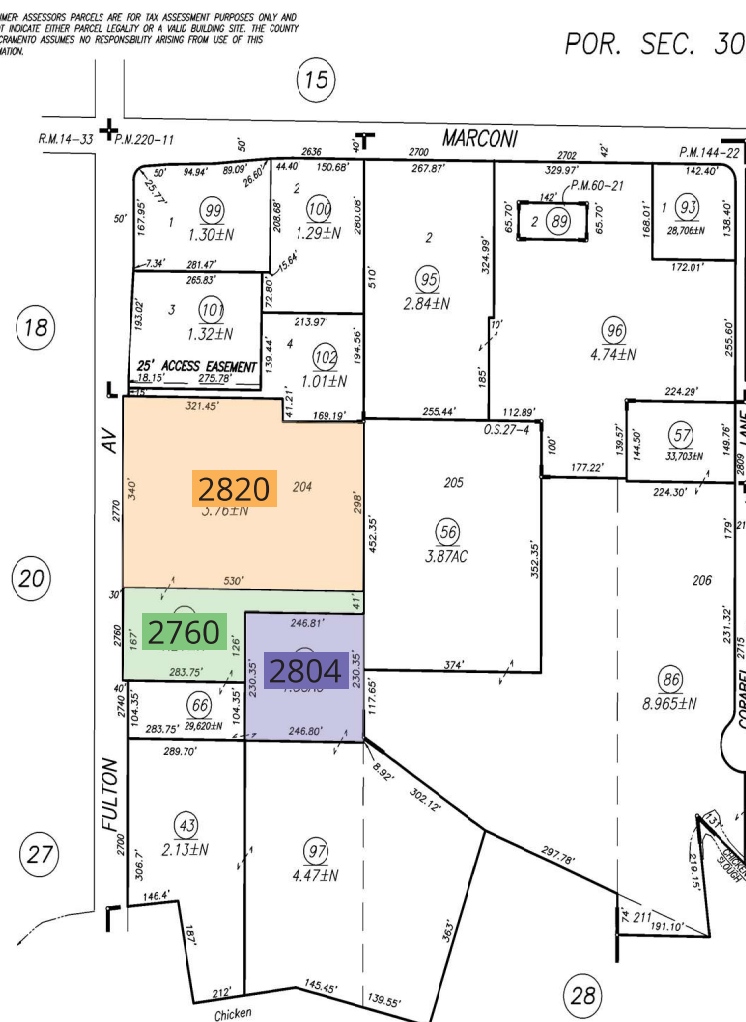


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PARCEL MAP

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

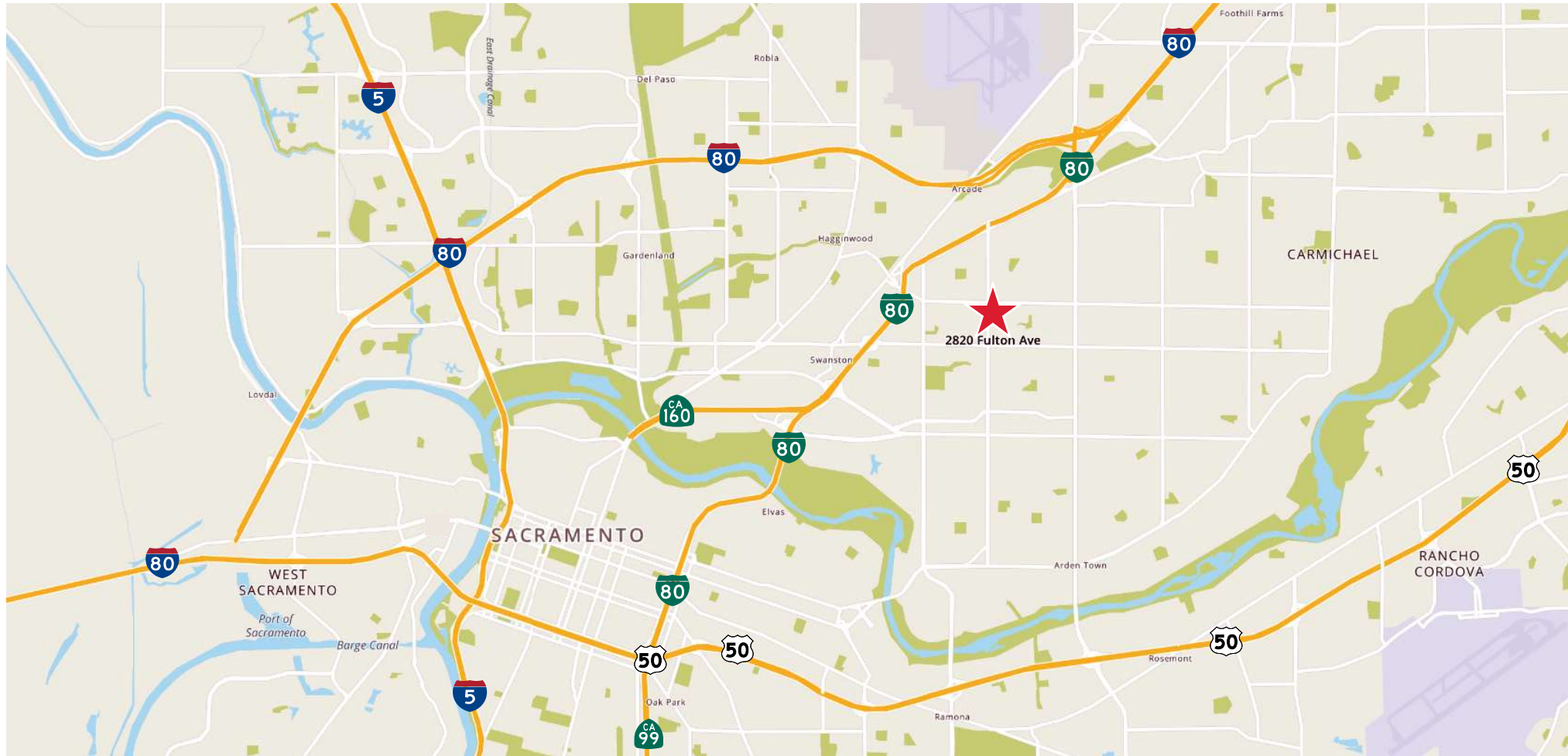


Santa Paula Manor Condominium, R.M. Bk.145 Pg.20 (4-1-81)
 Por. Lots 205,206,211 Dell Paso park View Tr. No.2, O.S. Bk.27 Pg.4
 Del Paso Park view No. 2 R.M. Bk 14 Pg.33
 Parcel Map, P.M. Bk 144 Pg.22
 Parcel Map, P.M. Bk 220 Pg.11

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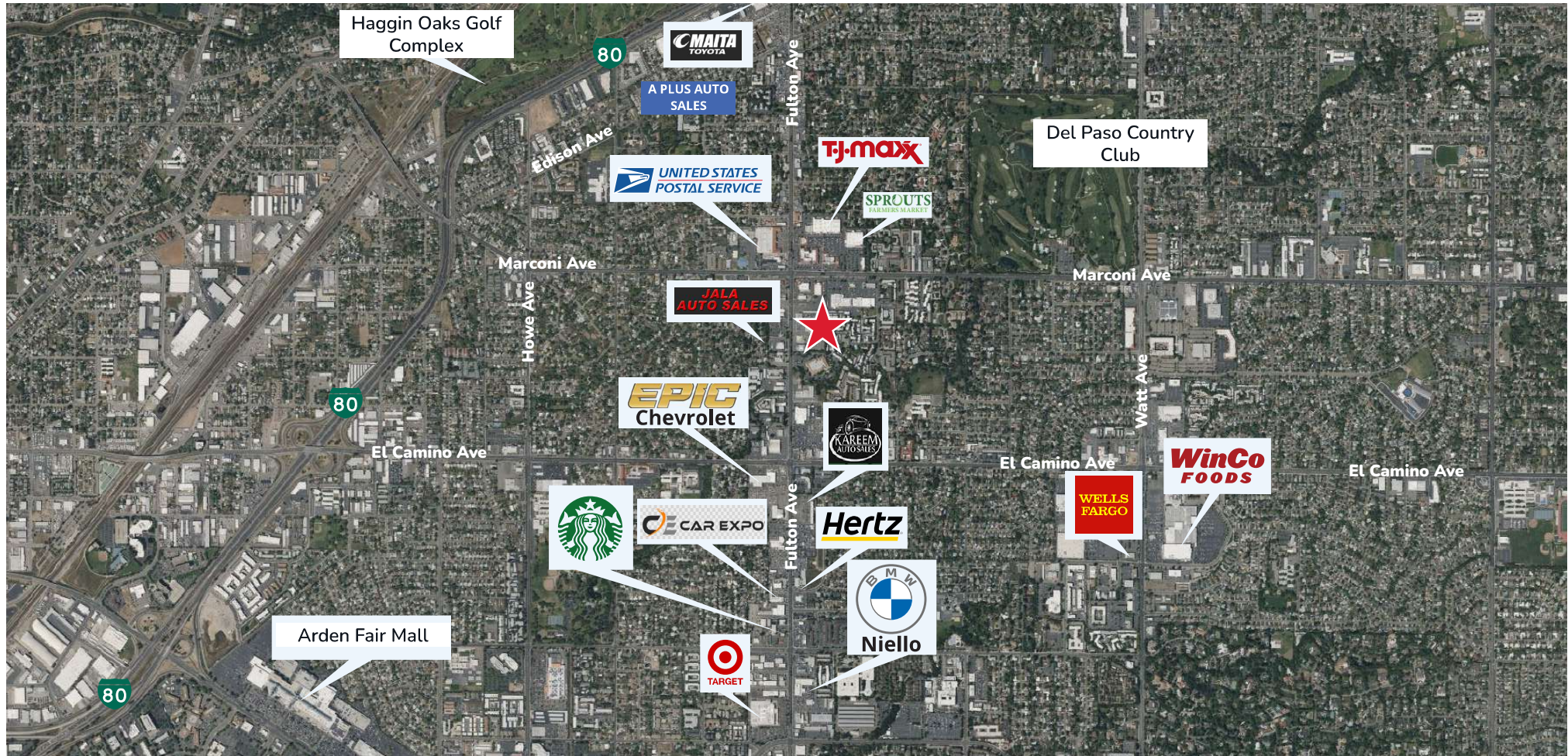
LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



368,380
Total Population



\$94,172
Average Household Income



22,663
Businesses



172,095
Daytime Employees



65,535
Owner Occupied Households



\$462,496
Median Home value

ADT Fulton Ave (Marconi Ave N) **28,585** (2024)

Data obtained from CoStar