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CENTURY 21
Select Real Estate, Inc



Fulton Ave
= / +29,000 VPD

El Camino Ave

AVAILABLE
FOR LEASE

2440 Fulton Ave.
Sacramento, CA 95825
- / +1,200 SF & - / +1,320 SF
\$1.50 PSF + NNN

AVAILABLE

AVAILABLE

High Visibility Shopping Center with Customizable Retail Suites Available



THE PROPERTY

 2440 Fulton Ave. Sacramento, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Arden Arcade



Suite 3 +/-1,200 SF
Restroom, floor drains, mop sink
Suite 14 +/-1,320 SF
Restroom & private office



SPA (Special Planning Area)



Retail Restaurant Cafe



\$1.50 PSF + NNN

 Suite 3 is +/-1,200 SF with a restroom, mop sink, floor drains, and a rear access door.

 Suite 14 is +/-1,320 SF with a restroom, private office, open floor plan, and a rear access door.

 A new retail tenant is now occupying the +/-5,000 SF anchor within the +/-20,500 SF shopping center.

 Monument and building signage are available. Traffic Count +/-29,000 VPD





New Residential Development

Cars Land & Cars To Go



CALIBER COLLISION



FULTON 2440 POINT

YOUR NAME HERE

KABOB	PIZZA
CAPOEIRA	BEAUTY SALON
AVAILABLE	SUPERIOR NAILS
INSURANCE	LA FLOR PUPUSAS
SASSY T SHEARS	CARD SHOP
	Your Name Here

Fulton Ave +/-29,000 VPD

Lom Vista Dr.

2440
Fulton Ave
SACRAMENTO
CA 95825

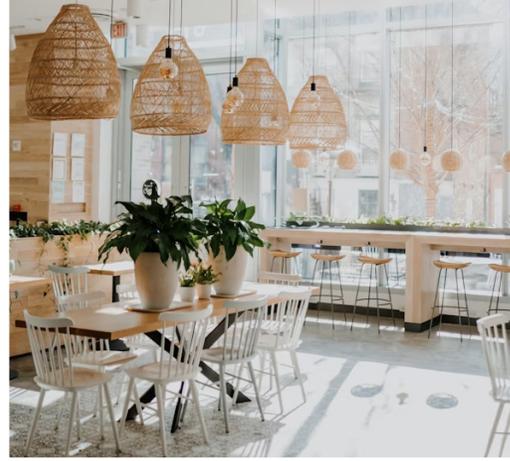
2440
Fulton Ave
SACRAMENTO
CA 95825





THE BUILDING

Position your business for success at 2440 Fulton Ave. in Sacramento's thriving Arden Arcade submarket. This highly visible retail center offers Suite 3 (+/-1,200 SF) featuring floor drains, mop sink, restroom, and rear access—ideal for food or service users—and Suite 14 (+/-1,320 SF) with a private office, open floor plan, restroom, and rear access for flexible retail or café layouts. Zoned SPA (Special Planning Area), the property supports retail, restaurant, and café concepts seeking strong exposure along Fulton Avenue with approximately 29,000 vehicles per day. Monument and building signage maximize brand presence, while the new +/-5,000 SF retail anchor drives consistent activity. Surrounded by major brands including Target, Kaiser Medical Center, L&L Hawaiian BBQ, Caliber Collision, and nearby auto dealerships, this dynamic opportunity delivers visibility, access, and growth potential at \$1.50 PSF + NNN.



THE AREA

When considering the economic benefits of having an office in the Arden Arcade area of Sacramento, CA, several factors come into play.

Accessibility and Location:

The area offers good accessibility within the Sacramento region, with proximity to major thoroughfares. This can be advantageous for businesses that require ease of access for clients and employees. The location provides a balance between suburban and urban environments, which can be attractive to a diverse workforce.

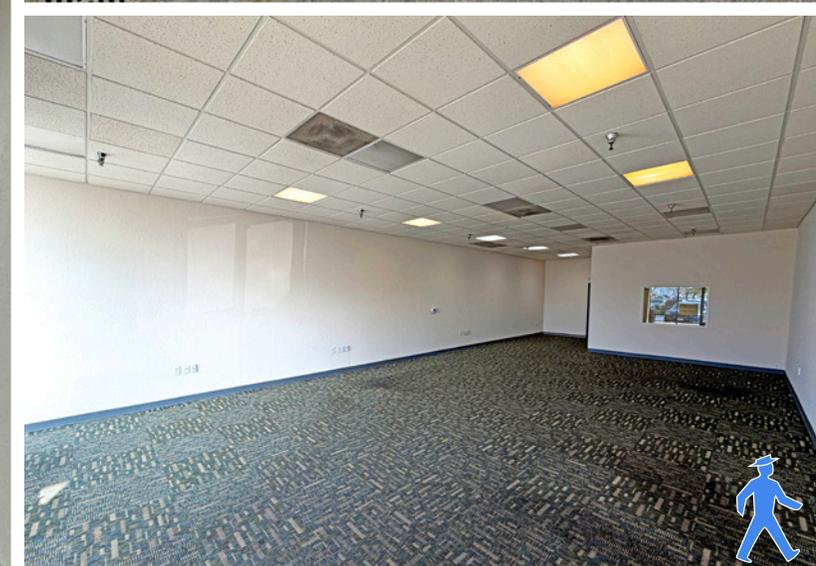
Workforce Availability:

The Sacramento region, including Arden Arcade and Fair Oaks, has a sizable and diverse workforce. This can provide businesses with access to a wide range of skills and talent.

Cost of Operations:

Compared to downtown Sacramento, office space in Arden Arcade and Fair Oaks may offer more competitive rental rates. This can be a significant economic advantage, especially for small and medium-sized businesses.





DEMOGRAPHICS

CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



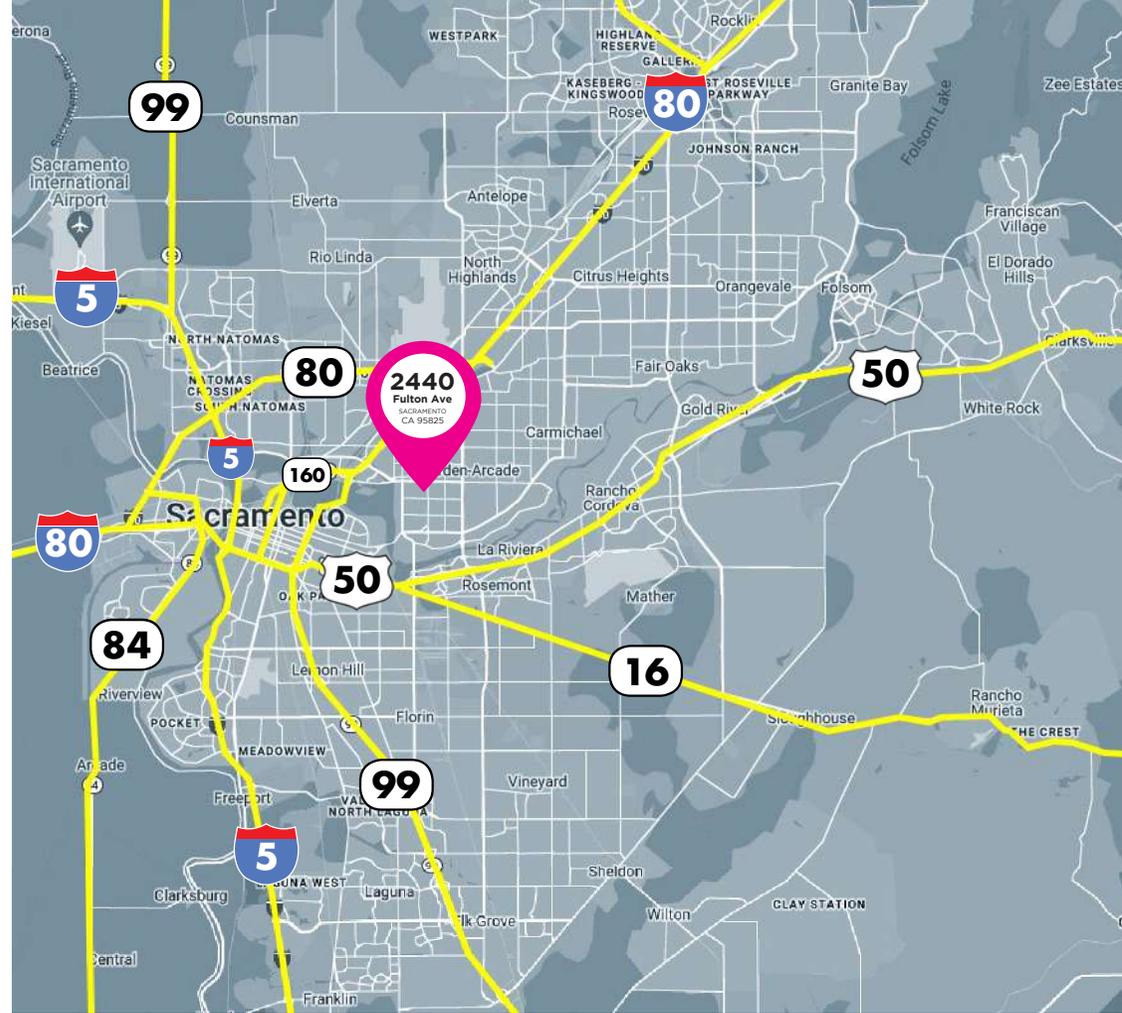
- 36%** Some College, No Degree
- 17%** Bachelor's Degree
- 24%** High School Graduate
- 8%** Advanced Degree
- 9%** Some High School, No Diploma
- 6%** Associate Degree

HOUSE HOLD INCOME

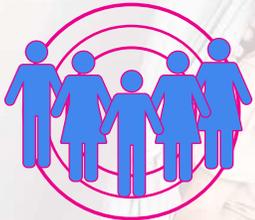


5 mile 2024 Households

< \$25K	30,719
\$25K - 50K	26,385
\$50K - 75K	25,657
\$75K - 100K	18,378
\$100K - 125K	16,309
\$125K - 150K	9,939
\$150K - 200K	11,740
\$200K+	15,434



RESIDENT POPULATION



5 mile Population 2024

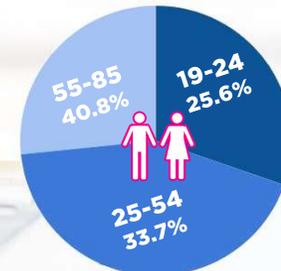
2020	346,962
2024	389,310
2029	392,484

TRAFFIC COUNT



-/+ 29,000 VPD

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	28,778
5 mile	150,177
10 mile	447,653





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