

Cottage Way Retail Center - Two Suites Available

2538-2560 Cottage Way, Sacramento CA 95825

Tandy Leather NOW OPEN!! Three Suites Available



Prepared By:

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GQ North
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HIGHLIGHTS

- Suite 2556 - Coming soon: Tandy Leather
- Center Is Anchored By O'Reilly's Of Auto Parts. Located Along Fulton Avenue's Dealership Row With Niello BMW, Land Rover, Maserati, Lexus Of Sacramento
- Nearby Tenants include Target, Walgreens, and Home Depot
- Motivated for Leasing. Call 916-798-8559 Lu Ann Henderson
- Free Rent Incentives/Check out the YouTube Video which has videos for each unit-
- High Traffic Shopping Center Intersection Located SW Corner Of Fulton Avenue & Cottage Way In The Heart of Arden Trade Area

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Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2546	Available	1,200	\$1.35	NNN	Turnkey Beauty Spa!
2548	Available	1,200	\$1.35	NNN	Available
2552	Available	1,250	\$1.35	NNN	Previously Dugout Deli
2556	Leased	2,580	\$1.35	NNN	NOW OPEN:Tandy Leather

PROPERTY FEATURES

TOTAL TENANTS	11
GLA (SF)	22,425
LAND ACRES	1.3
ZONING TYPE	Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

NEIGHBORING PROPERTIES

NORTH	North Starbucks
SOUTH	Waffle House
EAST	Jaguar /Range Rover Car Lo
WEST	Truck / Car Lot

TENANT INFORMATION

MAJOR TENANT/S	O'Reilly Auto Parts
SHADOW ANCHOR	Al's Liquor and Food
LEASE TYPE	NNN



Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>

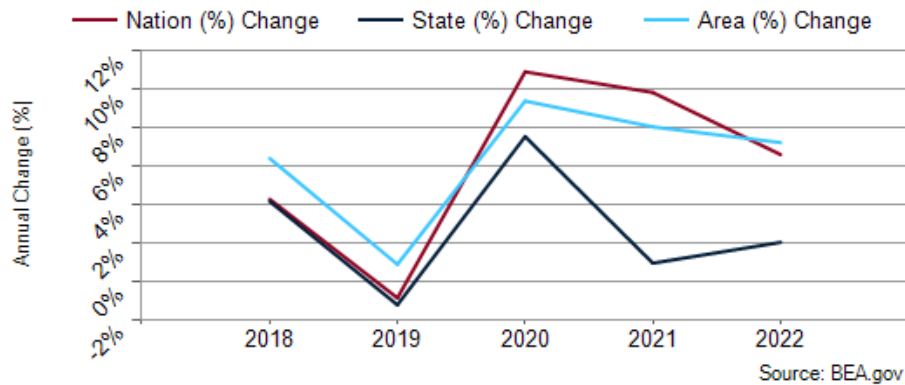




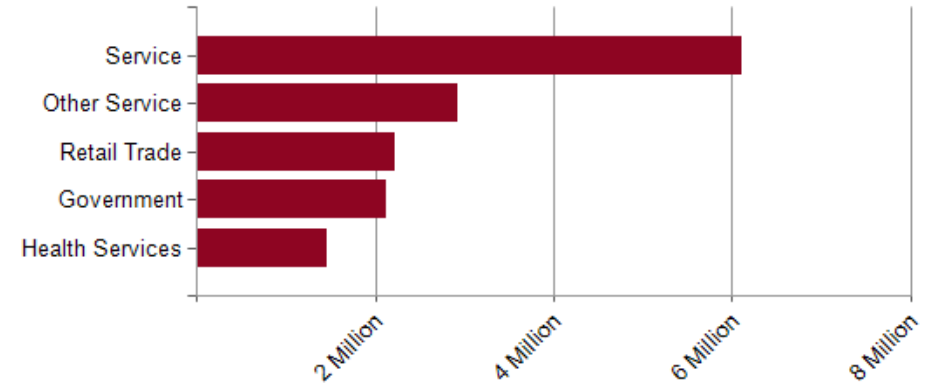
Corner of Fulton Ave and Cottage Way

- The Cottage Way Center ~ 22,425 Square Foot multi-tenant Retail Strip Center is centrally located in the Heart of Arden/Sacramento Trade Area, the southwest corner of Fulton Avenue, and the Cottage Way intersection. This intersection is in a high-density, well-established neighborhood with great visibility of approximately 43,000 in traffic count. O'Reilly Auto Parts is an excellent anchor tenant for bringing in foot traffic from Fulton Avenue's Dealership Row. The Cottage Way Center makes it a perfect spot for lunchtime and various retail services.
- Move-in Incentives! We can help customize a leasing plan for you to get started and enjoy a successful business. Call for details or schedule an appointment.
Call/text me at (916) 798-8559. Lu Ann Henderson

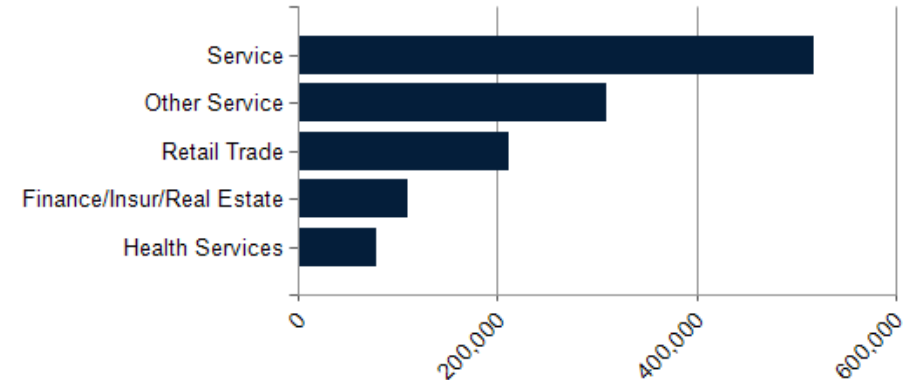
Sacramento County GDP Trend



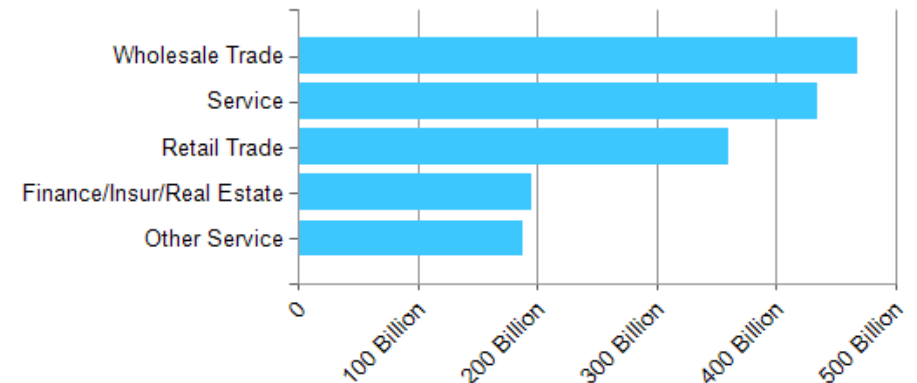
Major Industries by Employee Count



Major Industries by Business Count



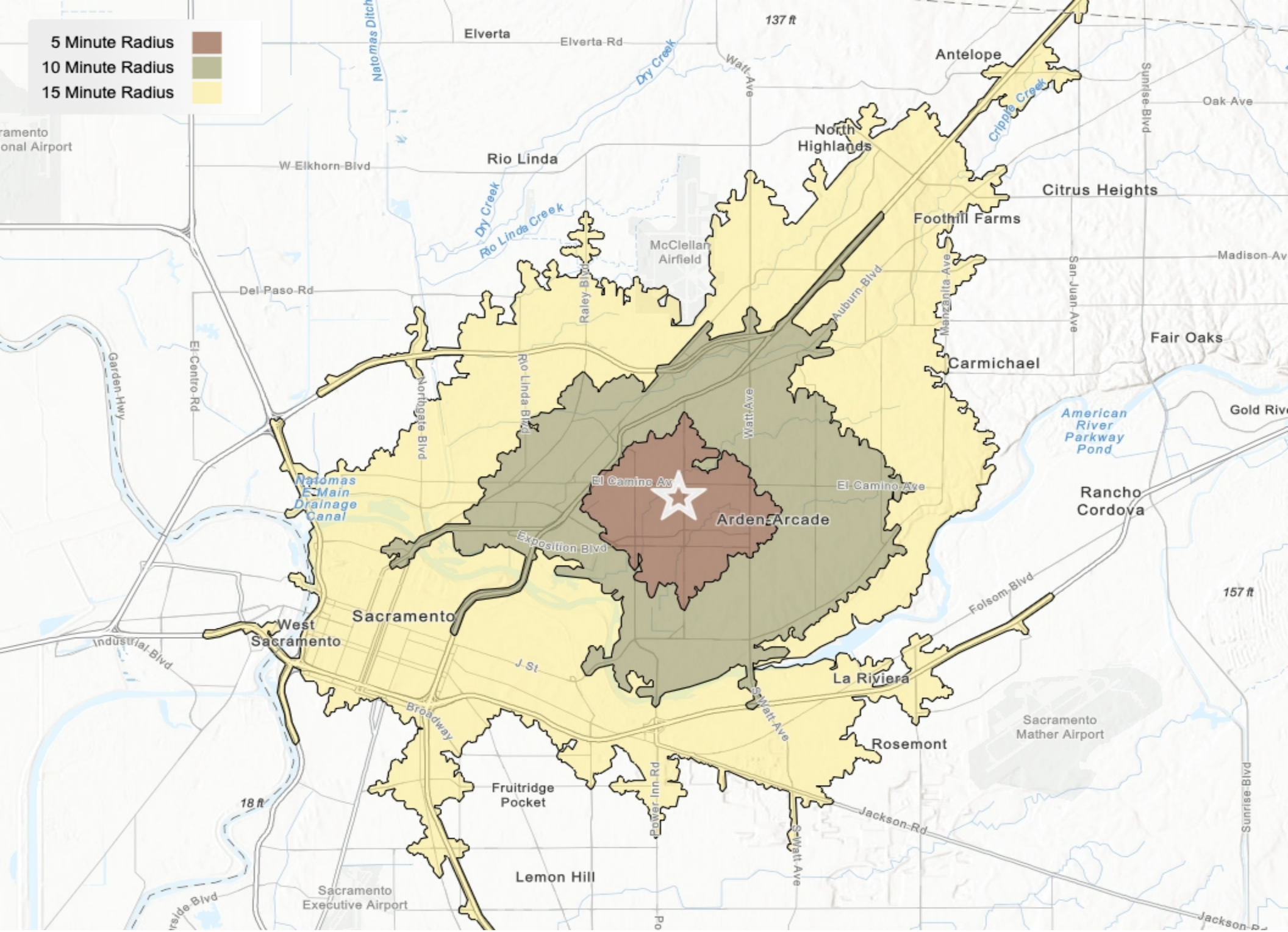
Major Industries by Sales Amount







[Report a map error](#)





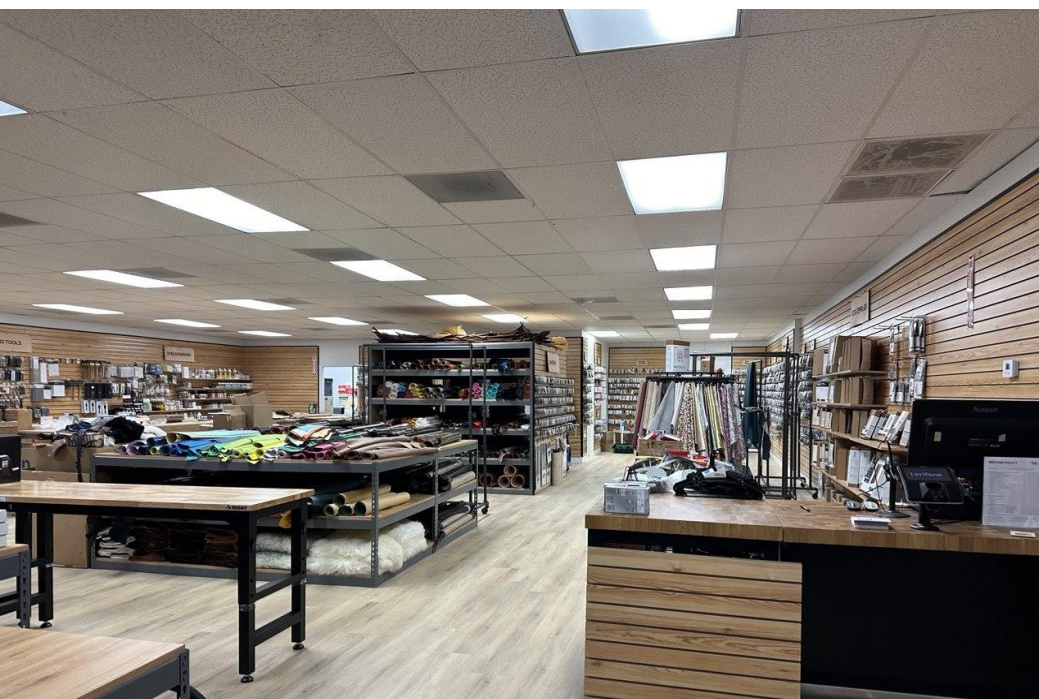
2552 Previously Dugout Deli



2556 Tandy Leather/Now Open!



tandyleather.com



Tandy Leather/Now Open!



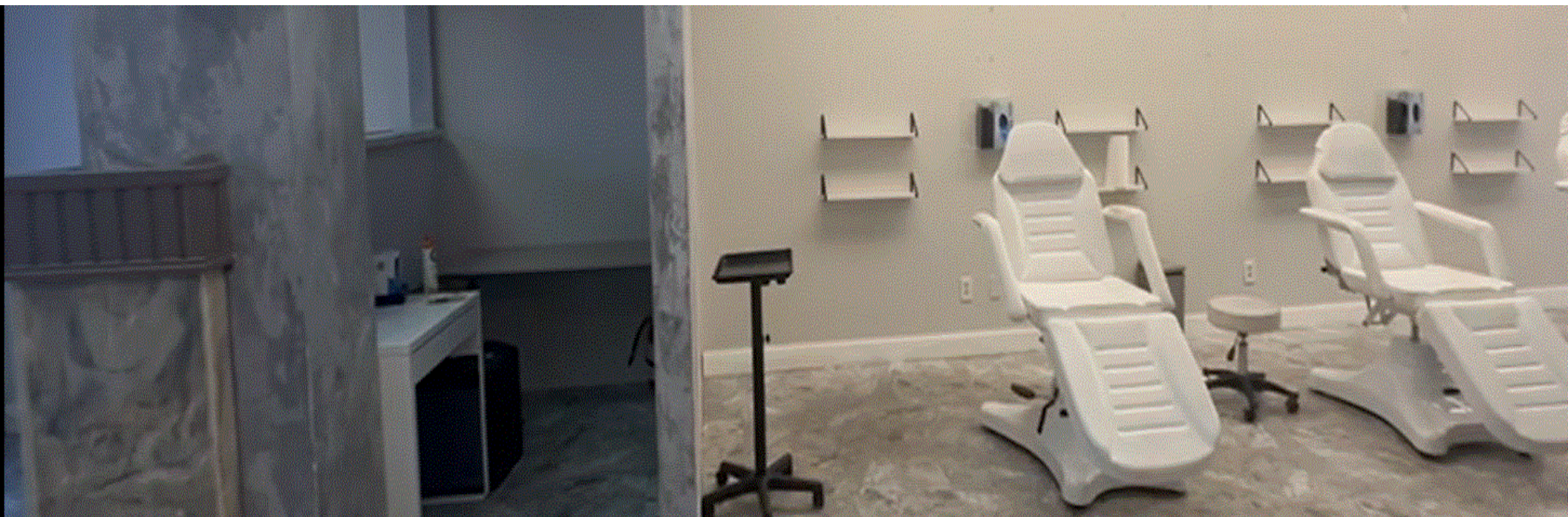
tandyleather.com



2546 Cottage Way/Turnkey Beauty Spa



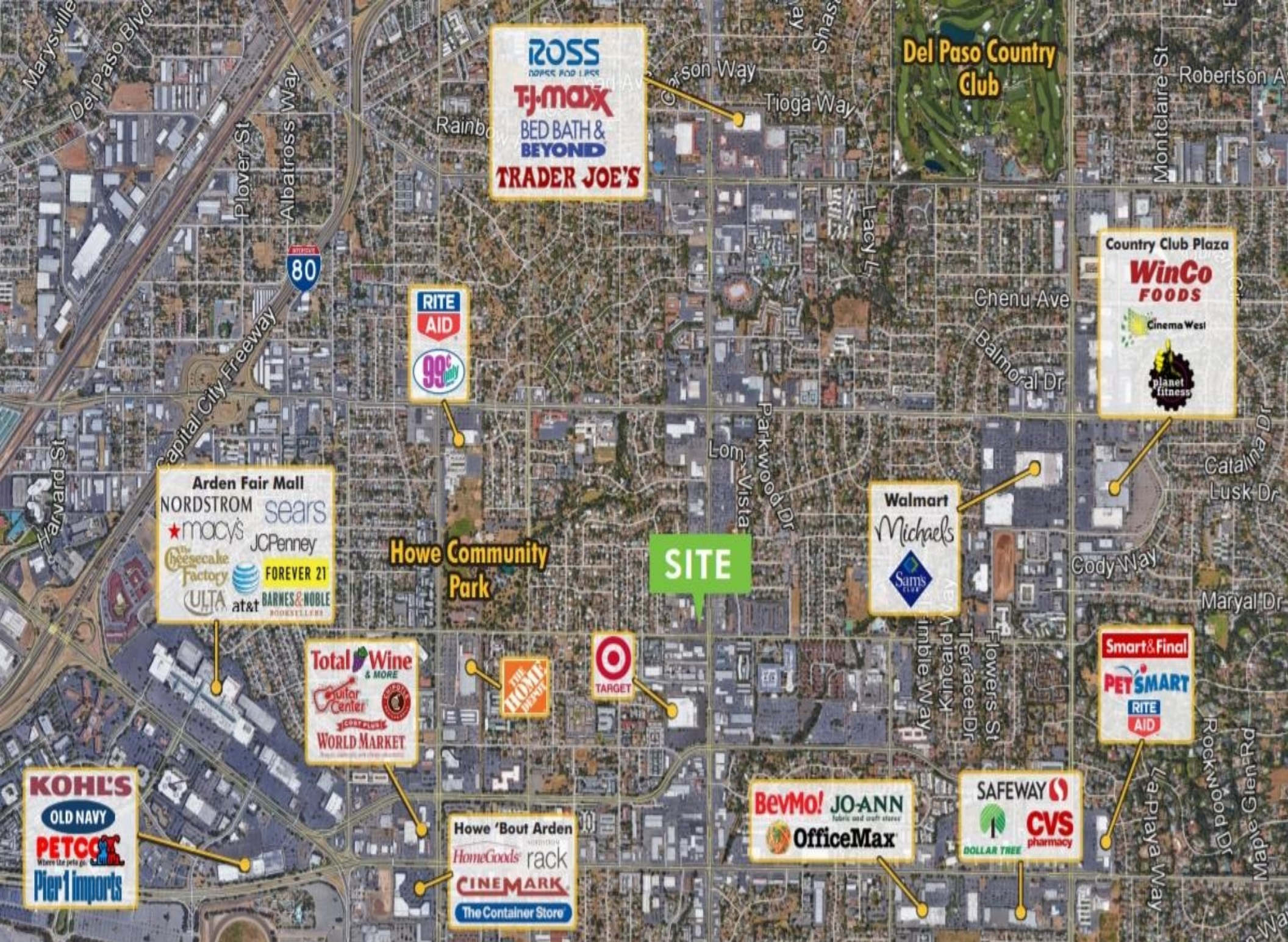
2546 Cottage Way/Turnkey Beauty Spa



2546 Cottage Way/Turnkey Beauty Spa



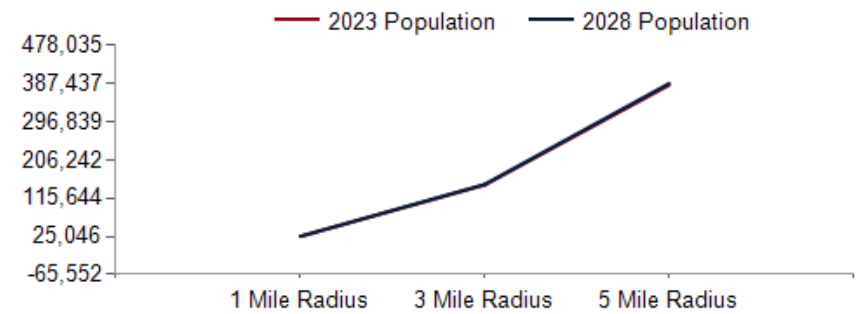
2546 Cottage Way/Front Desk



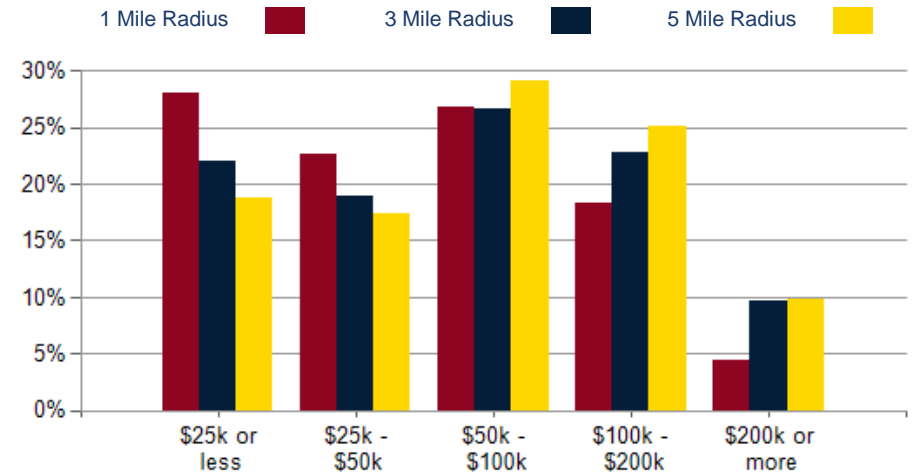
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,103	128,678	339,031
2010 Population	20,753	127,092	335,492
2023 Population	25,046	146,870	383,555
2028 Population	25,135	148,324	387,437
2023-2028: Population: Growth Rate	0.35%	1.00%	1.00%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,755	8,093	17,855
\$15,000-\$24,999	1,062	4,606	10,350
\$25,000-\$34,999	985	4,582	10,596
\$35,000-\$49,999	1,298	6,359	15,420
\$50,000-\$74,999	1,594	8,815	24,684
\$75,000-\$99,999	1,098	6,571	18,969
\$100,000-\$149,999	1,418	8,839	25,648
\$150,000-\$199,999	425	4,334	11,917
\$200,000 or greater	442	5,625	14,640
Median HH Income	\$49,064	\$62,787	\$69,788
Average HH Income	\$73,408	\$99,362	\$102,703

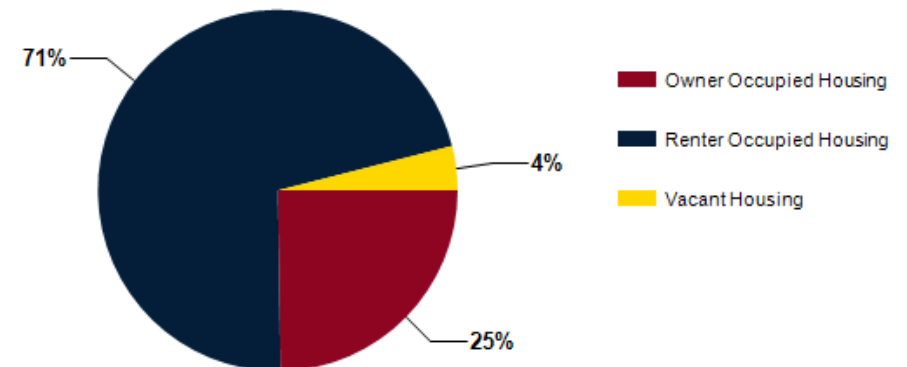
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,948	58,815	148,511
2010 Total Households	9,039	53,594	137,816
2023 Total Households	10,077	57,824	150,078
2028 Total Households	10,064	58,218	151,959
2023 Average Household Size	2.44	2.46	2.46
2023-2028: Households: Growth Rate	-0.15%	0.70%	1.25%



2023 Household Income



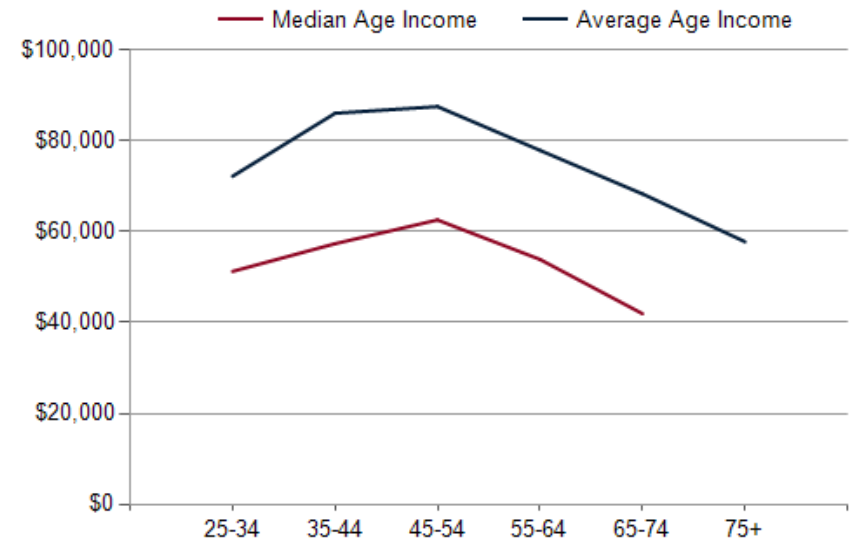
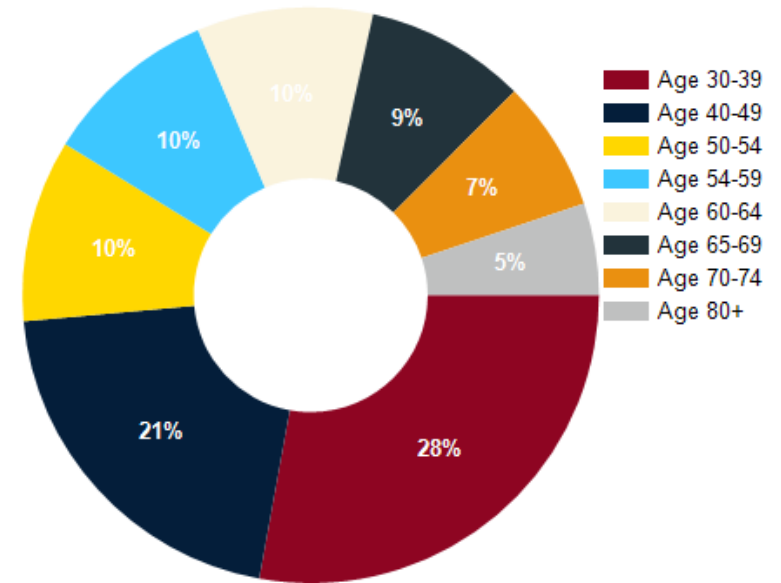
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,110	10,455	30,004
2023 Population Age 35-39	1,725	9,301	25,741
2023 Population Age 40-44	1,551	8,678	23,227
2023 Population Age 45-49	1,298	7,736	20,350
2023 Population Age 50-54	1,410	8,245	21,446
2023 Population Age 55-59	1,352	8,680	22,453
2023 Population Age 60-64	1,358	9,063	23,293
2023 Population Age 65-69	1,240	8,244	20,552
2023 Population Age 70-74	1,013	6,772	17,033
2023 Population Age 75-79	710	4,714	11,659
2023 Population Age 80-84	504	3,050	7,845
2023 Population Age 85+	615	3,762	9,407
2023 Population Age 18+	19,621	116,936	305,410
2023 Median Age	36	38	37
2028 Median Age	36	38	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,273	\$60,145	\$69,398
Average Household Income 25-34	\$72,223	\$85,534	\$93,114
Median Household Income 35-44	\$57,369	\$72,752	\$82,000
Average Household Income 35-44	\$86,095	\$108,482	\$115,279
Median Household Income 45-54	\$62,602	\$83,780	\$89,143
Average Household Income 45-54	\$87,571	\$123,328	\$124,678
Median Household Income 55-64	\$53,907	\$72,440	\$78,111
Average Household Income 55-64	\$77,924	\$115,174	\$115,580
Median Household Income 65-74	\$41,945	\$62,665	\$64,707
Average Household Income 65-74	\$68,334	\$99,871	\$99,817
Average Household Income 75+	\$57,795	\$80,300	\$80,381





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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Exclusively Marketed by:



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