# FOR LEASE

**RETAIL**

1314-1340 Fulton Ave, Sacramento, CA 95825

## Fulton Hurley Plaza | ±1k–12.5k SF Retail in 24 Hour Fitness-Anchored Center

EXCLUSIVELY LISTED BY

NORTHGATE

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## HIGHLIGHTS

- Flexible retail opportunities from ±1,050–12,500 SF, including inline and junior anchor space
- ±12,500 SF junior anchor suite adjacent to 24 Hour Fitness with four grade-level roll-up doors
- ±3,548 SF freestanding restaurant/bar space with existing patio area
- Select inline suites can be combined to accommodate larger users
- Prominent location at Fulton Avenue & Hurley Way with strong visibility and convenient access
- Established neighborhood shopping center anchored by 24 Hour Fitness with a diverse mix of retail, service and restaurant tenants
- Dense surrounding trade area with ±363,800 residents and ±142,500 households within 5 miles
- Strong area demographics with average household income of approximately $108K within 3 miles

## PROPERTY OVERVIEW

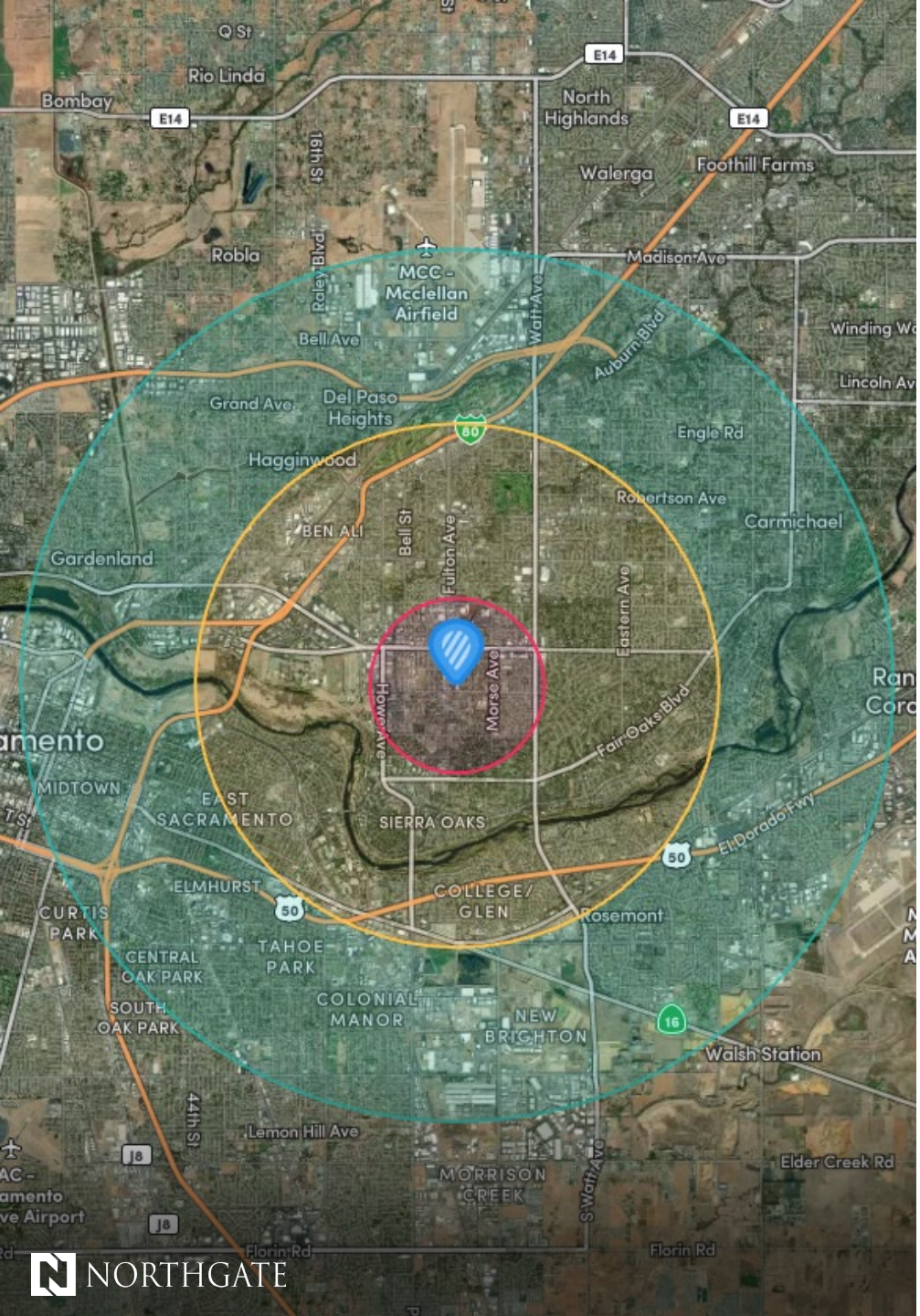
| | | |
|---|---|---|
| PROPERTY TYPE | Retail Multi-Tenant | |
| LEASE TYPE | NNN | |
| LEASE PRICE | Contact Broker | |
| AVAILABLE SPACE | Suite 103<br>Suite 403<br>Suite 404<br>Suite 406<br>Suite 501 | 3,548 SF<br>1,400 SF<br>1,850 SF<br>1,050 SF<br>12,500 SF |
| | *Options to combine suites 403-404, & 406. Contact broker for details. | |
| ZONING | Shopping Center (SC) | |
| TRAFFIC | Fulton Ave<br>Hurley Way | ± 27,147 ADT<br>± 6,716 ADT |

# SITE PLAN

| UNIT ID | TENANT | AREA (SF) |
|---|---|---|
| 0101 | Pizza Guys | |
| 0103 | VACANT | 3,548 |
| 0201 | Wash Time Laundromat | |
| 0202 | Classy Nails | |
| 0203 | Student Sports & Clothing | |
| 0204 | Quality Cigarettes | |
| 0205 | Ethiopian Restaurant | |
| 0206 | Fred Loya Insurance | |
| 0301 | All Mart | |
| 0401 | King's Wine & Liquor | |
| 0402 | Total Wireless | |
| 0403 | VACANT | 1,400 |
| 0404 | VACANT | 1,850 |
| 0405 | Tami's Hair and Nail | |
| 0406 | VACANT | 1,050 |
| 0407 | Consolidated Communications | |
| 0501 | VACANT | 12,500 |
| 0601 | 24 Fitness | |
| 0701 | James Beauty Supply | |
| 0706 | Esthetician & Permanent Make-up | |
| 0707 | Liberty Tax | |
| 0708 | Men's Barber Shop | |
| 0709 | Wagging Tails Spa 'N Lounge | |

# EXTERIOR PHOTOS

# MARKET OVERVIEW




## DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 26,792 | 144,032 | 363,797 |
| Projected Growth | 27,290 | 146,533 | 370,224 |
| Median Age | 35 | 39 | 38 |
| Households | 11,551 | 58,832 | 142,496 |
| White Population | 9,965 | 68,818 | 162,661 |
| Black Population | 4,212 | 14,227 | 37,854 |
| Am Indian Population | 379 | 1,754 | 5,026 |
| Asian Population | 4,534 | 19,596 | 46,441 |
| Other Population | 8,200 | 42,087 | 118,242 |
| Hispanic Population | 25.87% | 24.93% | 29.15% |
| Average HH Income | $82.4k | $107.9k | $103k |
| Median HH Income | $62.4k | $80.5k | $78k |
| High School Graduates | 15,576 | 87,645 | 222,900 |
| College Graduates | 7,725 | 48,513 | 112,762 |
| Total Employees | 13,106 | 68,573 | 173,359 |

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management

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