

## AVAILABLE FOR LEASE

GROUND LEASE AND/OR BUILD-TO-SUIT OPPORTUNITIES FOR QUALIFIED TENANTS

**±2,938 - ±4,760 SF**

2863 & 2875 FULTON AVE.  
SACRAMENTO, CA 95821



**\*Please Do Not Disturb Tenant\***  
**(Available August 2025)**

**Blair J. Wheatley**  
Senior Director

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LIC #01499974

**Chris Vang**  
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# ABOUT

2863 & 2875 FULTON AVE.  
SACRAMENTO, CA 95821

## PROPERTY PROFILE

<b>Location:</b>	2863 & 2875 Fulton Ave. Sacramento, CA 95821
<b>Space Available:</b>	±2,938 - ±4,760 SF
<b>APN:</b>	268-0180-006-0000
<b>Zoning:</b>	Commercial
<b>Trade Area Neighbors:</b>	CVS, McDonald's, Crumbl, Noah's NY Bagels, Trader Joe's, Ross Dress for Less, TJ Maxx, Sprouts Farmers Market and Walmart Neighborhood Market



## PROPERTY HIGHLIGHTS

- Highly visible building that sits at the corner of Fulton Ave. & Marconi Ave.
- Located at a major intersection for daily commuters/travelers
- Situated in a strong retail trade area
- Ample parking
- Excellent demographics
- Monument signage available
- Drive-Thru Capable
- Tenant Improvement Allowance Available

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# DEMOGRAPHICS

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## TOTAL POPULATION

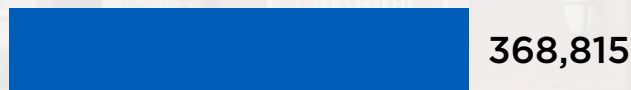
1 MILE



3 MILE



5 MILE



## DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



## MEDIAN AGE

1 MILE

**36.2**  
YEARS OLD

3 MILE

**36.3**  
YEARS OLD

5 MILE

**36.9**  
YEARS OLD



## MED. HOUSEHOLD INCOME

1 MILE

**\$42,336**

3 MILE

**\$55,584**

5 MILE

**\$67,486**



## TRAFFIC COUNTS



FULTON AVE. — — — — — ➔ 29,451 ADT



MARCONI AVE. — — — — — ➔ 23,270 ADT

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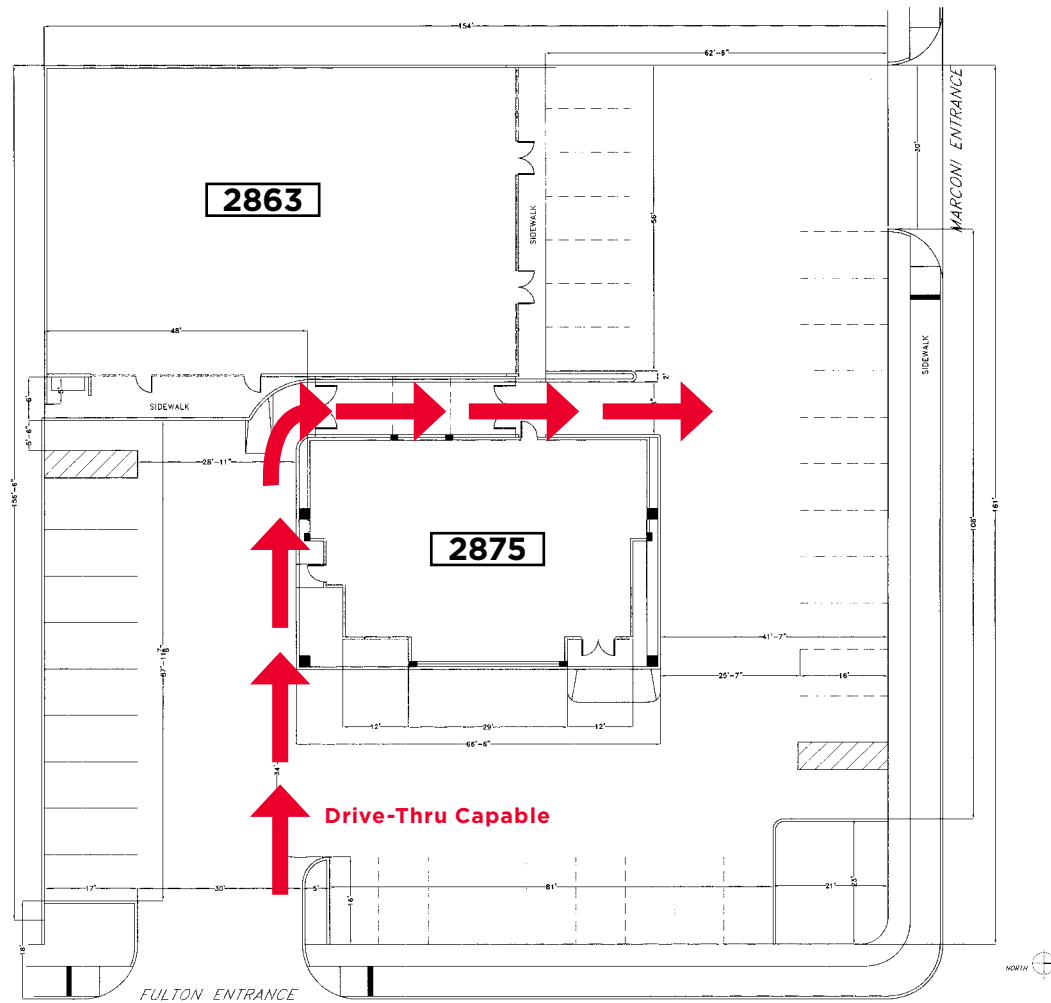
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# SITE PLAN

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# AERIAL - RETAIL TRADE AREA

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