

FULTON & COTTAGE
2125 - 2151 FULTON AVE
SACRAMENTO, CA

FOR LEASE
1,210 SF - 1,433 SF RETAIL SUITES
2ND GEN SALON/SPA AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED



FOR MORE INFORMATION CONTACT:

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FEATURES:

- 2nd generation salon/spa with full FF&E available
- Excellent exposure on Fulton Ave
- Highly visible building and monument signage
- Excellent ingress/egress to Fulton Ave and Cottage Way
- Co-anchored by busy freestanding Starbucks
- Zoned Limited Commercial (LC)

PROPERTY DETAILS:

Attractive building with flexible and functional tenant improvements

Located in the Fulton Avenue Corridor on the corner of Fulton Avenue and Cottage Way, this property is close to many amenities including shopping, automobile dealerships and offices.

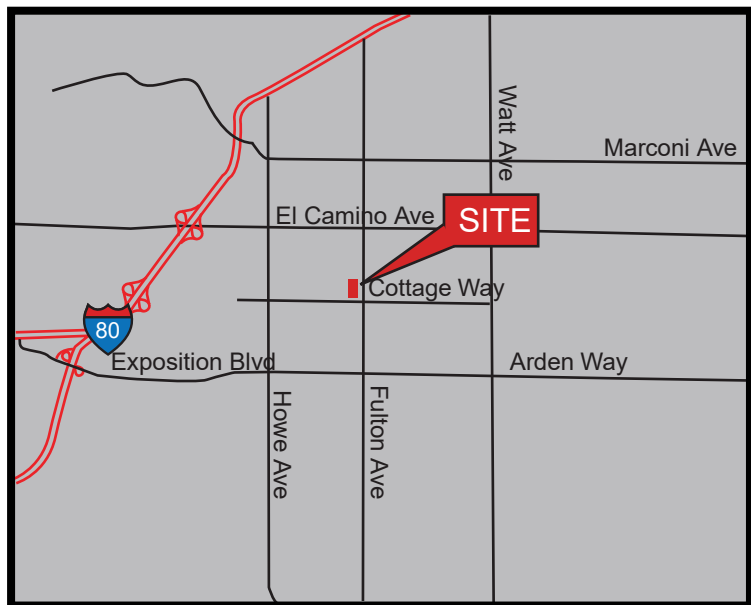
LEASE RATES:

2125 Fulton Ave			
Suite 140	1,210 SF	\$3,012.00	(\$2.49 PSF, NNN)
2151 Fulton Ave			
Suite 120	1,433 SF	\$2,422.00	(\$1.69 PSF, NNN)
Suite 130	1,379 SF	\$2,331.00	(\$1.69 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	25,635	147,164	383,747
2023 Average HH Income:	\$61,117	\$84,723	\$87,045
Traffic Count @ Fulton Ave:	67,335		



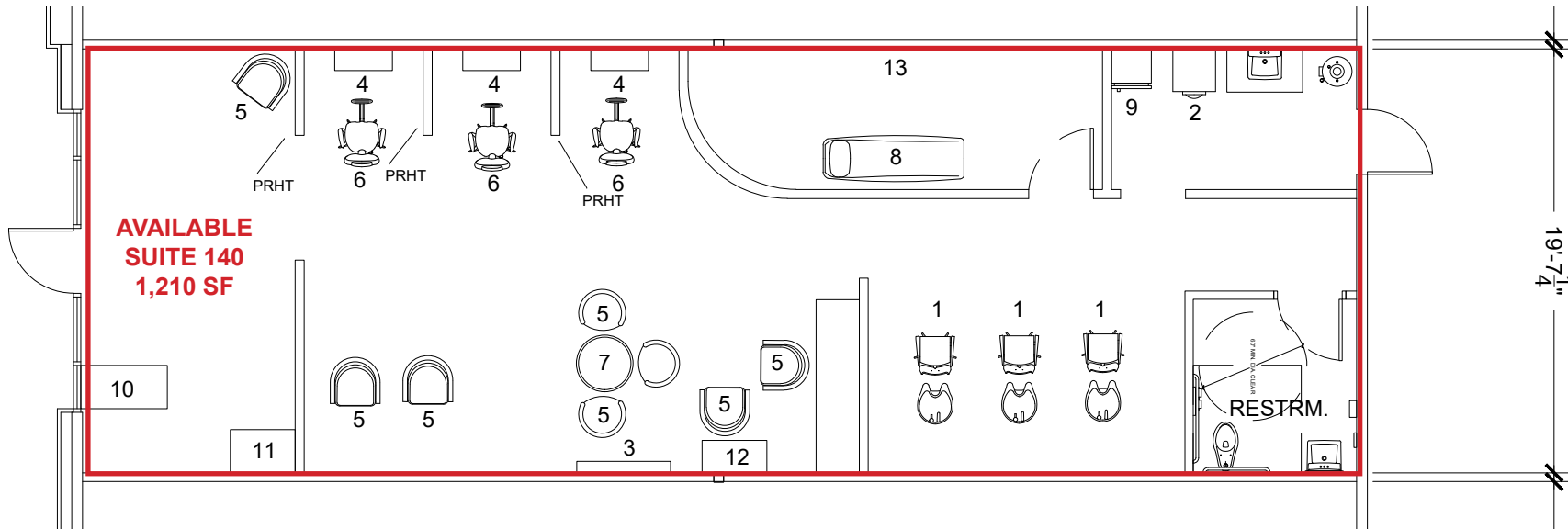
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN
 2125 FULTON AVE

FF&E			
Attached		Non-Attached	
Item Number	Item Name	Item Number	Item Name
1	Salon Hair Wash Station	5	Chair
2	Washer/Dryer	6	Salon Chair
3	TV	7	Table
4	Salon Station	8	Massage Table
		9	Refrigerator
		10	Desk
		11	Dresser
		12	Telo-Dermu
		13	Various Equipment



**AVAILABLE
 SUITE 140
 1,210 SF**

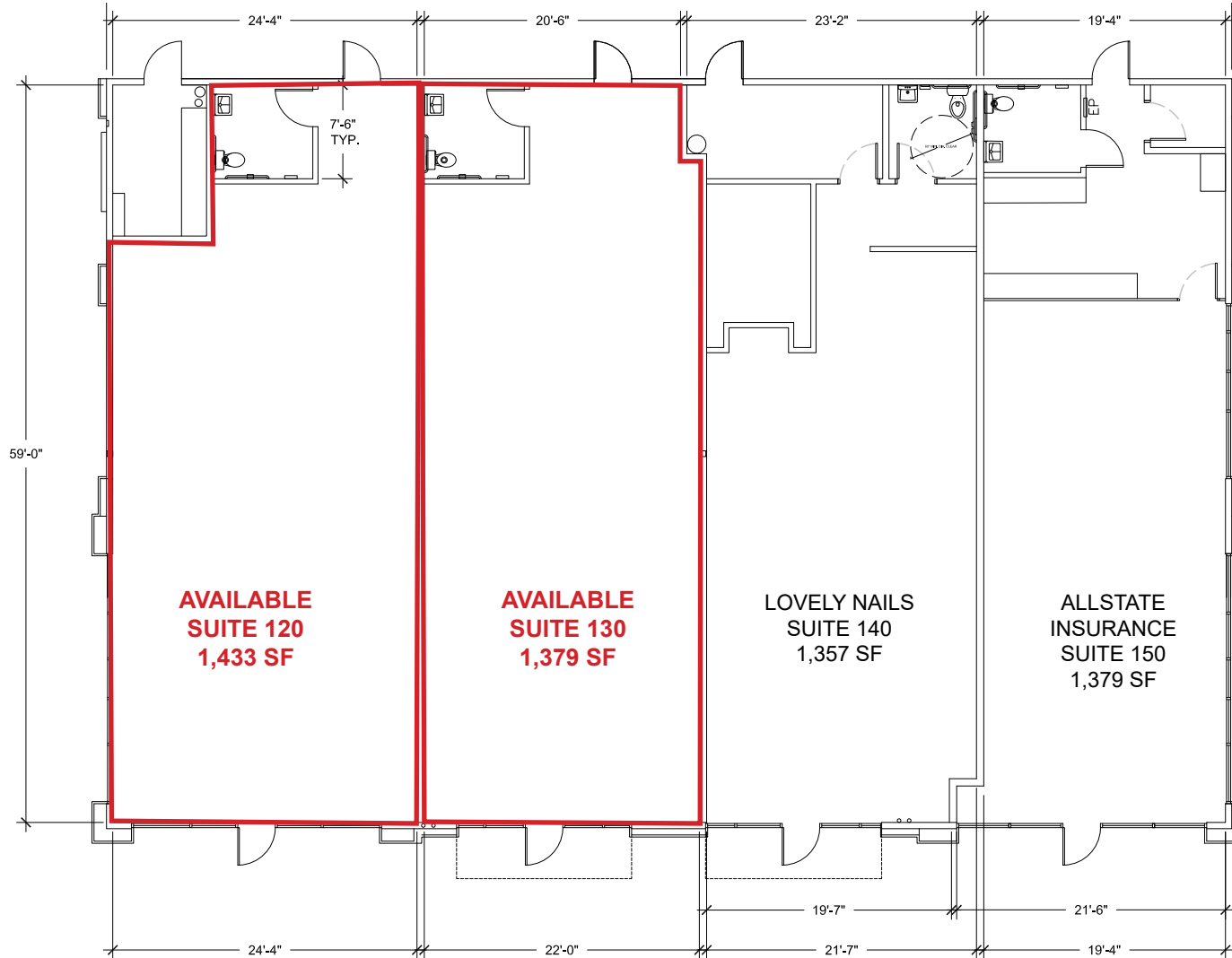
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FLOOR PLAN
2151 FULTON AVE



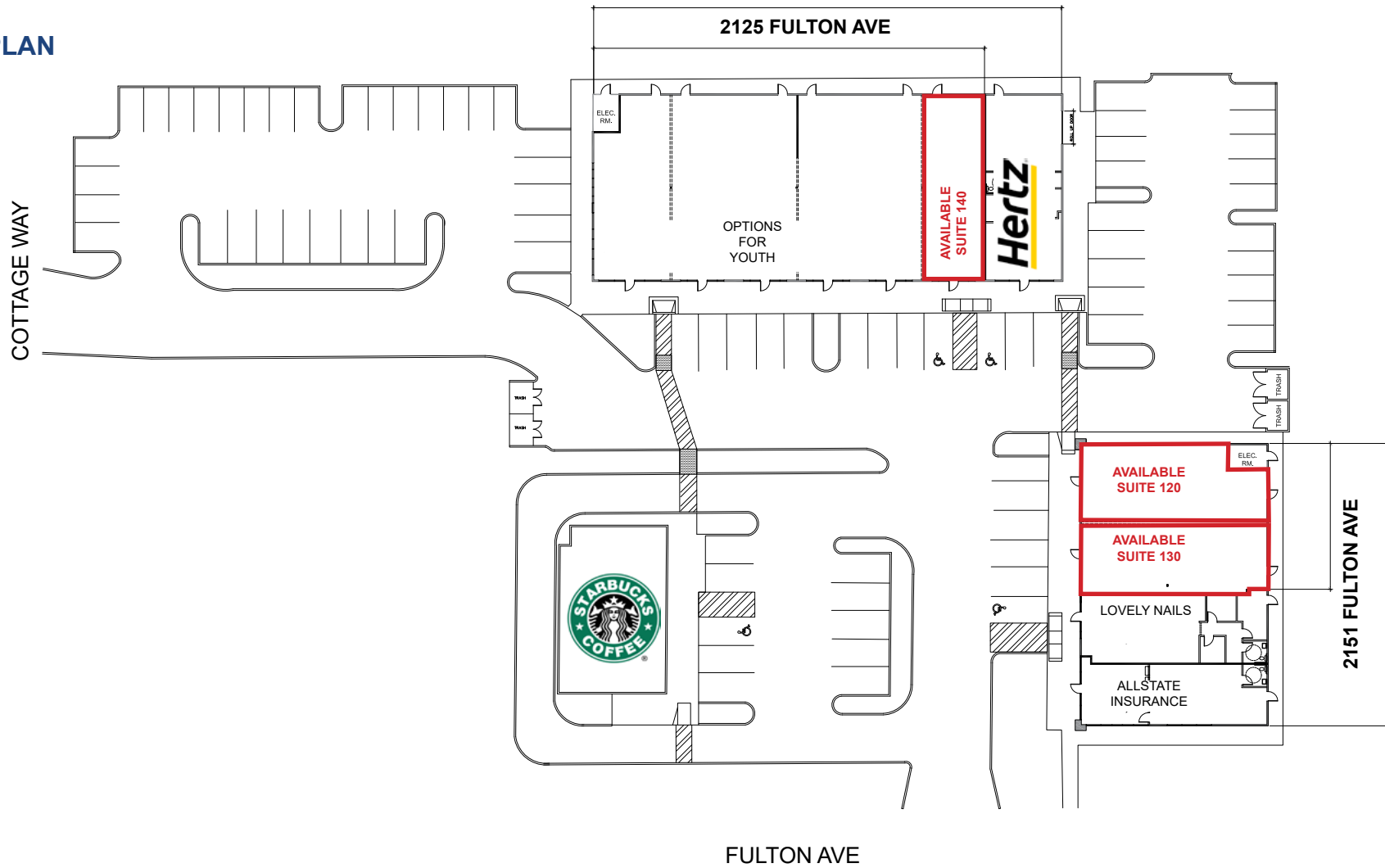
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SITE PLAN



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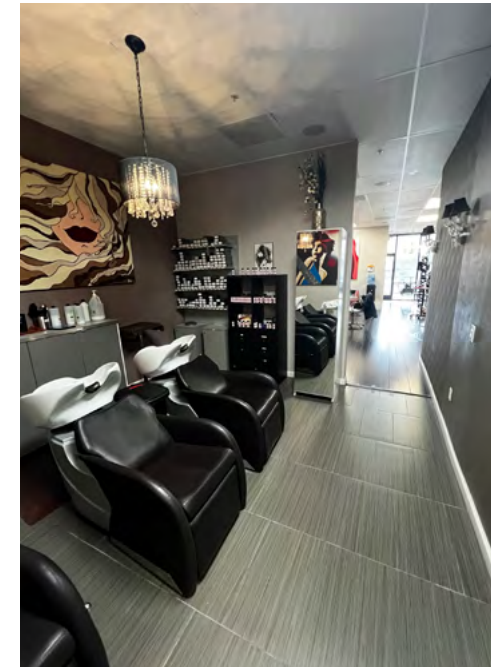
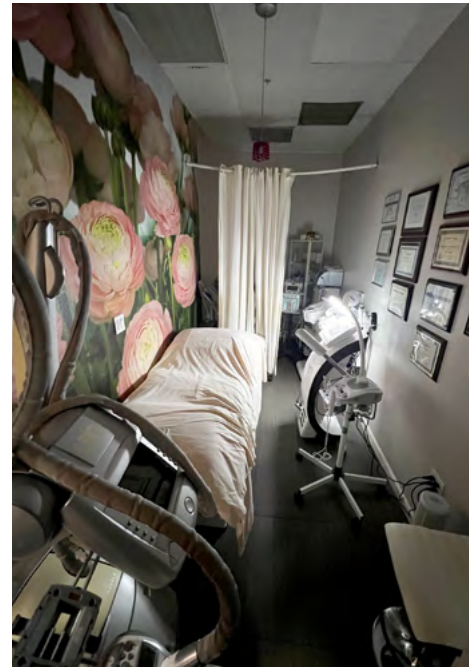
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FOR LEASE

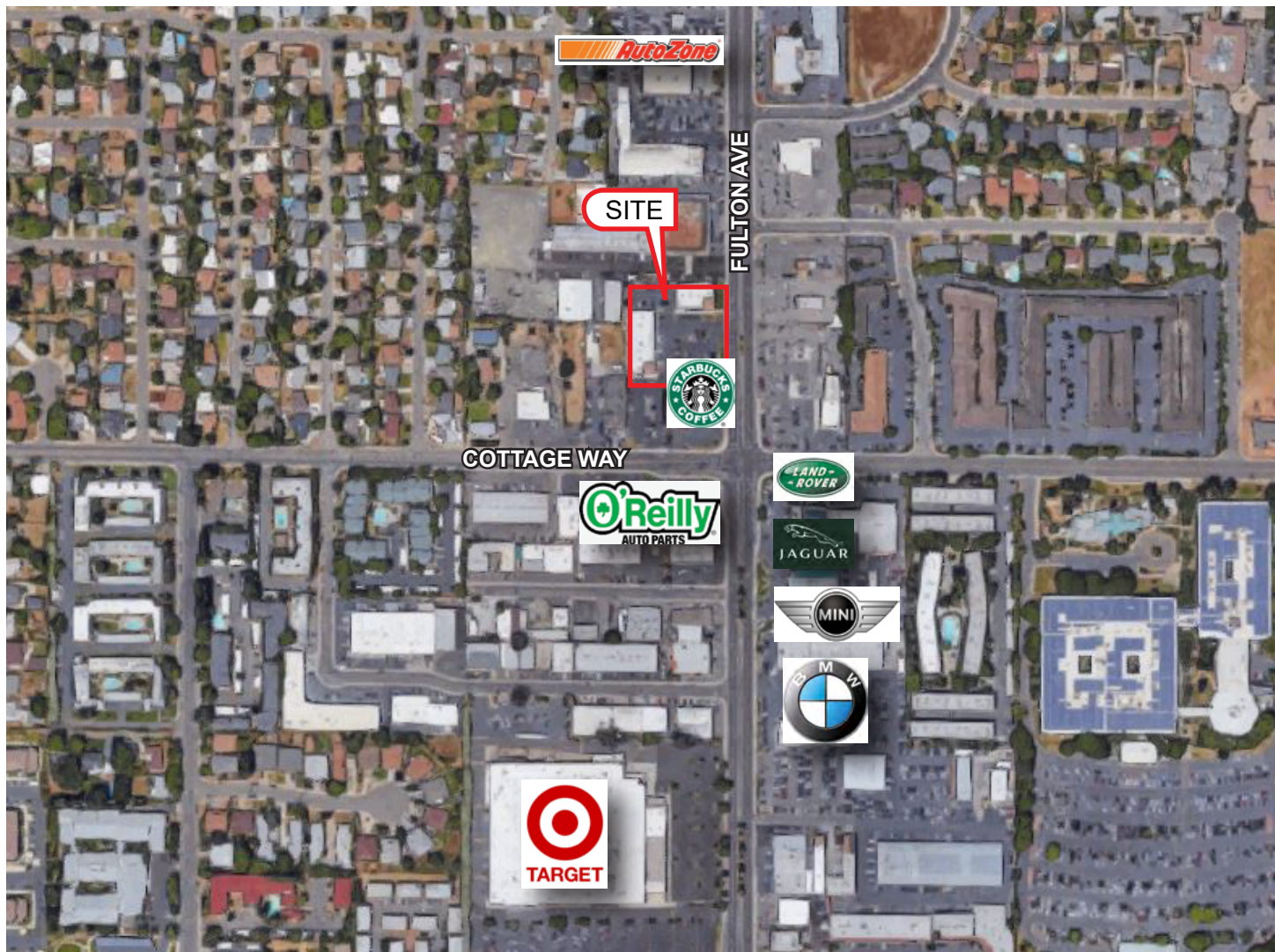
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2125 FULTON AVE
SUITE 140



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