

**FULTON & COTTAGE**  
**2125 - 2151 FULTON AVE**  
**SACRAMENTO, CA**

**FOR LEASE**  
**1,210 SF 2ND GEN SALON/SPA**

**ETHAN CONRAD**  
PROPERTIES INC.



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 RATE:**

Suite 140\* 1,210 SF \$3,012.00 (\$2.49 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

\*Available with 30 days' notice.



**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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		

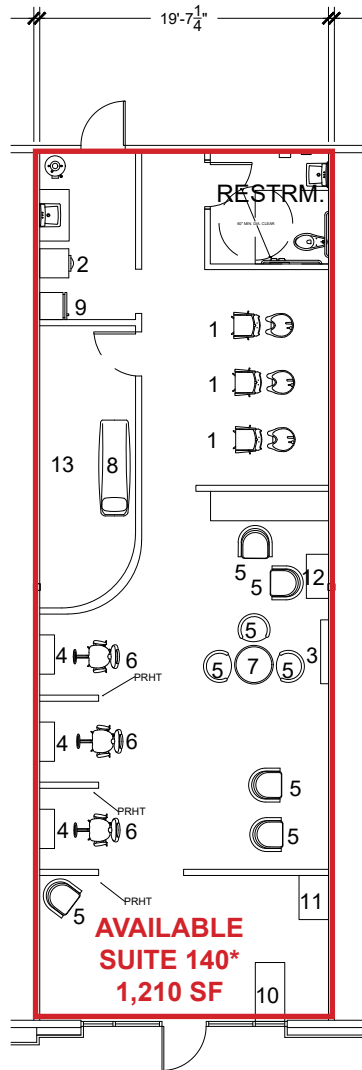
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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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

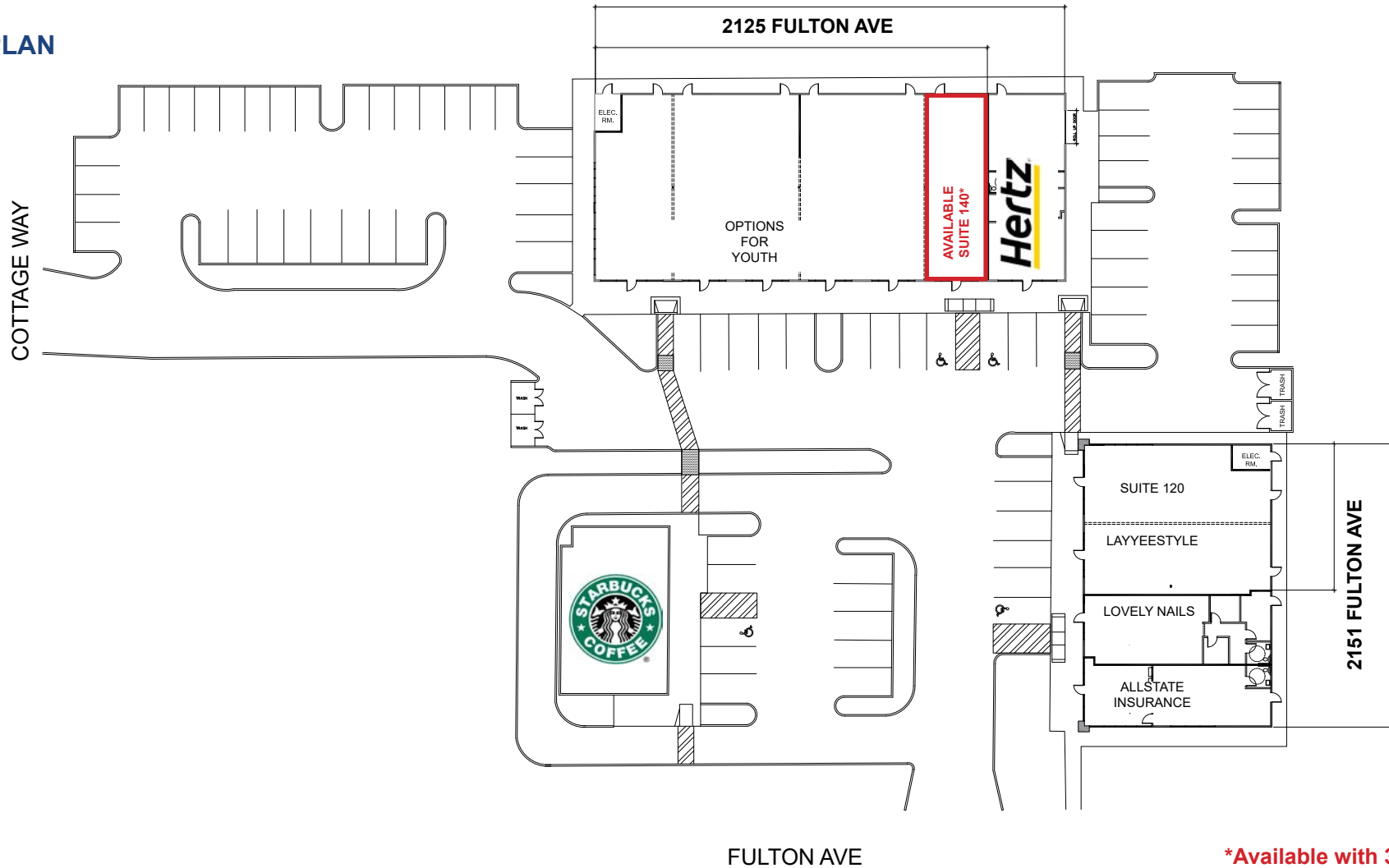
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SITE PLAN



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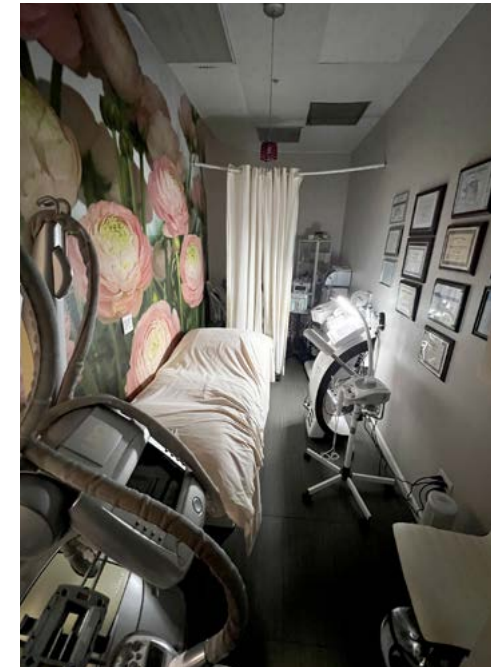
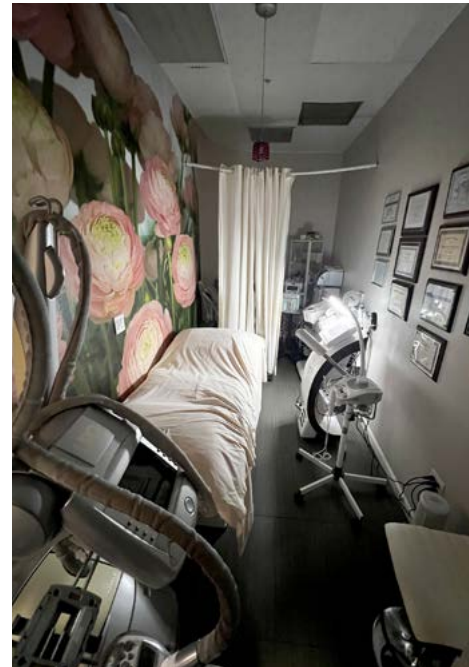
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2125 FULTON AVE  
SUITE 140



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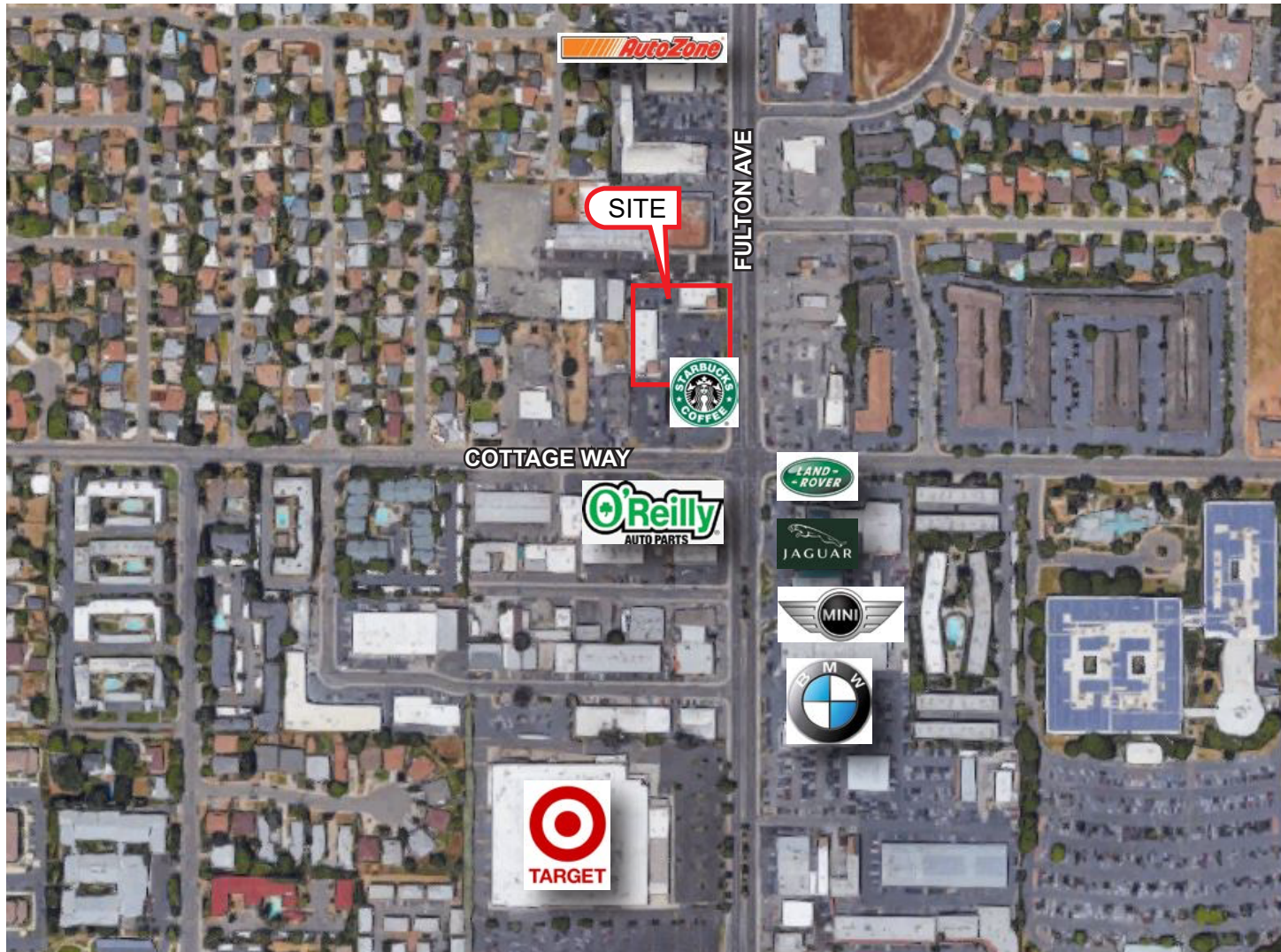
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