



FOR LEASE |

Fulton Hurley Plaza

1314-1340 Fulton Ave. Sacramento, CA

NAI Northgate

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PROPERTY INFORMATION

Lease Price:	Contact Broker
Available Suites:	± 680 – 12,500 SF
GLA:	± 72,380 SF
Lot Size:	± 6.16 ACRES
Zoning:	SC: Shopping Center
Lease Type:	NNN
APN:	030-0330-016
Traffic	Fulton Ave ± 27.8 K ADT Hurley Way ± 10.5 K ADT

HIGHLIGHTS

Junior Anchor and inline shop space available for lease in the Fulton-Hurley Plaza located in the Arden/Howe area of Sacramento, CA. Newly updated Center with 24 Hour Fitness Sport anchor located on the corner of Fulton Avenue & Hurley Way.

- 12,500 SF Junior Anchor space available
- Inline shop space is available for retail and office uses
- Large consumer base with 151,500 households and an average income of \$85,800 within a 5-mile radius
- Nearby retailers include 24 Hour Fitness Sport, Rite Aid, Little Caesar's, 7-Eleven, 76, Liberty Tax, Pizza Guys and many more
- Junior Anchor space (0501) equipped with four (4) grade level roll-up doors: 10' W x 9' H (Qty: 2); 10' W x 12' H (Qty: 1); 9.5' W x 10' H (Qty: 1)

SITE PLAN



Unit ID	Tenant	Area (SF)
0101	Pizza Guys	
0103	Field House Sports Bar	
0201	VACANT	2,120
0202	Classy Nails	
0203	VACANT	795
0204	Quality Cigarettes	
0205	Ethiopian Restaurant	
0206	Fred Loya Insurance	
0301	Grocer Coming Soon	
0401	King's Wine & Liquor	
0402	VACANT	1,400
0403	Ape Clothes	
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	VACANT	680
0707	Liberty Tax	
0708	Men's Barber Shop	
0709	Wagging Tails Spa 'N Lounge	

MARKET VIEW

Facing North



Pep Boys
O'Reilly AUTO PARTS
7-ELEVEN
TARGET
SUBWAY
BMW
L&L Hawaiian Barbecue
Starbucks

Speedway
Wiener Schnitzel
UNITED STATES POSTAL SERVICE
VW
jiffy lube

Little Caesars

Suites
2,120 SF,
795 SF

Suite
12,500 SF

RITE AID

MOUNTAIN MIKE'S

Pizza Guys
7-ELEVEN
76

Suites
1,400 SF, 1,400 SF,
1,850 SF, 1,050 SF

24 HOUR FITNESS

FULTON AVE (± 27.8K ADT)

HURLEY WAY (± 10.5K ADT)





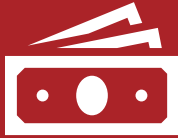
POPULATION

	1 mi	3 mi	5 mi
2020 Estimated Population:	24,920	135,876	370,967
2025 Projected Population:	26,217	142,462	390,496
2010 Census Population:	22,111	124,967	339,956
2025 Projected Growth:	1.0%	1.0%	1.1%



HOUSEHOLDS

	1 mi	3 mi	5 mi
2020 Estimated Households:	11,403	59,099	150,332
2025 Projected Households:	11,922	61,514	156,888
2010 Census Households:	10,287	55,332	139,702
2025 Projected Growth:	0.9%	0.8%	0.9%



INCOME

	1 mi	3 mi	5 mi
2020 Estimated Average HHI	\$63,705	\$96,326	\$89,639
2020 Estimated Median HHI	\$52,262	\$75,360	\$70,773
2020 Estimated Per Capita	\$29,248	\$42,052	\$36,500



RACE & ETHNICITY

	1 mi	3 mi	5 mi
2020 Estimated White	52.5%	64.1%	57.7%
2020 Estimated Black/African American	15.7%	9.8%	11.2%
2020 Estimated Asian/Pacific Islander	9.5%	9.0%	11.1%
2020 Estimated American Indian/Native Alaskan	1.1%	1.0%	1.2%
2020 Estimated Hispanic	26.4%	21.8%	25.6%
2020 Estimated Other Races	21.3%	16.1%	18.7%



BUSINESSES

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,307	7,814	17,930
2020 Estimated Total Employees:	11,854	77,395	208,388

DEMOGRAPHICS



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