

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:

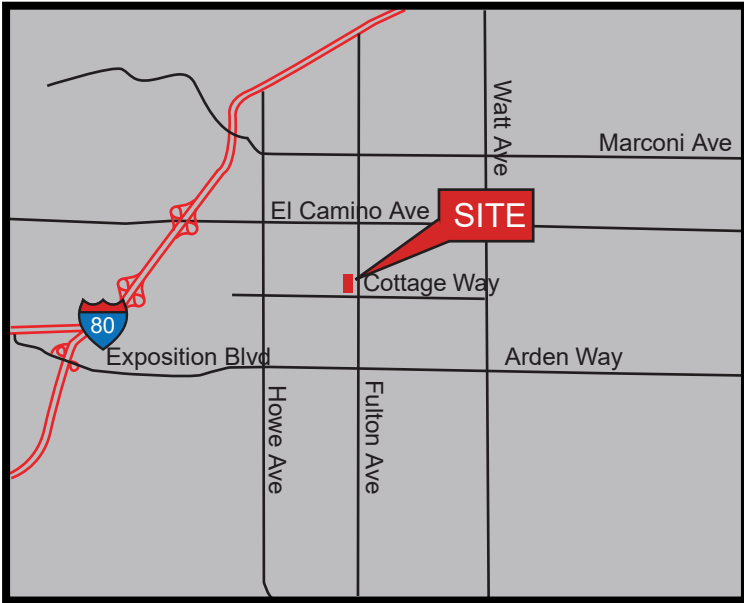
Attractive building with flexible and functional tenant improvements

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.



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		

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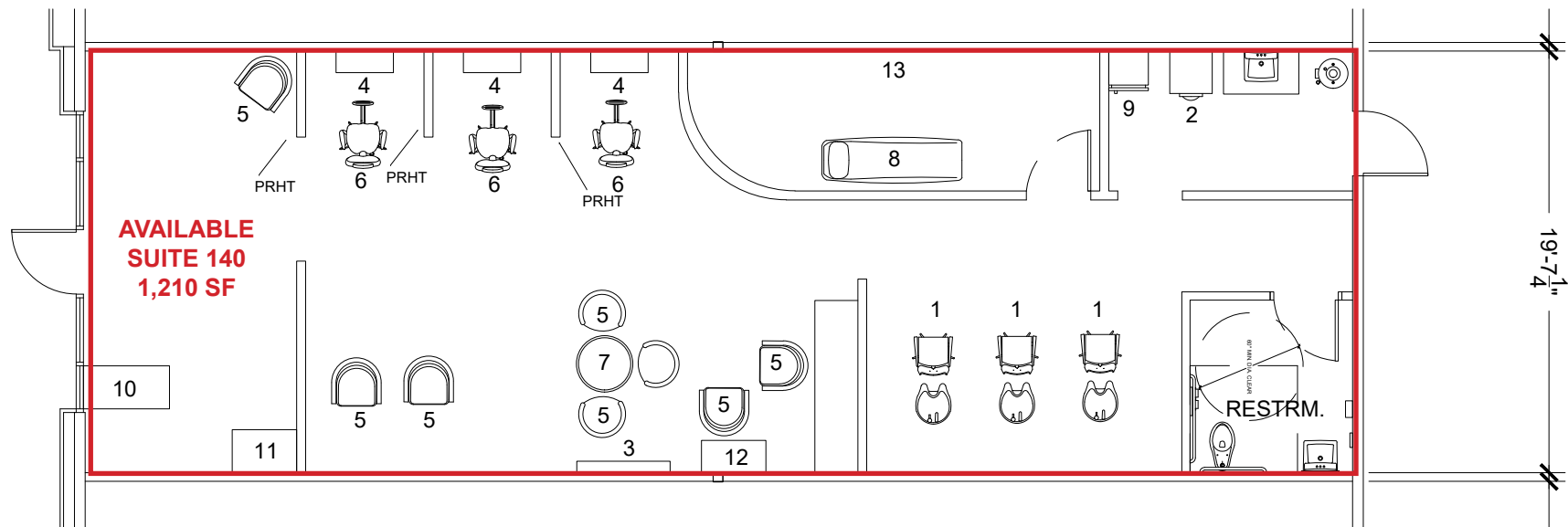
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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

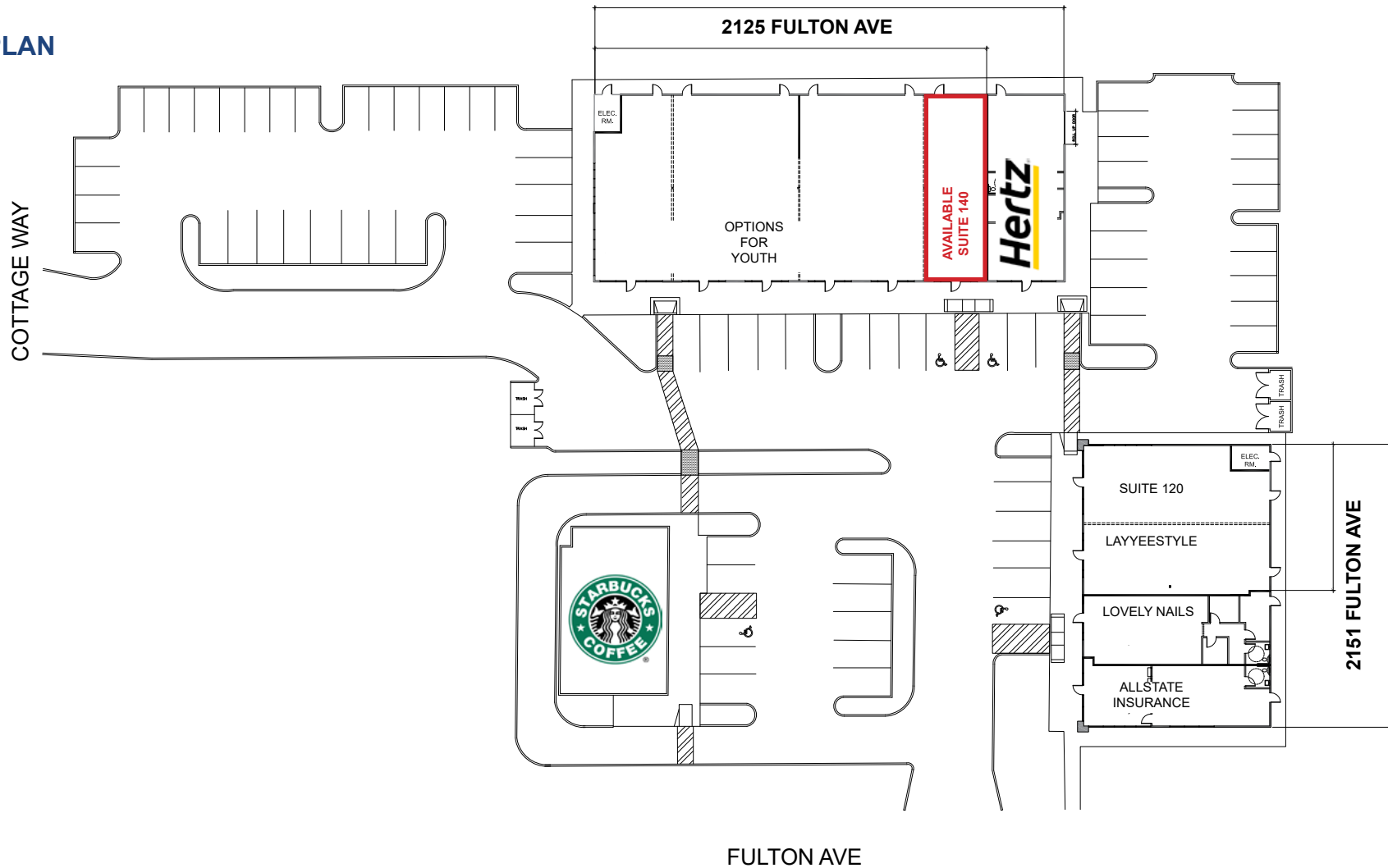
FF&E			
Attached		Non-Attached	
Item Number	Item Name	Item Number	Item Name
1	Salon Hair Wash Station	5	Chair
2	Washer/Dryer	6	Salon Chair
3	TV	7	Table
4	Salon Station	8	Massage Table
		9	Refrigerator
		10	Desk
		11	Dresser
		12	Telo-Dermu
		13	Various Equipment



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SITE PLAN



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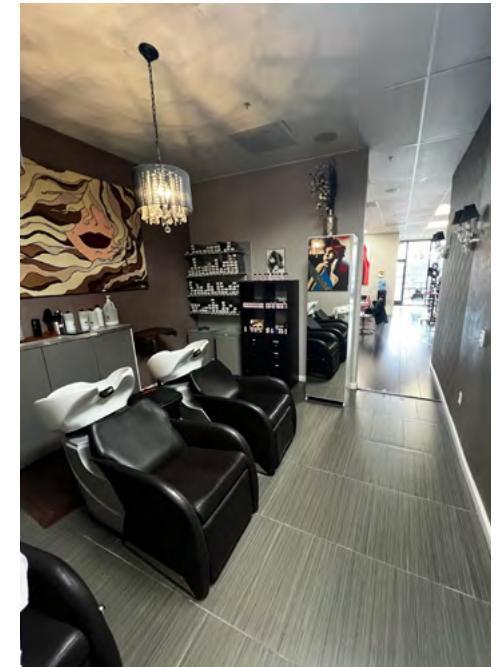
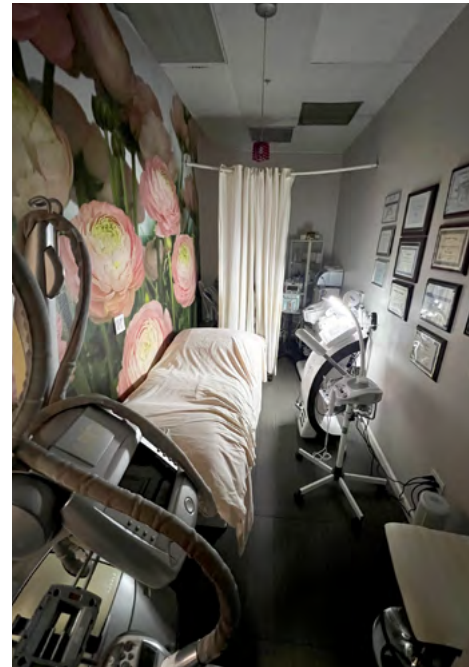
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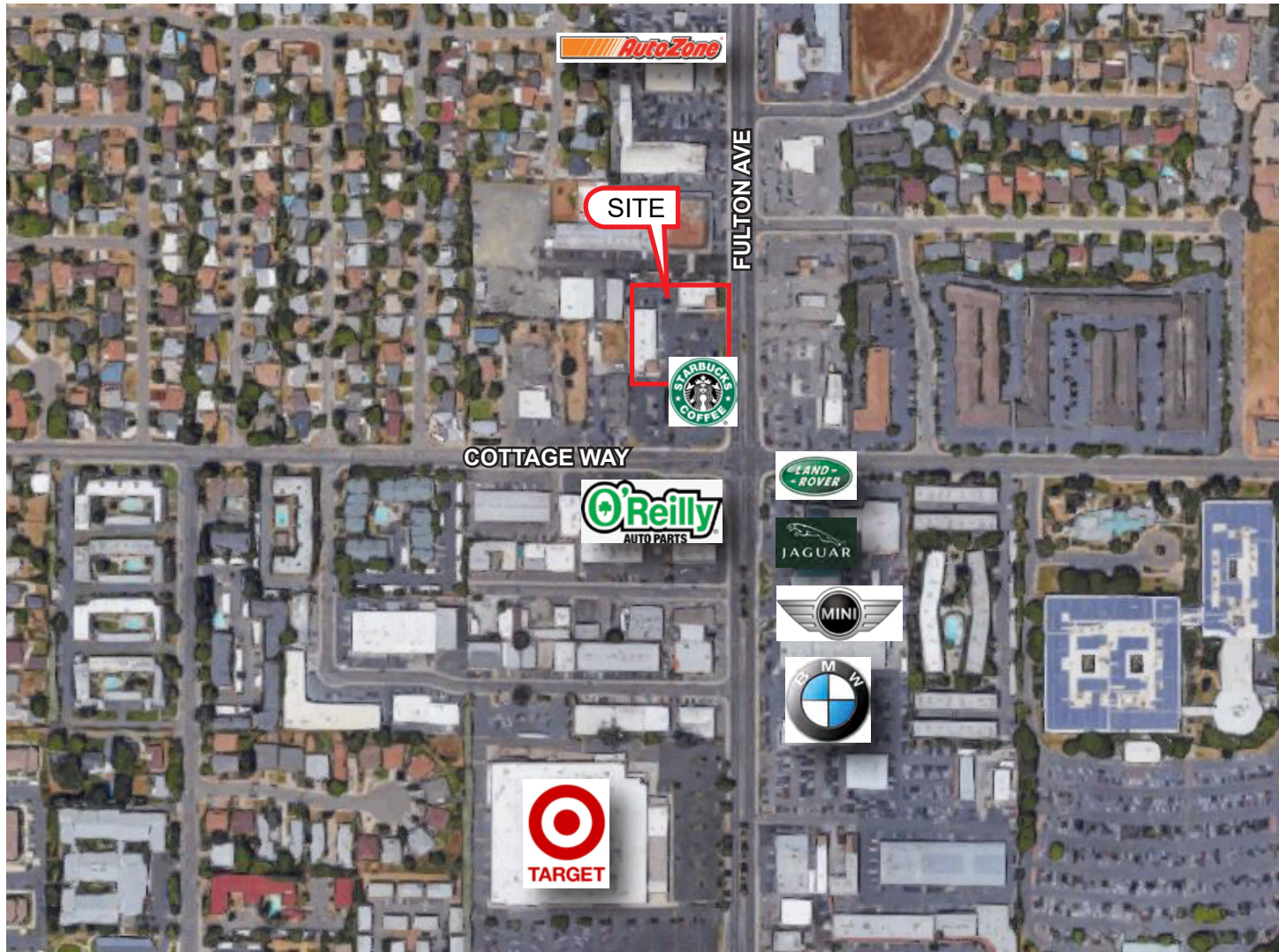
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SUITE 140



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