

FULTON & COTTAGE
2125 - 2151 FULTON AVE
SACRAMENTO, CA

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

ETHAN CONRAD
PROPERTIES INC.

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

FEATURES:

- 2nd generation salon/spa with 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
2025 Total Population (est):	24,895	147,263	386,547
2025 Average HH Income:	\$84,469	\$114,534	\$117,956
Traffic Count @ Fulton Ave:	67,335		

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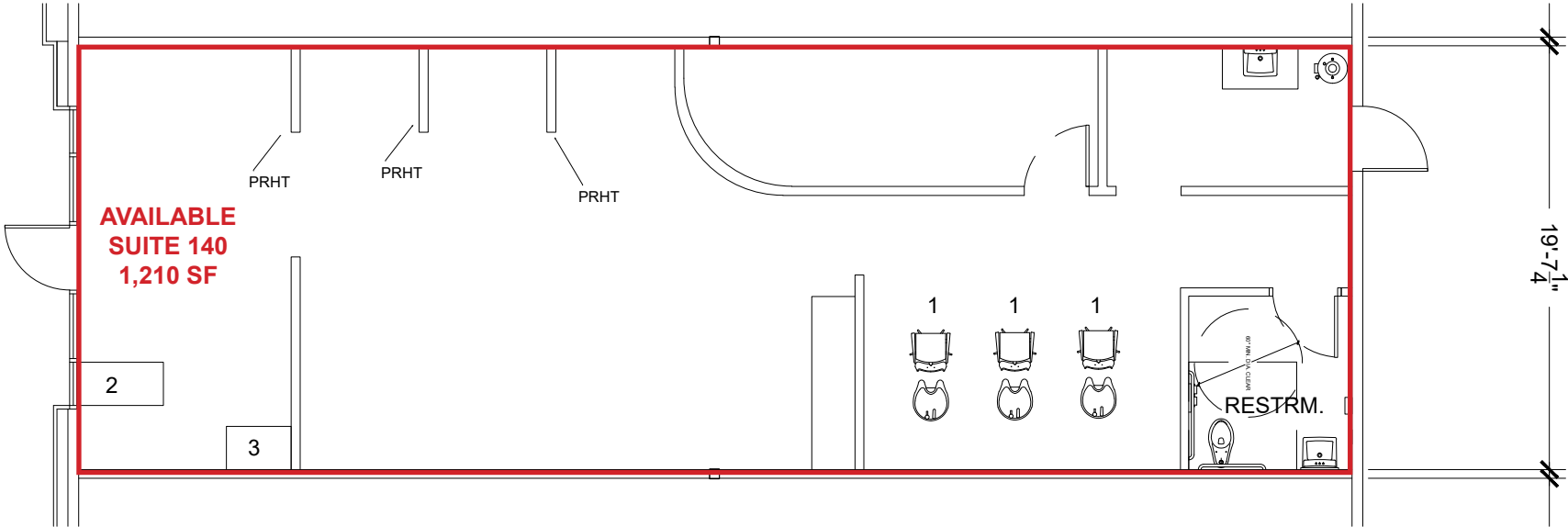
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FLOOR PLAN
2125 FULTON AVE

FFE List	
1	Salon Hair Wash Station
2	Desk
3	Dresser



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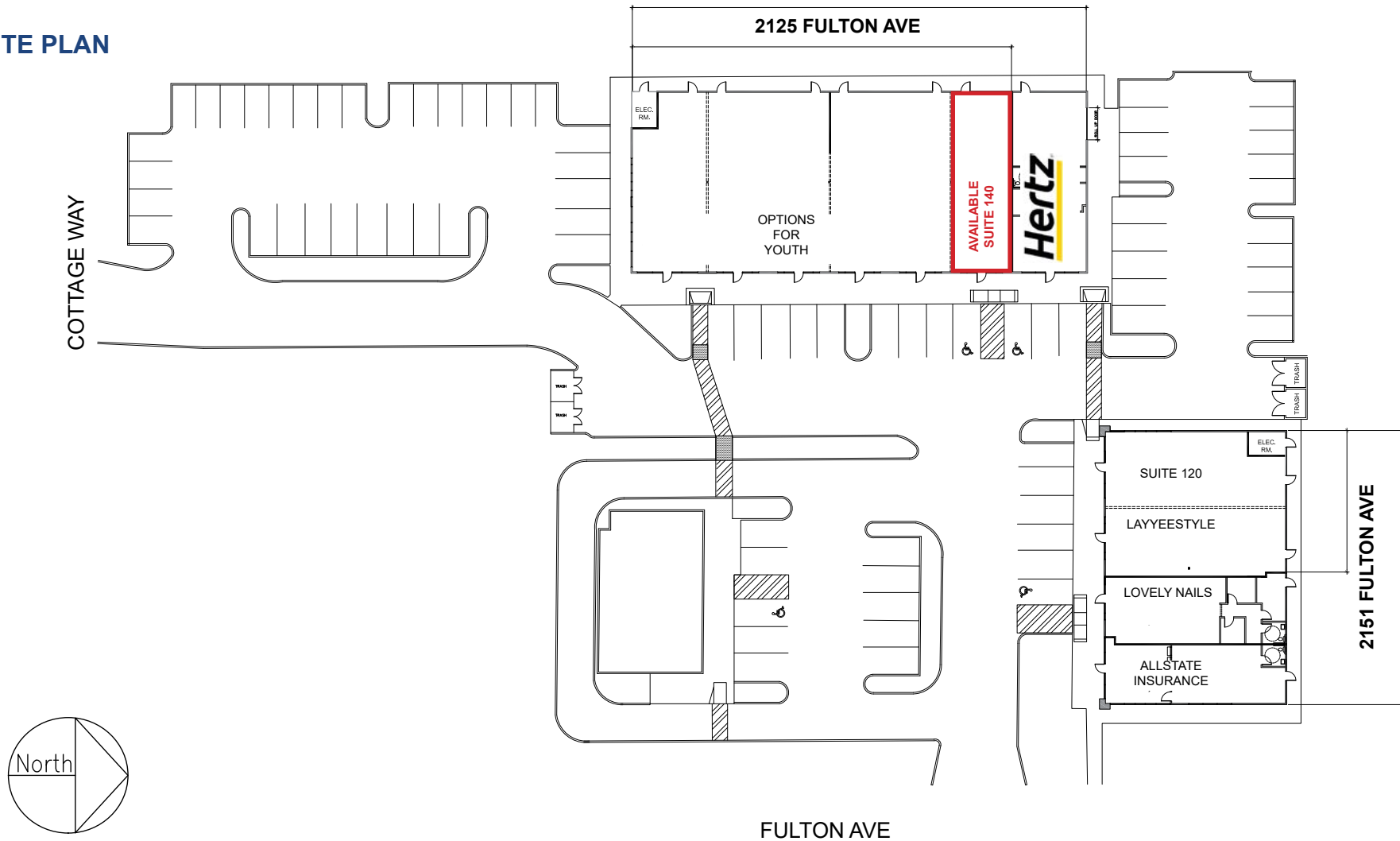
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SITE PLAN



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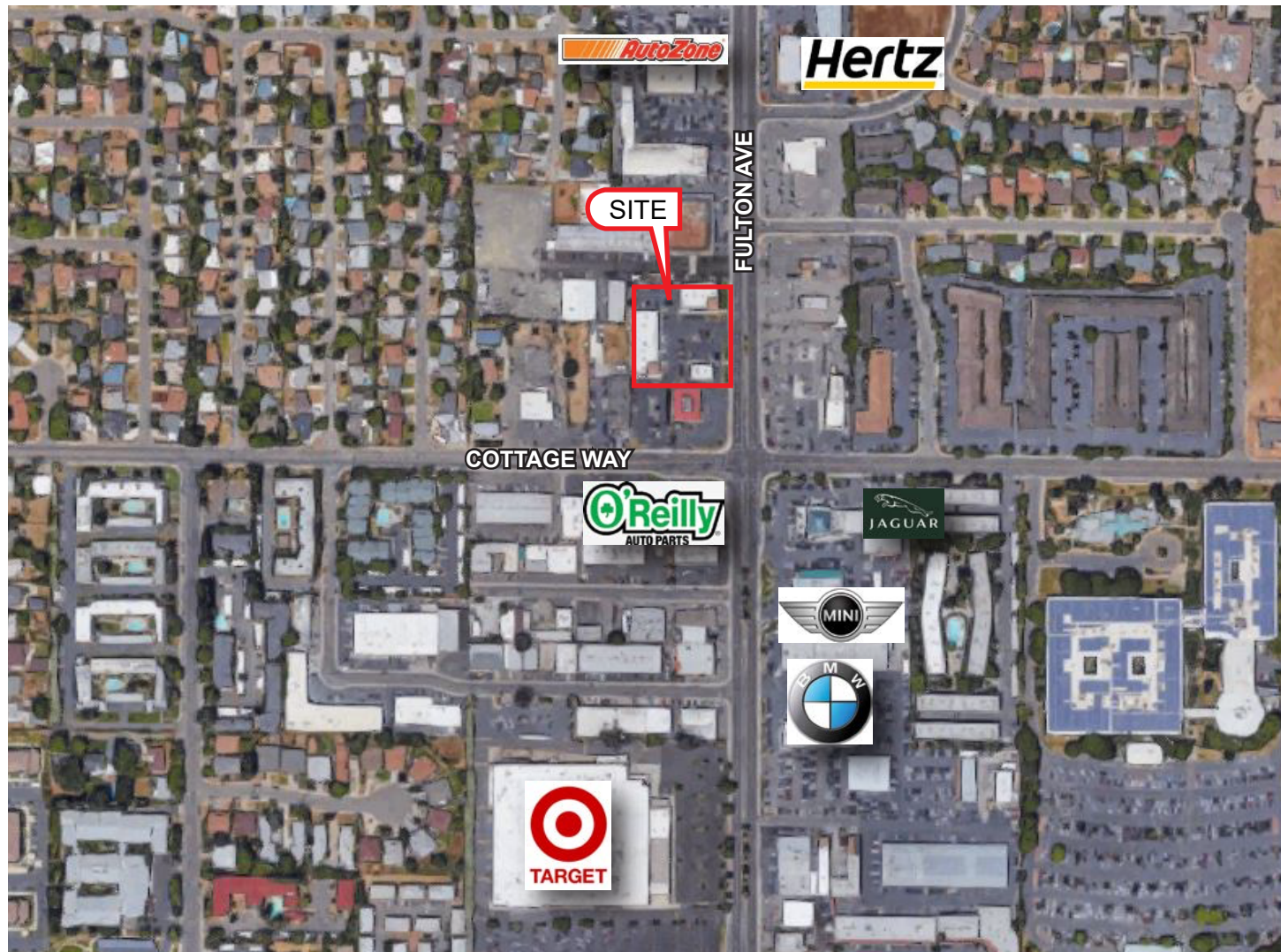
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