

**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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**916.779.1000**

**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:**

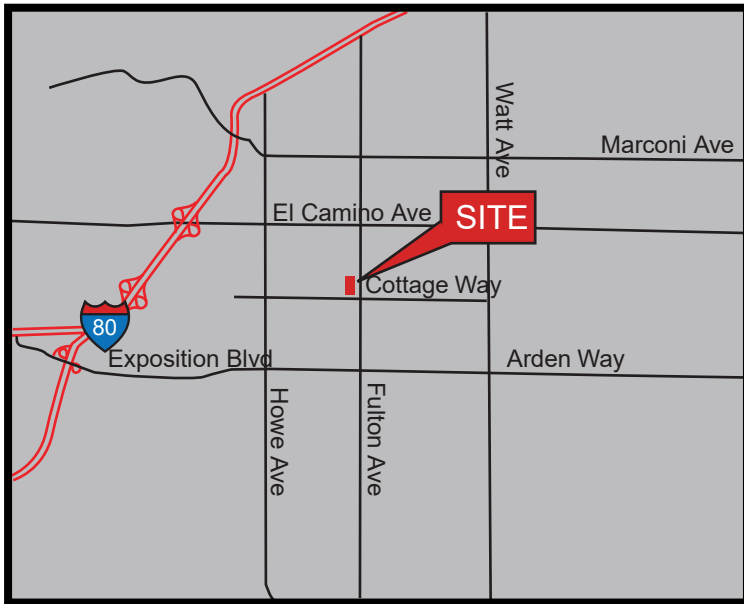
Attractive building with flexible and functional tenant improvements

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:**

	<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		

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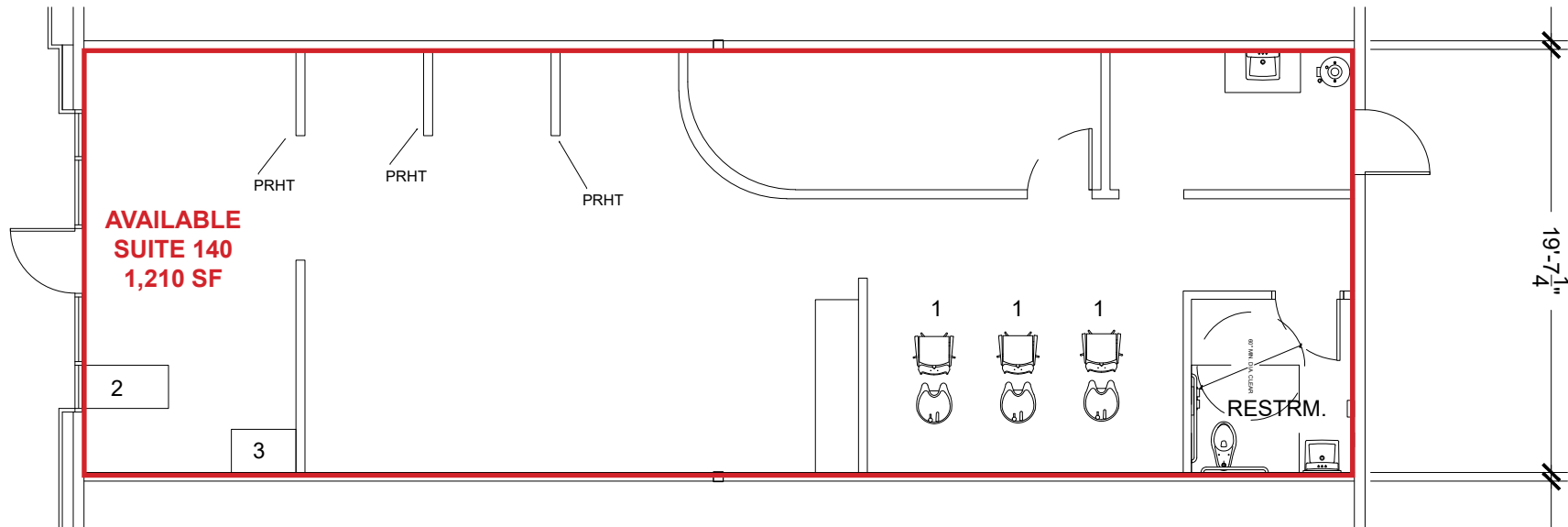
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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

FFE List	
1	Salon Hair Wash Station
2	Desk
3	Dresser

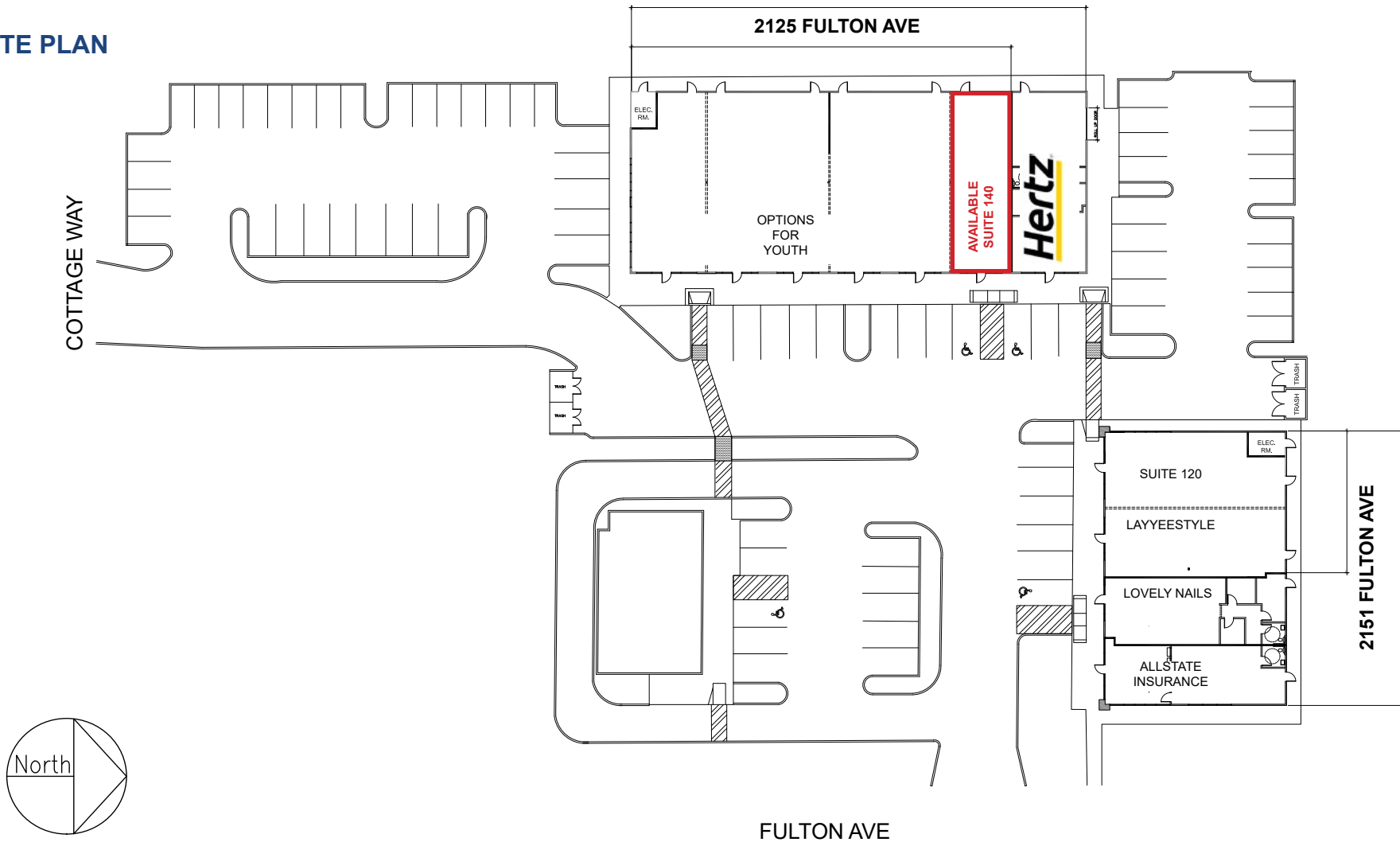


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SITE PLAN



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FOR LEASE

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SACRAMENTO, CA

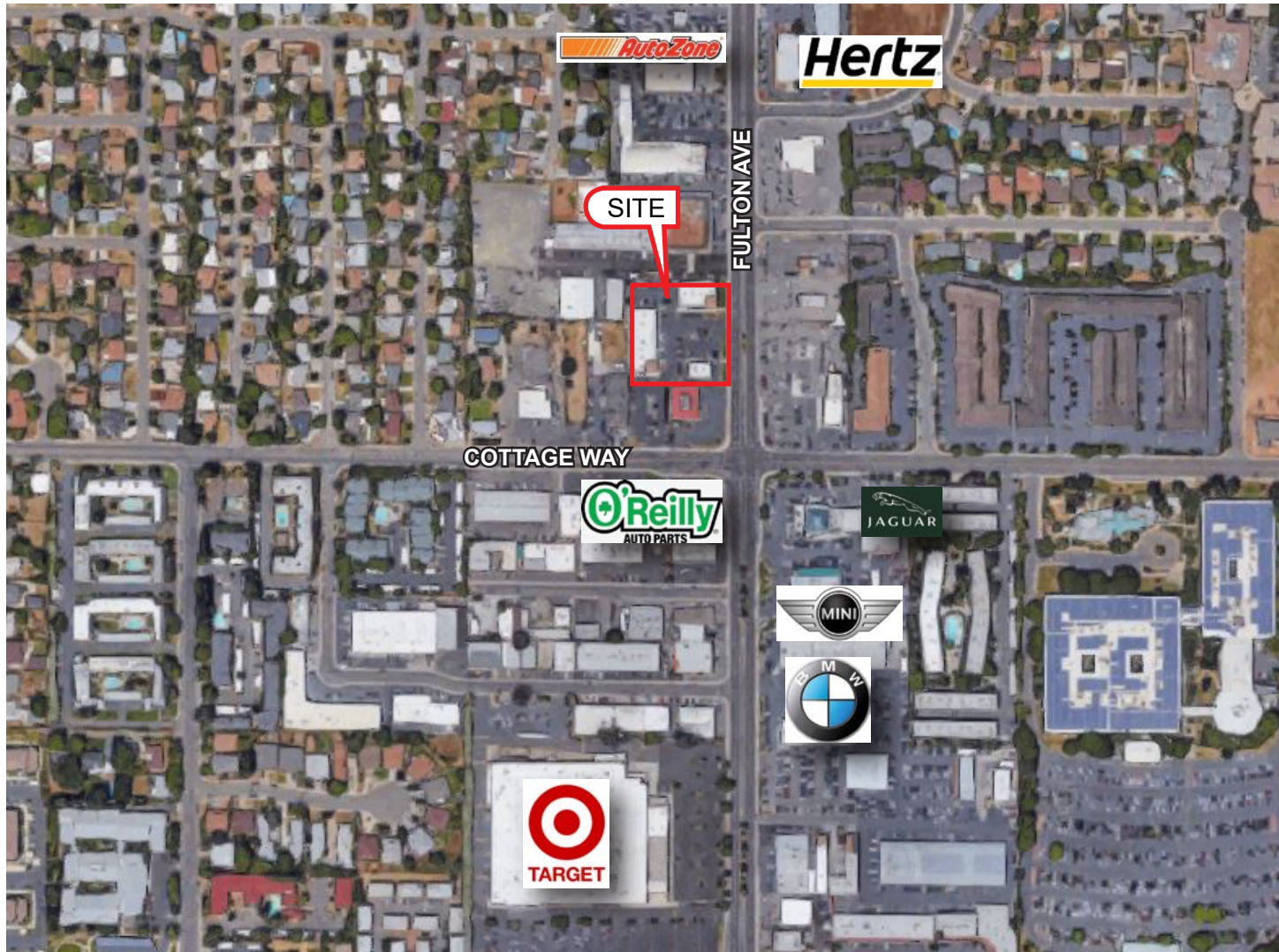


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