



Excess Properties

For Sale/Lease



1919 FULTON AVE | SACRAMENTO, CA

- Outparcel opportunity located in the heart of the retail/restaurant activity in Central Sacramento.
- Recently remodeled Target
- Densely populated with +/-300,000 residents within 5 miles.
- Hard corner intersection with over \pm 37,000 ADT.
- Close proximity to Arden Fair Mall with over 9 million visitors annually.

Size

Capacity for \pm 5,000 SF Building
with Drive-Thru

Traffic Counts

Fulton Ave. : 36,670 CPD
Alta Arden : 16,900 CPD

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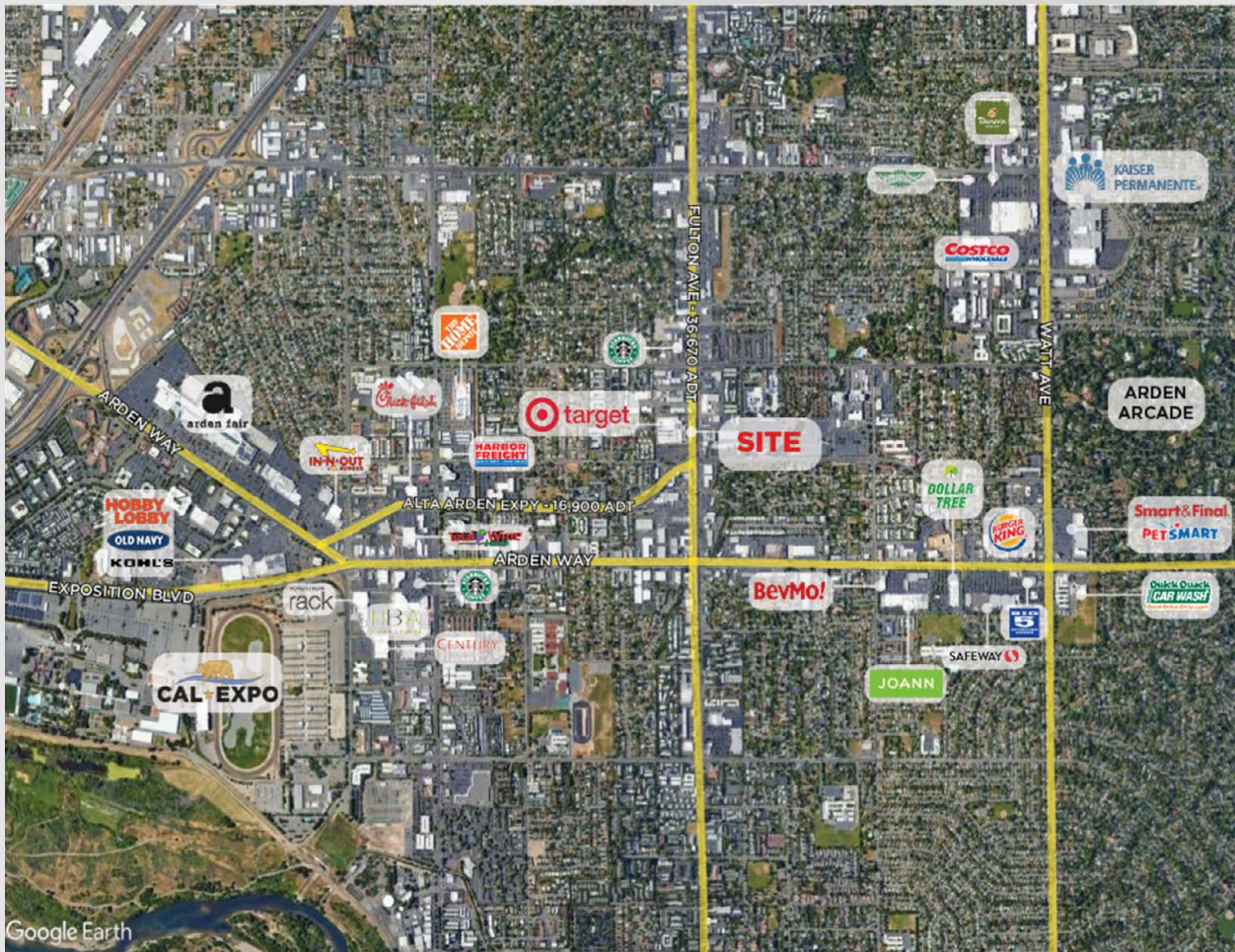
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Aerials









Key Area Retailers

Target
Starbucks

Harbor Freight Tools
BevMo

Joann
Total Wine & More

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	22,840	135,939	358,592
 Daytime Population	29,441	153,849	437,878
 Total Housing Units	9,717	57,207	146,403
 Median Age	34	38	37
 Average Household Income	\$53,683	\$82,476	\$81,295
 Median Household Income	\$38,331	\$52,876	\$55,124

Top Tapestry Lifestyle Segments 3 Mile Radius



FRONT PORCHES

10.2%

We are a blend of family types that tends to skew younger. Half of us rent and many of us live in older townhomes or duplexes. Our friends and family heavily influence our spending decisions, such as cars that are fun to drive. We have low incomes and net worths and often rely on loans.



YOUNG AND RESTLESS

10.1%

We're well-educated young workers that work in professional/technical occupations, as well as sales and administrative roles. We rank in the top 5 for renters, movers, college enrollment, and employment. We move often though our incomes are low. Our phones and the Internet are a way of life.



SET TO IMPRESS

10.1%

We are young, either still in college or working, and renting apartments in large multiunit buildings in the city or the suburbs. We still keep in close touch with family. We are very image conscious and often buy clothes impulsively to look good. We are really into music.