

**FULTON & COTTAGE**  
**2125-2151 FULTON AVE**  
**SACRAMENTO, CA**  
FOR LEASE  
1,379 SF RETAIL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com



**FEATURES:**

- Highly visible building and monument signage
- Zoning: Limited Commercial (LC)
- Excellent ingress/egress to Fulton Ave & Cottage Way
- Co-anchored by busy freestanding Starbucks
- Excellent exposure on Fulton Ave

**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 130: 1,379 SF - \$2,193.00, NNN (\$1.59 PSF)  
NNN Charges are \$0.36 PSF.

**DEMOGRAPHICS:**

	1 miles	3 miles	5 miles
2018 Population (est):	22,323	143,436	381,669
2018 Avg. HH Income:	\$49,929	\$72,595	\$74,447
Daily Traffic Count:		Fulton Ave 67,335	

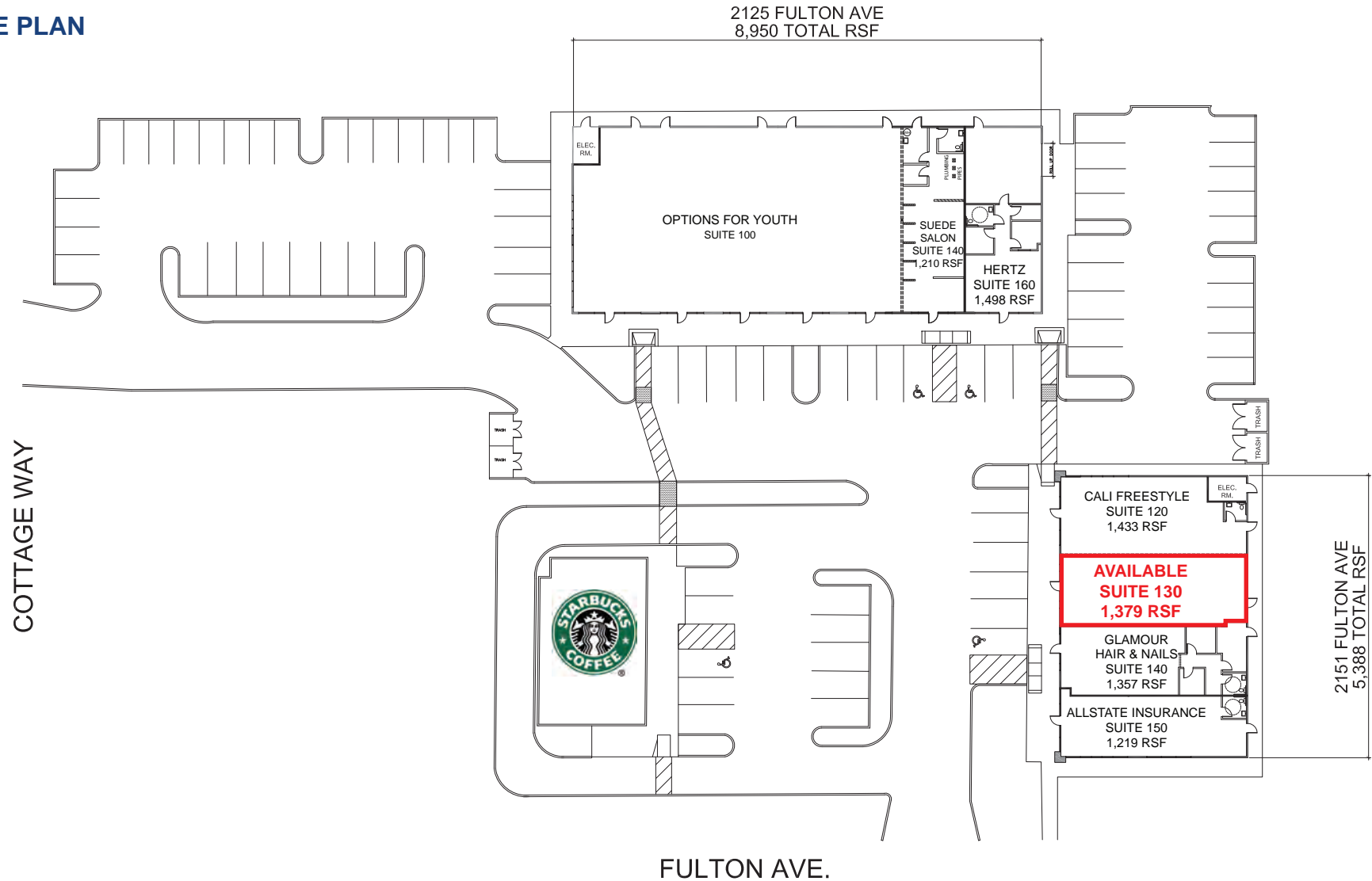
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SITE PLAN



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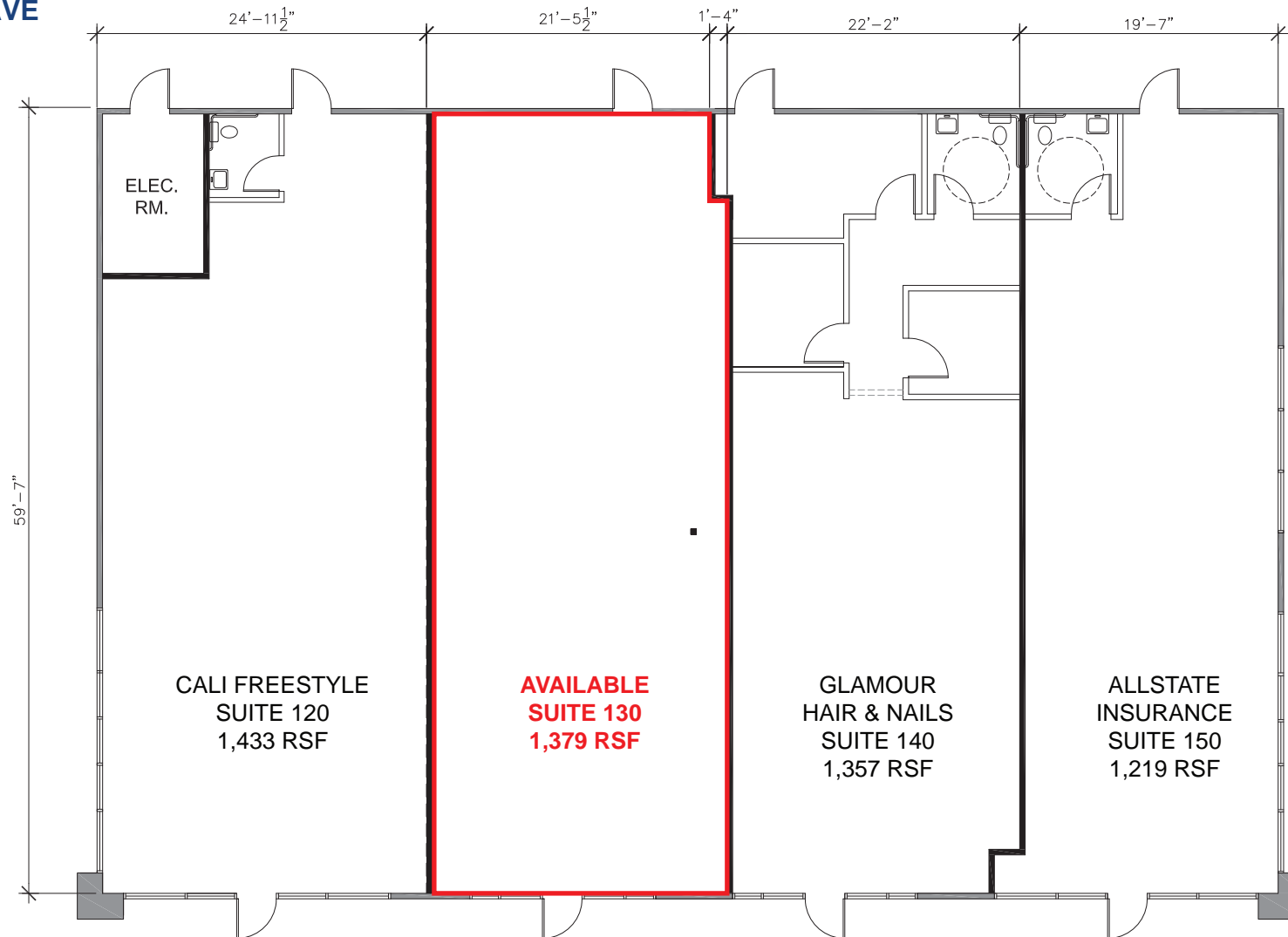
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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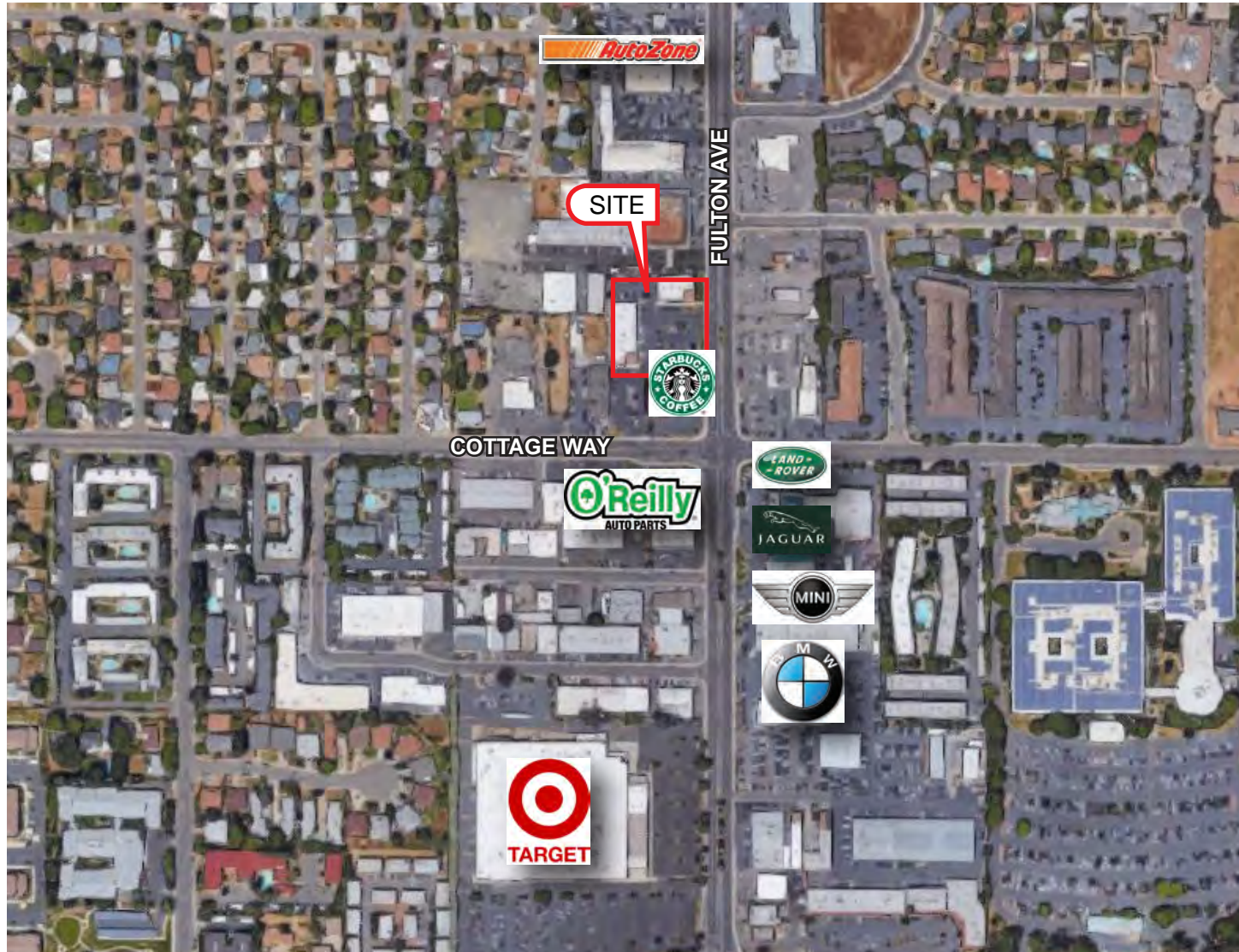
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PAGE

4

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PAGE

5