

AVAILABLE FOR LEASE

GROUND LEASE AND/OR BUILD-TO-SUIT OPPORTUNITIES FOR QUALIFIED TENANTS

±2,938 - ±4,760 SF

2863 & 2875 FULTON AVE.
SACRAMENTO, CA 95821



Please Do Not Disturb Tenant
(Available August 2025)

Blair J. Wheatley
Senior Director
+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

Jeffrey T. Andrew
Executive Director
+1 661 633 3827
jeff.andrew@cushwake.com
LIC #00941323

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



ABOUT

2863 & 2875 FULTON AVE.
SACRAMENTO, CA 95821

PROPERTY PROFILE

Location:	2863 & 2875 Fulton Ave. Sacramento, CA 95821
Space Available:	±2,938 - ±4,760 SF
APN:	268-0180-006-0000
Zoning:	Commercial
Trade Area Neighbors:	CVS, McDonald's, Crumbl, Noah's NY Bagels, Trader Joe's, Ross Dress for Less, TJ Maxx, Sprouts Farmers Market and Walmart Neighborhood Market



PROPERTY HIGHLIGHTS

- Highly visible building that sits at the corner of Fulton Ave. & Marconi Ave.
- Located at a major intersection for daily commuters/travelers
- Situated in a strong retail trade area
- Ample parking
- Excellent demographics
- Monument signage available
- Drive-Thru Capable
- Tenant Improvement Allowance Available

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DEMOGRAPHICS

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TOTAL POPULATION

1 MILE

20,545

3 MILE

141,309

5 MILE

368,815



DAYTIME POPULATION

1 MILE

6,689

3 MILE

68,659

5 MILE

170,197



MEDIAN AGE

1 MILE

36.2
YEARS OLD

3 MILE

36.3
YEARS OLD

5 MILE

36.9
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$42,336

3 MILE

\$55,584

5 MILE

\$67,486



TRAFFIC COUNTS



FULTON AVE. — — — — — ➔ 29,451 ADT



MARCONI AVE. — — — — — ➔ 23,270 ADT

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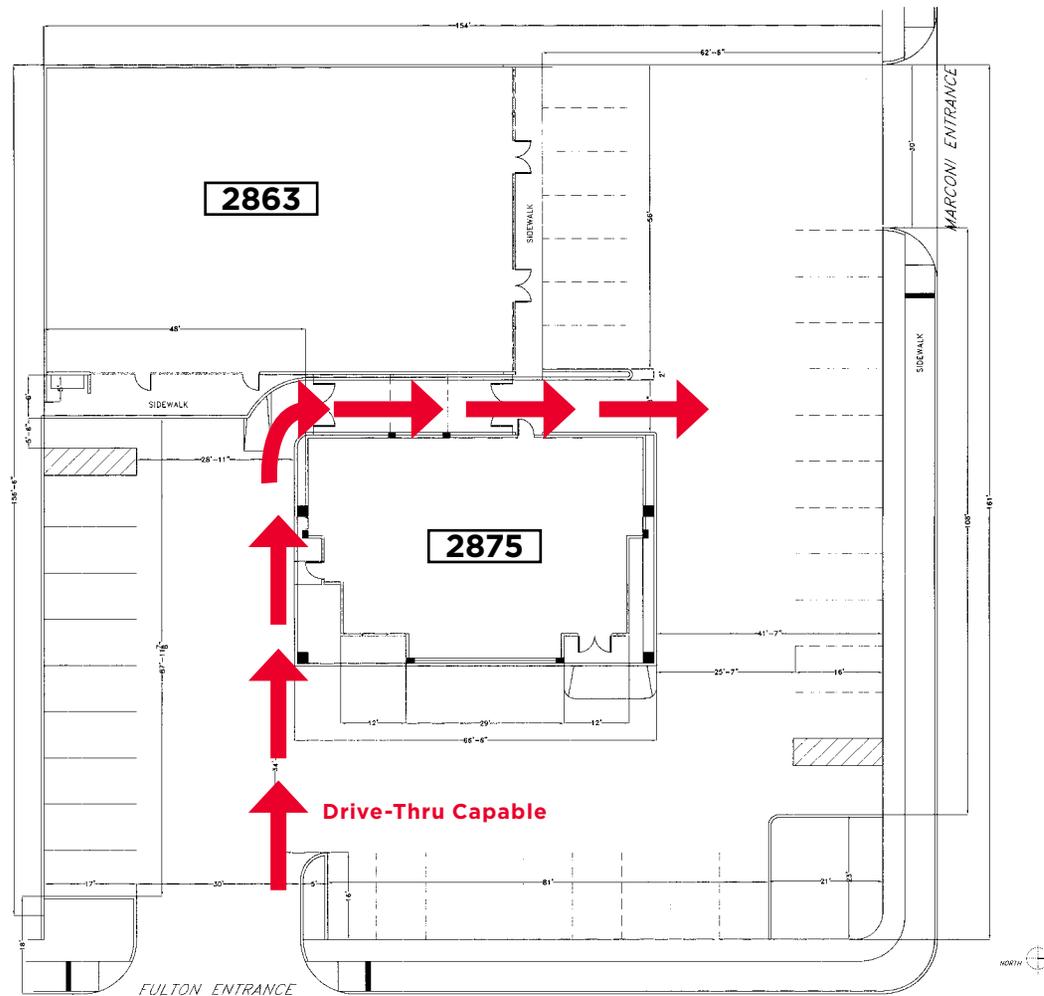
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SITE PLAN

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AERIAL - RETAIL TRADE AREA

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