

FOR SALE/ LEASE

2200 FULTON AVE SACRAMENTO, CALIFORNIA

FORMER BUICK DEALERSHIP

±430 Linear Feet
of Frontage along
Fulton Avenue

Prominent Sales
Building on the
Hard Corner

18 bay Service
Department

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Retail 24/7.



PROPERTY DESCRIPTION

Excellent opportunity to own one of the most visible auto related buildings and land on Fulton Avenue. This site may also be used for a potential retail re-development. The building is strategically located on Fulton Avenue between El Camino and Cottage Way, in the heart of Sacramento's automotive corridor.

HIGHLIGHTS

- ±6,018 sq. ft. showroom
- Raised foundation gives building excellent street exposure
- High visibility on Fulton Avenue
- ±10,600 sq. ft. service building provides 18 bays with lifts and parts department
- Excess parking
- Easy ingress/egress along Fulton Avenue as well as Loma Vista Drive



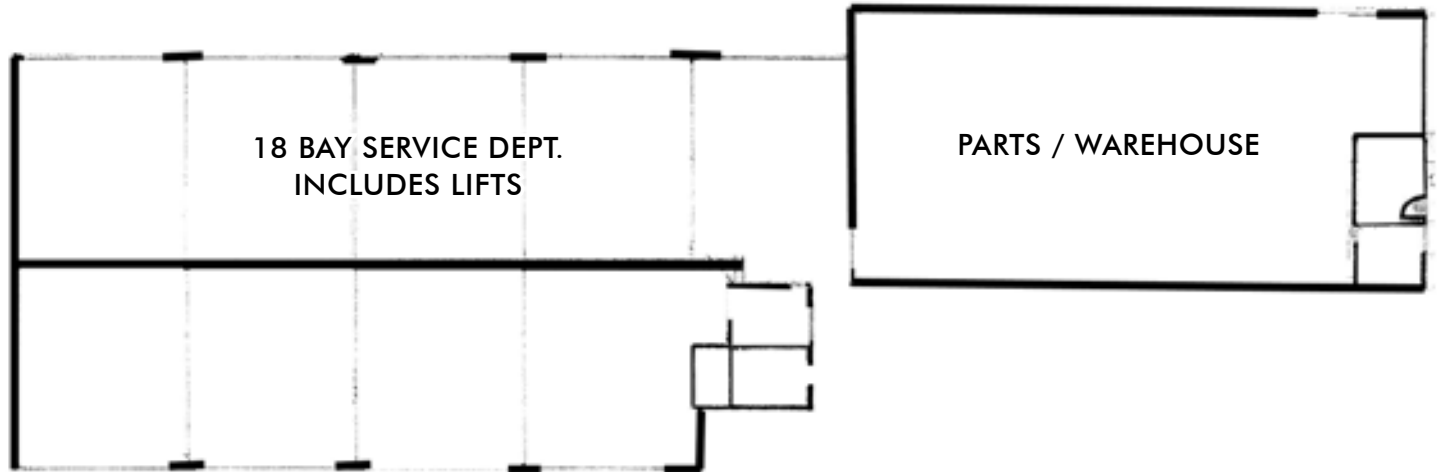
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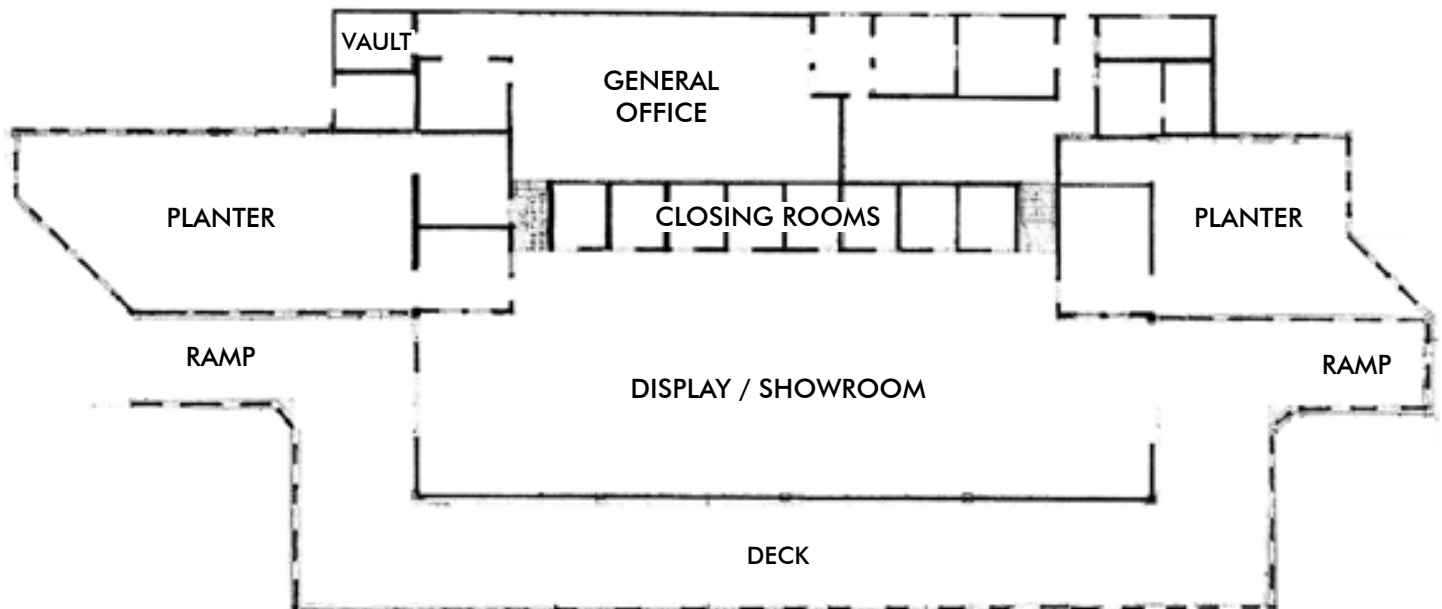
FOR SALE/LEASE - 2200 FULTON AVENUE

SACRAMENTO, CALIFORNIA

FLOOR PLAN: SERVICE/PARTS BUILDING



FLOOR PLAN: SHOWROOM

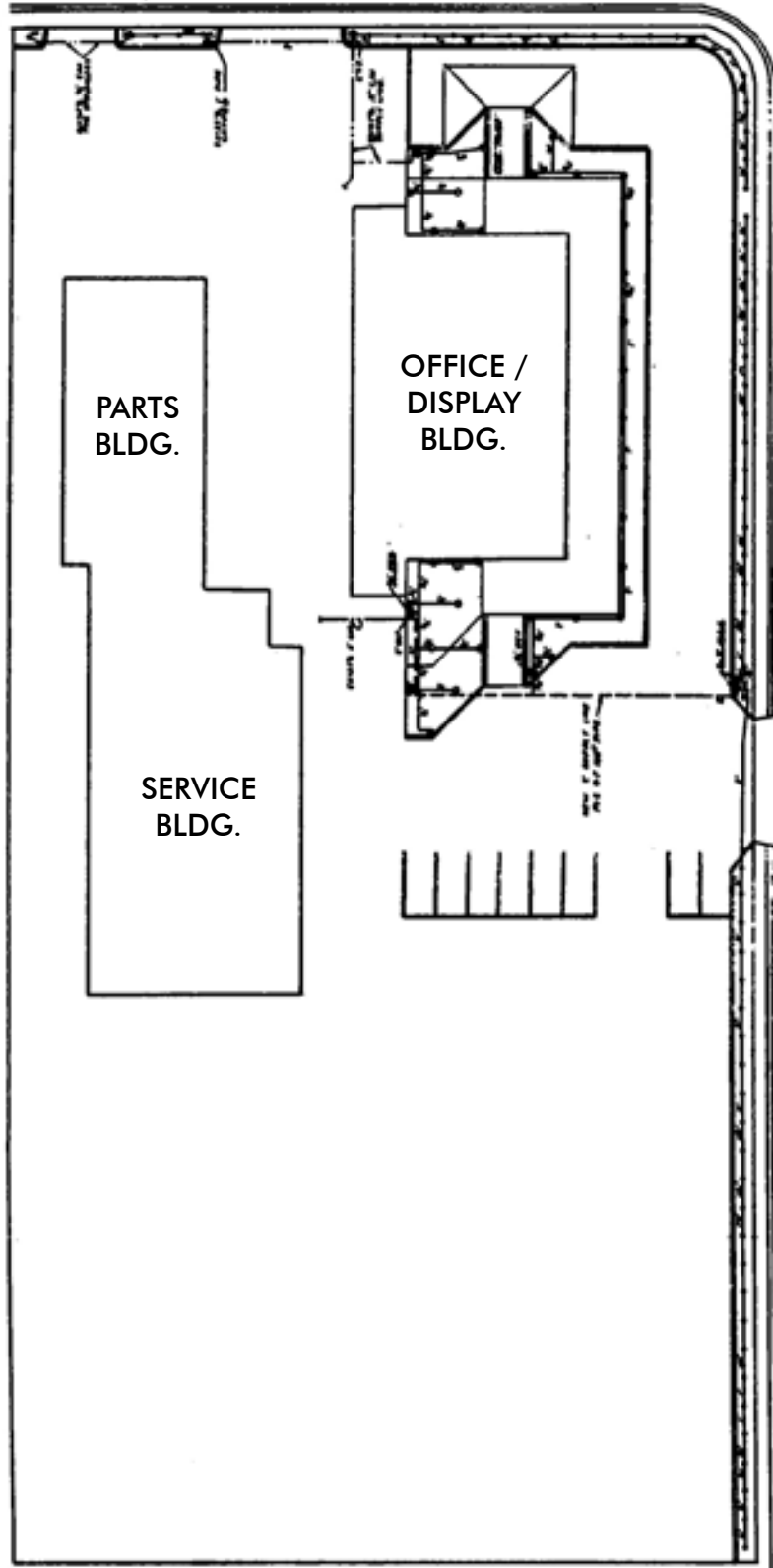


SITE PLAN M2

LOMA VISTA DRIVE



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.



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DEMOGRAPHICS (2008 Estimate)

Radius	1 Mile	3 Miles	5 Miles
Population	20,283	130,904	343,621
Avg. HH Inc.	\$48,925	\$60,828	\$61,561
Daytime Population	21,770	94,238	238,366

TRAFFIC COUNT (2007 – City of Sacramento)

Fulton Ave. south of El Camino: 31,432

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