

# Fulton Pointe Shopping Center

2440 Fulton Avenue, Sacramento, CA

FOR  
LEASE

±1,200 to ±11,280  
Square Feet of Retail  
Space Available



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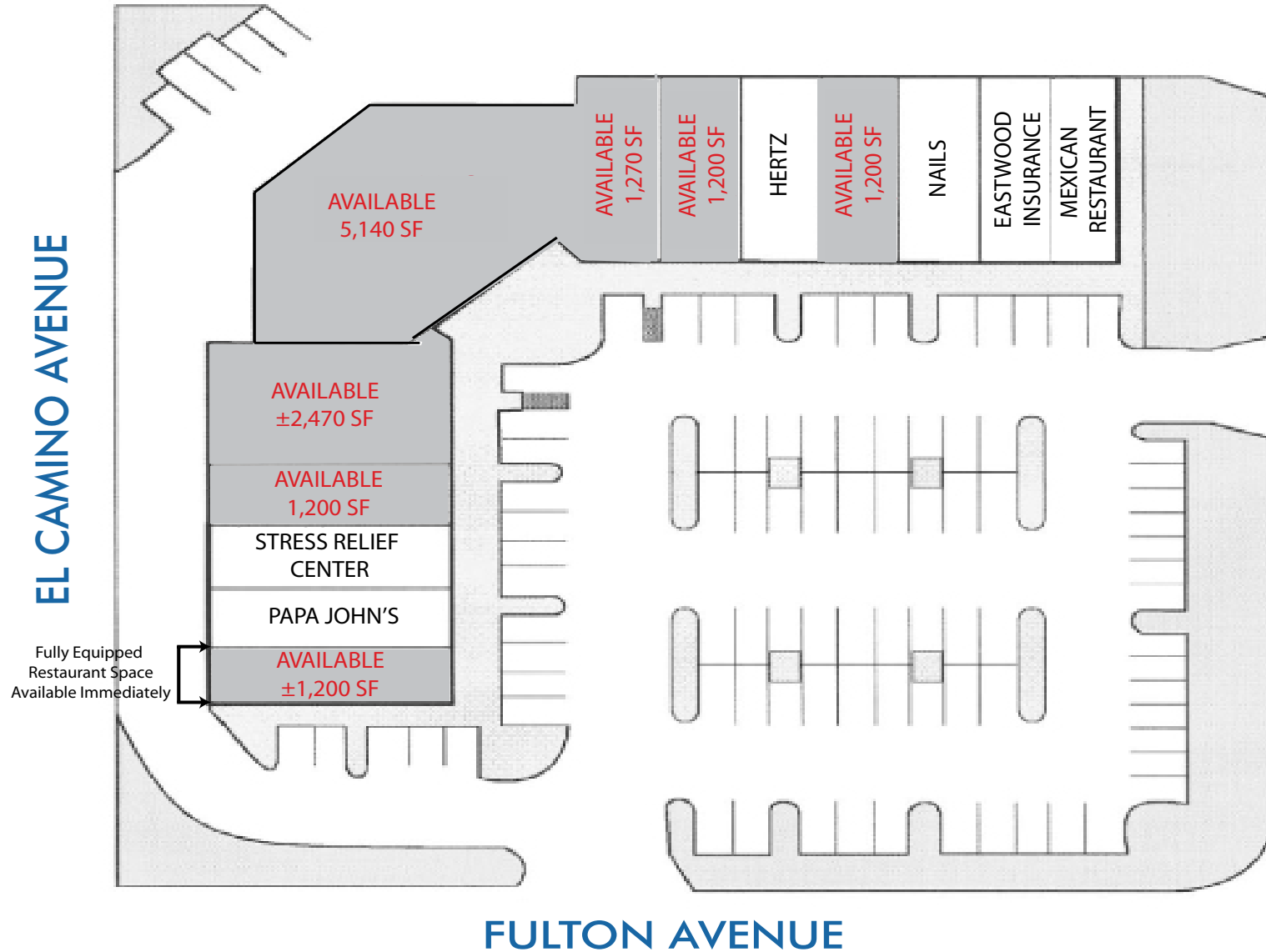
**Grubb & Ellis**

Property Solutions Worldwide

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## S I T E P L A N



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## FEATURES

- ±1,200 SF Available
- ±2,400 SF Available
- ±5,140 SF Available
- Up to ±11,230 SF of contiguous area
- Lease Rate: \$1.50 PSF/Month, NNN
- ±1,200 SF - Fully Equipped restaurant space available immediately - \$2.00 PSF / NNN
- This ±20,400 SF retail center is located in a major retail hub of the Arden area's 360 degree market.
- Parking is reciprocal throughout the center.
- Excellent in-fill location, close proximity to the Capital City Freeway (Business 80), Highway 50 and can be accessible from Interstate 5 and Highway 99.
- Business 80  
Cal Trans Report = 97,500 vehicles per day (Est. 2005)

## TRAFFIC COUNTS

El Camino Avenue East of Fulton Avenue - 24,496 ADT

Fulton Avenue South of El Camino Avenue - 31,805 ADT



## DEMOGRAPHICS

2007 Estimate	1.5 Miles	3 Miles	5 Miles
Population:	42,184	135,518	348,322
Avg. HH Income:	\$48,519	\$56,390	\$59,888
Daytime Population:	35,433	94,028	227,127

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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