

CORNER RETAIL ACROSS FROM TARGET

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Alta Arden and Fulton Retail

2598 Alta Arden Expressway, Sacramento, CA, 95825

GQNorth
real estate



THE SPACE

Location **2598 Alta Arden Expressway, Sacramento , CA, 95825**

Traffic Count **28,087 Per Day**

HIGHLIGHTS

- Corner Retail Property
- Across The Street From Target
- 2,561 SF Unit Possibly More
- Suite 3
- Lots of Natural Light and Open Windows Throughout
- Kitchen sink and some hookups
- Dining Space
- Lots of Storage
- Two ADA Restrooms
- \$1.15 PSF NNN
- NNN \$0.35 PSF



POPULATION

1 MILE	3 MILE	5 MILE
22,565	134,949	360,235



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$54,519	\$83,296	\$81,358



NUMBER OF HOUSEHOLDS

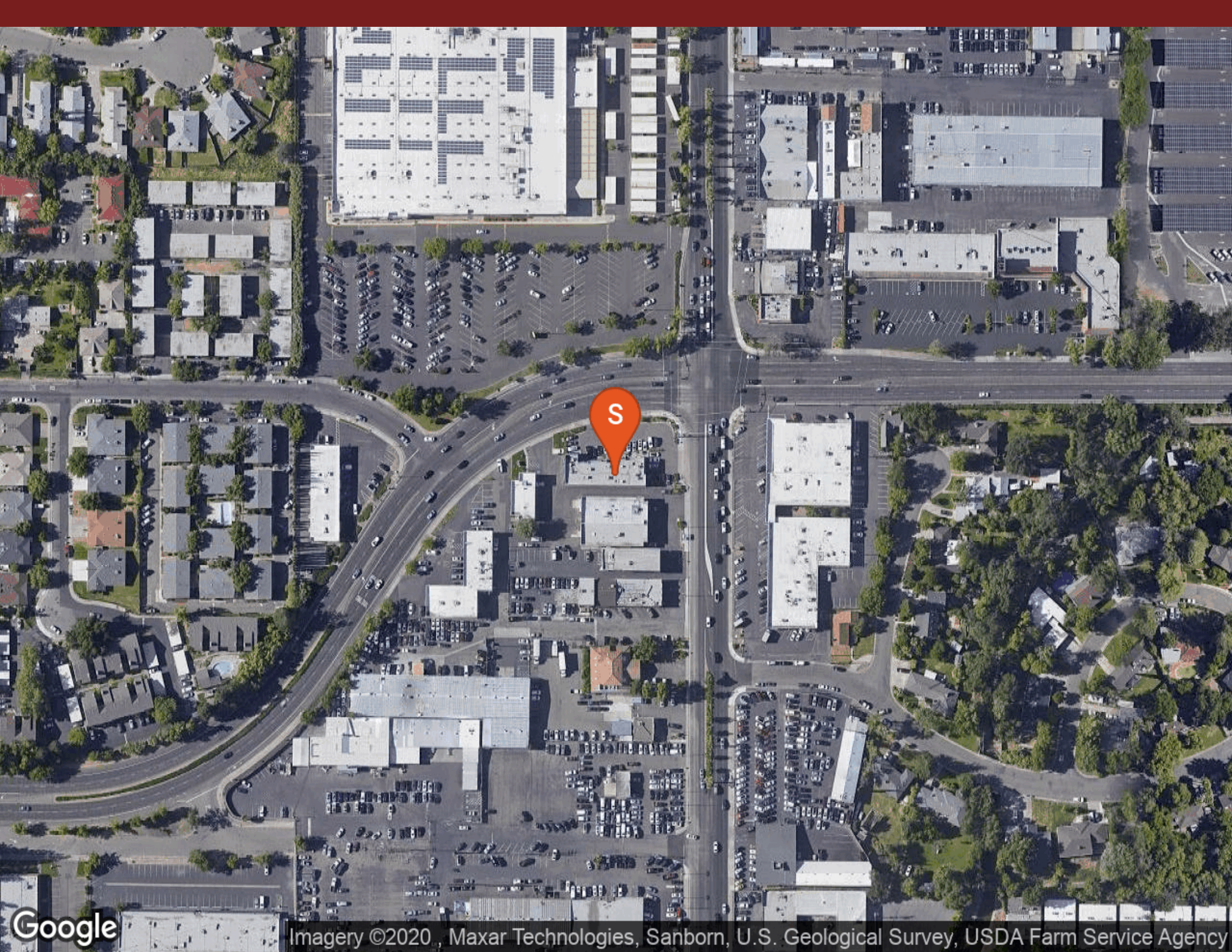
1 MILE	3 MILE	5 MILE
9,653	57,110	146,842

Location Summary

- Retail Corner at Fulton Ave and Alta Arden Expy and directly across the street from Target. A multi-tenant Retail Strip Center is centrally located in the Heart of Arden/Sacramento. This intersection is in a high density, well established neighborhood with great visibility of approximately 24,000 in traffic count. Target's high density traffic across the street is perfect for utilizing your monument signage. This location makes a perfect spot for lunch time and various retail services.

Call me for details 916-798-8559 Lu Ann and I'll send you a brochure. You can also find this as a virtual tour on my YouTube Channel HendersonCRE





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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,399	129,372	343,939
2010 Population	21,284	127,610	339,526
2019 Population	22,565	134,949	360,235
2024 Population	23,265	139,187	372,910
2019 African American	3,114	12,370	36,885
2019 American Indian	251	1,467	4,310
2019 Asian	1,691	10,726	33,372
2019 Hispanic	7,326	32,658	92,170
2019 Other Race	3,467	14,377	40,700
2019 White	11,901	85,248	213,887
2019 Multiracial	1,938	9,639	27,569
2019-2024: Population: Growth Rate	3.05 %	3.10 %	3.45 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,033	8,420	19,261
\$15,000-\$24,999	1,118	5,403	13,813
\$25,000-\$34,999	1,160	5,750	13,567
\$35,000-\$49,999	1,501	7,270	19,727
\$50,000-\$74,999	1,536	8,900	25,435
\$75,000-\$99,999	973	6,497	17,269
\$100,000-\$149,999	867	7,266	19,914
\$150,000-\$199,999	315	3,243	8,144
\$200,000 or greater	150	4,360	9,710
Median HH Income	\$39,059	\$53,506	\$55,142
Average HH Income	\$54,519	\$83,296	\$81,358

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,134	59,982	150,739
2010 Total Households	9,214	54,633	139,636
2019 Total Households	9,653	57,110	146,842
2024 Total Households	9,903	58,581	151,402
2019 Average Household Size	2.29	2.33	2.41
2000 Owner Occupied Housing	2,469	26,199	67,484
2000 Renter Occupied Housing	7,078	30,840	75,615
2019 Owner Occupied Housing	2,365	25,361	66,494
2019 Renter Occupied Housing	7,287	31,749	80,348
2019 Vacant Housing	1,133	5,297	12,016
2019 Total Housing	10,786	62,407	158,858
2024 Owner Occupied Housing	2,465	26,249	69,016
2024 Renter Occupied Housing	7,437	32,332	82,386
2024 Vacant Housing	1,143	5,371	12,137
2024 Total Housing	11,046	63,952	163,539
2019-2024: Households: Growth Rate	2.55 %	2.55 %	3.05 %

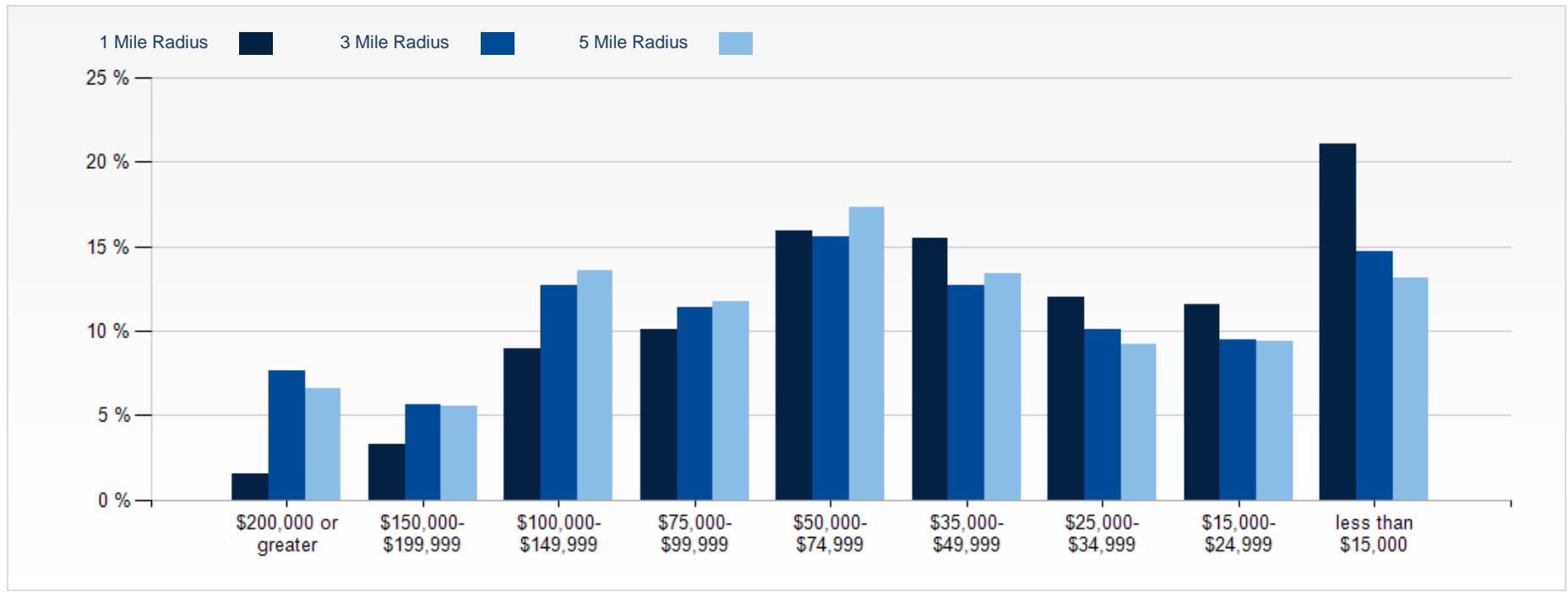
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,886	9,435	27,461
2019 Population Age 35-39	1,529	8,388	24,039
2019 Population Age 40-44	1,282	7,599	20,697
2019 Population Age 45-49	1,225	7,771	20,752
2019 Population Age 50-54	1,239	7,967	21,094
2019 Population Age 55-59	1,235	8,757	22,906
2019 Population Age 60-64	1,143	8,315	21,609
2019 Population Age 65-69	944	7,258	18,309
2019 Population Age 70-74	698	5,618	14,040
2019 Population Age 75-79	502	3,854	9,426
2019 Population Age 80-84	403	2,768	6,767
2019 Population Age 85+	547	3,904	8,918
2019 Population Age 18+	17,624	107,513	284,460
2019 Median Age	34	38	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,125	\$50,859	\$54,079
Average Household Income 25-34	\$58,456	\$71,910	\$73,933
Median Household Income 35-44	\$43,824	\$63,191	\$66,463
Average Household Income 35-44	\$60,801	\$91,811	\$91,793
Median Household Income 45-54	\$49,539	\$70,832	\$70,719
Average Household Income 45-54	\$65,383	\$105,242	\$100,559
Median Household Income 55-64	\$42,812	\$61,986	\$61,073
Average Household Income 55-64	\$55,481	\$96,797	\$89,460
Median Household Income 65-74	\$36,375	\$53,724	\$52,001
Average Household Income 65-74	\$49,778	\$85,567	\$79,841
Average Household Income 75+	\$39,034	\$58,647	\$58,198

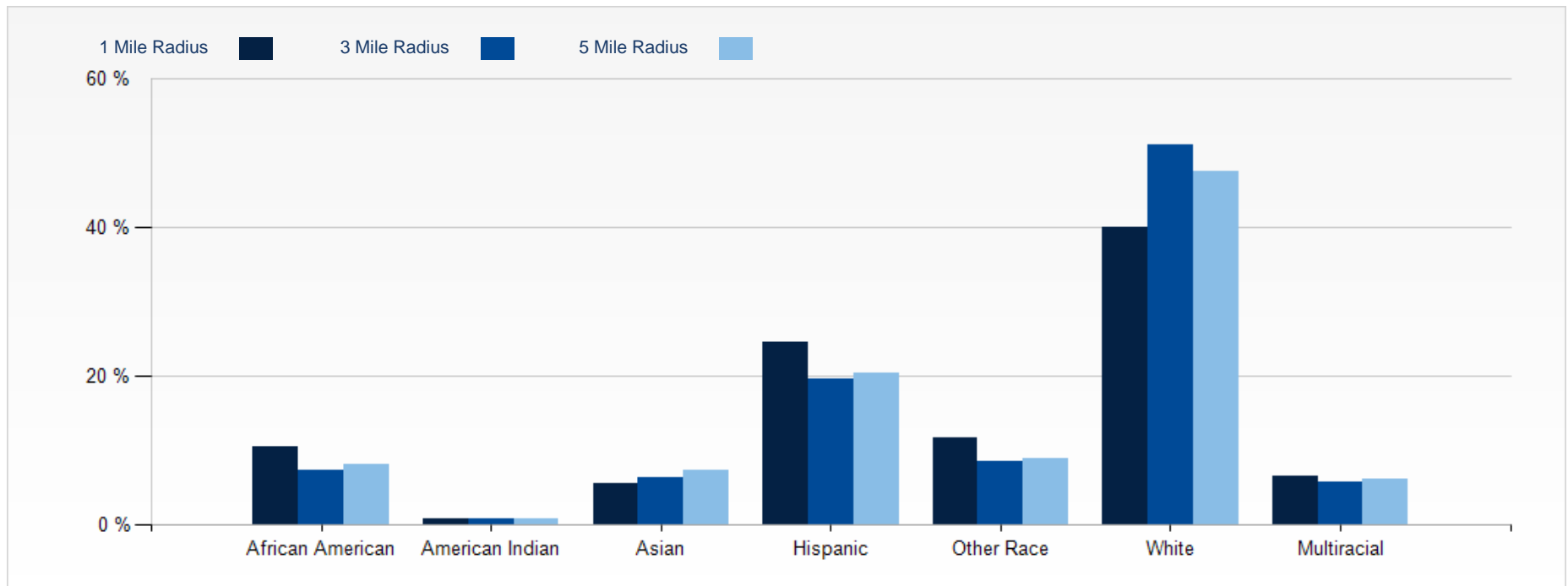
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,784	9,636	29,039
2024 Population Age 35-39	1,506	8,493	25,198
2024 Population Age 40-44	1,385	8,367	23,482
2024 Population Age 45-49	1,228	7,702	20,796
2024 Population Age 50-54	1,238	7,765	20,756
2024 Population Age 55-59	1,180	7,932	20,803
2024 Population Age 60-64	1,182	8,521	21,902
2024 Population Age 65-69	1,014	7,800	19,832
2024 Population Age 70-74	826	6,493	16,300
2024 Population Age 75-79	653	5,020	12,307
2024 Population Age 80-84	444	3,323	7,985
2024 Population Age 85+	534	3,845	9,032
2024 Population Age 18+	18,252	111,128	294,693
2024 Median Age	34	38	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,931	\$61,009	\$64,133
Average Household Income 25-34	\$70,781	\$85,841	\$88,450
Median Household Income 35-44	\$52,464	\$76,298	\$78,405
Average Household Income 35-44	\$72,712	\$105,623	\$105,837
Median Household Income 45-54	\$56,821	\$82,521	\$82,770
Average Household Income 45-54	\$77,633	\$119,945	\$116,115
Median Household Income 55-64	\$50,958	\$73,145	\$71,380
Average Household Income 55-64	\$65,436	\$111,848	\$104,528
Median Household Income 65-74	\$41,795	\$61,340	\$58,649
Average Household Income 65-74	\$59,393	\$100,301	\$93,502
Average Household Income 75+	\$46,869	\$70,137	\$69,717

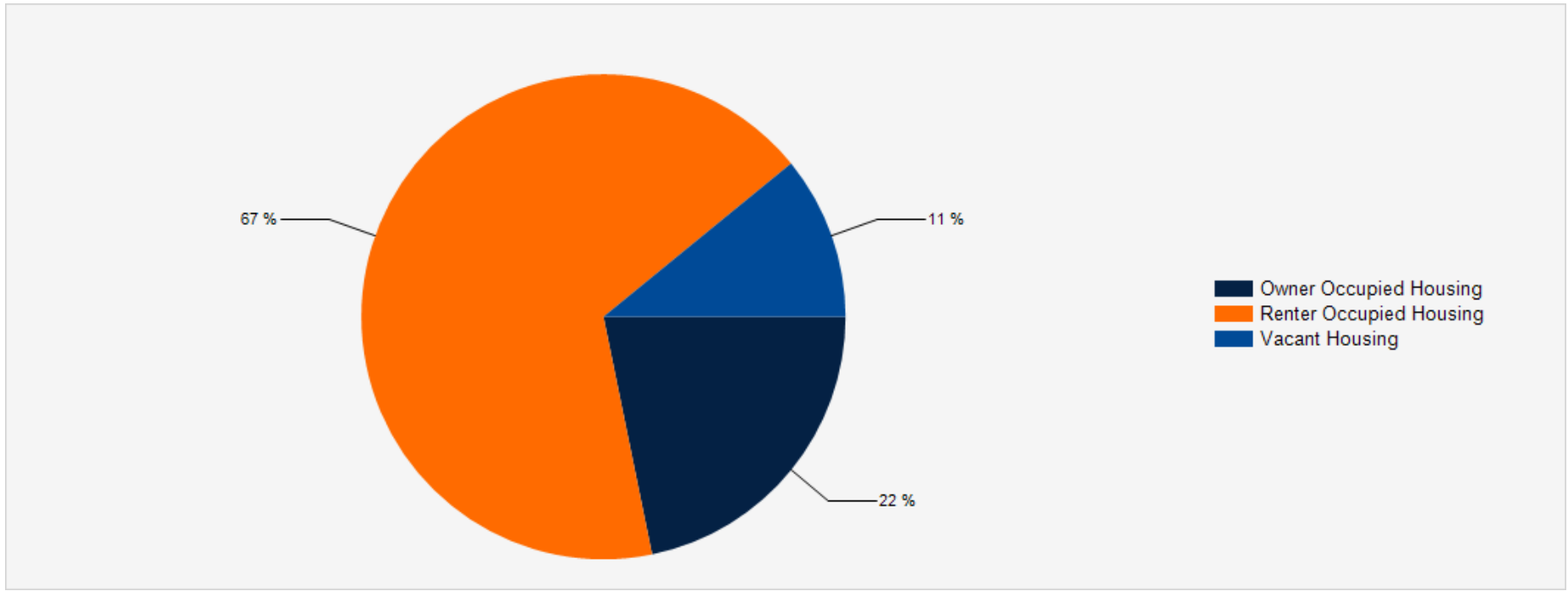
2019 Household Income



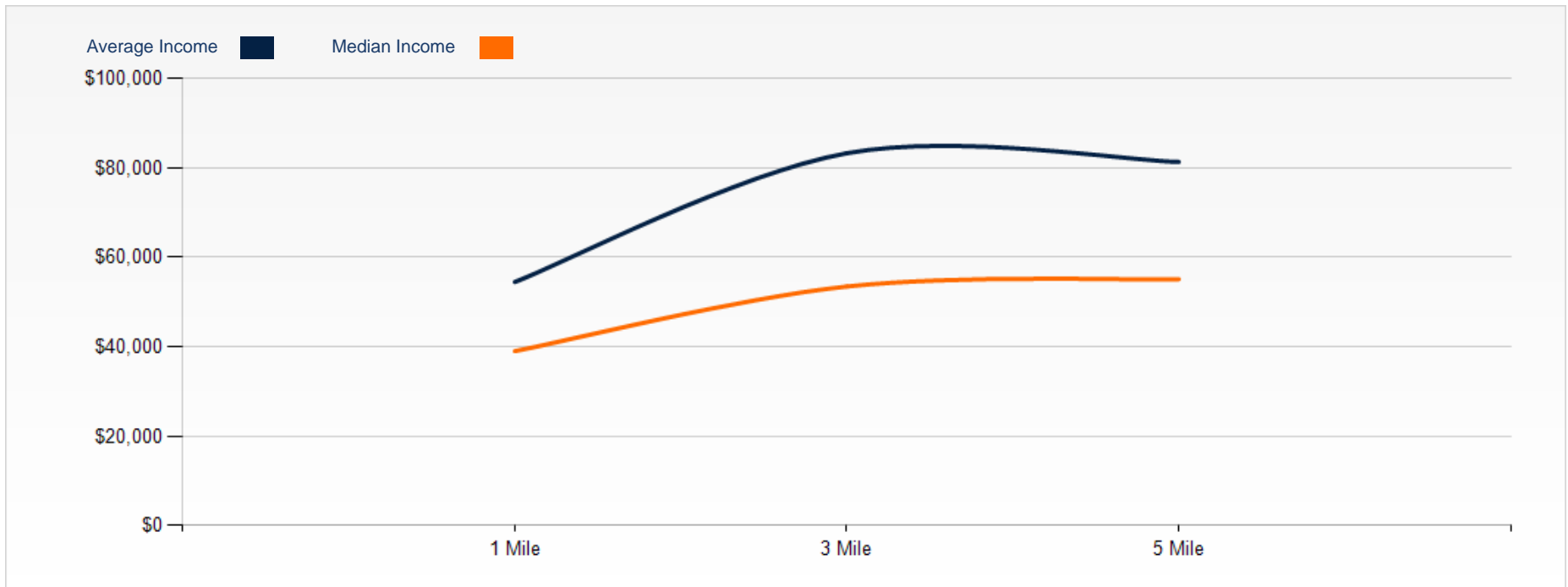
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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Senior Vice President

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She is a Board Member for the Citrus Heights Chamber of Commerce and is Chair for the Economics Development committee. Lu Ann also serves as a PAC member and Government Issues member for the city of Citrus Heights. Lu Ann started her California commercial real estate career in 2015 and became a top producer in 2016/2017/2018. With her past commercial real estate experience since 2005 in Las Vegas, Nevada, she has become versatile in most sectors of business real estate. In California, Lu Ann has been responsible for over \$15 million in sales, specializing in Industrial, retail, office, land, and specialty assets. She has leased over 520,000 square feet of commercial transactions and helped facilitate selling over 284 Acres of commercial property.

Lu Ann is a CCIM candidate (Certified Commercial Investment Member), who has received three of the four CCIM certificates. She is based in Sacramento, California, with investors Los Angeles, Las Vegas, San Francisco, Patterson, Florida, and Colombia.

She is specializing in Industrial, Land Development, Retail, Office, Cannabis Zoned Real Estate, and Special-Use properties. BRE License #01912126
Website: HendersonCRE.com Download current listing brochures.
Virtual YouTube tours: Channel HendersonCRE

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Exclusively Marketed by:



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