

Cottage Way

ARDEN AREA COT

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HendersonCRE Virtual Tour
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O'Reilly AUTO PARTS



2538-2560 Cottage Way
Sacramento , CA 95825

GQNorth
real estate

HIGHLIGHTS

- \$0.95 PSF NNN Call For Free Rent Incentives
- Free Rent Incentives Per Retail Suite. Call For Prime Restaurant Build-Out Incentives
- High Traffic Shopping Center Intersection Located SW Corner Of Fulton Avenue and Cottage Way in the heart of the Arden Trade area
- Center Is Anchored By O'Reilly's Auto Parts
- Located Along Fulton Avenue's Dealership Row With Niello BMW, Land Rover, Maserati, Lexus Of Sacramento
- Nearby Tenants include Target, Walgreens, and Home Depot
- Only One Suite Left. Motivated for Leasing
- 916-798-8559 Lu Ann Henderson



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2546	LEASED	1,200	\$0.95	NNN	UNIT HAS BEEN LEASED
2556	AVAILABLE ON YOUTUBE	2,580	\$0.95	NNN	Great Open Floor Plan with water hookups, previously a small kitchenette area, private restrooms and a large area for customer seating or display of retail products. Motivated Incentive For Restaurant, International Market, Deli. Open To Most Retail Use and possibly split if needed.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,132	134,262	355,639



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,586	\$81,452	\$81,793



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,515	56,142	144,641

PROPERTY FEATURES

TOTAL TENANTS	11
GLA (SF)	22,425
LAND ACRES	1.3
ZONING TYPE	Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
NUMBER OF INGRESSES	6
NUMBER OF EGRESSES	6

NEIGHBORING PROPERTIES

NORTH	Starbucks
SOUTH	Fire Place / BBQ Retail
EAST	Jaguar /Range Rover Car Lot
WEST	Micheline Tire

TENANT INFORMATION

MAJOR TENANT/S	O'Reilly Auto Parts
SHADOW ANCHOR	Al's Liquor and Food
LEASE TYPE	NNN

Take A Virtual Tour
HendersonCRE



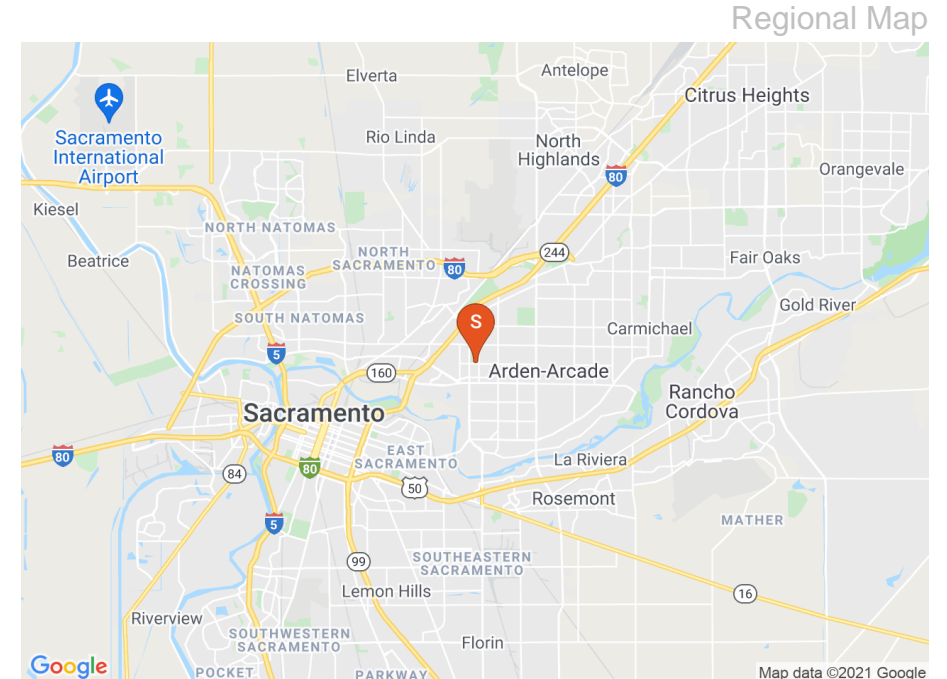
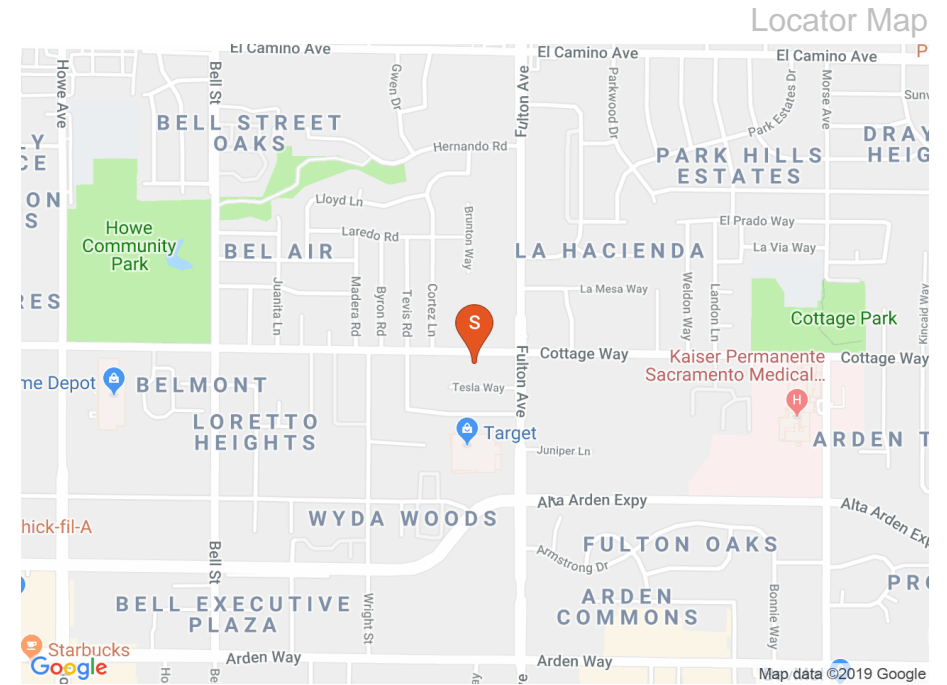
Corner of Fulton Ave and Cottage Way

- Cottage Way Center ~ 22,425 square foot multi-tenant Retail Strip Center is centrally located In the Heart of Arden/Sacramento Trade area, the southwest corner of Fulton Avenue and Cottage Way intersection. This intersection is in a high density, well established neighborhood with great visibility of approximately 43,000 in traffic count. O'Reilly Auto Parts is an excellent anchor tenant for bringing in the foot traffic from Fulton Avenue's Dealership Row. Cottage Way Center makes a perfect spot for lunch time and various retail services.

I'm happy to show it to you and come up with some amazing incentives for the move in process. Happy tenant, happy Landlord!
Call/text me at (916) 798-8559. Lu Ann Henderson

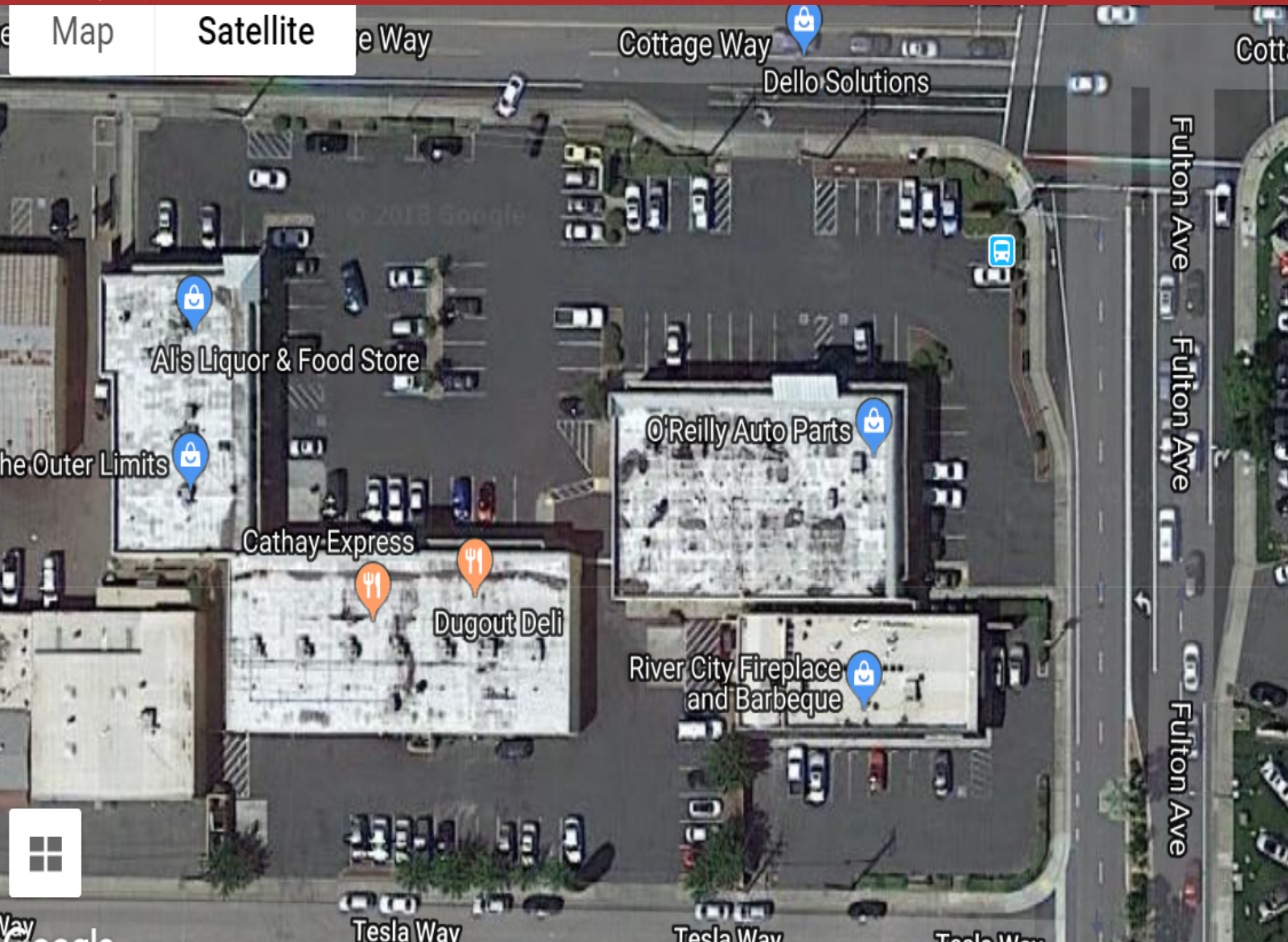
YouTube

- Please see a virtual tour of this property on my YouTube Channel HendersonCRE
- Move in Incentives! We can help customize a leasing plan for you to get started and enjoy a successful business. Call for details or schedule an appointment.
Lu Ann Henderson 916-798-8559



Map

Satellite



the Outer Limits

Al's Liquor & Food Store

O'Reilly Auto Parts

Cathay Express

Dugout Deli

River City Fireplace and Barbeque

Dello Solutions

Fulton Ave
Fulton Ave
Fulton Ave

Tesla Way

Tesla Way

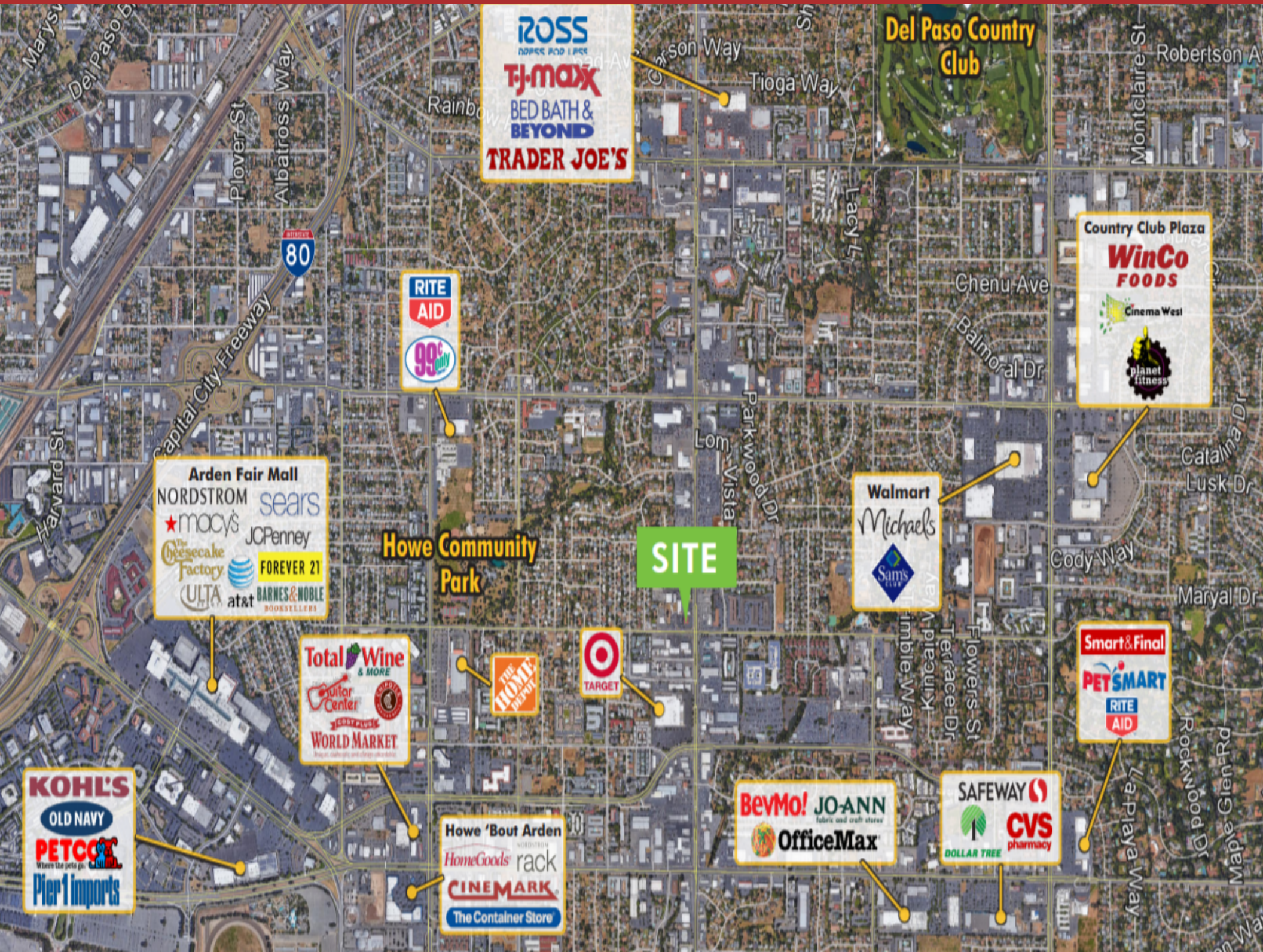
Tesla Way



Google

SITE PLAN





ROSS
 HOME FOD L PCE
TJ-maxx
 BED BATH &
 BEYOND
TRADER JOE'S

Del Paso Country Club

Country Club Plaza
WinCo FOODS
 Cinema West
 planet fitness

RITE AID
 99¢ ONLY

Arden Fair Mall
 NORDSTROM sears
 macy's JCPenney
 The Cheesecake Factory FOREVER 21
 ULTA at&t BARNES & NOBLE BOOKSELLERS

Howe Community Park

SITE

Walmart
 Michaels
 Sams CLUB

Total Wine & MORE
 Auditor Center
 COST PLUS
WORLD MARKET
 Home, electronics and things you need

THE HOME DEPOT

TARGET

Smart & Final
PETSMART
 RITE AID

KOHL'S
 OLD NAVY
PETCO
 Where the pets go.
Pier 1 imports

Howe 'Bout Arden
 NORDSTROM
 HomeGoods rack
CINEMARK
 The Container Store

BevMo! **JO-ANN**
 fabric and craft stores
OfficeMax

SAFeway
DOLLAR TREE
CVS pharmacy



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,824	128,522	338,601
2010 Population	20,702	126,881	334,921
2019 Population	22,132	134,262	355,639
2024 Population	22,900	138,516	368,235
2019 African American	2,776	12,918	35,999
2019 American Indian	250	1,506	4,191
2019 Asian	1,623	11,006	33,028
2019 Hispanic	7,239	33,302	90,459
2019 Other Race	3,385	14,839	39,899
2019 White	12,018	83,121	211,958
2019 Multiracial	1,882	9,645	27,019
2019-2024: Population: Growth Rate	3.40 %	3.15 %	3.50 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,084	8,438	18,989
\$15,000-\$24,999	1,192	5,553	13,551
\$25,000-\$34,999	1,069	5,763	13,354
\$35,000-\$49,999	1,399	7,276	19,313
\$50,000-\$74,999	1,553	8,720	24,878
\$75,000-\$99,999	880	6,309	17,003
\$100,000-\$149,999	848	6,921	19,768
\$150,000-\$199,999	317	3,034	8,050
\$200,000 or greater	173	4,128	9,737
Median HH Income	\$38,449	\$52,117	\$55,329
Average HH Income	\$54,586	\$81,452	\$81,793

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,865	58,911	148,302
2010 Total Households	8,990	53,654	137,529
2019 Total Households	9,515	56,142	144,641
2024 Total Households	9,801	57,615	149,122
2019 Average Household Size	2.29	2.35	2.42
2000 Owner Occupied Housing	2,591	25,261	66,633
2000 Renter Occupied Housing	6,775	30,686	74,326
2019 Owner Occupied Housing	2,543	24,507	65,531
2019 Renter Occupied Housing	6,972	31,635	79,111
2019 Vacant Housing	995	5,335	11,662
2019 Total Housing	10,510	61,477	156,303
2024 Owner Occupied Housing	2,674	25,395	68,029
2024 Renter Occupied Housing	7,128	32,220	81,093
2024 Vacant Housing	1,006	5,409	11,766
2024 Total Housing	10,807	63,024	160,888
2019-2024: Households: Growth Rate	2.95 %	2.60 %	3.05 %

Lu Ann Henderson
 Senior Vice President
DRE# 01912126

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 Call/Text

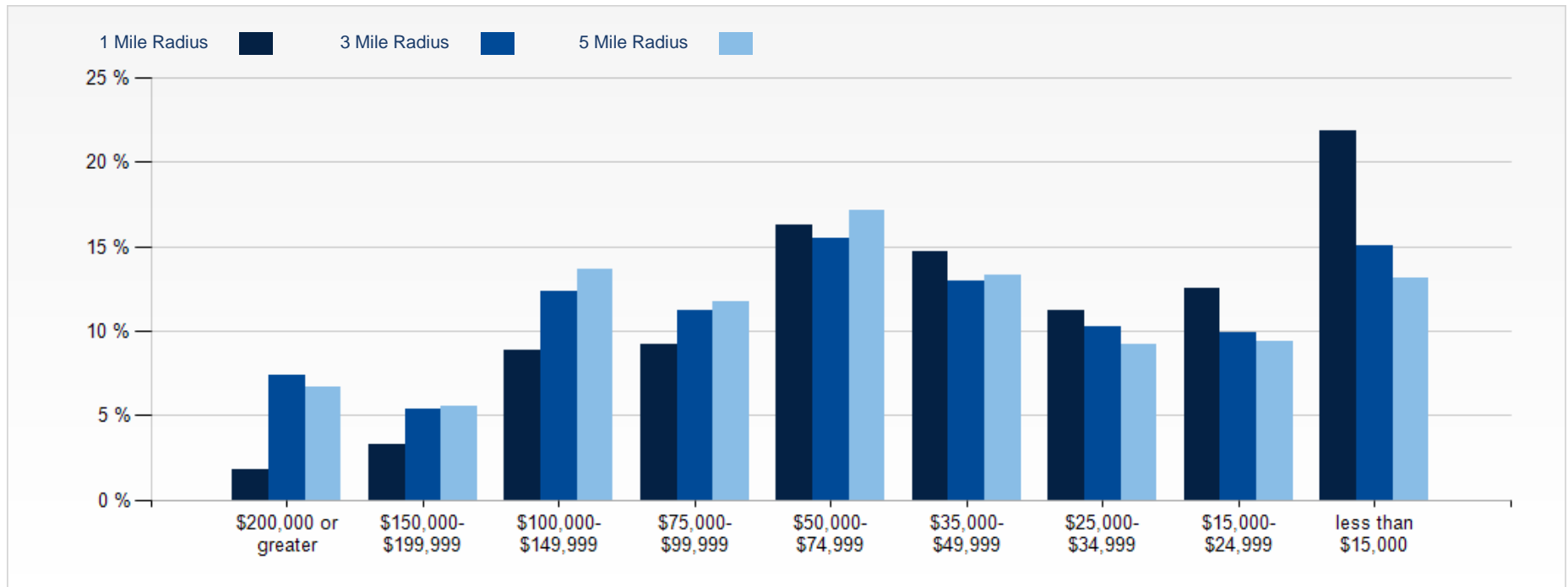
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,795	9,341	27,100
2019 Population Age 35-39	1,497	8,385	23,633
2019 Population Age 40-44	1,280	7,570	20,342
2019 Population Age 45-49	1,218	7,738	20,413
2019 Population Age 50-54	1,257	7,927	20,756
2019 Population Age 55-59	1,278	8,736	22,571
2019 Population Age 60-64	1,164	8,257	21,320
2019 Population Age 65-69	989	7,123	18,019
2019 Population Age 70-74	745	5,463	13,834
2019 Population Age 75-79	557	3,729	9,315
2019 Population Age 80-84	437	2,679	6,699
2019 Population Age 85+	615	3,831	8,846
2019 Population Age 18+	17,239	106,118	280,541
2019 Median Age	35	38	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,021	\$49,890	\$54,110
Average Household Income 25-34	\$59,127	\$70,643	\$74,119
Median Household Income 35-44	\$42,692	\$60,107	\$66,811
Average Household Income 35-44	\$60,116	\$89,076	\$92,230
Median Household Income 45-54	\$49,737	\$67,840	\$71,256
Average Household Income 45-54	\$65,332	\$102,517	\$101,230
Median Household Income 55-64	\$42,994	\$59,881	\$61,498
Average Household Income 55-64	\$56,521	\$94,068	\$90,105
Median Household Income 65-74	\$35,844	\$51,919	\$52,328
Average Household Income 65-74	\$50,000	\$83,317	\$80,507
Average Household Income 75+	\$38,279	\$57,209	\$58,537

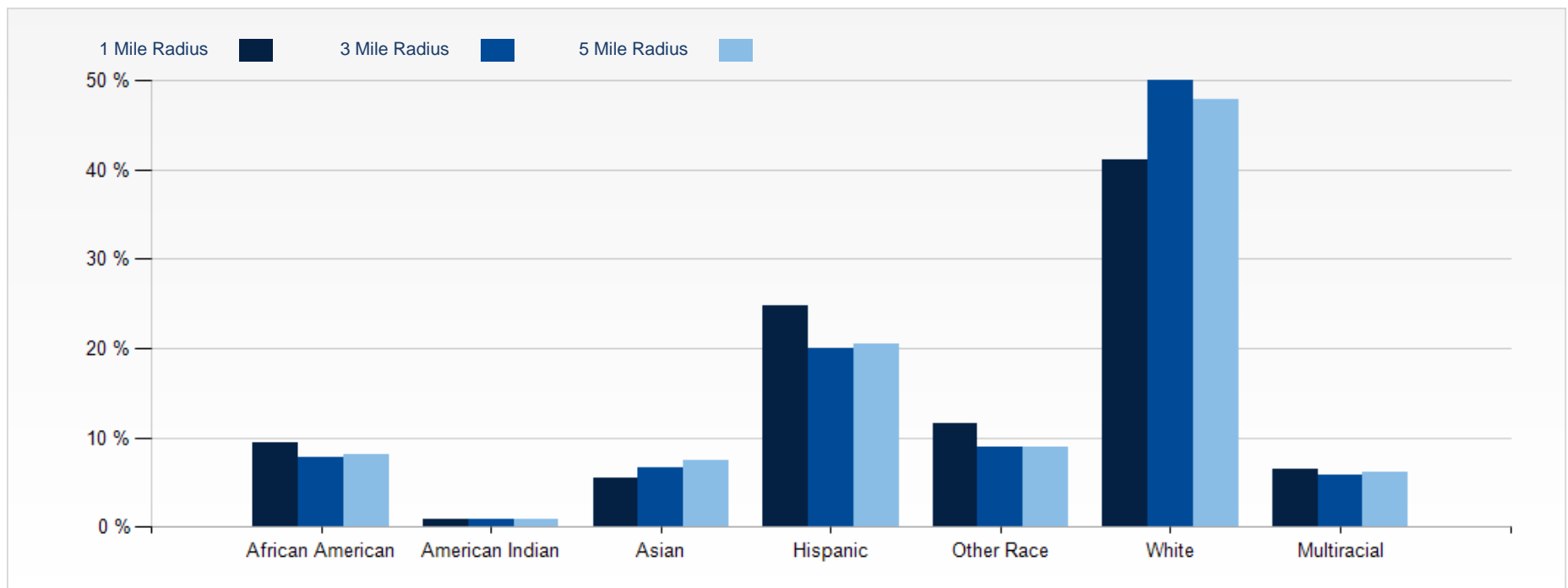
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,686	9,607	28,611
2024 Population Age 35-39	1,466	8,489	24,874
2024 Population Age 40-44	1,367	8,353	23,101
2024 Population Age 45-49	1,229	7,695	20,436
2024 Population Age 50-54	1,257	7,732	20,421
2024 Population Age 55-59	1,211	7,889	20,440
2024 Population Age 60-64	1,206	8,442	21,553
2024 Population Age 65-69	1,066	7,701	19,566
2024 Population Age 70-74	896	6,344	16,063
2024 Population Age 75-79	742	4,878	12,143
2024 Population Age 80-84	483	3,219	7,913
2024 Population Age 85+	619	3,756	8,970
2024 Population Age 18+	17,927	109,701	290,664
2024 Median Age	35	38	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,679	\$60,008	\$64,281
Average Household Income 25-34	\$72,753	\$84,770	\$88,686
Median Household Income 35-44	\$51,634	\$73,532	\$78,830
Average Household Income 35-44	\$72,597	\$102,716	\$106,345
Median Household Income 45-54	\$57,636	\$80,052	\$83,351
Average Household Income 45-54	\$78,661	\$117,118	\$116,900
Median Household Income 55-64	\$51,637	\$70,567	\$72,078
Average Household Income 55-64	\$67,648	\$109,094	\$105,331
Median Household Income 65-74	\$41,408	\$59,237	\$59,110
Average Household Income 65-74	\$60,049	\$97,727	\$94,295
Average Household Income 75+	\$46,263	\$68,568	\$70,196

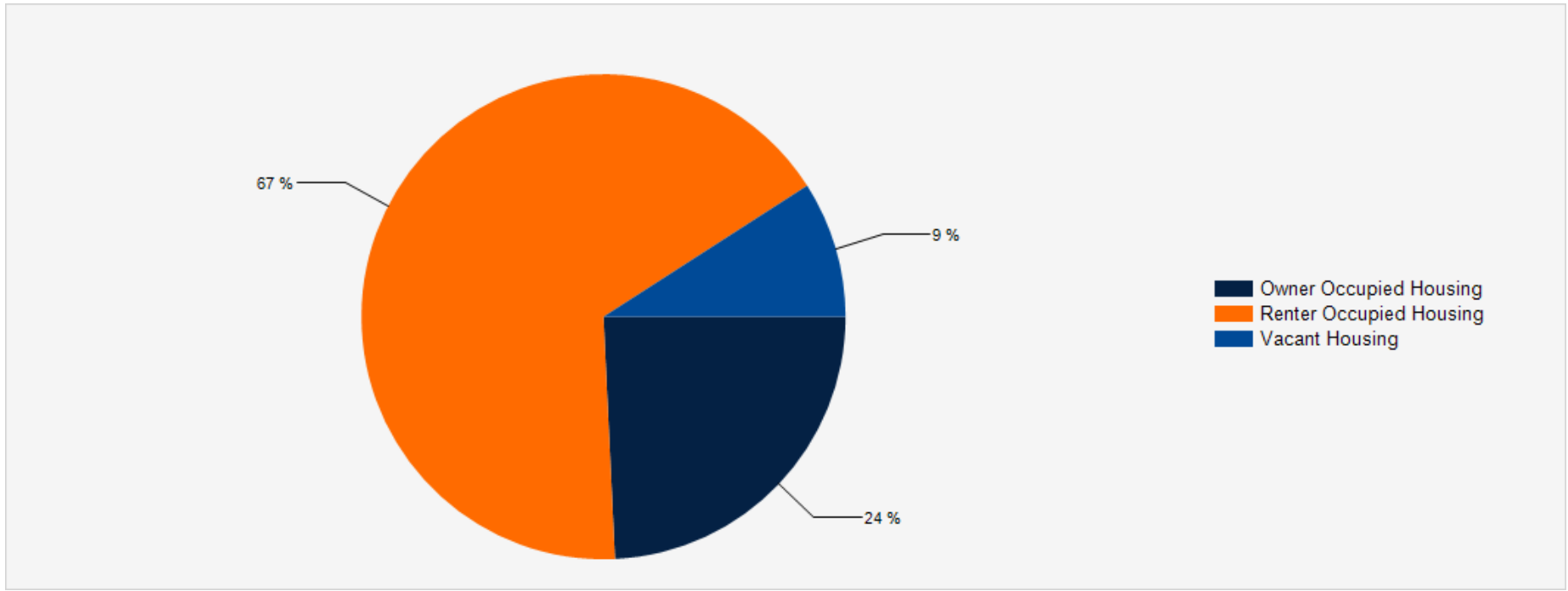
2019 Household Income



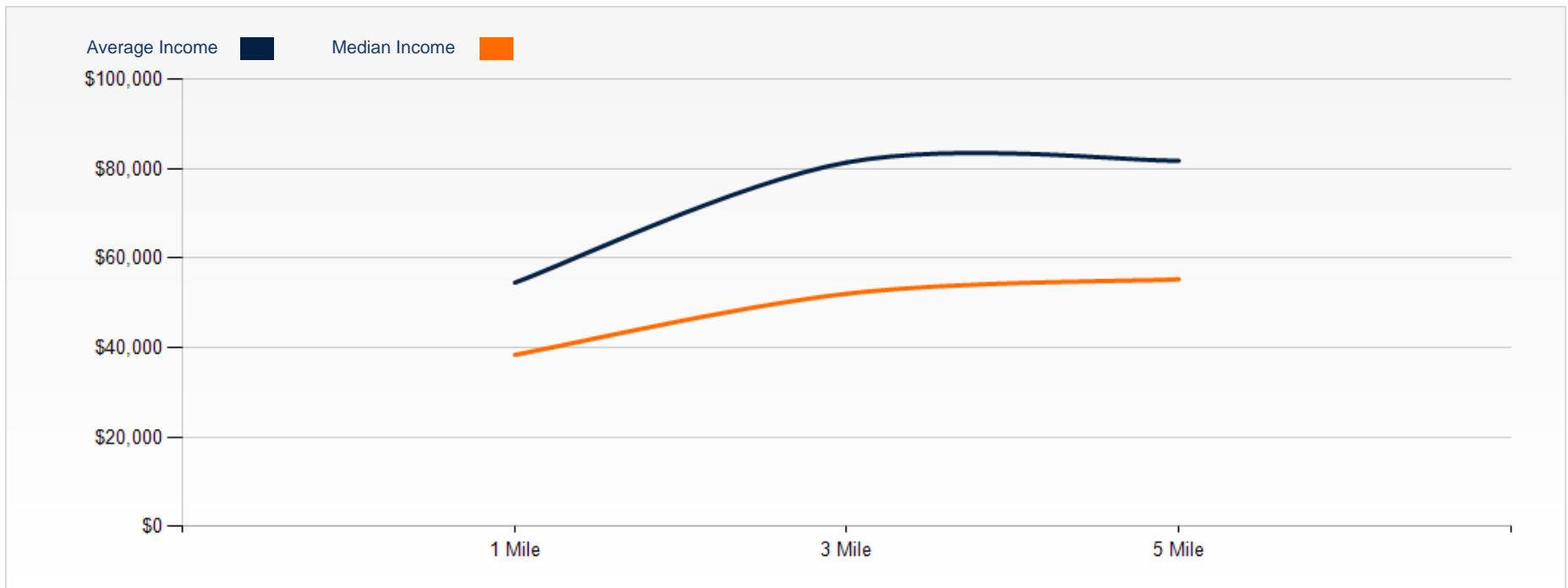
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Cottage Way Retail Center

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Exclusively Marketed by:



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