

# Cottage Way Retail Center - Three Suites Available

2538-2560 Cottage Way, Sacramento CA 95825



*Prepared By:*

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**GQ**North  
real estate

# THE SPACE

Location	2538-2560 Cottage Way Sacramento , CA, 95825
County	Sacramento

## HIGHLIGHTS

- 2552 Formally Dugout Deli for 20 years
- 2556 Little Angles Play Center
- 2548 Vacant
- Free Rent Incentives Per Retail Suite. Call For Prime Restaurant Build-Out Incentives
- High Traffic Shopping Center Intersection Located SW Corner Of Fulton Avenue & Cottage Way In The Heart of 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
- Motivated for Leasing. Call 916-798-8559 Lu Ann Henderson

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Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2548	AVAILABLE	1,200	\$1.35	NNN	VACANT
2552	AVAILABLE	1,250	\$1.35	NNN	DUGOUT DELI
2556	AVAILABLE	2,580	\$1.35	NNN	LITTLE ANGELS PLAY CENTER

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## PROPERTY FEATURES

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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	5
NUMBER OF EGRESSSES	5

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## NEIGHBORING PROPERTIES

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NORTH	North Starbucks
SOUTH	Waffle House
EAST	Jaguar /Range Rover Car Lo
WEST	Truck / Car Lot

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## TENANT INFORMATION

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

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**Take an Instant Walkthrough**

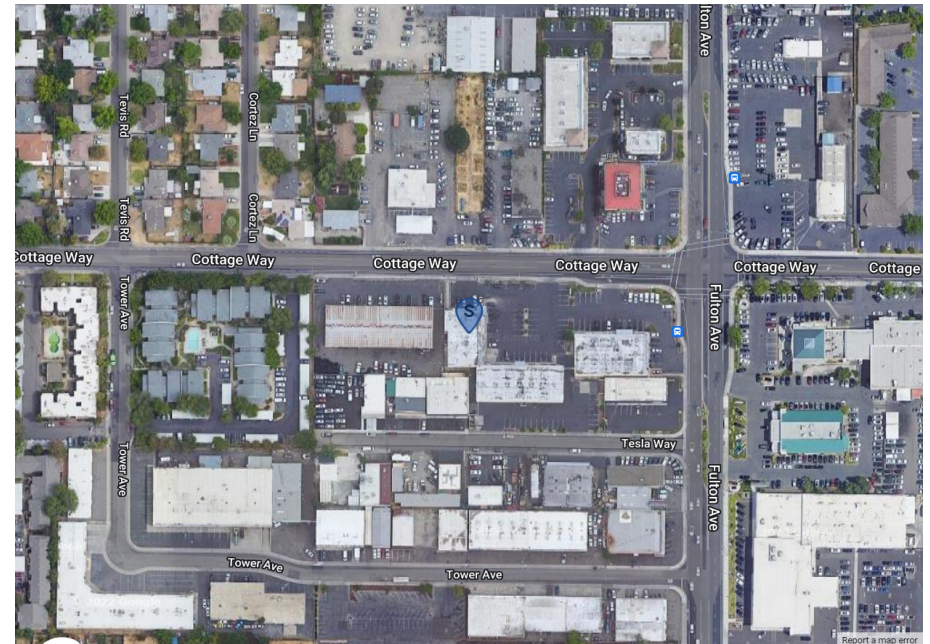
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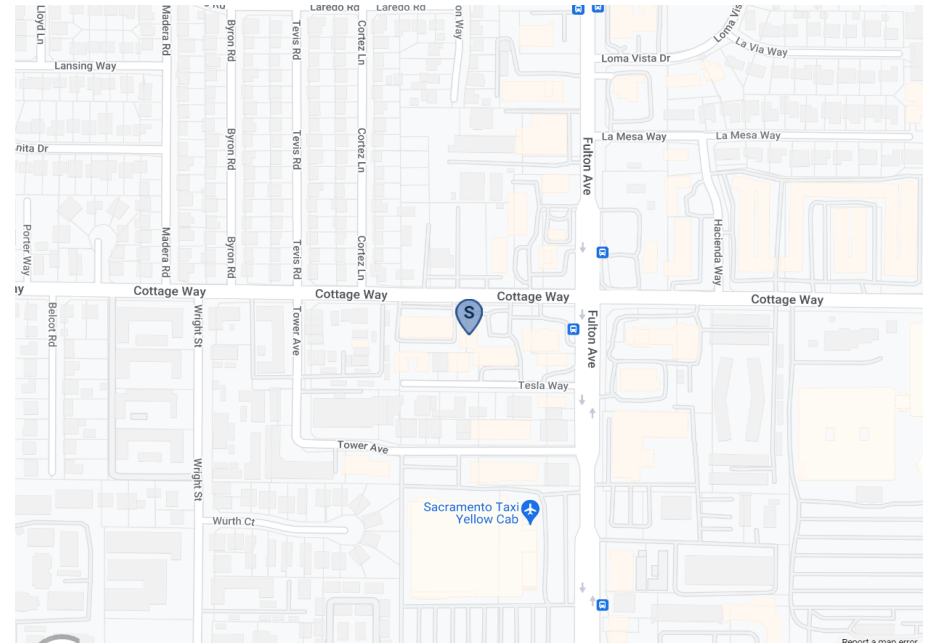
## Corner of Fulton Ave and Cottage Way

- The 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 the 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 foot traffic from Fulton Avenue's Dealership Row. The Cottage Way Center makes it a perfect spot for lunchtime and various retail services.
- 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.  
Call/text me at (916) 798-8559. Lu Ann Henderson

Locator Map

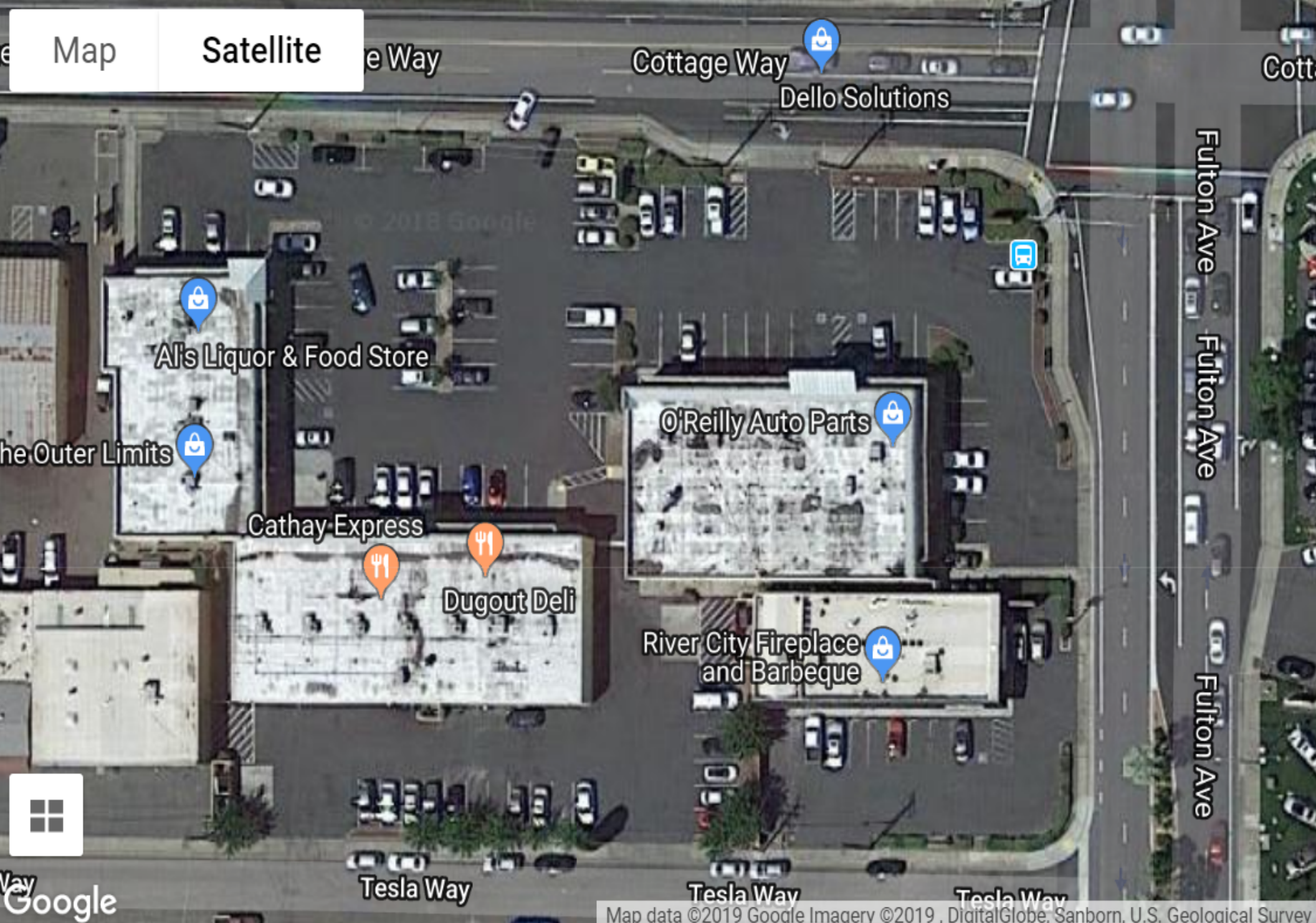


Regional Map



Map

Satellite



Map data ©2019 Google Imagery ©2019, DigitalGlobe, Sanborn, U.S. Geological Survey





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,103	128,678	339,031
2010 Population	20,753	127,092	335,492
2023 Population	25,046	146,870	383,555
2028 Population	25,135	148,324	387,437
2023 African American	3,009	14,802	38,309
2023 American Indian	336	1,893	5,110
2023 Asian	4,260	17,184	43,048
2023 Hispanic	6,407	36,874	101,734
2023 Other Race	3,326	18,652	51,411
2023 White	9,766	71,608	185,844
2023 Multiracial	4,130	21,478	56,159
2023-2028: Population: Growth Rate	0.35 %	1.00 %	1.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,755	8,093	17,855
\$15,000-\$24,999	1,062	4,606	10,350
\$25,000-\$34,999	985	4,582	10,596
\$35,000-\$49,999	1,298	6,359	15,420
\$50,000-\$74,999	1,594	8,815	24,684
\$75,000-\$99,999	1,098	6,571	18,969
\$100,000-\$149,999	1,418	8,839	25,648
\$150,000-\$199,999	425	4,334	11,917
\$200,000 or greater	442	5,625	14,640
Median HH Income	\$49,064	\$62,787	\$69,788
Average HH Income	\$73,408	\$99,362	\$102,703

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,948	58,815	148,511
2010 Total Households	9,039	53,594	137,816
2023 Total Households	10,077	57,824	150,078
2028 Total Households	10,064	58,218	151,959
2023 Average Household Size	2.44	2.46	2.46
2000 Owner Occupied Housing	2,679	25,169	66,716
2000 Renter Occupied Housing	6,788	30,688	74,520
2023 Owner Occupied Housing	2,578	24,980	69,316
2023 Renter Occupied Housing	7,499	32,844	80,762
2023 Vacant Housing	376	2,871	7,733
2023 Total Housing	10,453	60,695	157,811
2028 Owner Occupied Housing	2,623	25,269	70,345
2028 Renter Occupied Housing	7,441	32,949	81,614
2028 Vacant Housing	401	3,026	7,783
2028 Total Housing	10,465	61,244	159,742
2023-2028: Households: Growth Rate	-0.15 %	0.70 %	1.25 %



Source: esri



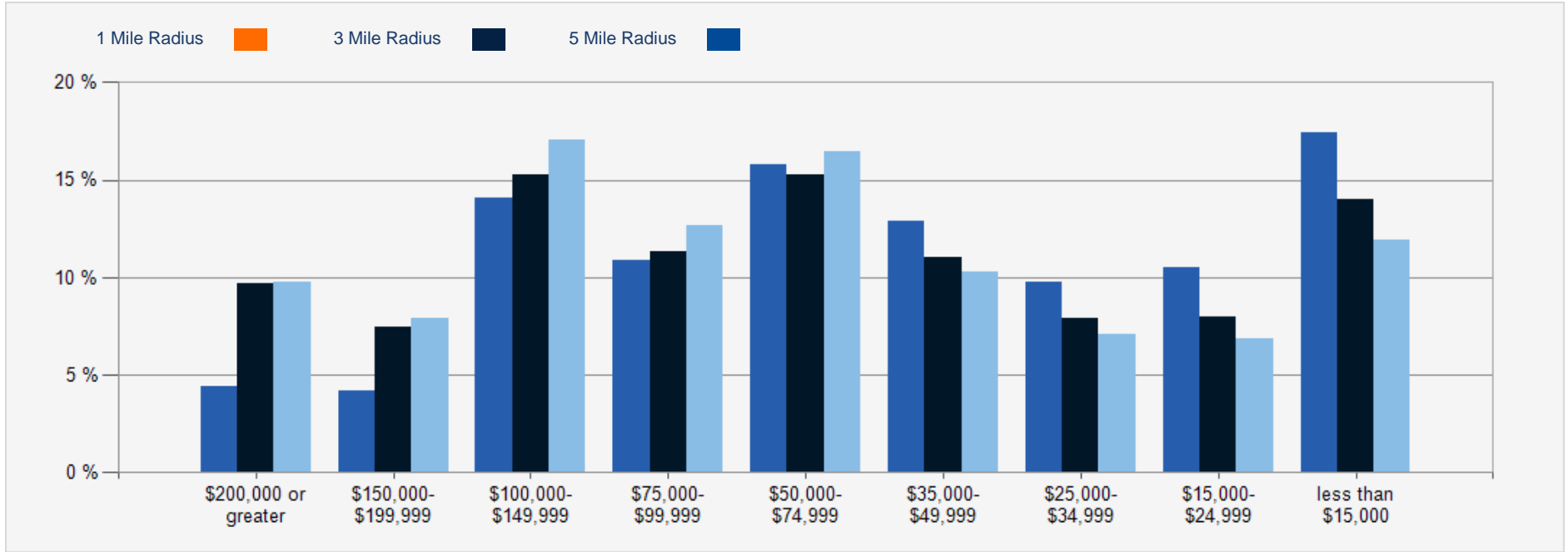
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,110	10,455	30,004
2023 Population Age 35-39	1,725	9,301	25,741
2023 Population Age 40-44	1,551	8,678	23,227
2023 Population Age 45-49	1,298	7,736	20,350
2023 Population Age 50-54	1,410	8,245	21,446
2023 Population Age 55-59	1,352	8,680	22,453
2023 Population Age 60-64	1,358	9,063	23,293
2023 Population Age 65-69	1,240	8,244	20,552
2023 Population Age 70-74	1,013	6,772	17,033
2023 Population Age 75-79	710	4,714	11,659
2023 Population Age 80-84	504	3,050	7,845
2023 Population Age 85+	615	3,762	9,407
2023 Population Age 18+	19,621	116,936	305,410
2023 Median Age	36	38	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,273	\$60,145	\$69,398
Average Household Income 25-34	\$72,223	\$85,534	\$93,114
Median Household Income 35-44	\$57,369	\$72,752	\$82,000
Average Household Income 35-44	\$86,095	\$108,482	\$115,279
Median Household Income 45-54	\$62,602	\$83,780	\$89,143
Average Household Income 45-54	\$87,571	\$123,328	\$124,678
Median Household Income 55-64	\$53,907	\$72,440	\$78,111
Average Household Income 55-64	\$77,924	\$115,174	\$115,580
Median Household Income 65-74	\$41,945	\$62,665	\$64,707
Average Household Income 65-74	\$68,334	\$99,871	\$99,817
Average Household Income 75+	\$57,795	\$80,300	\$80,381

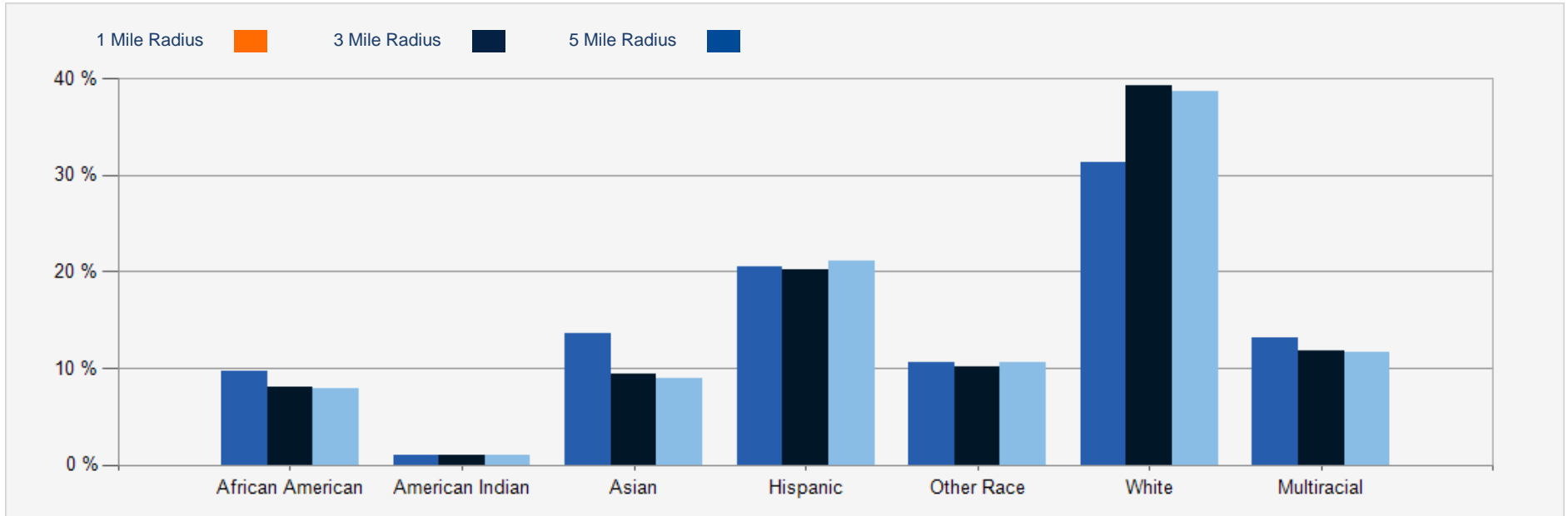
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,684	9,573	27,808
2028 Population Age 35-39	1,697	9,377	27,053
2028 Population Age 40-44	1,532	8,847	24,423
2028 Population Age 45-49	1,462	8,653	22,792
2028 Population Age 50-54	1,306	7,546	19,898
2028 Population Age 55-59	1,308	8,075	20,791
2028 Population Age 60-64	1,233	8,152	20,664
2028 Population Age 65-69	1,213	8,307	20,724
2028 Population Age 70-74	1,126	7,317	18,262
2028 Population Age 75-79	918	5,891	14,635
2028 Population Age 80-84	592	3,949	9,850
2028 Population Age 85+	645	4,014	10,316
2028 Population Age 18+	19,814	118,498	309,204
2028 Median Age	36	38	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,182	\$69,700	\$78,972
Average Household Income 25-34	\$83,737	\$98,339	\$106,865
Median Household Income 35-44	\$67,864	\$83,961	\$92,928
Average Household Income 35-44	\$99,935	\$123,483	\$130,186
Median Household Income 45-54	\$75,733	\$97,674	\$101,904
Average Household Income 45-54	\$102,143	\$138,395	\$140,659
Median Household Income 55-64	\$62,470	\$86,468	\$92,067
Average Household Income 55-64	\$90,296	\$132,703	\$133,334
Median Household Income 65-74	\$51,659	\$76,994	\$77,716
Average Household Income 65-74	\$81,912	\$117,190	\$116,794
Average Household Income 75+	\$68,354	\$98,055	\$98,010

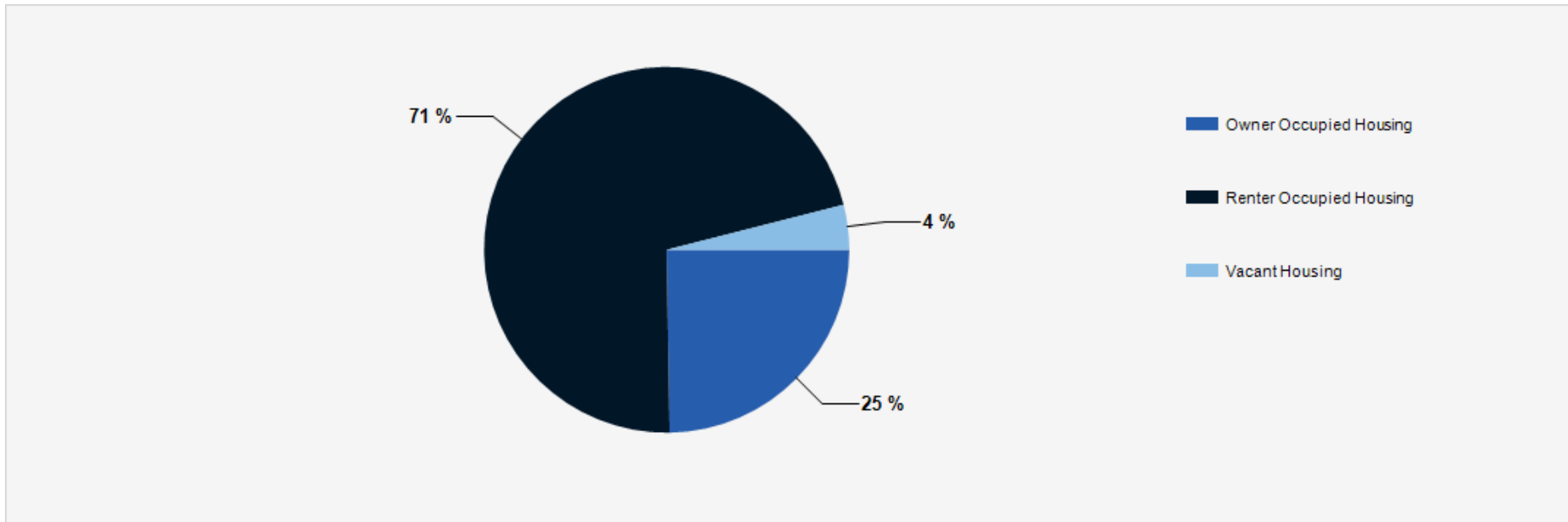
## 2023 Household Income



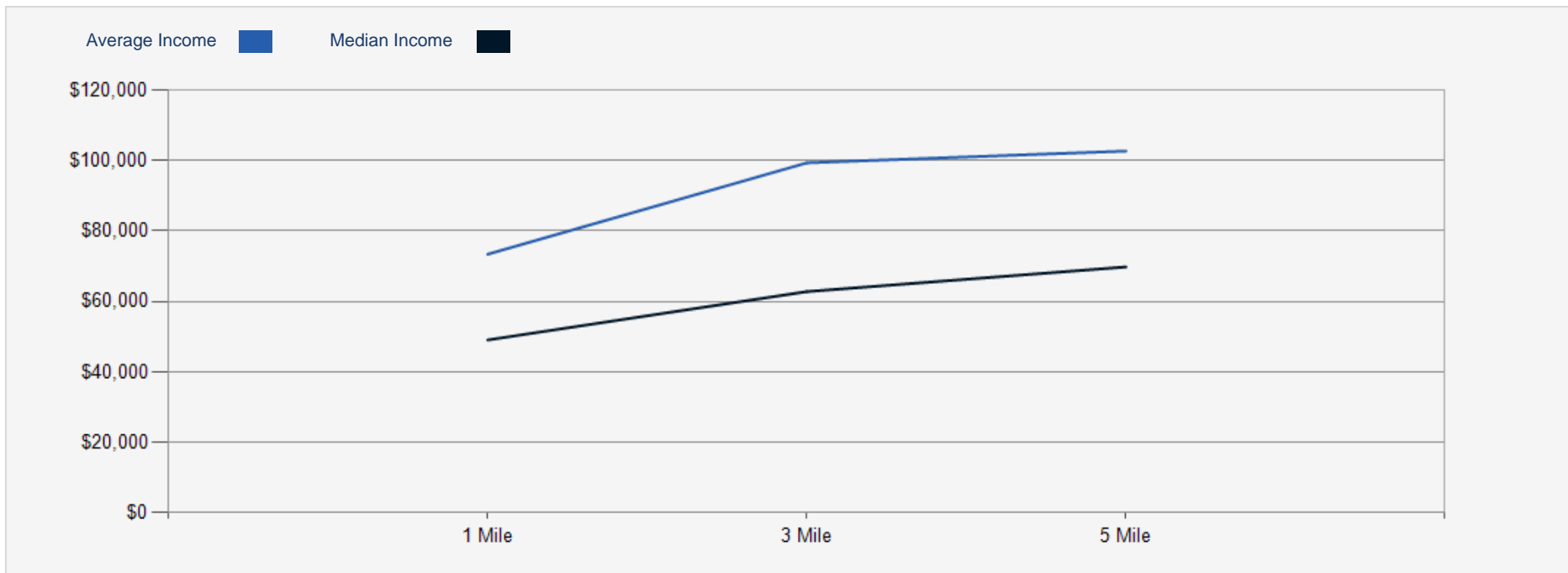
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





**Lu Ann Henderson**  
Senior Vice President

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. 85% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining 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 March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

# Cottage Way Retail Center - Three Suites Available

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