

TURNKEY BEAUTY SCHOOL

3500 Fulton Avenue, Sacramento CA 95821



Prepared By:

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MatrixCRE AI

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THE SPACE

Location	3500 Fulton Avenue Sacramento , CA, 95821
County	Sacramento

HIGHLIGHTS

- \$0.85 PSF / NNN - Must See The Video As It Is Very Detailed Of All The Perks
- Break Room With Kitchenette And Personal Lockers
- Library With Private Storage And Several Five Teachers' Offices
- Several Private Classrooms: Spa, Esthetician, Nail Tech, Color Class And Much More
- Built In Color Station And Four Rows Of Hair Stations
- Two ADA Restrooms With Three Stalls Each
- Ample Parking On Almost An Acre Lot
- Two Outside Patio Area For Several Tables. Perfect For Lunch Breaks
- Solar Panels On The Building For Electrical Savings
- Please Call for Details Lu Ann Henderson (916) 798-8559 and Watch the YouTube Video for Visual Walkthrough at MatrixCRE

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PROPERTY DESCRIPTION

BUILDING SF	9,300
LOT SIZE	35,435
LAND ACRES	0.813
PROPERTY TYPE	Retail
PROPERTY USED TYPE	School



Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>



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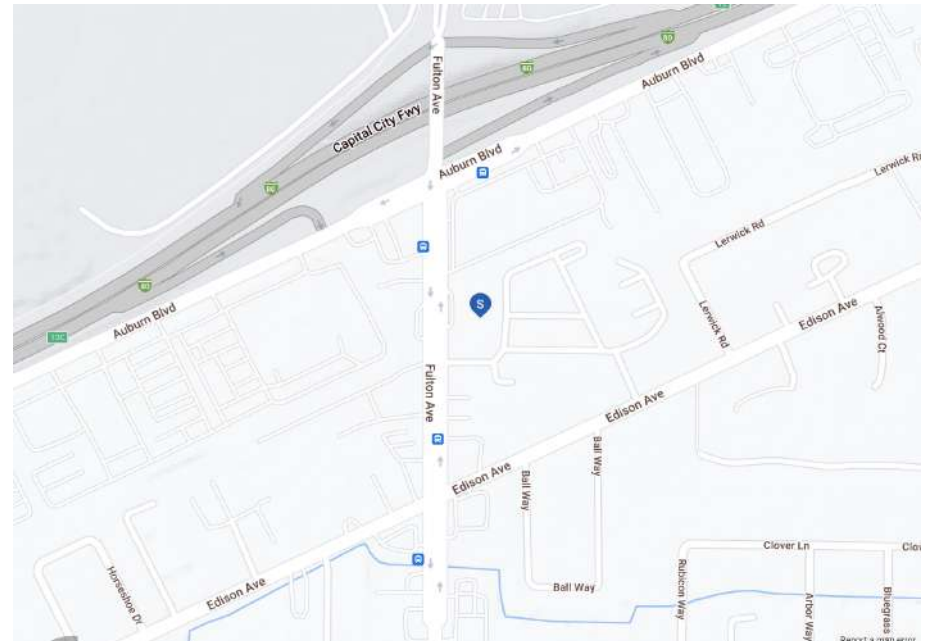


- Adjacent to Auburn Blvd. and Fulton Avenue intersection
- Next to I 80 for easy access

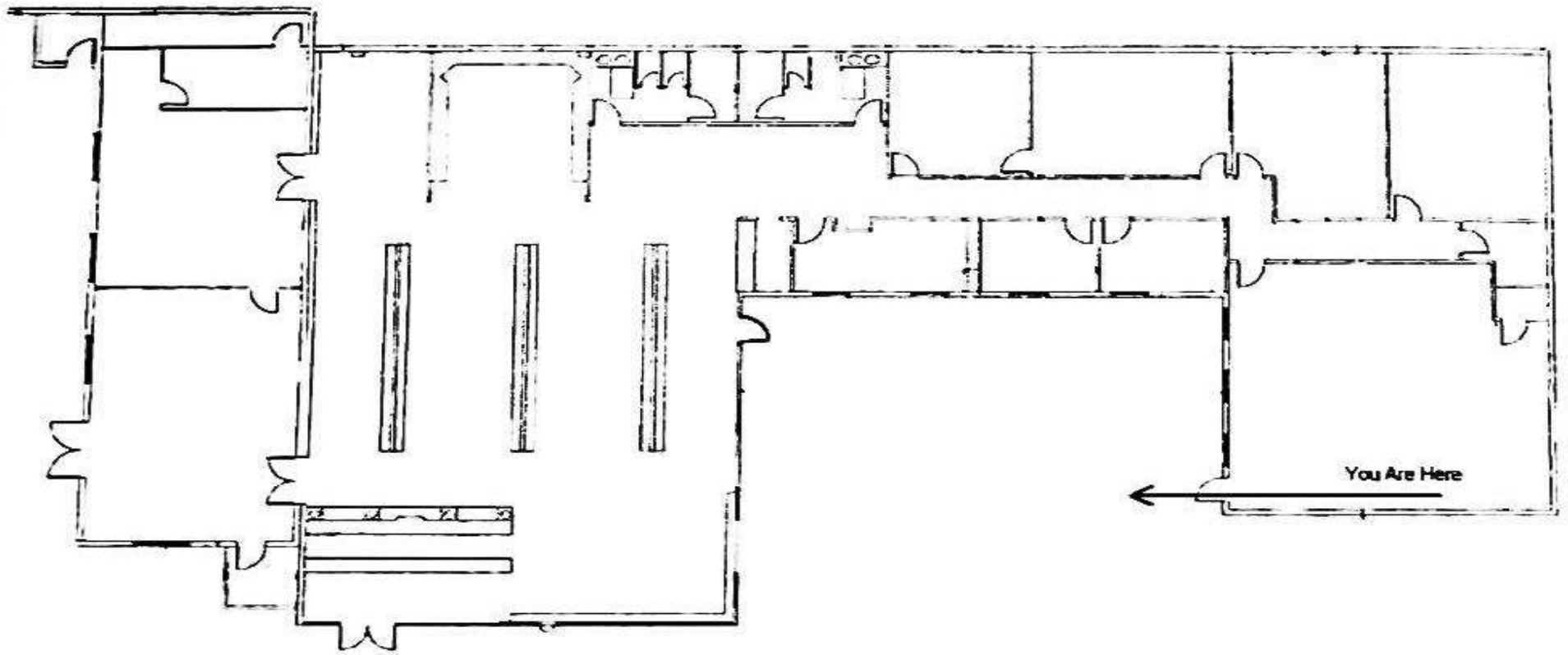
Locator Map



Regional Map



Floor Plan













POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,343	116,808	311,260
2010 Population	11,642	115,743	310,783
2023 Population	14,495	136,393	353,240
2028 Population	14,585	137,487	354,749
2023 African American	1,674	15,973	35,062
2023 American Indian	236	2,016	4,822
2023 Asian	2,422	17,993	38,823
2023 Hispanic	3,428	38,664	95,399
2023 Other Race	1,703	20,861	49,535
2023 White	5,935	57,313	170,297
2023 Multiracial	2,421	20,722	51,308
2023-2028: Population: Growth Rate	0.60 %	0.80 %	0.45 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,107	7,256	15,119
\$15,000-\$24,999	595	4,475	9,499
\$25,000-\$34,999	745	4,799	9,748
\$35,000-\$49,999	791	6,111	14,131
\$50,000-\$74,999	767	8,168	21,902
\$75,000-\$99,999	443	5,554	16,038
\$100,000-\$149,999	668	7,403	22,129
\$150,000-\$199,999	312	2,998	9,823
\$200,000 or greater	180	3,066	12,089
Median HH Income	\$40,600	\$55,210	\$67,357
Average HH Income	\$66,664	\$83,879	\$100,418

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,715	49,386	129,665
2010 Total Households	5,042	44,944	120,568
2023 Total Households	5,608	49,831	130,478
2028 Total Households	5,618	49,950	130,646
2023 Average Household Size	2.57	2.69	2.64
2000 Owner Occupied Housing	2,017	20,357	62,339
2000 Renter Occupied Housing	3,324	26,295	61,291
2023 Owner Occupied Housing	1,835	20,599	63,466
2023 Renter Occupied Housing	3,773	29,232	67,012
2023 Vacant Housing	218	2,283	5,497
2023 Total Housing	5,826	52,114	135,975
2028 Owner Occupied Housing	1,862	20,930	64,219
2028 Renter Occupied Housing	3,756	29,020	66,426
2028 Vacant Housing	232	2,384	6,144
2028 Total Housing	5,850	52,334	136,790
2023-2028: Households: Growth Rate	0.20 %	0.25 %	0.15 %

Source: esri



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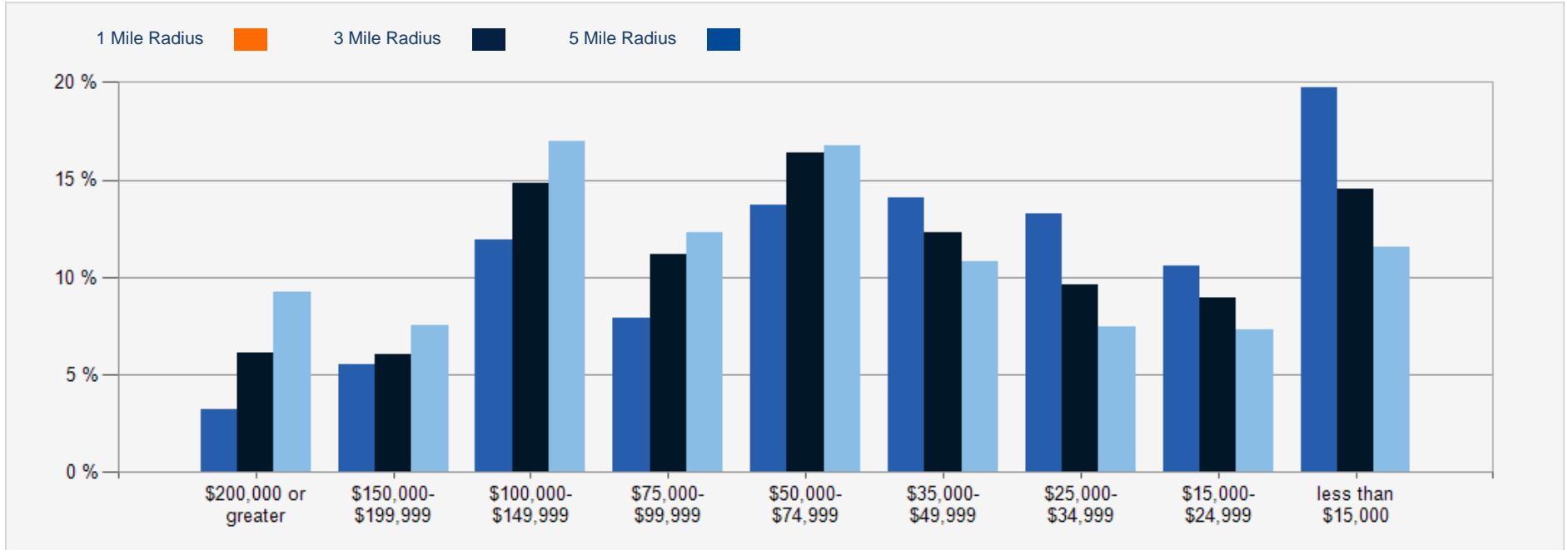
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,001	10,214	26,144
2023 Population Age 35-39	977	8,911	22,666
2023 Population Age 40-44	898	8,184	20,872
2023 Population Age 45-49	746	7,023	18,421
2023 Population Age 50-54	895	7,586	19,644
2023 Population Age 55-59	944	7,892	20,781
2023 Population Age 60-64	1,016	8,259	21,760
2023 Population Age 65-69	906	7,041	19,045
2023 Population Age 70-74	677	5,591	15,624
2023 Population Age 75-79	466	3,731	10,815
2023 Population Age 80-84	294	2,566	7,286
2023 Population Age 85+	252	3,047	8,562
2023 Population Age 18+	11,417	104,918	275,558
2023 Median Age	39	36	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,939	\$56,282	\$65,898
Average Household Income 25-34	\$64,602	\$77,478	\$89,330
Median Household Income 35-44	\$49,155	\$62,266	\$76,860
Average Household Income 35-44	\$75,679	\$92,483	\$108,711
Median Household Income 45-54	\$52,469	\$69,650	\$86,185
Average Household Income 45-54	\$82,135	\$97,576	\$121,102
Median Household Income 55-64	\$42,878	\$59,012	\$76,227
Average Household Income 55-64	\$69,067	\$89,793	\$113,084
Median Household Income 65-74	\$35,774	\$51,010	\$64,231
Average Household Income 65-74	\$61,016	\$83,501	\$99,596
Average Household Income 75+	\$52,003	\$72,683	\$81,409

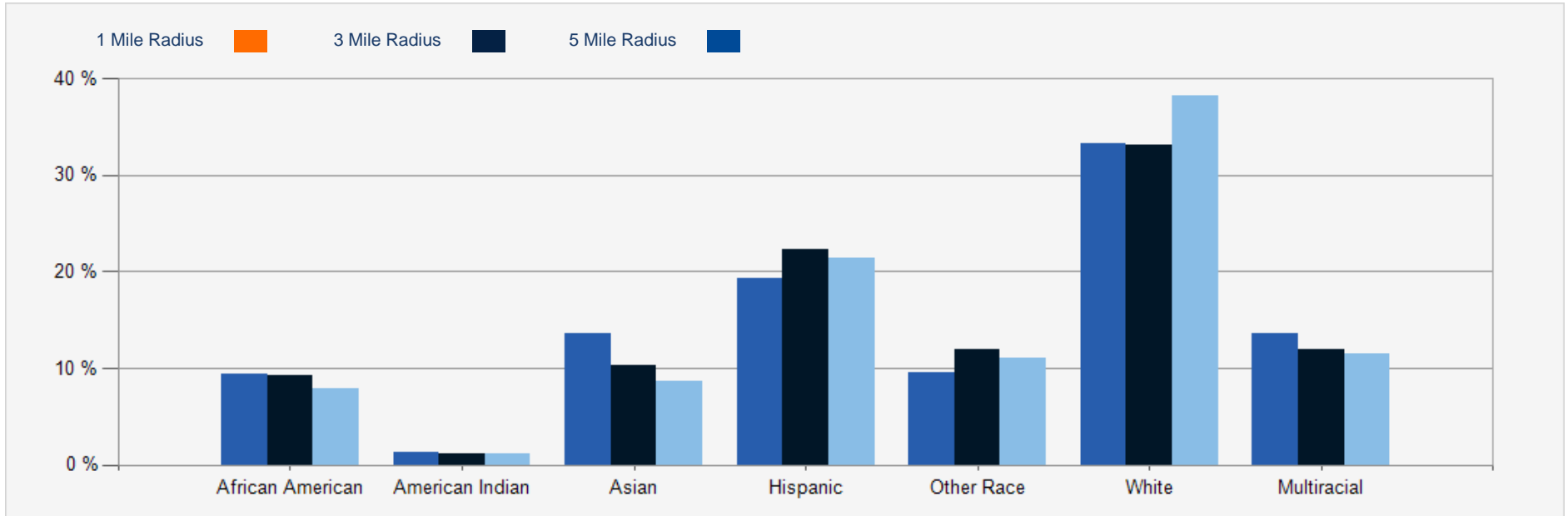
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	969	9,819	24,690
2028 Population Age 35-39	934	9,193	24,206
2028 Population Age 40-44	898	8,446	21,769
2028 Population Age 45-49	882	7,935	20,458
2028 Population Age 50-54	742	6,874	17,930
2028 Population Age 55-59	866	7,218	18,790
2028 Population Age 60-64	880	7,269	19,112
2028 Population Age 65-69	938	7,318	19,455
2028 Population Age 70-74	773	6,121	16,765
2028 Population Age 75-79	608	4,755	13,381
2028 Population Age 80-84	378	3,169	8,949
2028 Population Age 85+	283	3,223	9,288
2028 Population Age 18+	11,517	105,810	277,061
2028 Median Age	40	37	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,130	\$64,195	\$76,189
Average Household Income 25-34	\$76,389	\$88,497	\$102,243
Median Household Income 35-44	\$59,148	\$74,743	\$87,981
Average Household Income 35-44	\$89,422	\$106,743	\$123,829
Median Household Income 45-54	\$65,070	\$81,328	\$100,022
Average Household Income 45-54	\$98,139	\$111,642	\$136,331
Median Household Income 55-64	\$52,790	\$70,729	\$89,536
Average Household Income 55-64	\$83,171	\$103,602	\$130,751
Median Household Income 65-74	\$42,182	\$61,439	\$77,789
Average Household Income 65-74	\$74,285	\$98,225	\$116,679
Average Household Income 75+	\$60,339	\$86,103	\$99,556

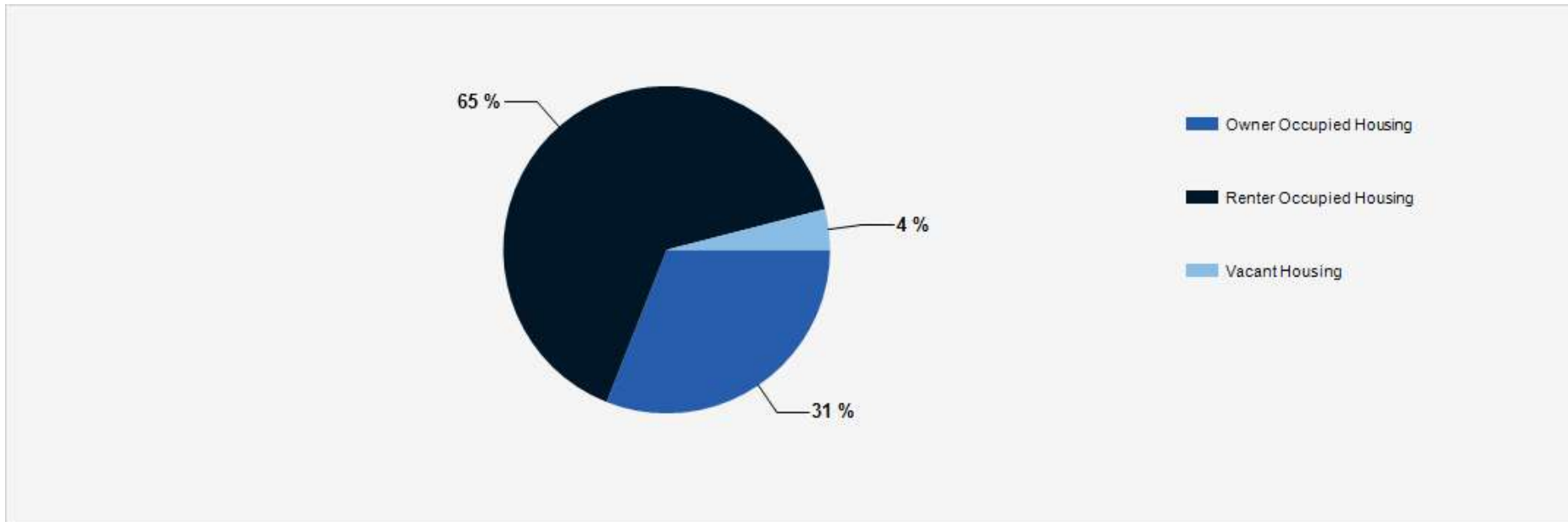
2023 Household Income



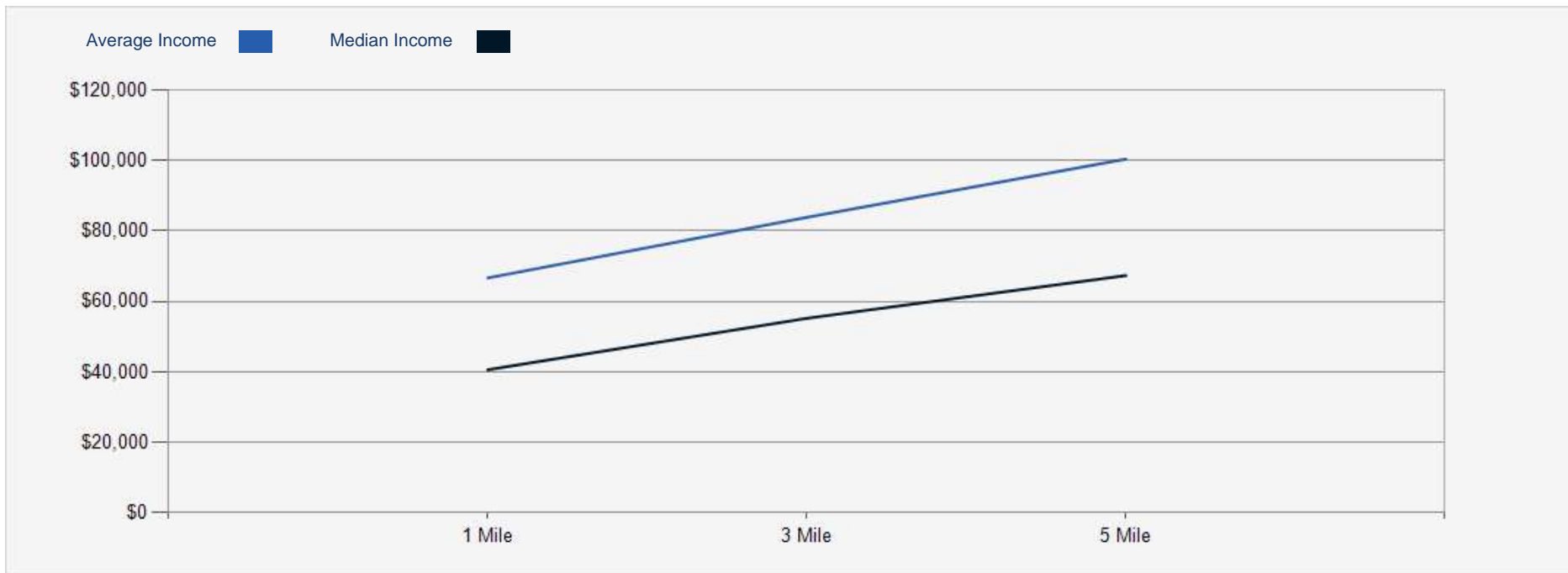
2023 Population by Race



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.

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Exclusively Marketed by:



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