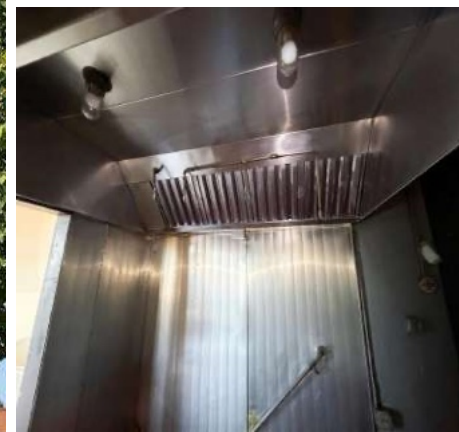


Restaurant ~ Corner of Fulton and Alta Arden



FOR LEASE | ACROSS FROM TARGET IN THE HEART OF ARDEN AREA

2598 Alta Arden Expressway
Sacramento, CA 95825

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126



GQNorth
real estate

THE SPACE

Location	2598 Alta Arden Expressway Sacramento, CA 95825
Cross Street	Fulton Ave
Traffic Count	28,341

PROPERTY VIDEO

HIGHLIGHTS

- ✓ A perfectly small restaurant with a fantastic location
- ✓ Expansive floor-to-ceiling glass display windows offer natural light and streetfront views
- ✓ Lots of Natural Light and Open Windows Throughout the seating area
- ✓ Previously Tasty Thai restaurant, suite needs some love but ready to go!
- ✓ Includes commercial-grade stainless steel shelving and prep table
- ✓ Includes a heavy-duty three-compartment stainless steel sink setup with gooseneck spray assembly
- ✓ Equipped with Hood and great trap and floor drains throughout
- ✓ Equipped with a water heater and utility storage and mop sink
- ✓ Includes Small office.
- ✓ Same center as Los Inmortales Taqueria
- ✓ ADA-Compliant Restroom: Fully tiled private restroom outfitted with safety grab bars and modern fixtures
- ✓ Across The Street From Target corner of Fulton and Alta Arden
- ✓ Down the street from Kaiser Hospital and Car dealership row
- ✓ Please call Lu Ann 916-798-8559 for an appointment viewing
- ✓ Please watch the Youtube Video on this suite
- ✓ Base Rent: \$1.25 PSF
- ✓ NNN

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

-  San Francisco (415) 982-9496
-  Sacramento (916) 798-8559
-  info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,280	143,362	385,804

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,868	\$118,644	\$116,310

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,262	58,318	153,222

PROPERTY FEATURES

CURRENT OCCUPANCY	2.00%
TOTAL TENANTS	3
BUILDING SF	5,000
NET RENTABLE AREA (SF)	1,382
LAND SF	16,996
LAND ACRES	0.39
YEAR BUILT	1988
BASE RENT	\$1.50 PSF
NNN	NNN
ZONING TYPE	SPA
NUMBER OF PARKING SPACES	20
PARKING RATIO	3.65 / 1,000 sq ft

NEIGHBORING PROPERTIES

NORTH	Target
SOUTH	Field House American Sports Pub
EAST	Café 33
WEST	Trino's Auto Body

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes



Take an Instant
Walkthrough.

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



MatrixCRE.AI

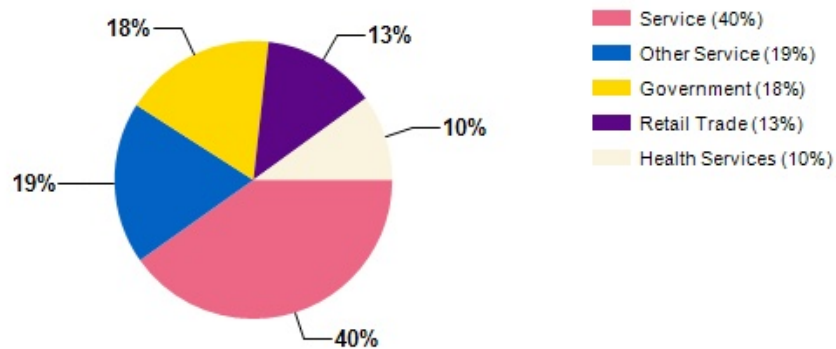


Location Summary

- ✓ 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

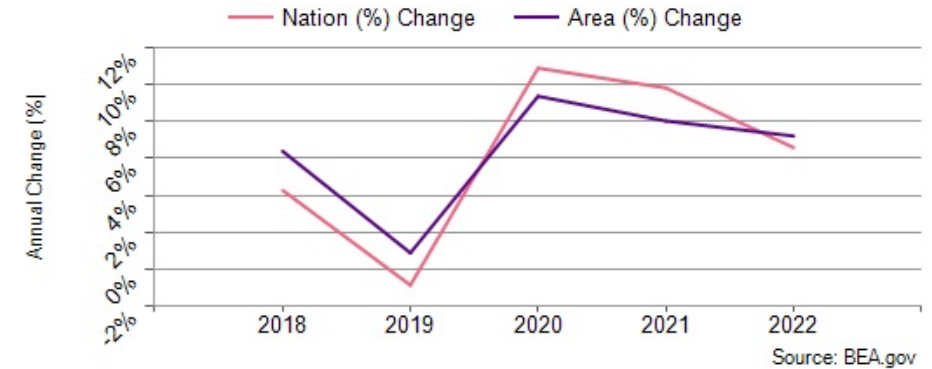
Major Industries by Employee Count

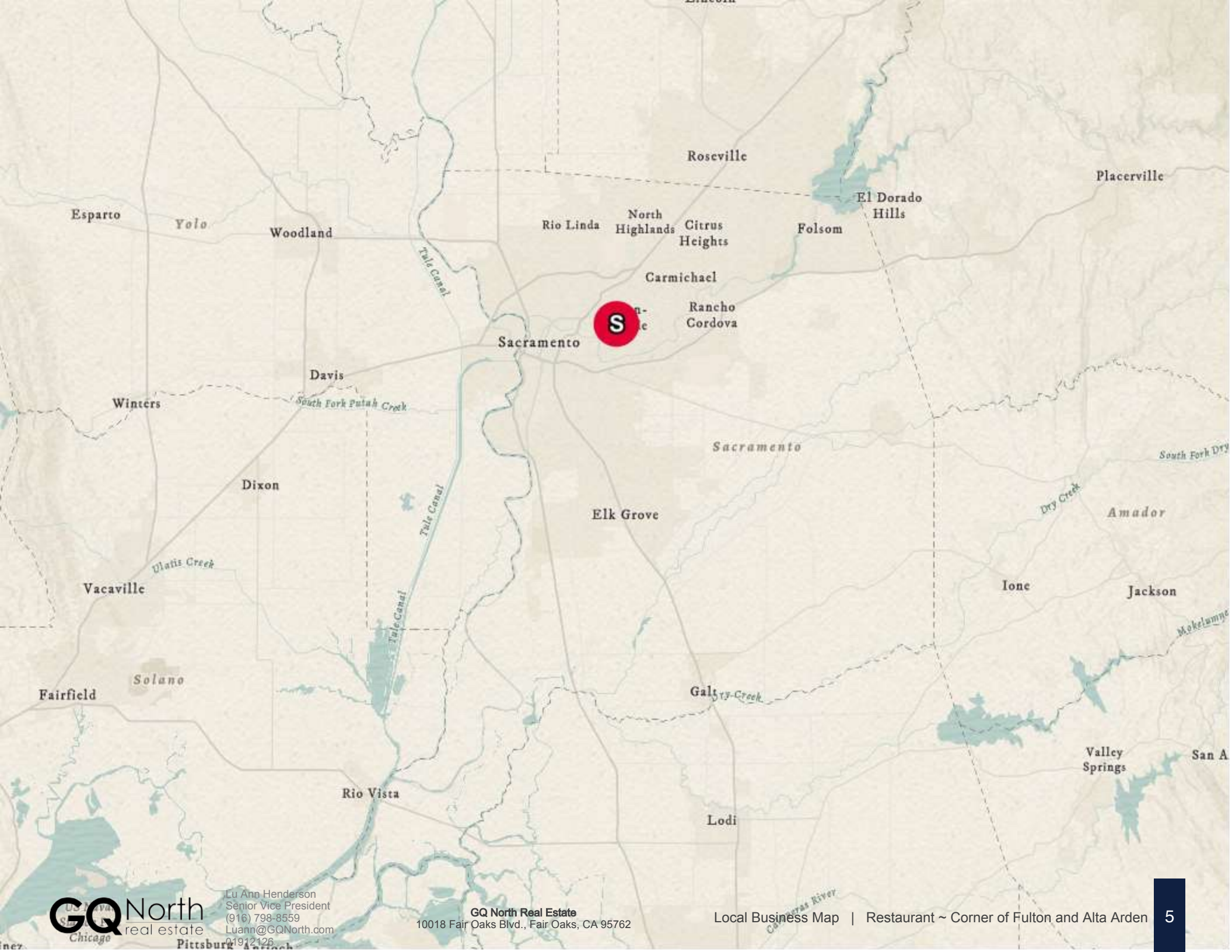


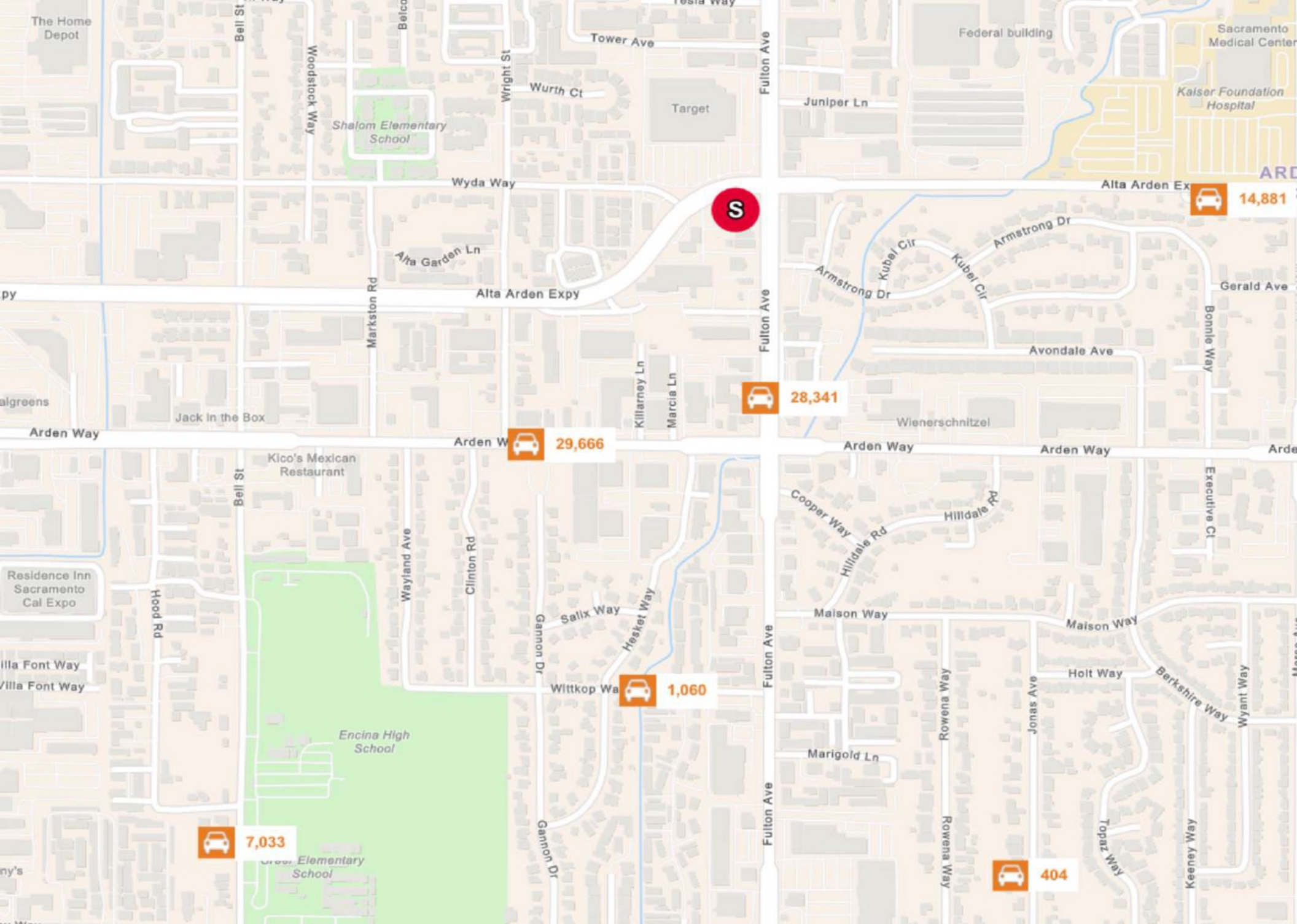
Largest Employers

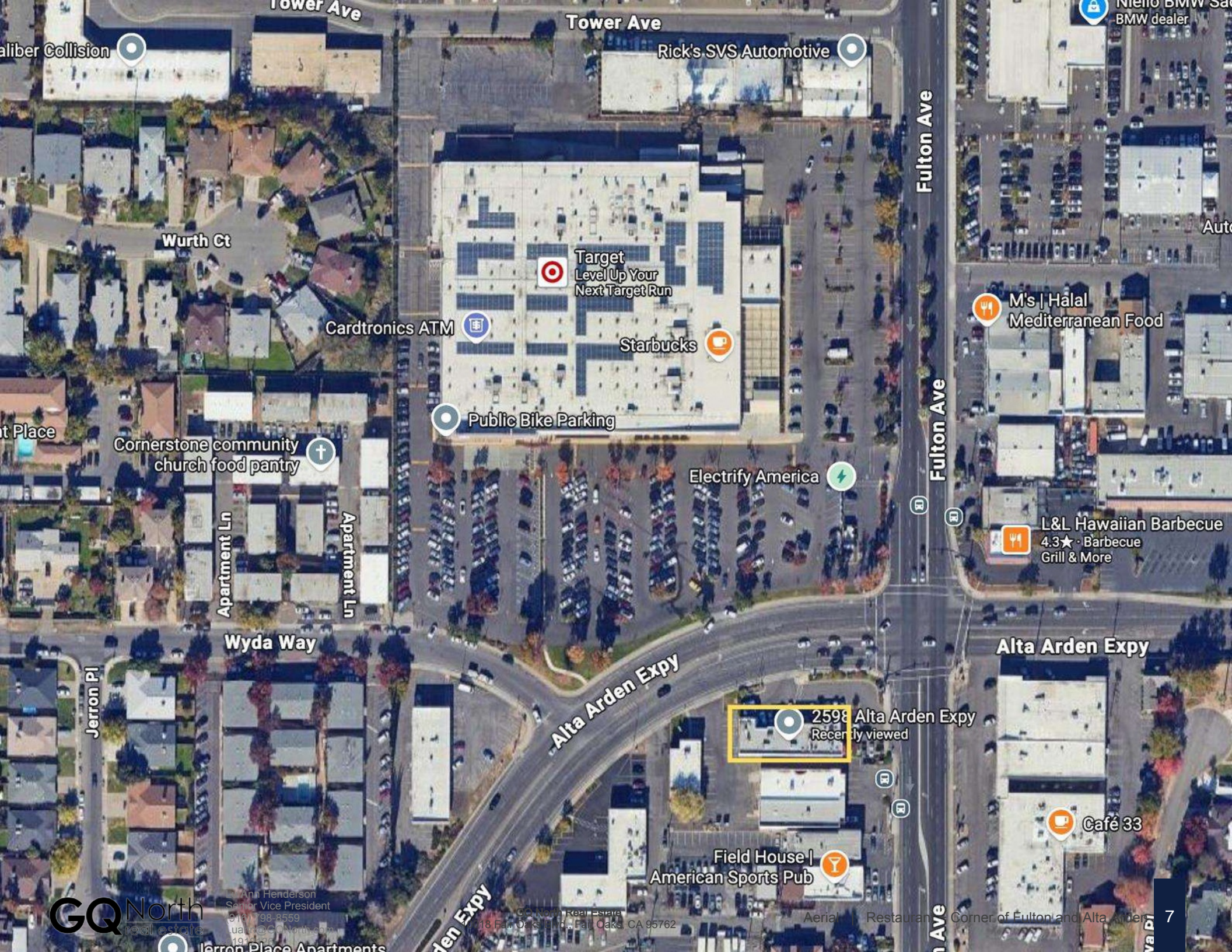
State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

Sacramento County GDP Trend









Caliber Collision

Tower Ave

Rick's SVS Automotive

Fulton Ave

Wurth Ct

Cardtronics ATM

Target
Level Up Your
Next Target Run

Starbucks

Public Bike Parking

Cornerstone community
church food pantry

Electrify America

Apartment Ln

Apartment Ln

Wyda Way

Jerron Pl

Alta Arden Expy

2598 Alta Arden Expy
Recently viewed

Alta Arden Expy

M's | Halal
Mediterranean Food

L&L Hawaiian Barbecue
4.3★ · Barbecue
Grill & More

Café 33

Field House |
American Sports Pub

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18 Fair Oaks Blvd., Fair Oaks, CA 95762

Aerial Restaurant Corner of Fulton and Alta Arden

7

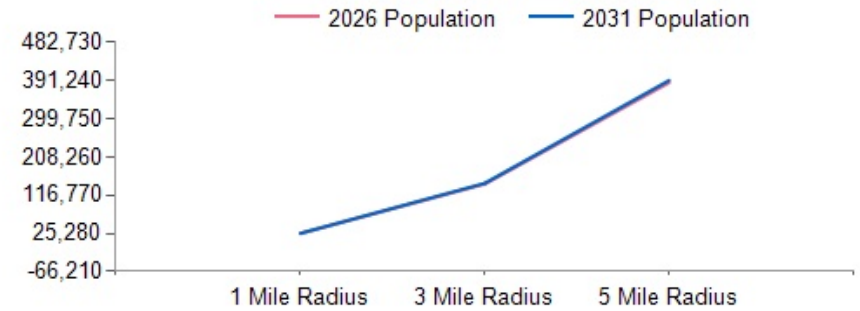




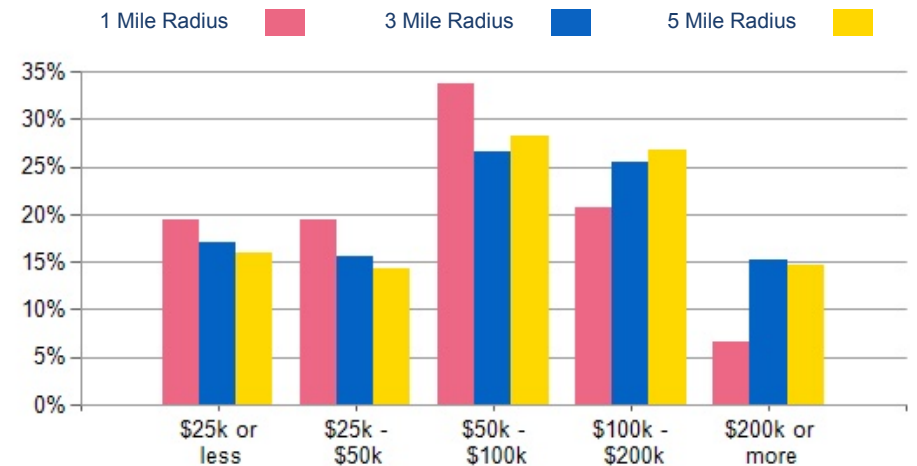


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,482	127,107	343,636
2010 Population	21,275	125,596	339,226
2026 Population	25,280	143,362	385,804
2031 Population	25,326	145,121	391,240
2026 African American	3,337	13,545	37,456
2026 American Indian	328	1,670	4,764
2026 Asian	3,947	16,618	43,481
2026 Hispanic	6,778	35,174	103,365
2026 Other Race	3,520	17,461	52,743
2026 White	9,559	70,936	184,621
2026 Multiracial	4,335	22,017	58,896
2026-2031: Population: Growth Rate	0.20%	1.20%	1.40%

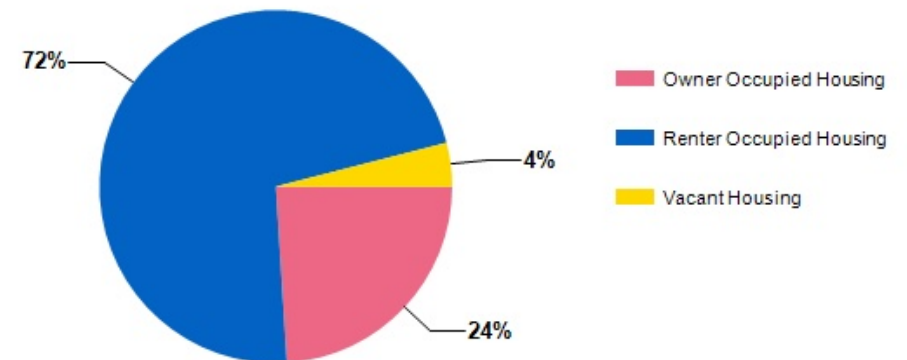
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,184	6,201	15,126
\$15,000-\$24,999	815	3,740	9,295
\$25,000-\$34,999	805	3,494	8,009
\$35,000-\$49,999	1,186	5,582	14,011
\$50,000-\$74,999	1,885	8,990	24,072
\$75,000-\$99,999	1,584	6,534	19,182
\$100,000-\$149,999	1,627	9,757	26,974
\$150,000-\$199,999	502	5,104	14,100
\$200,000 or greater	674	8,915	22,453
Median HH Income	\$64,111	\$78,519	\$81,531
Average HH Income	\$82,868	\$118,644	\$116,310



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

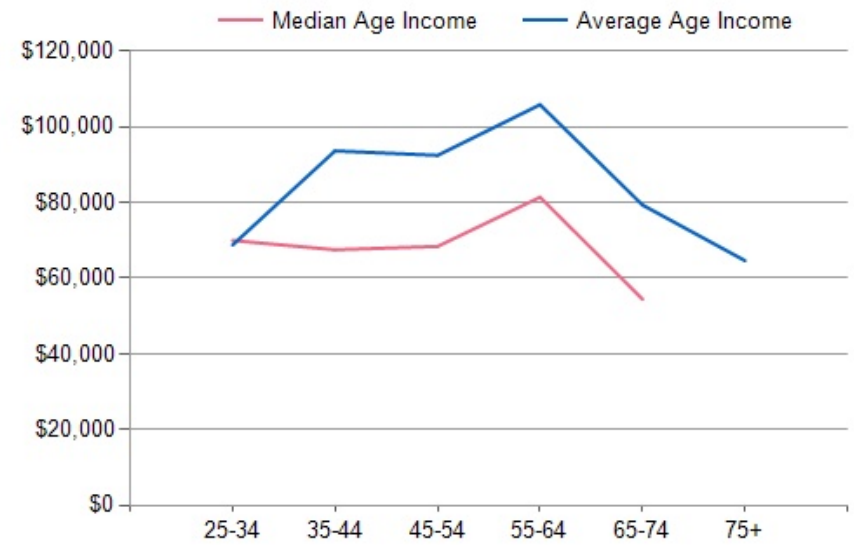
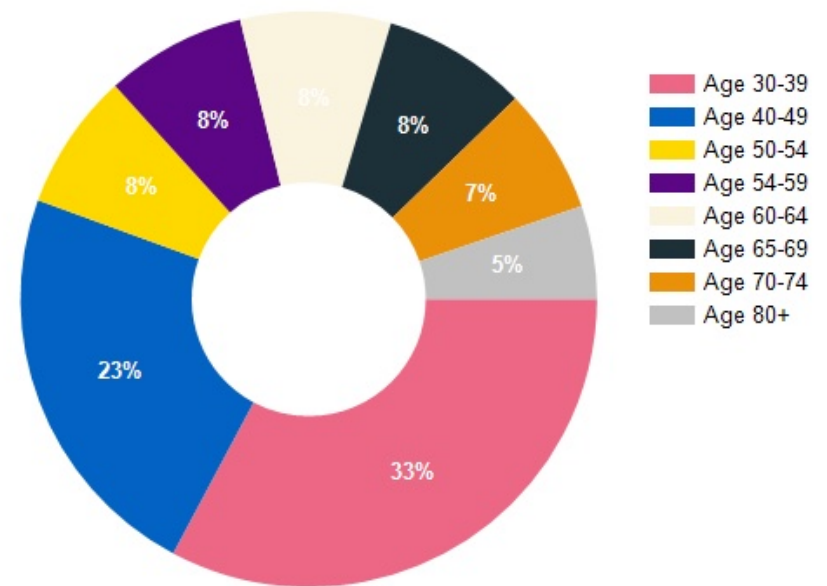


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,244	10,788	32,159
2026 Population Age 35-39	2,181	10,665	30,464
2026 Population Age 40-44	1,744	9,564	26,990
2026 Population Age 45-49	1,332	8,427	22,355
2026 Population Age 50-54	1,038	7,232	20,124
2026 Population Age 55-59	1,065	7,567	20,013
2026 Population Age 60-64	1,138	7,662	20,256
2026 Population Age 65-69	1,096	7,520	19,462
2026 Population Age 70-74	949	6,505	16,917
2026 Population Age 75-79	707	5,240	13,148
2026 Population Age 80-84	495	3,341	8,051
2026 Population Age 85+	455	3,281	8,376
2026 Population Age 18+	18,725	111,311	304,624
2026 Median Age	34	38	37
2031 Median Age	35	39	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,954	\$75,459	\$79,809
Average Household Income 25-34	\$68,765	\$94,842	\$102,867
Median Household Income 35-44	\$67,497	\$96,590	\$100,554
Average Household Income 35-44	\$93,638	\$139,033	\$134,624
Median Household Income 45-54	\$68,386	\$100,311	\$105,041
Average Household Income 45-54	\$92,454	\$146,689	\$143,143
Median Household Income 55-64	\$81,392	\$93,053	\$90,712
Average Household Income 55-64	\$105,838	\$135,169	\$125,256
Median Household Income 65-74	\$54,445	\$68,651	\$71,475
Average Household Income 65-74	\$79,334	\$109,700	\$105,578
Average Household Income 75+	\$64,617	\$98,570	\$96,901

Population By Age



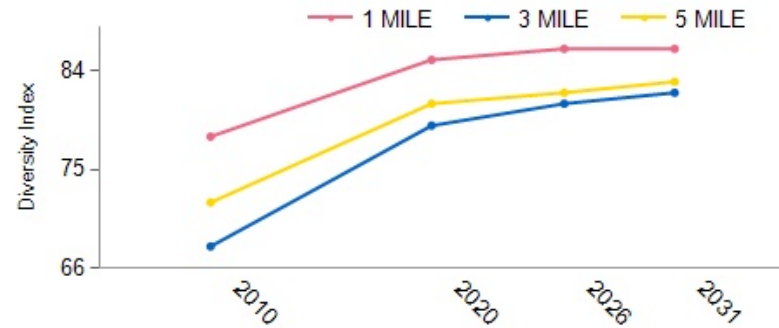
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	82	83
Diversity Index (current year)	86	81	82
Diversity Index (2020)	85	79	81
Diversity Index (2010)	78	68	72

POPULATION BY RACE



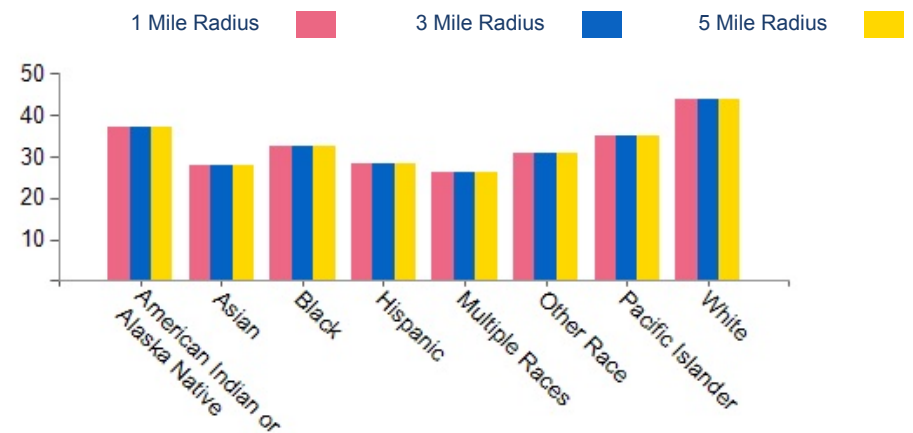
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	8%	8%
American Indian	1%	1%	1%
Asian	12%	9%	9%
Hispanic	21%	20%	21%
Multiracial	14%	12%	12%
Other Race	11%	10%	11%
White	30%	40%	38%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	38	37
Median Asian Age	28	31	33
Median Black Age	32	34	35
Median Hispanic Age	28	29	30
Median Multiple Races Age	26	28	30
Median Other Race Age	31	30	31
Median Pacific Islander Age	35	33	35
Median White Age	44	47	44

2026 MEDIAN AGE BY RACE





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

Restaurant ~ Corner of Fulton and Alta Arden

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