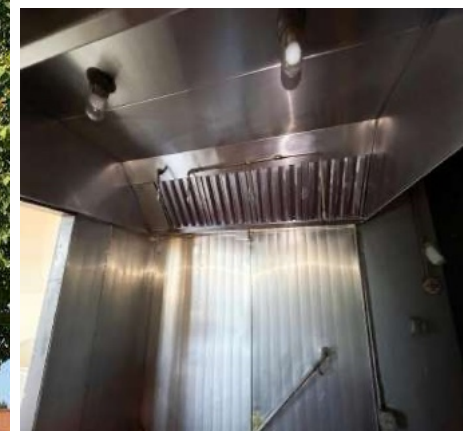


# Restaurant ~ Corner of Fulton and Alta Arden



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



**GQ**North  
real estate

# THE SPACE

|               |                                                    |
|---------------|----------------------------------------------------|
| Location      | 2598 Alta Arden Expressway<br>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
- ✓ ADA-Compliant Restroom: Fully tiled private restroom outfitted with safety grab bars and modern fixtures
- ✓ Same center as Los Inmortales Taqueria
- ✓ includes Small office
- ✓ 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

## 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](mailto: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               |
| 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

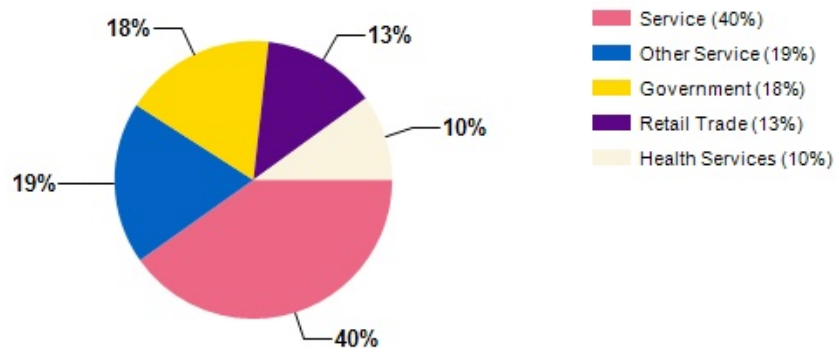


## Location Summary

- ✓ 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

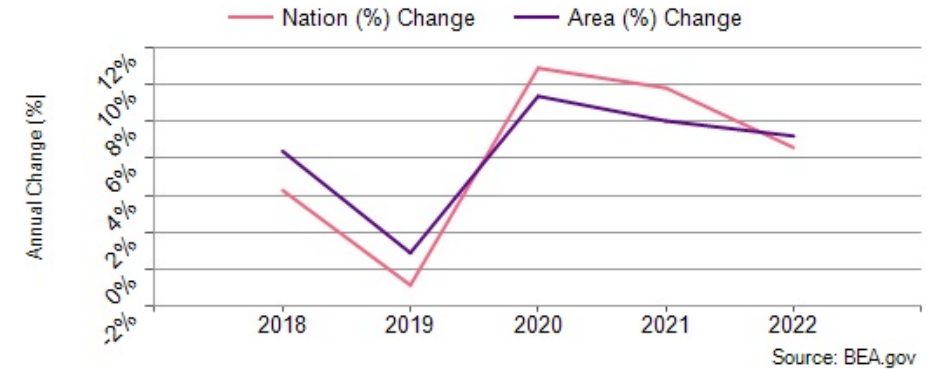
## Major Industries by Employee Count

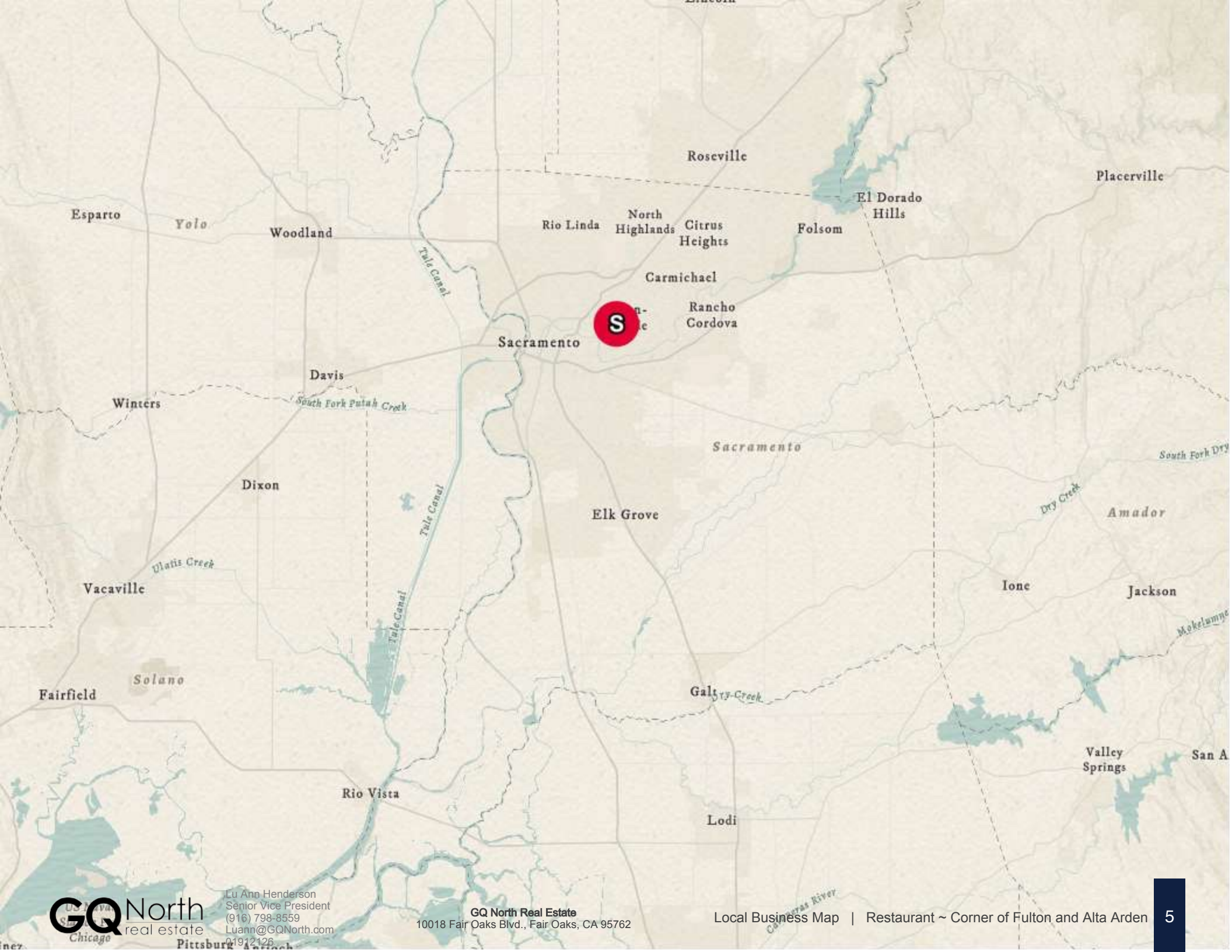


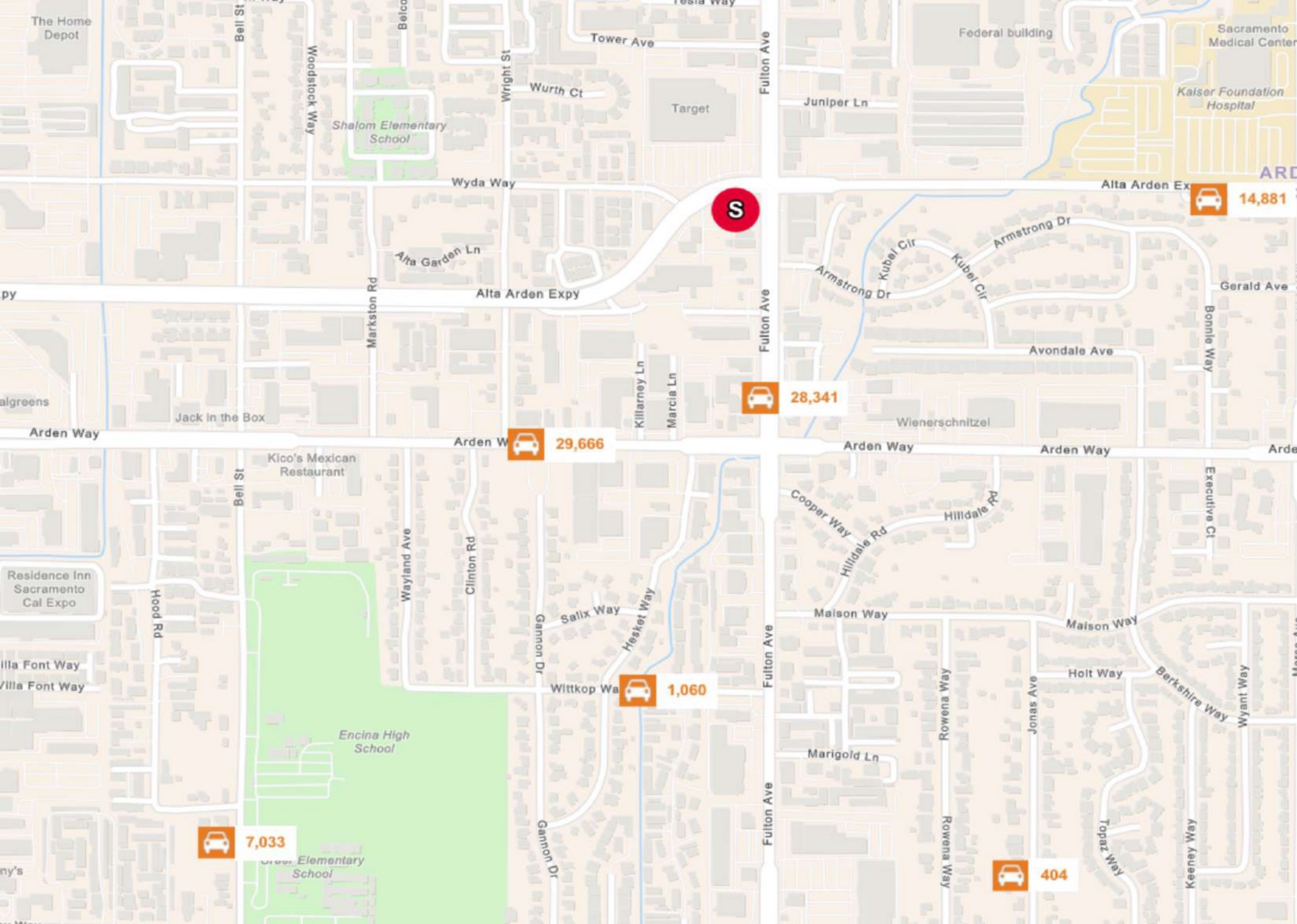
## Largest Employers

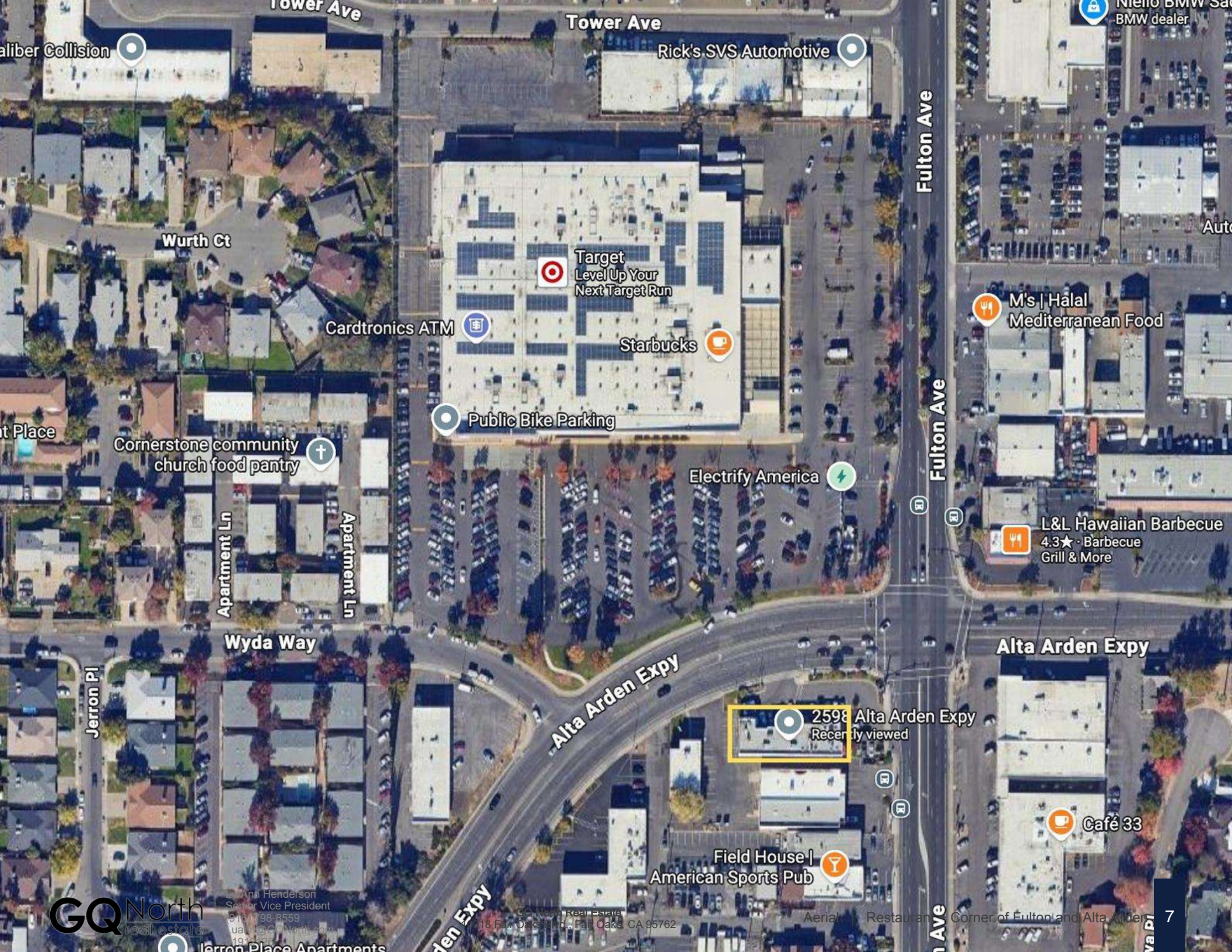
|                                  |         |
|----------------------------------|---------|
| State of California              | 113,610 |
| UC Davis Health System           | 16,075  |
| Sacramento County                | 13,611  |
| Kaiser Permanente                | 11,856  |
| U.S. Government                  | 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

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

M's | Halal  
Mediterranean Food

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

Alta Arden Expy

2598 Alta Arden Expy  
Recently viewed

Field House |  
American Sports Pub

Café 33

**GQ**North  
real estate

Ann Henderson  
Senior Vice President  
619.798.8559  
uan@gqnorth.com  
1915 22

GQ North Real Estate  
18 Fair Oaks Blvd., Fair Oaks, CA 95762

Aerial Restaurant Corner of Fulton and Alta Arden Expy

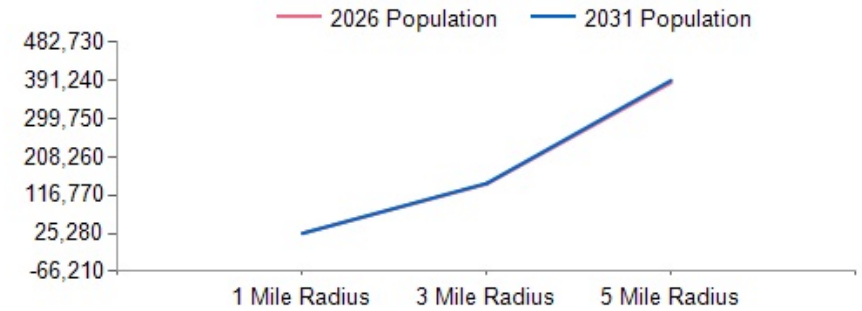




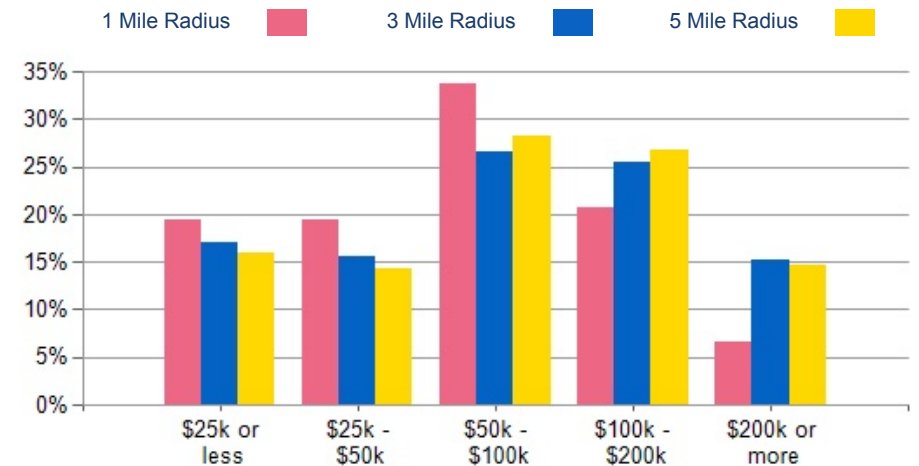


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 21,482 | 127,107 | 343,636 |
| 2010 Population                    | 21,275 | 125,596 | 339,226 |
| 2026 Population                    | 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%   |

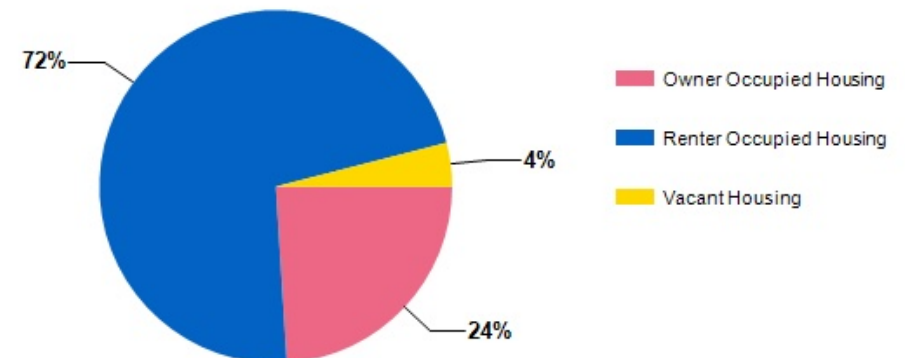
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------|----------|-----------|-----------|
| less than \$15,000    | 1,184    | 6,201     | 15,126    |
| \$15,000-\$24,999     | 815      | 3,740     | 9,295     |
| \$25,000-\$34,999     | 805      | 3,494     | 8,009     |
| \$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

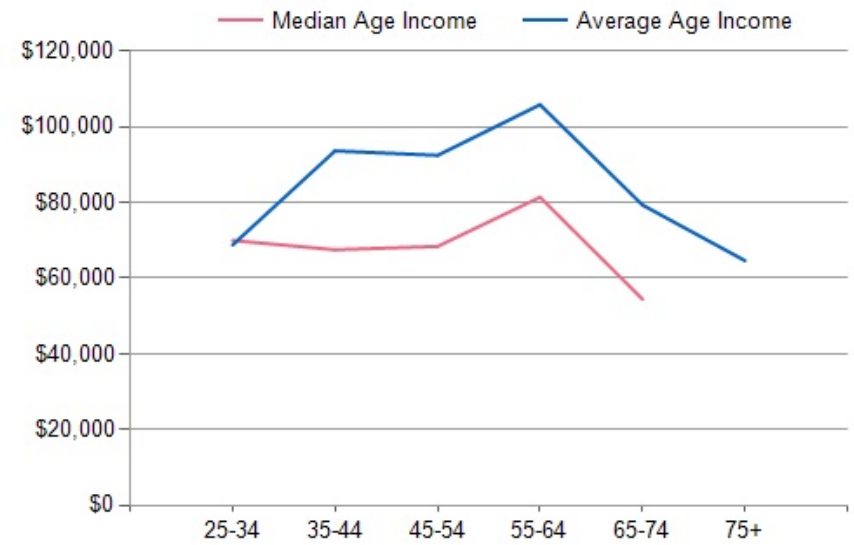
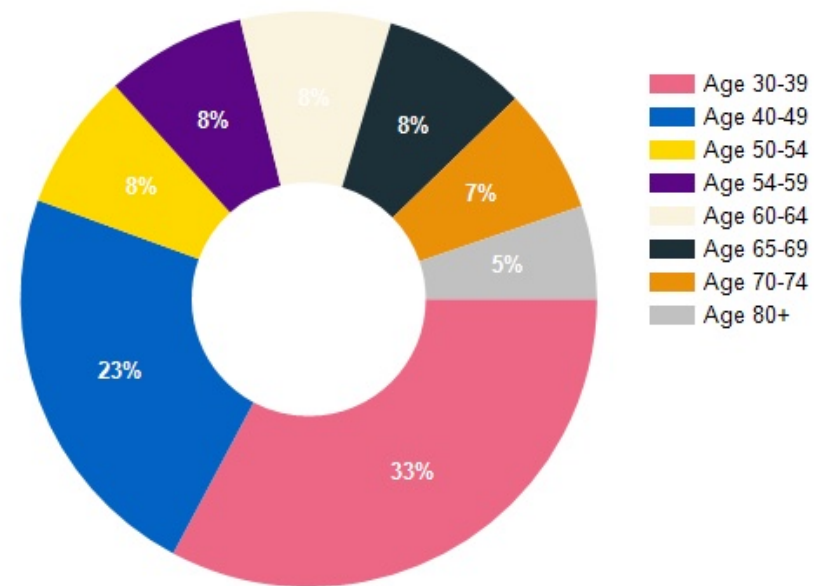


Source: esri

| 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      |

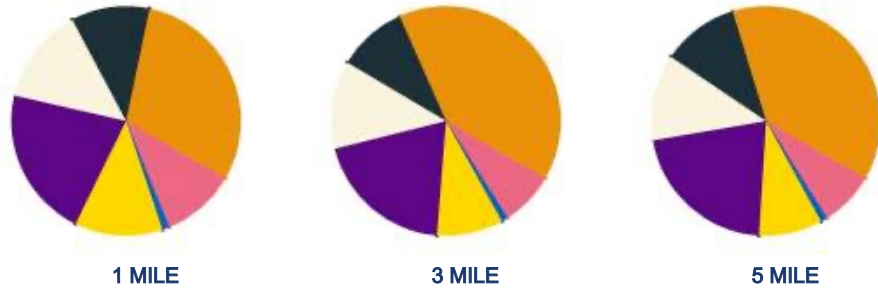
| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$69,954  | \$75,459  | \$79,809  |
| Average Household Income 25-34 | \$68,765  | \$94,842  | \$102,867 |
| Median Household 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



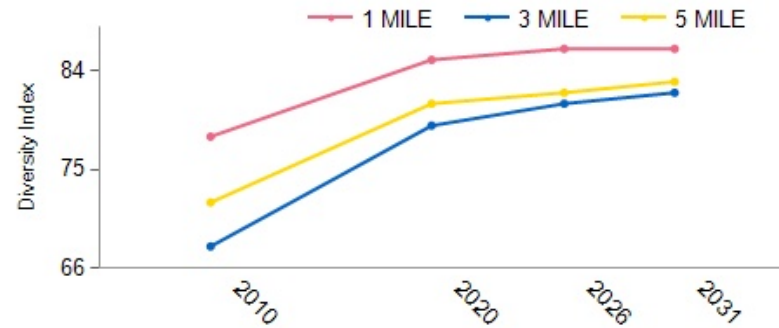
| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 87     | 82     | 83     |
| Diversity Index (current year) | 86     | 81     | 82     |
| Diversity Index (2020)         | 85     | 79     |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

#### POPULATION BY RACE



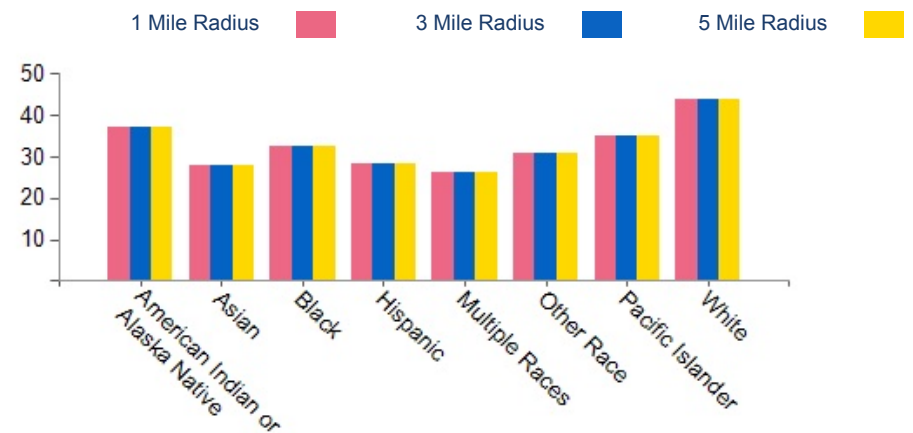
| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 10%    | 8%     | 8%     |
| American Indian         | 1%     | 1%     | 1%     |
| Asian                   | 12%    | 9%     | 9%     |
| Hispanic                | 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](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).

# Restaurant ~ Corner of Fulton and Alta Arden

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



*Exclusively Marketed by:*



**Lu Ann Henderson**

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



**GQ**North  
real estate

Brokerage License No.: Dre#:01942200

10018 Fair Oaks Blvd., Fair Oaks, CA 95762