



The small white building was a temporary modular sales office used during construction, and is no longer on the property. A new owner/tenant has the option to bring it back during completion of construction.

Auto Dealership Property

SALE PRICE: \$6,500,000

LEASE RATE: \$45,000 PER MONTH + NNN

2030 & 2052 FULTON AVENUE · SACRAMENTO, CA

For sale or lease

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Features

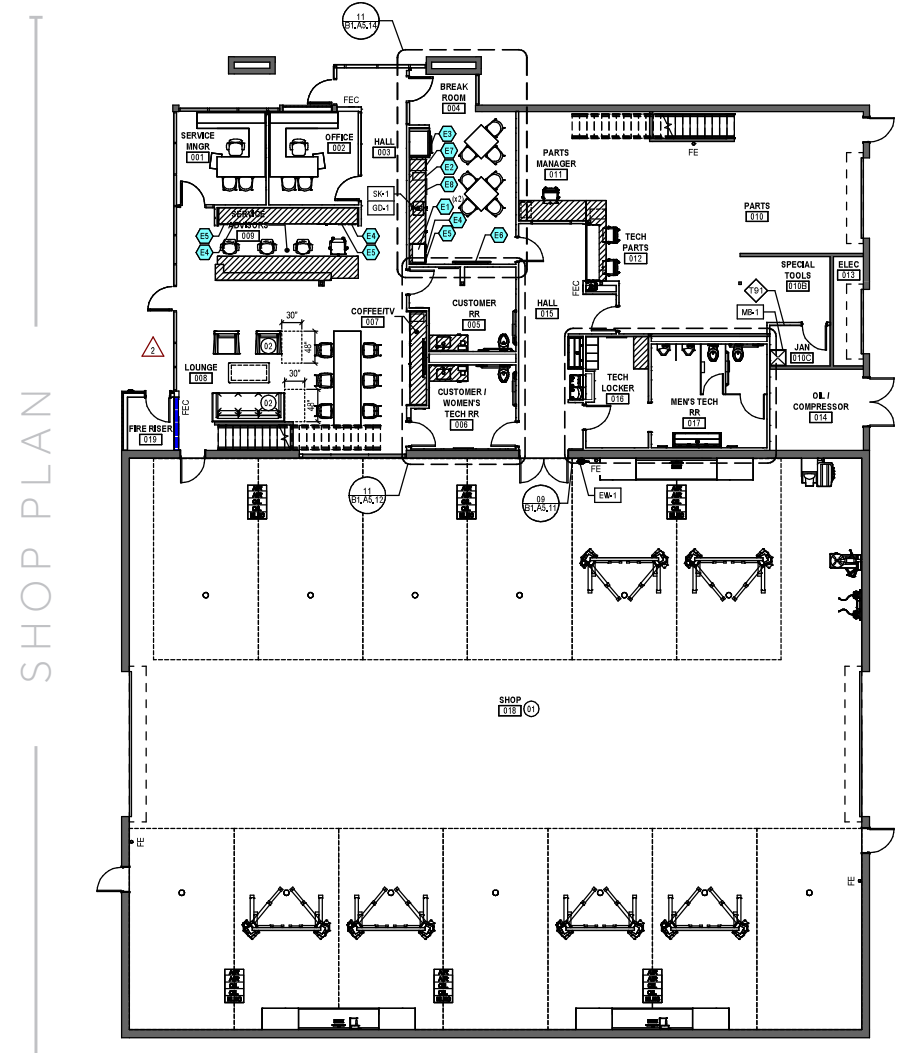
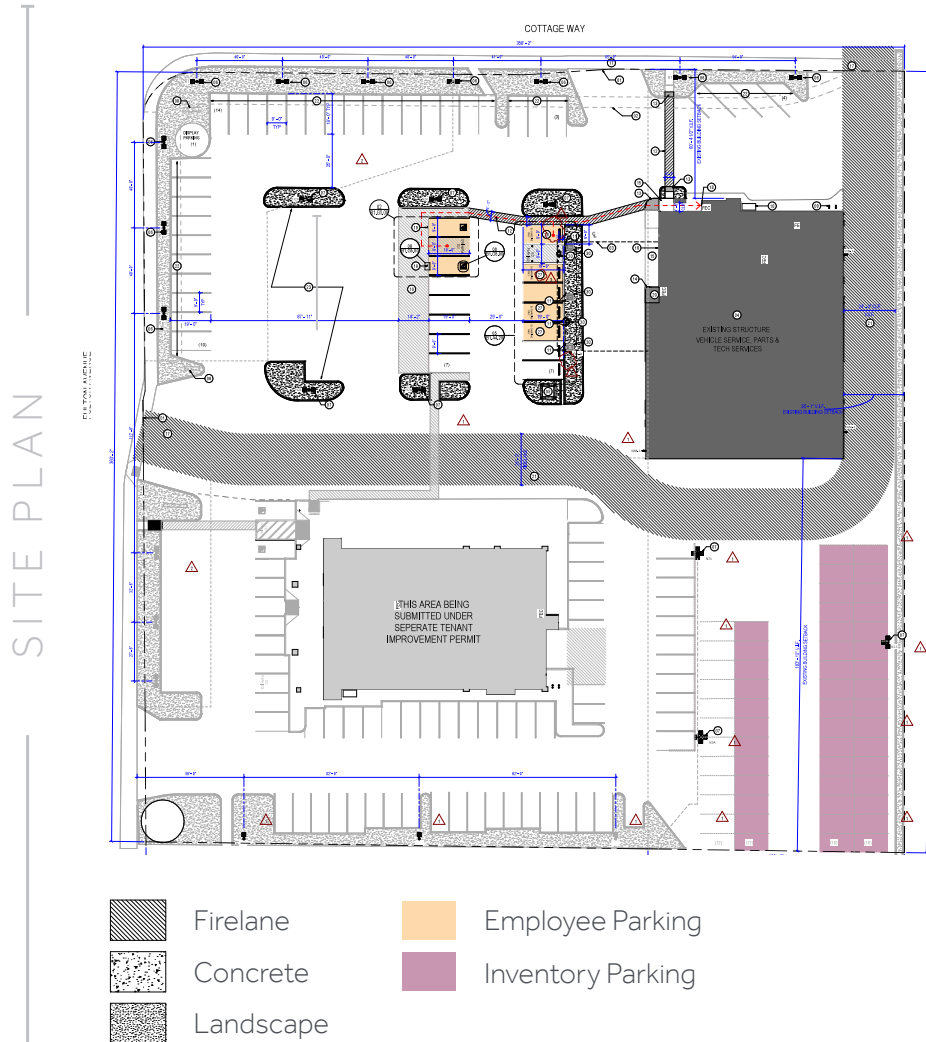
- **Shop building: ±12,978 SF**
With new 12' slab areas poured for new vehicle lifts, including lights in the slab.
Vehicle lifts positions: 12 (1 additional position with alignment rack).
Some new lifts, tool boxes and other equipment on site and available for separate purchase.
- **Showroom building: ±6,890 SF**
- **±2.99 acre site (4 contiguous parcels)**
Parcel 1 = 279-0140-043-0000 | ±1.00 acres
Parcel 2 = 279-0140-071-0000 | ±0.90 acres
Parcel 3 = 279-0140-078-0000 | ±0.33 acres
Parcel 4 = 279-0140-079-0000 | ±0.75 acres
- **±395' of frontage on Fulton Avenue**
- **Renovation work**
Property is mid-renovation (work started in late 2024) and was planned to be a luxury auto sales and service center. A new owner/tenant could continue the renovation and have the project completed by end of 2026.
- **Plans and permits**
Sale price includes approximately \$500,000 in plans and permits (plans by Gensler).
- **Electrical switchgear**
Electrical switchgear in each building has been replaced (two (2), 800 Amp panels).
- **Plumbing has been replaced in both buildings**
- **Grade-level roll up doors: two (2)**
- **Parking spaces: ±190**
- **Showroom ceiling height: ±18'**
- **Natural Gas service: PG&E**
- **Fire sprinklers (new risers partially paid for)**
- **New parking lot lights**

- **Monument sign**
Corner of Fulton Ave & Cottage Way, plus two additional monument signs on Fulton Avenue.
- **Existing Billboard**
2-sided billboard sign leased to Outfront. North side is current in use by the current owner.
- **Fulton Ave at Cottage Way: ±60,240 ADT**



Plans

Complete plan set available for the current project.



MAPS NOT TO SCALE

Photos



Permitted Uses

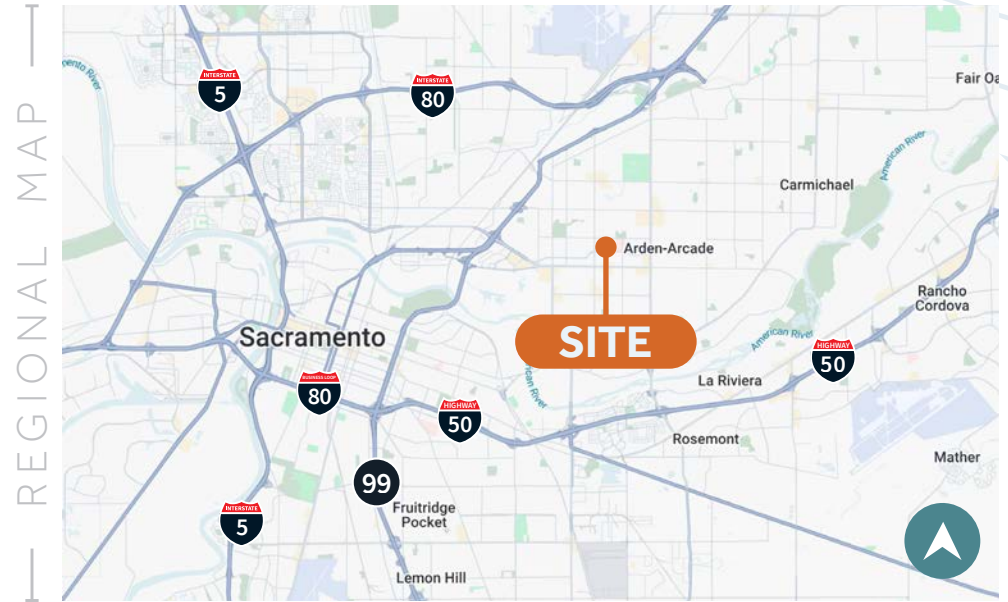
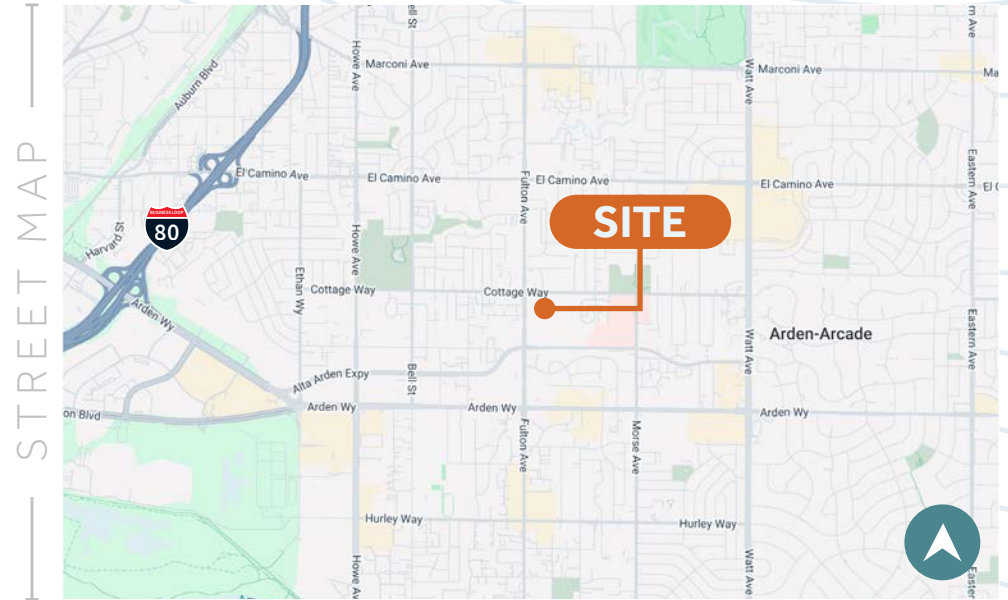
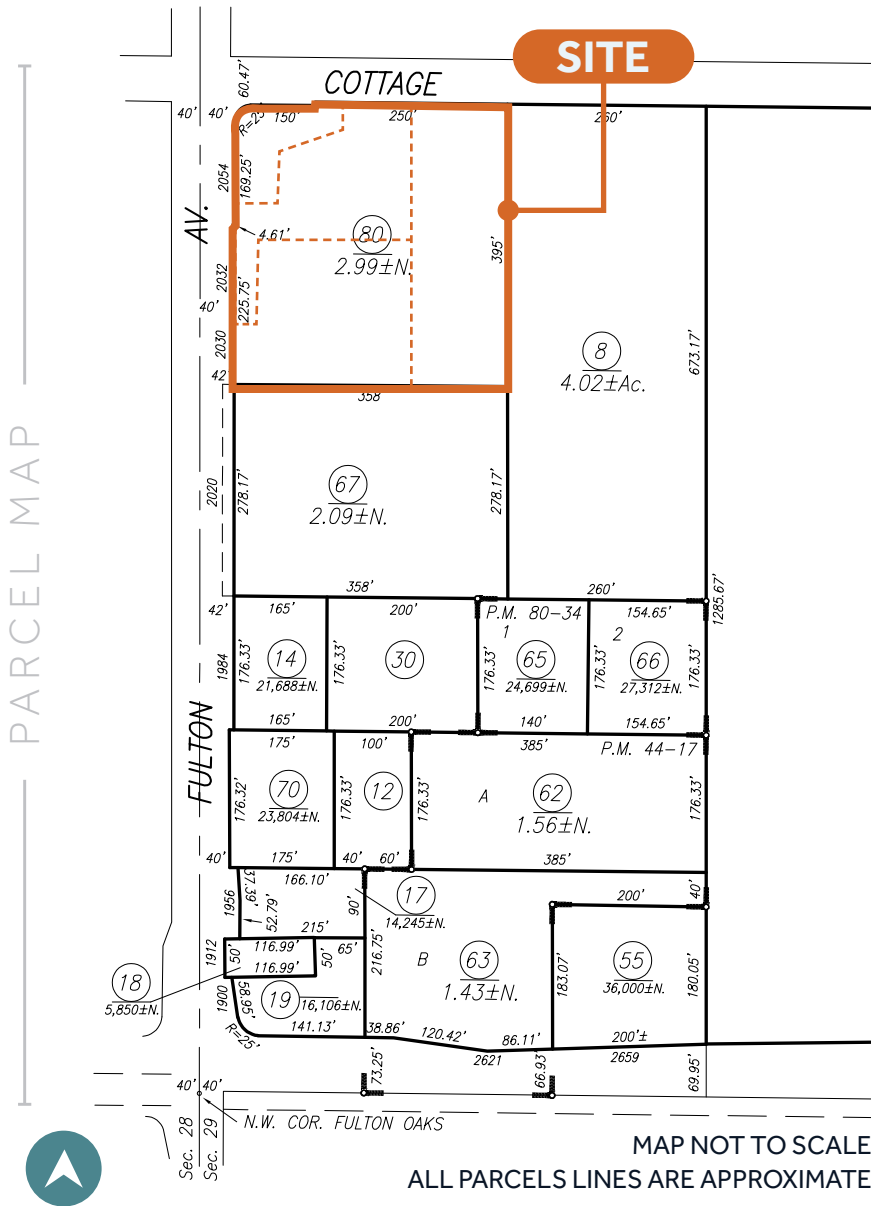
Partial list for automotive sales, service and repair

USE, SERVICE or FACILITY	PROPERTIES WITH AC UNDERLYING ZONE
Auto Sales - new and used	P
Auto Service and Repair (major) - not attached to auto sales	P
Auto Service and Repair (minor) - not attached to auto sales	P
Auto Retail or Lease Agency - including limousine service	P
Auto Service Station, Primary	C-B
Auto Parts and Accessory Store	P
Auto Wash - self-service or automatic	P
Camper Shell - sales, repair, rentals	P
Motorcycle, Sports Cycles, Trail Bikes, Jet Skie, Snowmobile, Ultra-Light, Moped - sales, rentals, service, repair	P

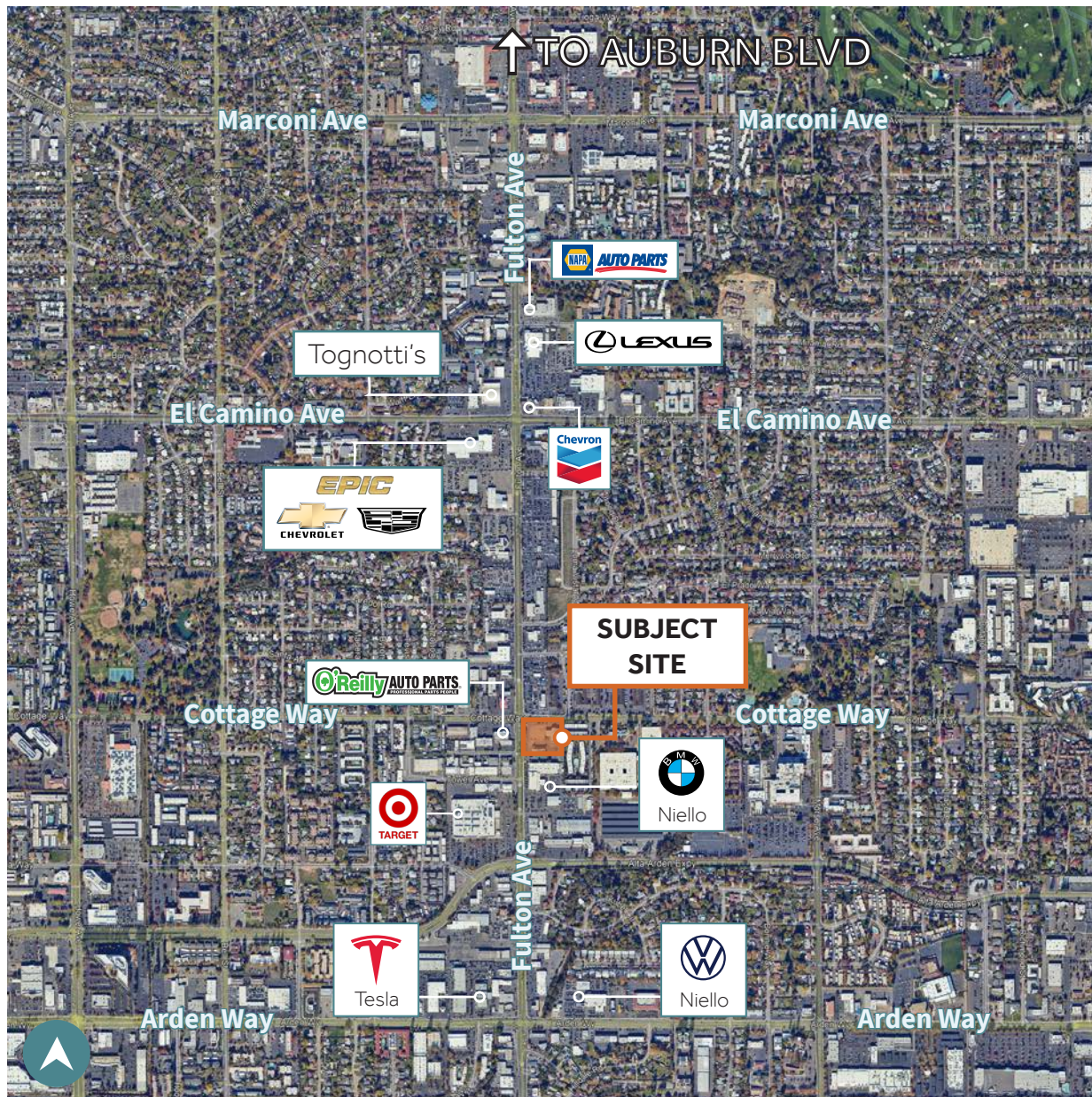
NOTE: This is provided as a courtesy only, and is any tenant's, or buyer's, responsibility to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Please see the full list of uses by visiting the Sacramento County Land Use Regulation Library here: [Fulton Avenue SPA](#)

Maps



Proximity



NOT SHOWN ON MAP

FULTON AVENUE NORTH

Sacramento Chrysler Dodge Jeep Ram
Capitol City Honda

HOWE AVENUE

Downtown Ford Sacramento
Mercedes-Benz of Sacramento
Sprinter of Sacramento

AUBURN BLVD

Jaguar / Land Rover Sacramento
Maita Subaru
Kia of Sacramento (coming soon)
Maita Toyota of Sacramento
Maita Mazda
Niello Audi
Maita Collision
Porsche Sacramento

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SACRAMENTO, CA 95825

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