

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

CAMERON FREELOVE

Director

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CENTURY 21

Select Real Estate, Inc.



AVAILABLE FOR
FORLEASE

865 HOWE SUITE 200

SACRAMENTO CA 95825

+/-300 SF - +/-2,445 SF

PRESTIGIOUS BUILDING WITH CONVENIENT ACCESS - FLEXIBLE LAYOUT & MULTIPLE OFFICES



865
HOWE AVENUE
SUITE 200
SACRAMENTO,
CA 95825

**Office Space
For Lease**



AVAILABILITY:
+/-300 SF
thru
+/-3,287 SF

APN
294-0150-002

LEASE PRICE
\$1.85 FSG

HIGHLIGHTS

- 8 Private Offices - Flexibility for Additional Offices
- Conference Room Access
- Several restaurants within walking distance
- HWY 50 & 80 in close proximity
- Parking Lot Repaved - Covered Parking
- Highly Visible Prestegious Building
- American River Bike Trail Access

PROPERTY HIGHLIGHTS

This prestigious law firm building was built in 1985 and is still standing tall with its three stories. The building's continuous windows allow for a surplus of natural light for office space. Conveniently located between HWY 80 & 50 increases accessibility for all current and future clients. Medical facilities, Raley's & Safeway, Starbucks, Peet's Coffee & Temple Coffee, the Pavilions Shopping Center & Loehmann's Plaza, and numerous other national banks and franchises immediately surround this building. Convenient access with several amenities close by can increase the customer retention rat



OFFICE 365



865 HOWE AVENUE DIRECTORY

100 Arnold Law Firm

200 **YOUR NAME HERE**

203 **AVAILABLE**

205 Anderson & Johnson, LLP

210 **AVAILABLE**

220 Private Office

OFFICE 365



HOWE AVE. ADT 47,000.

NORTHROP AVE.

CENTURY 21
Select Real Estate, Inc.



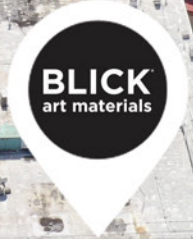
OFFICE 365

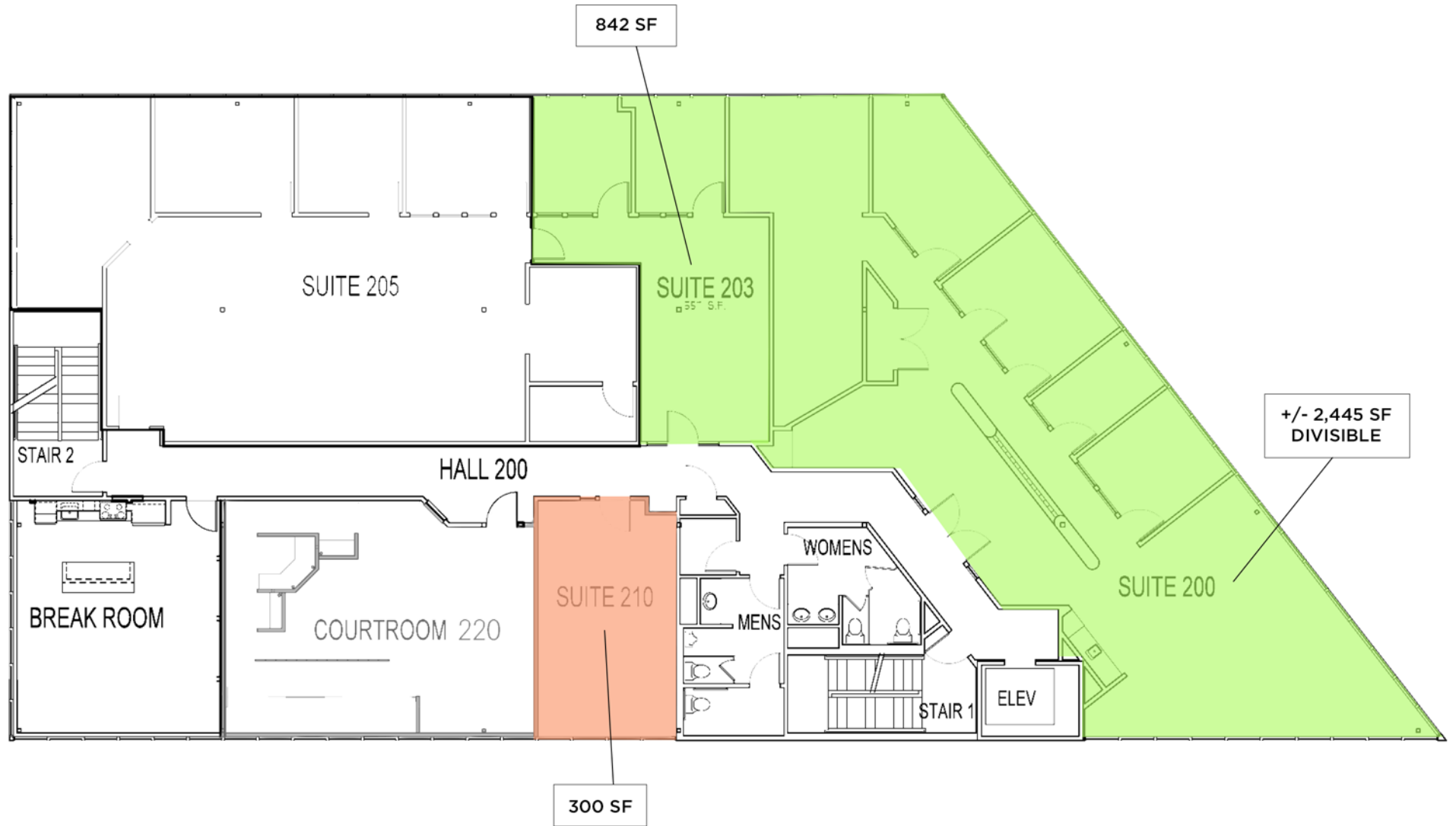


ARNOLD LAW FIRM

HOWE AVE

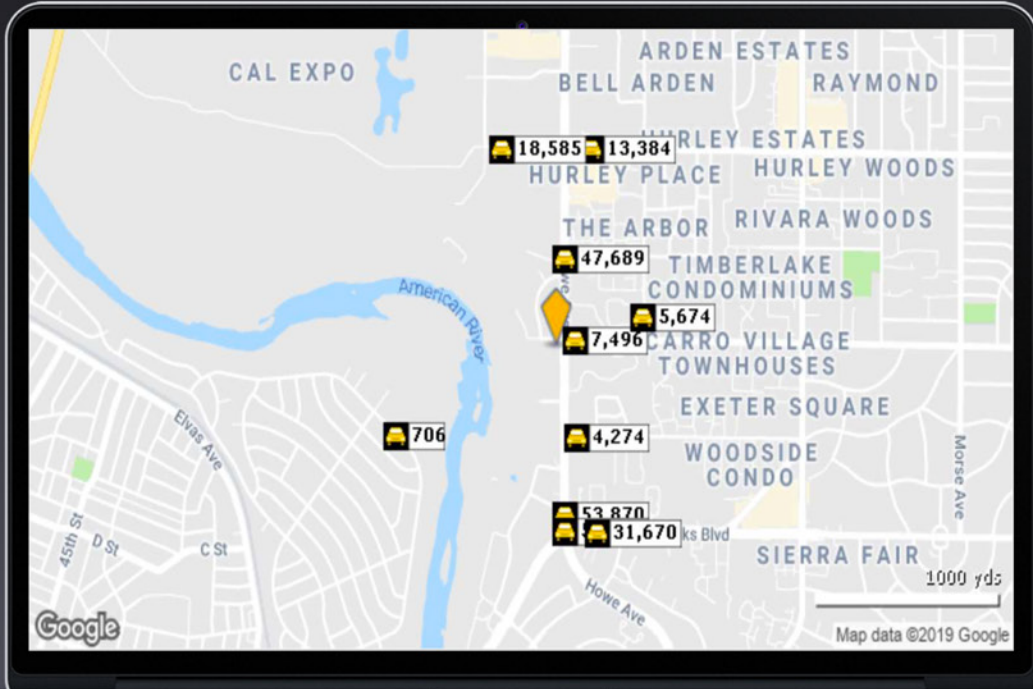
NORTHROP





POPULATION DEMOGRAPHICS

	1 MI	3 MI	5 MI
2014 POPULATION	19,011	127,942	378,110
2019 POPULATION	20,299	134,649	397,293
POP GROWTH 2014-2019	36.78%	5.24%	5.07%
AVERAGE AGE	37.20	38.60	37.40



HOUSEHOLDS

	1 MI	3 MI	5 MI
2014 POPULATION	9,928	58,354	153,686
HH GROWTH 2014-2019	6.90%	5.28%	5.09%
MEDIAN HOUSEHOLD INCOME	\$39,512	\$44,558	\$41,836
AVG HOUSEHOLD SIZE	1.90	2.10	2.40
MEDIAN HOME VALUE	\$230,334	\$268,034	\$223,572
MEDIAN YEAR BUILT	1974	1963	1963

TRAFFIC

STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	MILES FROM SUBJ.
Northrop Ave	Howe Ave	0.03 W	2018	.07 mi
Howe Ave	Village Dr	0.04 N	2012	.24 mi
Sierra Blvd	Howe Ave	0.04 W	2018	.24 mi
Bell St	Roselee Way	0.02 S	2018	.29 mi
Howe Ave	Frontage Rd	0.01 S	2018	.44 mi
Howe Ave	Fair Oaks Blvd	0.02 S	2015	.48 mi
Fair Oaks Blvd	University Ave	0.07 E	2018	.50 mi
Hurley Way	Howe Ave	0.08 W	2018	.54 mi
Sandburg Dr	Seward Ct	0.01 SE	2018	.55 mi
Hurley Way	Ethan Way	0.05 W	2018	.55 mi

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OFFICE 365

53,000



47,000



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