

AVAILABLE
**FOR SALE
OR LEASE**

**1236 ARDEN WAY
SACRAMENTO, CA 95815**

AVAILABLE +/-1,660 SF
BUILDING +/-4,000 SF

PRICE: \$1,600,000.00
PRICE PER SF FT \$400.00
CAP RATE: +/-7.2%

BLUMENFELD DR

HARVARD STREET

ARDEN WAY

ADT + - 175,170

HWY - 160

HWY - 80

ADT + - 48,586

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CENTURY 21
Select Real Estate, Inc.



HIGH VISIBILITY CORNER SPACE AVAILABLE FOR SALE/LEASE

THE PROPERTY

1236 ARDEN WAY, SACRAMENTO, CA 95815

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



1,660 SF FOR LEASE
4,000 SF FOR SALE



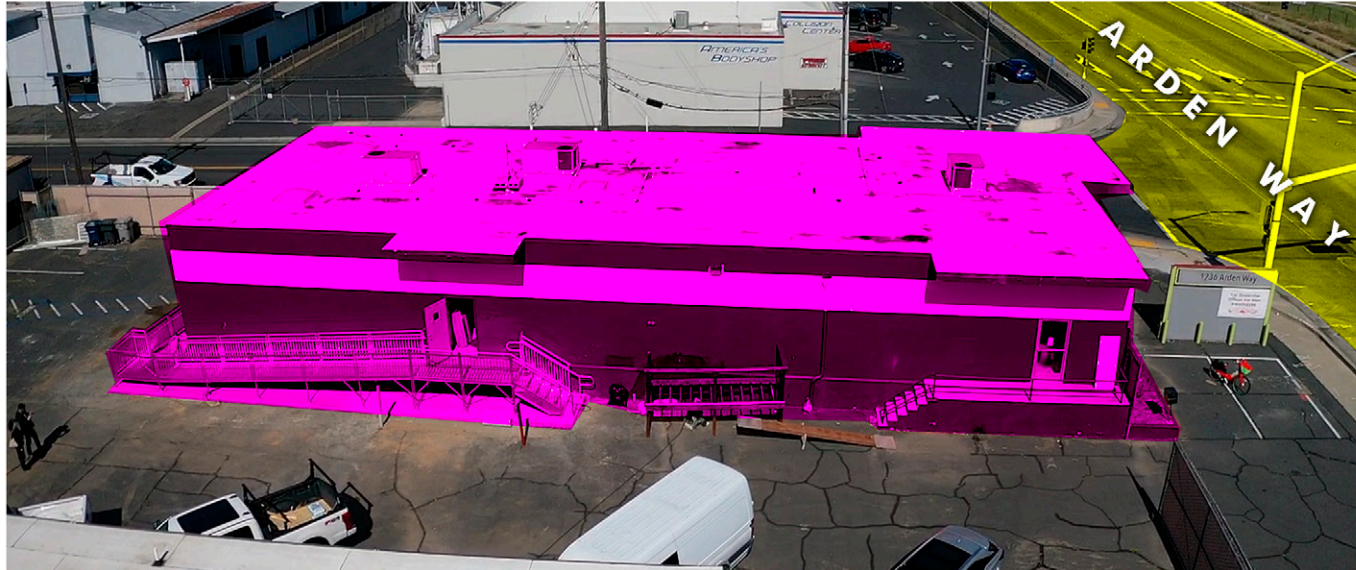
M-1
LIGHT INDUSTRIAL



INVESTMENT
OWNER USER



\$1,600,000
\$1.80 MG



1236
ARDEN WAY

CONVENIENT EGRESS
& INGRESS WITH ADA
ACCESS



PRO FORMA
INCOME

CUSTOMIZABLE
LEASE SPACE



NEWLY REMODELED
INTERIOR

BUILDING &
MONUMENT SIGNAGE



HIGH TRAFFIC
COUNTS



1236
ARDEN WAY

ARDEN FAIR MALL

HWY 80

HWY 160

Hilton



SUBJECT
PROPERTY

ARDEN WAY



- HORSESHOE BARN
- CAL AIR SUPPLY
- MODUS

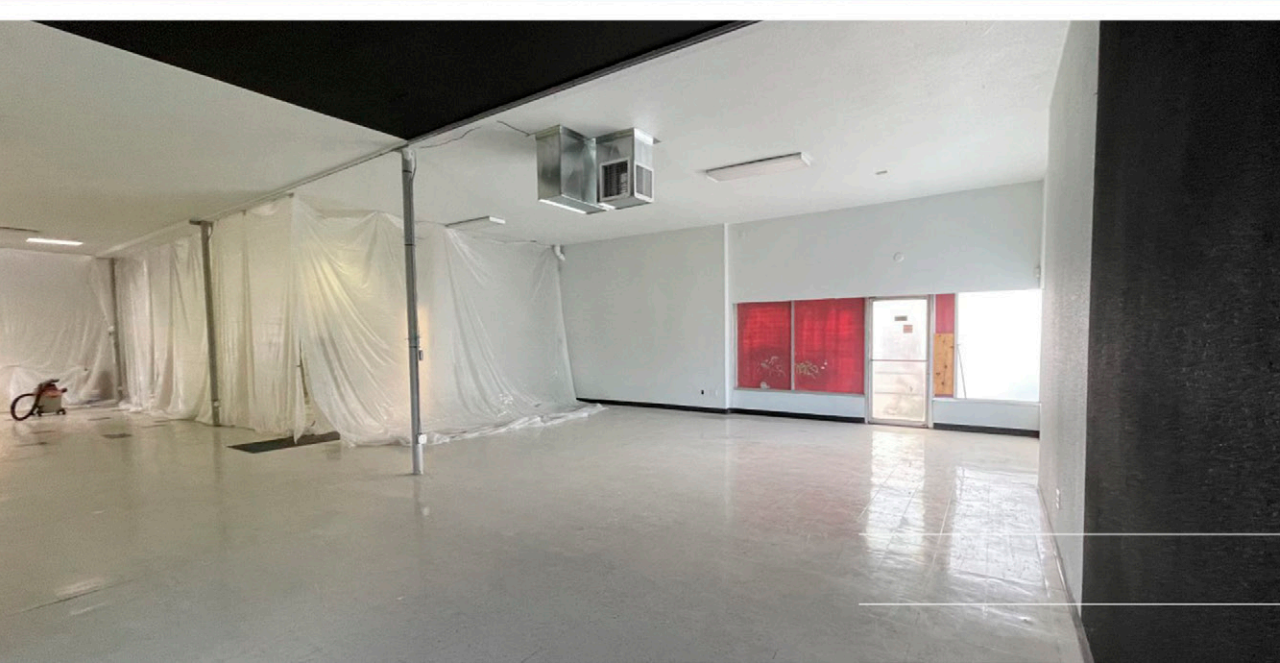


BLUMENFELD DR

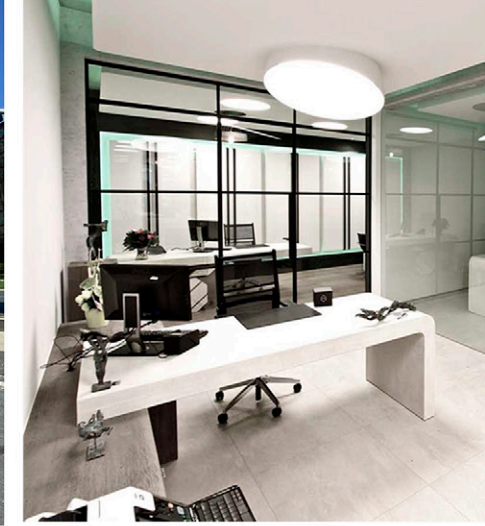


UMPQUA
B·A·N·K





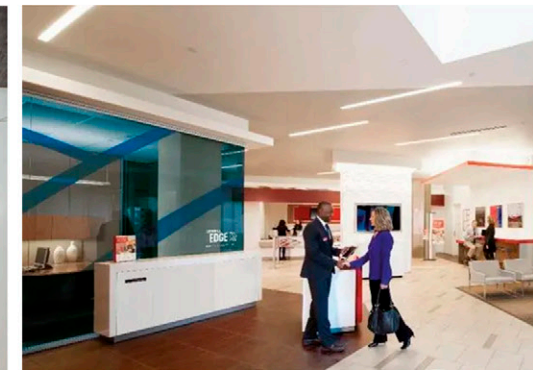
1236
ARDEN WAY



THE BUILDING

The Building is located along the Arden and Interstate 80 Business Loop Corridor at the intersection of Arden Way and Blumenfeld Drive near Highway 160, linking the area to easy access from Downtown Sacramento. The Building offers both monument and building signage which allows the user full access to maximum visibility from the Interstate ramp and Arden Way. The +/- .39 acres of land with a +/- 4,000 SF building is for sale and ideal for an owner/user with 1,660 SF available for lease in the front corner space that provides maximum exposure and large

windows allowing for ample natural light. Investment opportunity with over fifty percent of the building currently leased. Newly remodeled in 2022 with all new interior and ADA compliant entry. The Property is located in close proximity to major retail, office, and industrial businesses. The building is moments from Arden Fair Mall, Cal Expo and a short drive to Downtown/Midtown Sacramento and Sacramento International Airport. The space offers a tenant a fantastic opportunity to lease in the heart of the Arden Area Business District.



COMMERCIAL

PRICING: \$1,600,000 \$1.80 MG

CENTURY 21



LEASED

LEASED

LOBBY

(N) RETAIL / SALES (12'-0")

F.A.

BATHROOM

OFFICE

1,660 SF

ENTRANCE
DOOR

ENTRANCE
DOOR

THE AREA

Corner property located in Sacramento is adjacent to Interstate 80, also known as the Capital City Freeway joining I-80 with US 50, I-5 and Highway 160 leading to Downtown Sacramento. Just minutes to the State Capitol, the California State University, and a short drive to the Sacramento International Airport, this area is in an ideal business environment with an abundant service supply of qualified labor and ample service suppliers. Sacramento is a strategic location because of its Central Northern California location with nearby railways, international airport, light rail and bus transportation. The area has a dense mix of office, medical, auto services, retail and restaurants it provides to clients, customers, and the +/- 60,000 local residents within two miles of the property. Within proximity of the property are various amenities such as, Hilton Sacramento, US Post Office, Wells Fargo Bank, Kaiser Permanente, ARCO Gas Station, Circle 6 Convenient Store, Arden Fair Mall, Costco, Chandos Tacos, Olive Garden, Cheesecake Factory, Burger King, Starbucks, and many local restaurants, which can increase customer and employee retention. Positioned on the busy Arden Area, with an ADT (Average Daily Traffic) of 84,046 vehicles and 175,170 ADT crossing over I-80 with easy access to multiple highways this location provides convenient accessibility for all current and future clients and customers.



1236
ARDEN WAY



Hilton

SUBJECT PROPERTY

KOLAS

1236
ARDEN WAY

MEDICAL

HOSPITALITY

RETAIL

SUBJECT
PROPERTY

HARVARD
STREET

WHOLESALE
INDUSTRIAL

HWY 160

HWY 80

HOWE
COMMUNITY
PARK

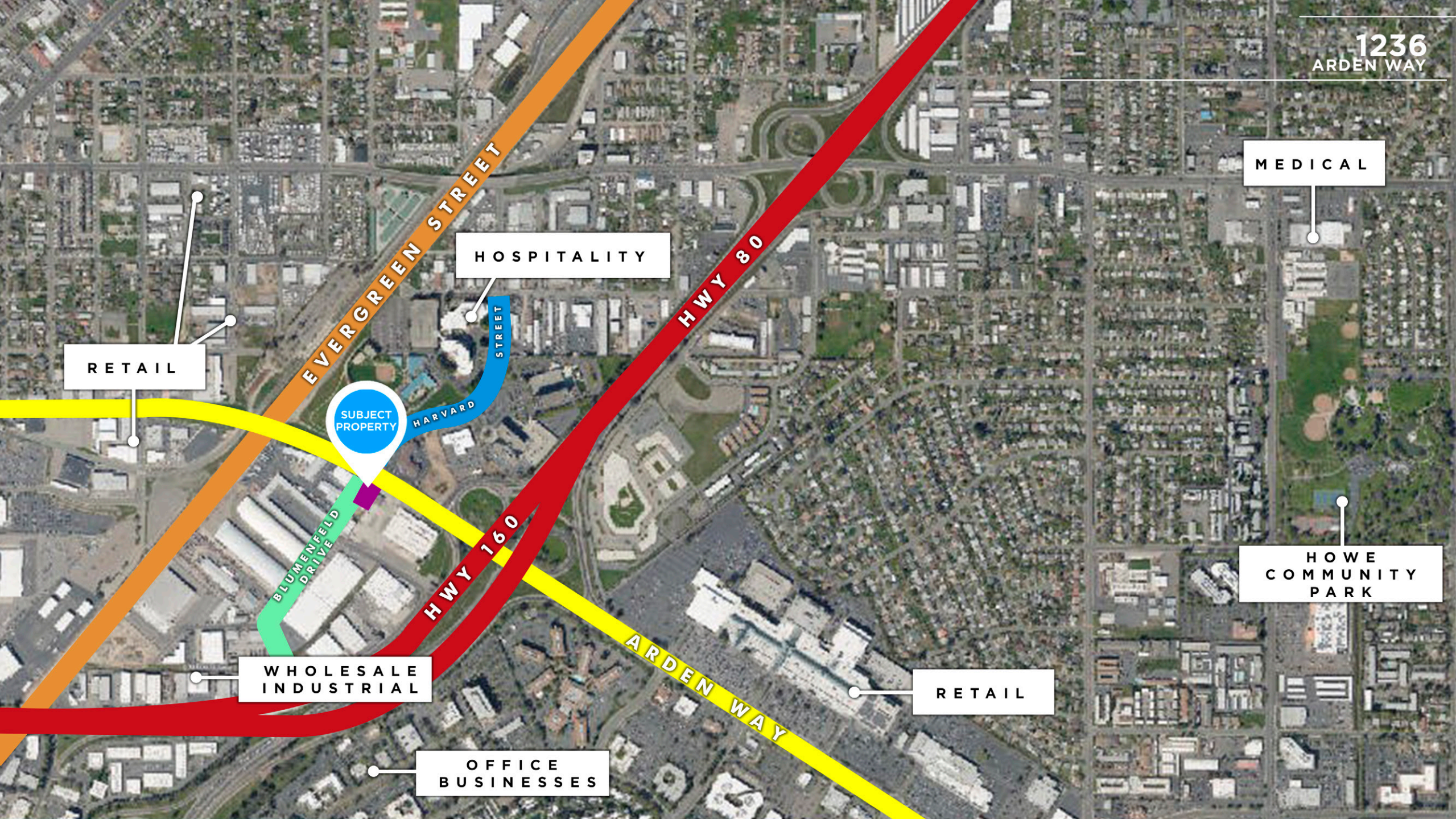
RETAIL

OFFICE
BUSINESSES

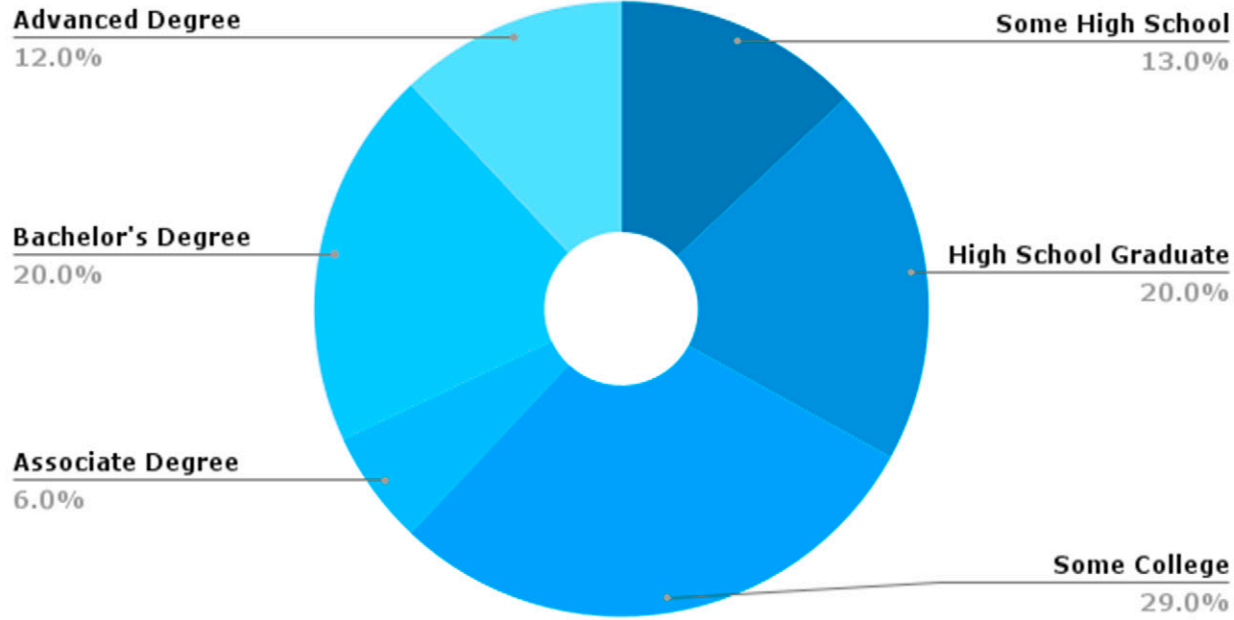
ARDEN WAY

EVERGREEN STREET

BLUMENFELD
DRIVE

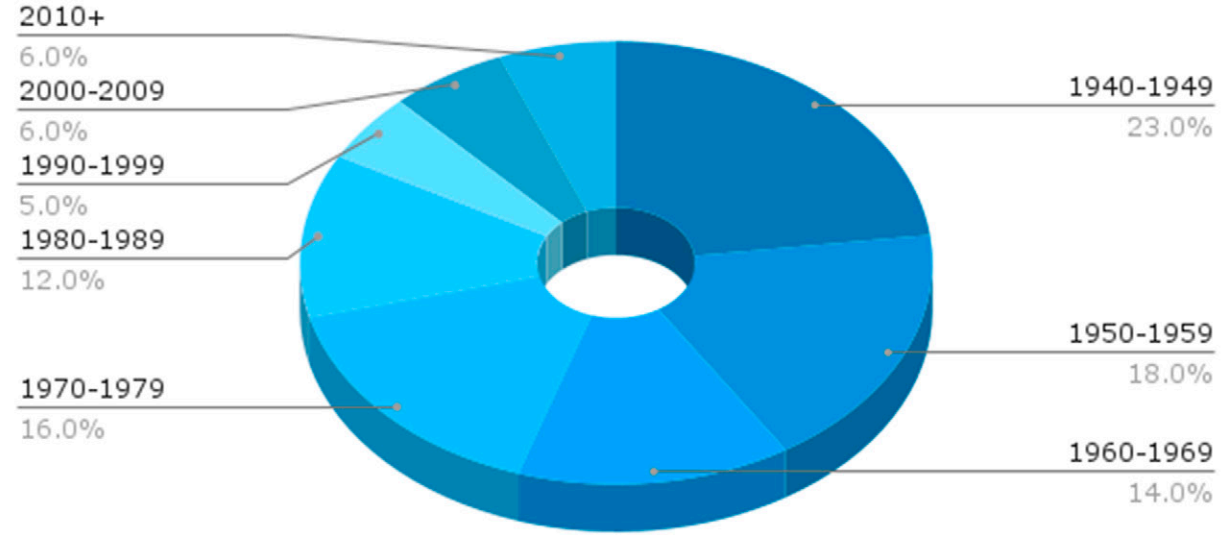


EDUCATIONAL ATTAINMENT

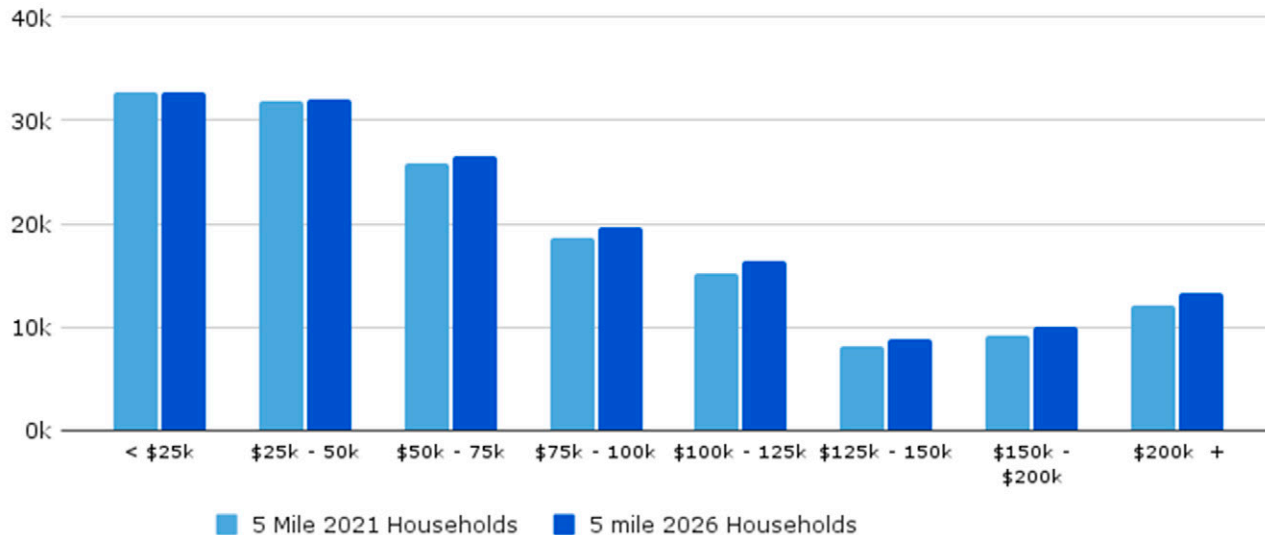


HOMES BUILT BY YEAR

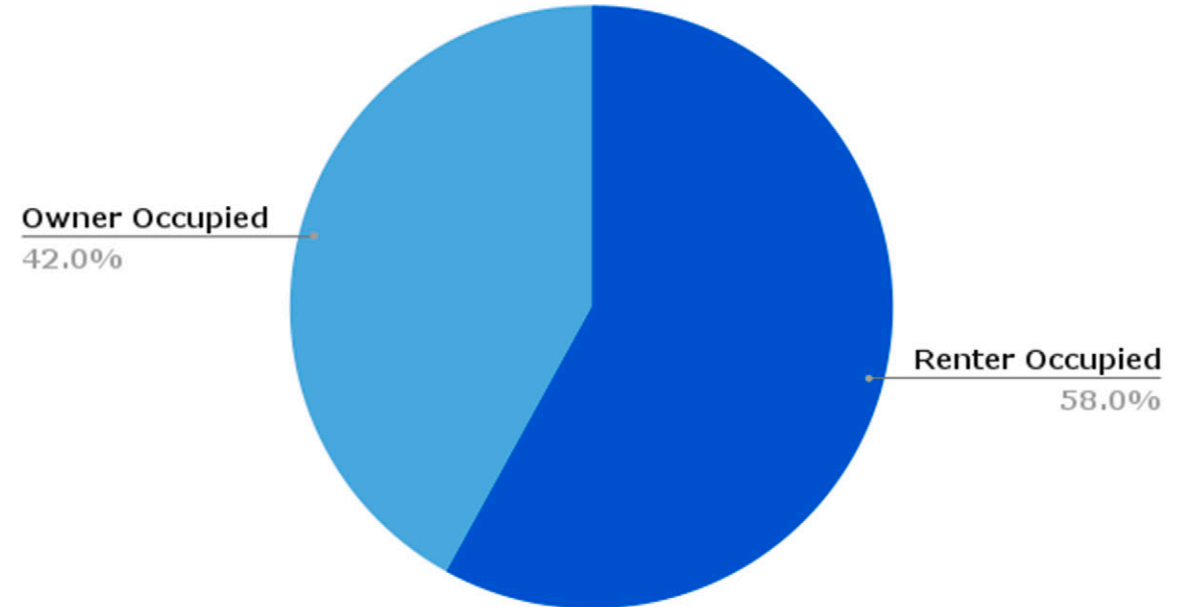
1236
ARDEN WAY



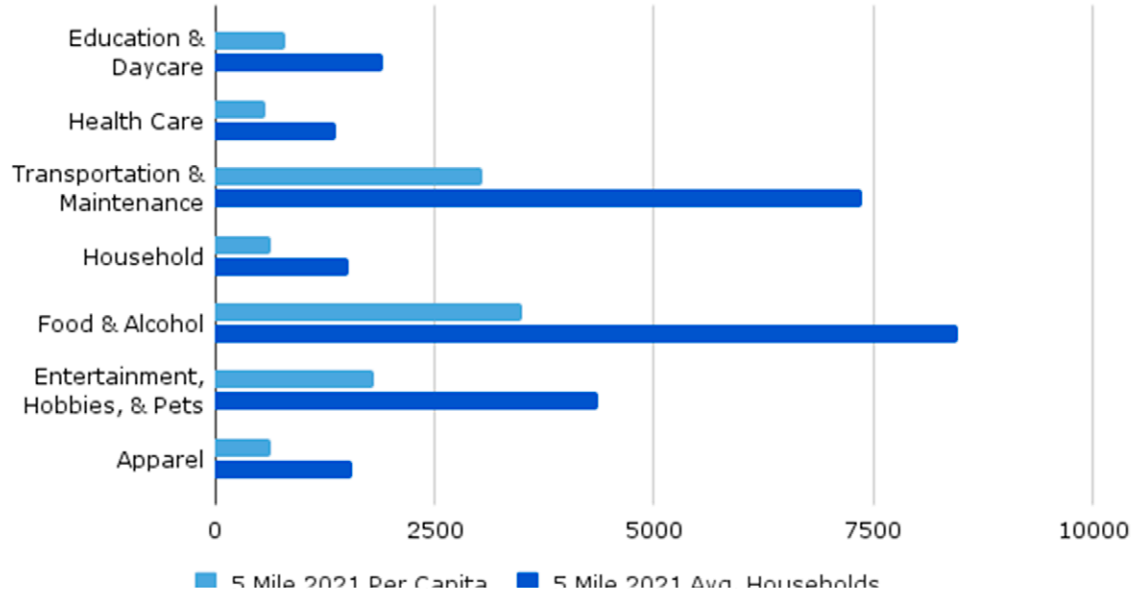
Monthly House Hold Income



HOUSING OCCUPANCY



Per Capita & Avg. Household Spending



HOUSING TYPE

1236
ARDEN WAY

Group Quarters

5.0%

20+ Units

14.0%

5-19 Units

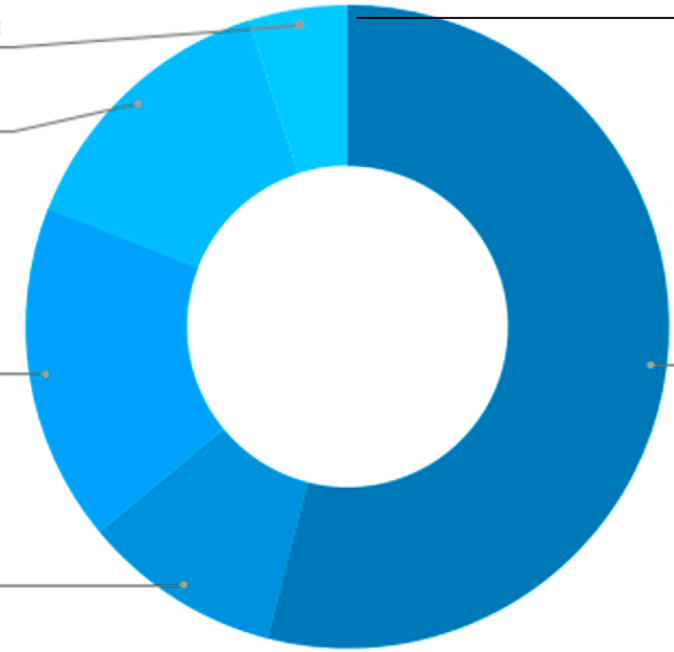
17.0%

2-4 Units

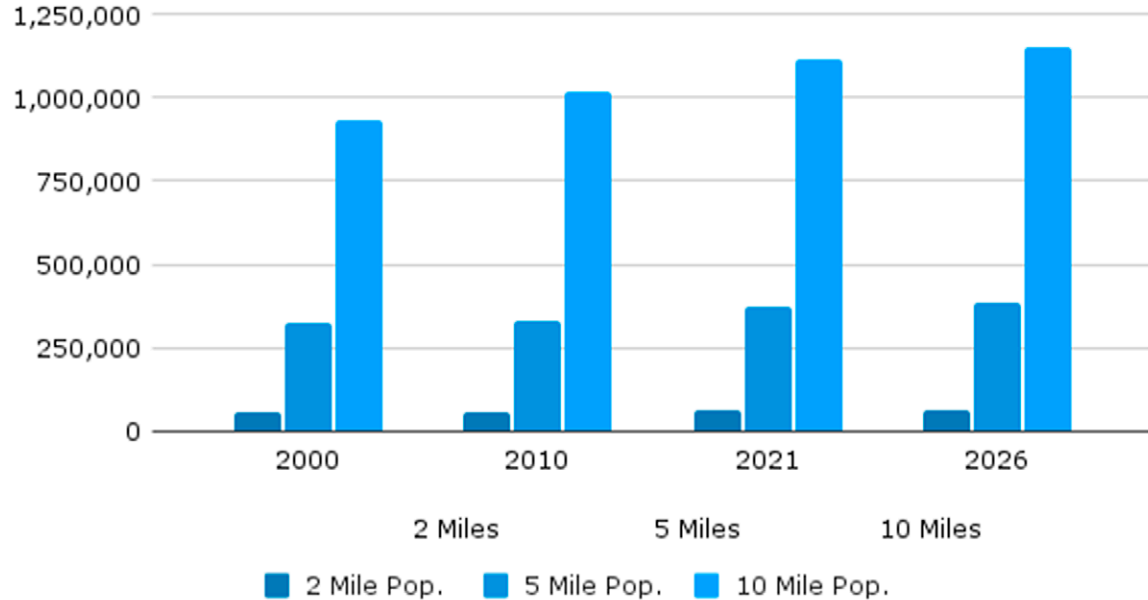
10.0%

1 Unit

54.0%



POPULATION



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	52,430	323,939	930,387
2010	52,478	332,411	1,017,891
2021	60,154	371,589	1,115,668
2026	62,706	385,747	1,154,439

BUY

LEASE

CENTURY 21
Select Real Estate, Inc



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