

AVAILABLE
FOR LEASE

1321 - 1337 HOWE AVE.

SACRAMENTO, CA 95825

+/-537 TO +/-3,952 SF

1325
BUILDING 2

1329
BUILDING 3
1333
BUILDING 4

1321
BUILDING 1

1337
BUILDING 5

HURLEY WAY

HOWE AVE

ADT 35,000

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc.



CUSTOMIZABLE & TURN KEY OFFICE SPACES

THE PROPERTY

1321 - 1337 HOWE AVE. SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



HOWE /
ARDEN



+/- 537 SF -
+/- 3,952 SF



LC -
LIGHT
COMMERCIAL



OFFICE
MEDICAL
DENTAL



\$1.65 FSG

Turn Key &
Customizable Office and
Medical Suites Available



Two Common Area
Conference Rooms &
On-site Gym

Convenient Ingress &
Egress Points with
Covered Parking Available



Individually controlled
HVAC zones with
after hour usage

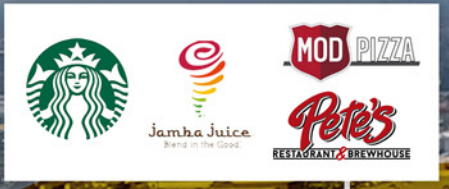
Monument signage & digital
signage available with
multiple elevators throughout



Meticulously maintained
common area landscaping
with on-site security



1321-1337
HOWE AVE.



ARDEN WAY



HURLEY WAY



ADT 35,000



HOWE AVE

LIST OF VACANCIES

1321 HOWE AVE.

#100&110	3,454 SF	MULTIPLE PERIMETER OFFICES, CONFERENCE ROOMS BREAKROOM WITH OPEN AREA
#200	873 SF	2 PRIVATE OFFICES AND LARGE OPEN AREA
#202	2,005 SF	OPEN OFFICE WITH MEZZANINE
#203	810 SF	2 SMALL OFFICES, RECP, OPEN AREA, SINK

1325 HOWE AVE.

#100	952 SF	3 OFFICES WITH OUTDOOR PATIO
#101	1,167 SF	3 OFFICES AND OPEN AREA, KITCHENET, PATIO
#105	1,019 SF	RECEPTION AND 4 OFFICES
#203	661 SF	LARGE OPEN AREA, 1 BACK OFFICE

1329 HOWE AVE.

#103	1,251 SF	LARGE OPEN AREA, KITCHENET
#200 - #202	3,226 SF	ENTIRE FLOOR WITH MEZANNIE
#201	1,240	6 OFFICES
#210	1,592 SF	4 OFFICES, LARGE OPEN AREA
#216	1,334 SF	1 SMALL OFFICE, 2 LARGE OFFICE, 1 LARGE CLASS WITH SINK

1333 HOWE AVE.

#110	1,030 SF	3 OFFICES, CONFERENCE ROOM, RECEPTION
#201	912 SF	3 OFFICES, RECEPTION, KITCHENET
#208	1,496 SF	2 OFFICES AND MEZZANINE
#212	1,176 SF	3 OFFICES, RECEPTION, STORAGE AREA

1337 HOWE AVE.

#100	637 SF	1 LARGE OFFICE AND STORAGE ROOM; GLASS DIVIDER
#107	3,952 SF	ENTIRE BOTTOM FLOOR
#108	608 SF	2 OFFICE AND RECEPTION
#210	537 SF	2 OFFICE, RECEPTION
#220	2,014 SF	4 LARGE OFFICES, RECEPTION, CONF, STORAGE, KITCHENT
#224	998 SF	2 OFFICES AND LARGE OPEN AREA



1321-1377
HOWE AVE.

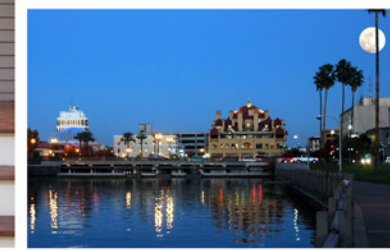




1321-1337
HOWE AVE.



THE BUILDING

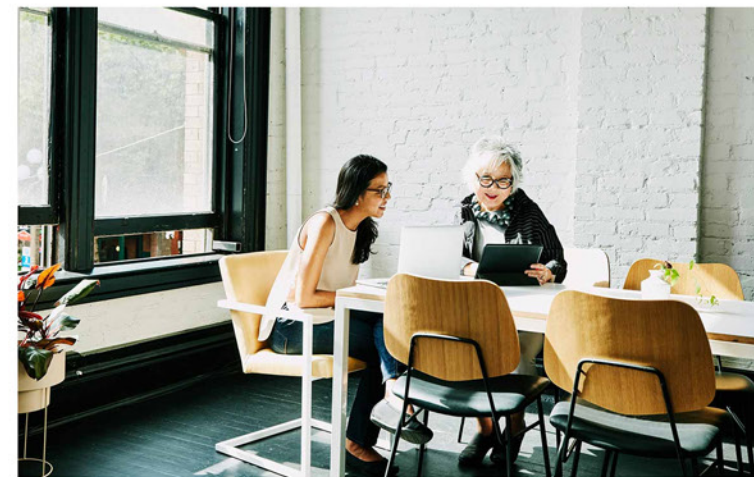
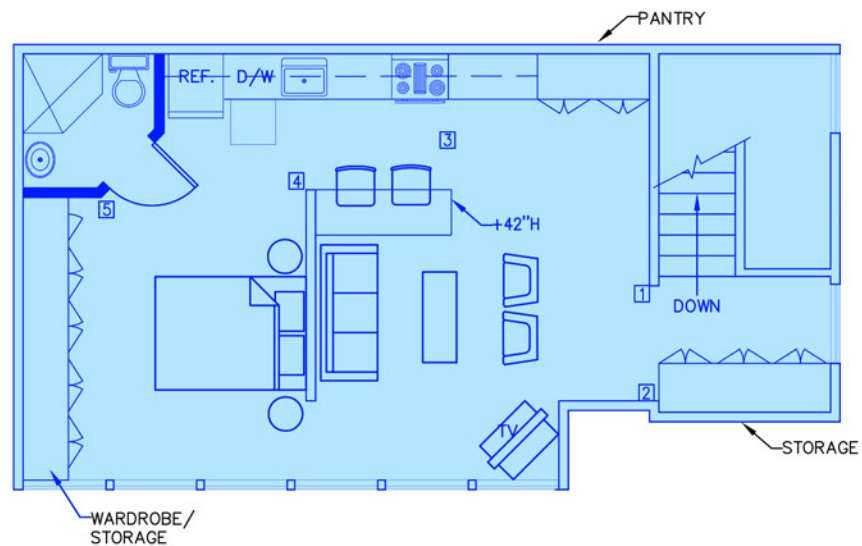
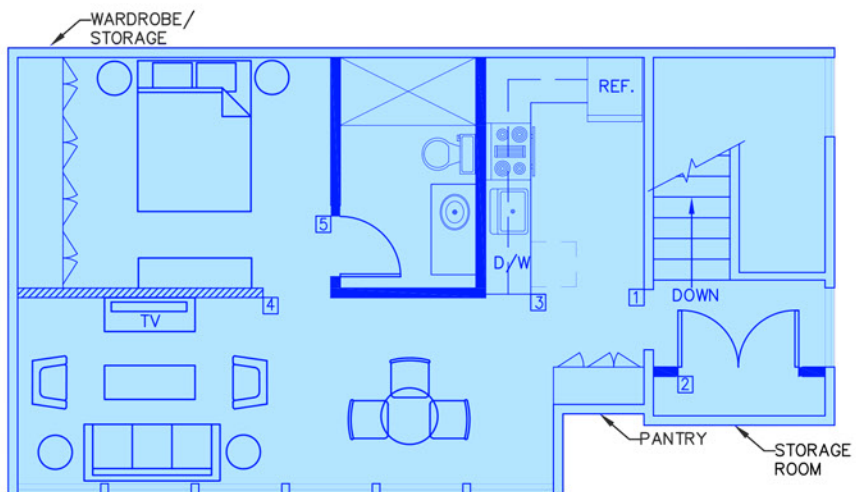


Built in 1977 and renovated in 2009, this open-air, Five-Building property has meandering walkways and a meticulously maintained garden-like setting. Ample parking with on-site security, convenient ingress and egress points dedicated exclusively to the property and covered parking spaces surrounds the premises which are exclusively for lessees. This property provides turn-key and customizable office and medical suites, individually controlled HVAC per space and monument /digital signage.

Multiple conference rooms, vending machines and a gym are accessible to lessees. This property has multiple walkways and a vast parking lot with the buildings spread out creating excellent break or lunch walks throughout this campus setting.



ON-SITE APARTMENT PLANS





THE AREA

The greater Sacramento region is growing and continues to expand in large part to higher costs of living in the Bay Area which brings an influx of new population to the area and their needs. More specifically, the Arden Arcade area of Sacramento has a dense mix of office, medical, retail and restaurants it provides to respective clients and customers. The biggest features of Arden Arcade are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC Soccer club's Papa Murphy's Park, the sprawling Arden Fair Mall and business parks. Within walkable distance of the property are various amenities such as; Dutch Bros. Coffee, Panda Express, 7 Eleven, Walgreens, Taco Bell, and Chevron Gas which can increase customer retention. Positioned on the busy Howe Ave corridor, with an ADT (Average Daily Traffic) of 35,000 vehicles, and being located between HWY 80 & 50 provides convenient accessibility for all current and future clients.





**5 MINUTE DRIVE
TO HWY 80
10 MINUTE DRIVE
TO HWY 50**

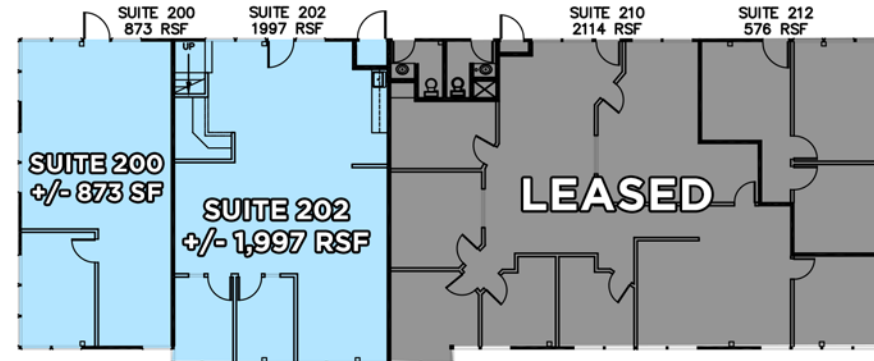
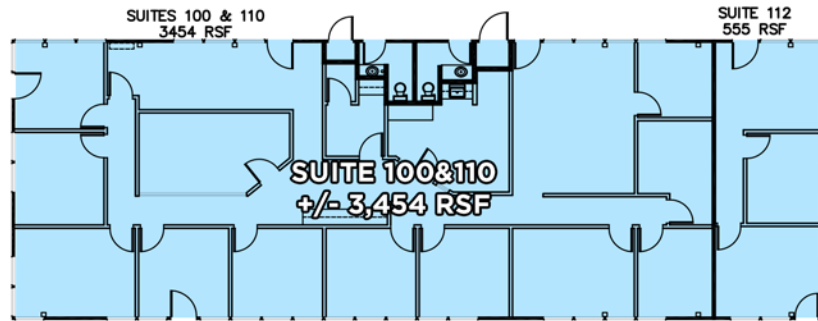
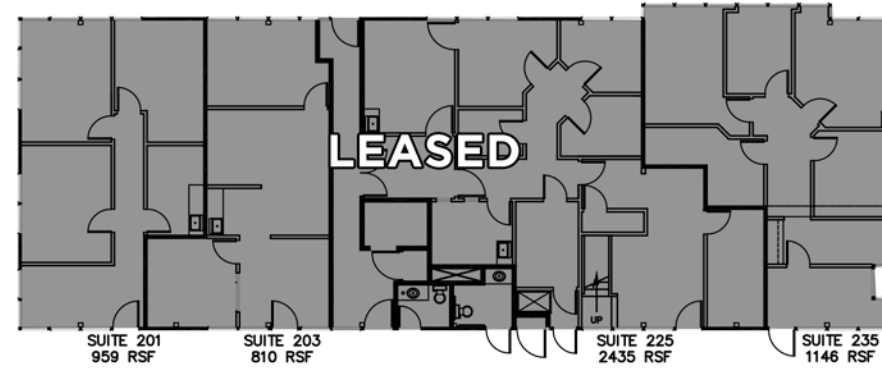
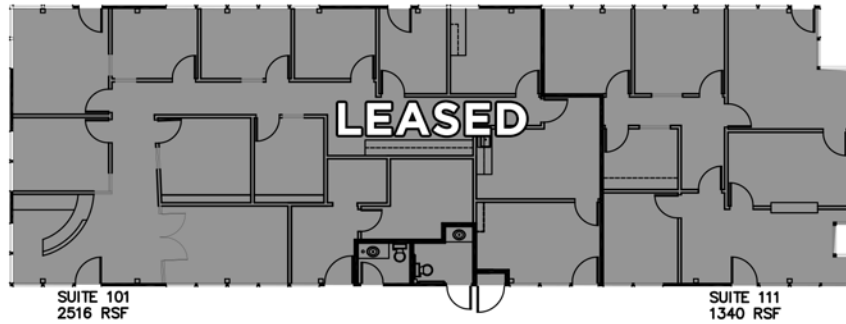




FLOOR PLAN

1321-1337
HOWE AVE.

1321 VACANTS



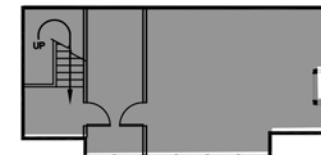
FIRST FLOOR PLAN

SECOND FLOOR PLAN

WOODBRIDGE
OFFICE PARK



SUITE 202
MEZZANINE

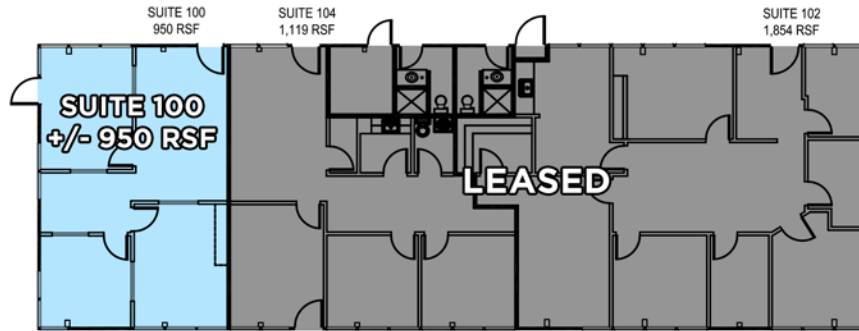
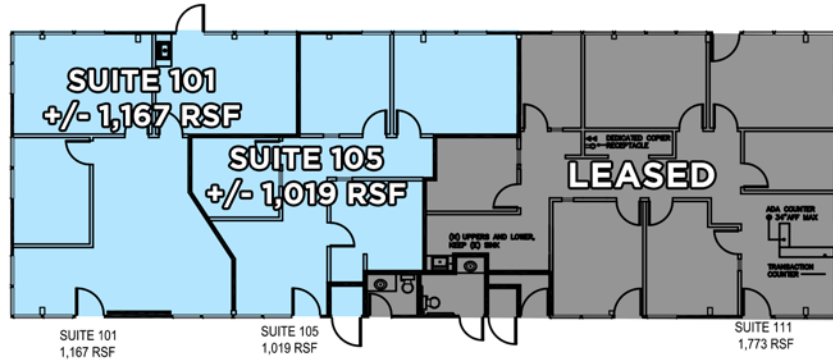


SUITE 225
MEZZANINE

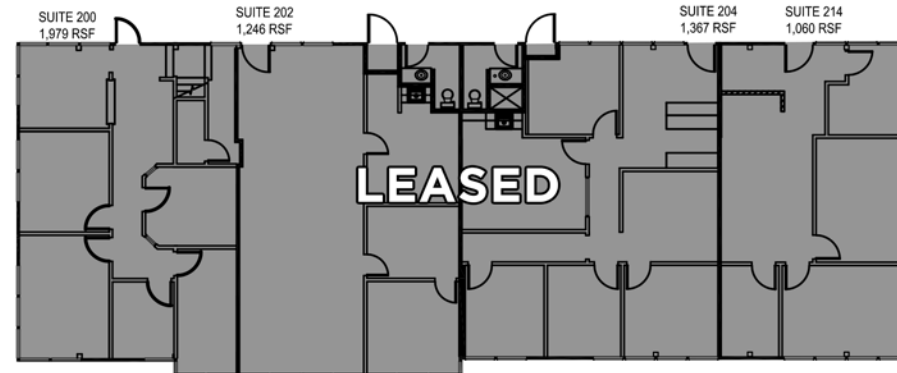
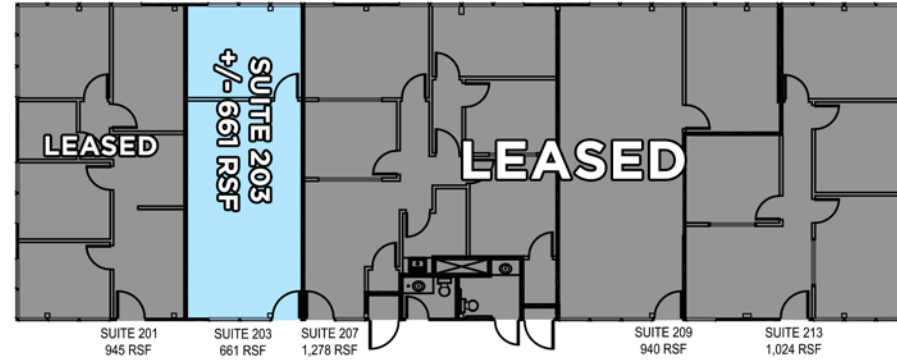
FLOOR PLAN

1321-1337
HOWE AVE.

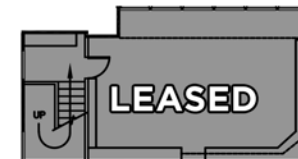
1325 VACANTS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

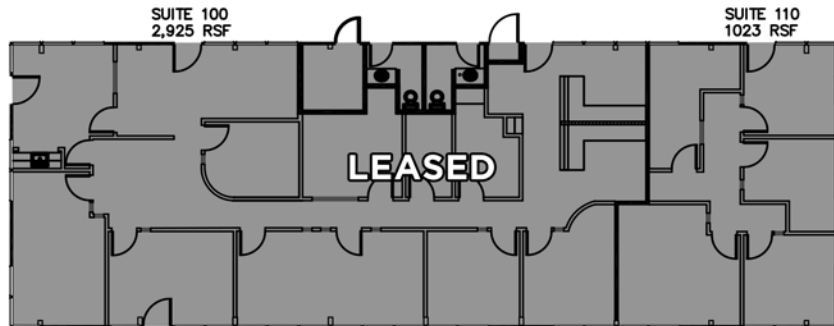
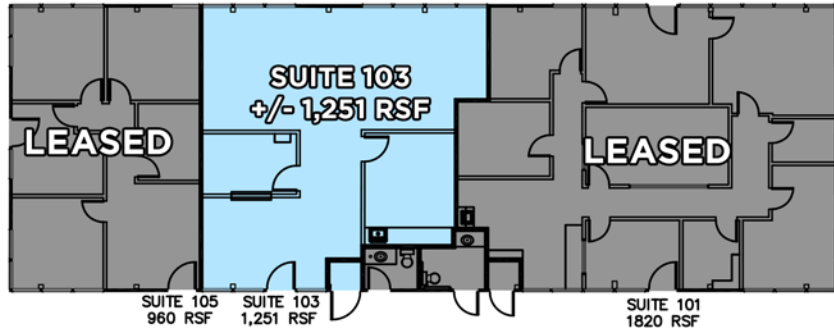


SUITE 200
MEZZANINE

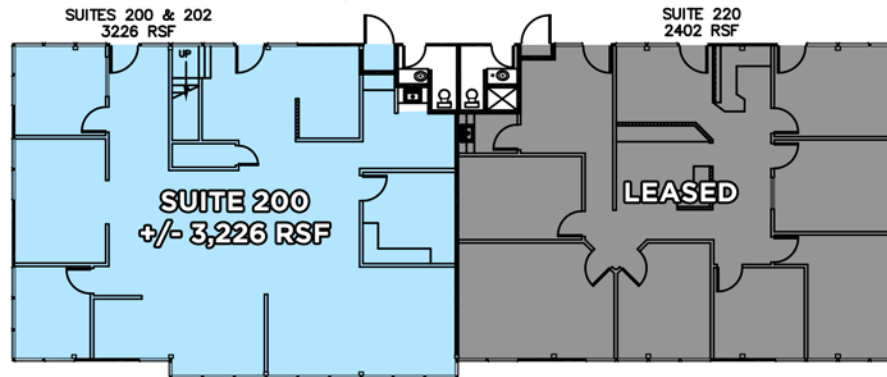
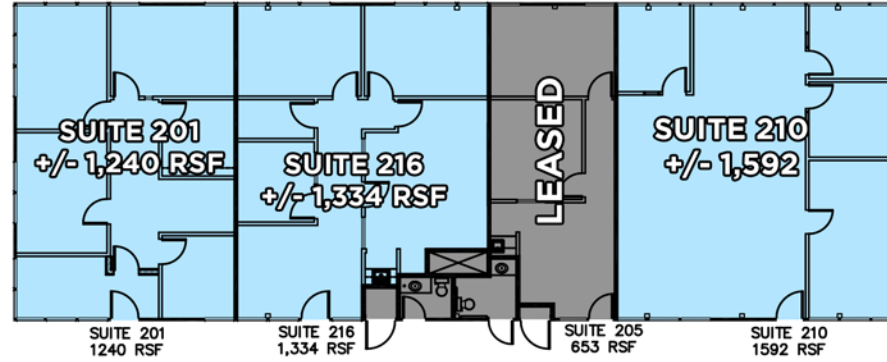
FLOOR PLAN

1321-1337
HOWE AVE.

1329 VACANTS

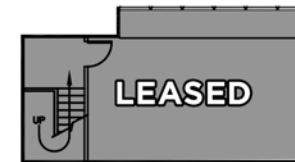


FIRST FLOOR PLAN



SECOND FLOOR PLAN

WOODBIDGE
OFFICE PARK

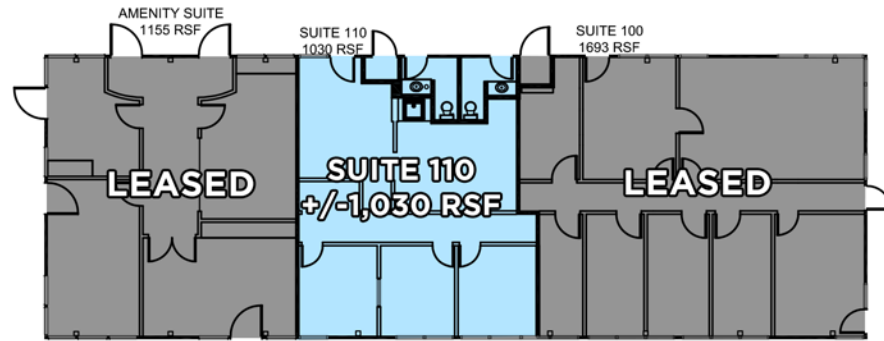
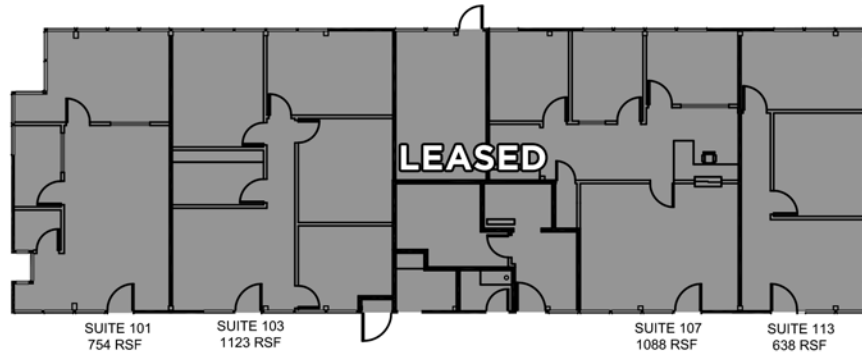


SUITES 200 & 202
MEZZANINE

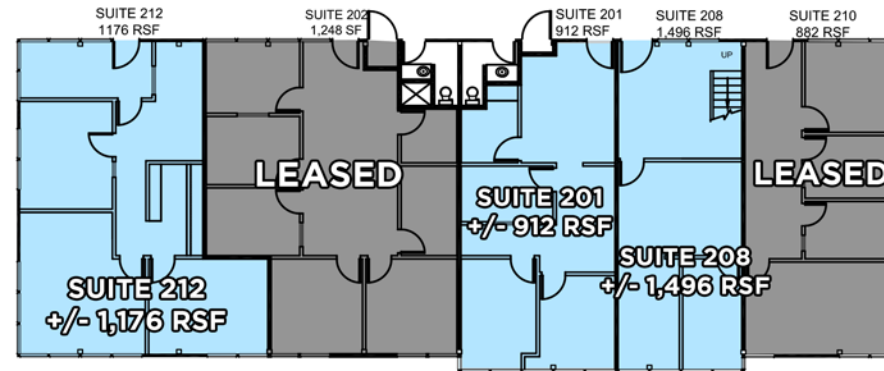
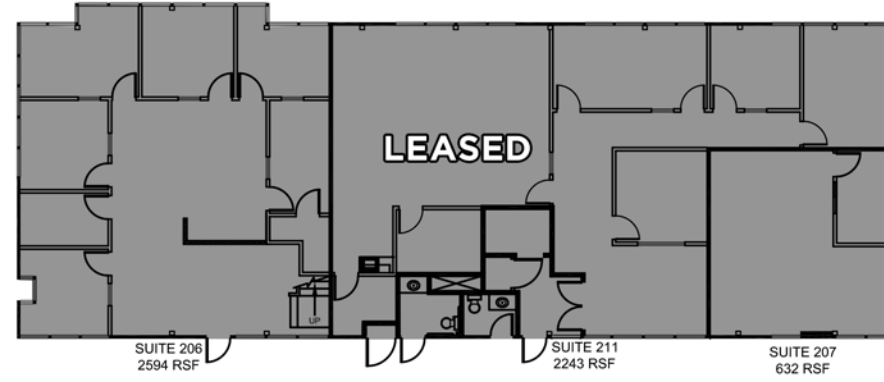
FLOOR PLAN

1321-1337
HOWE AVE.

1333 VACANTS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WOODBIDGE
OFFICE PARK



SUITE 206
MEZZANINE

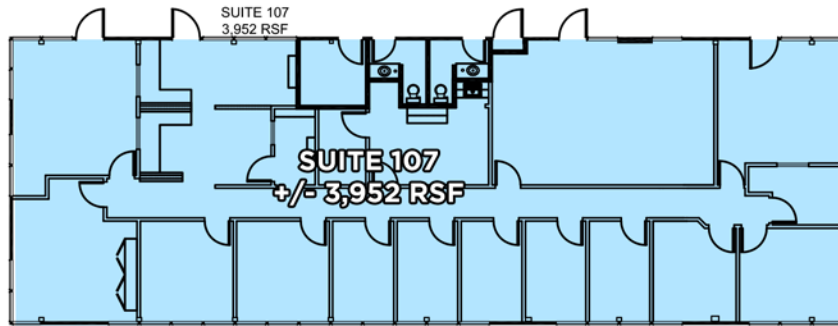
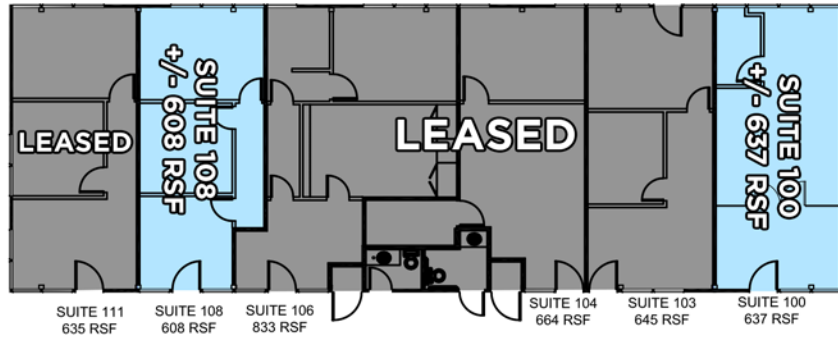


SUITE 208
MEZZANINE

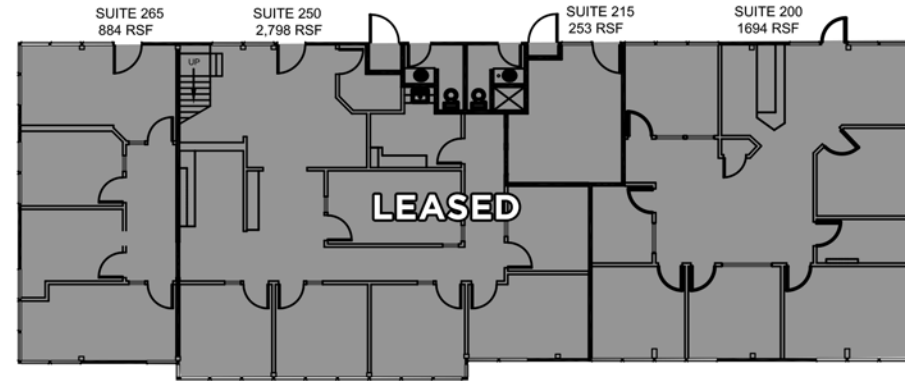
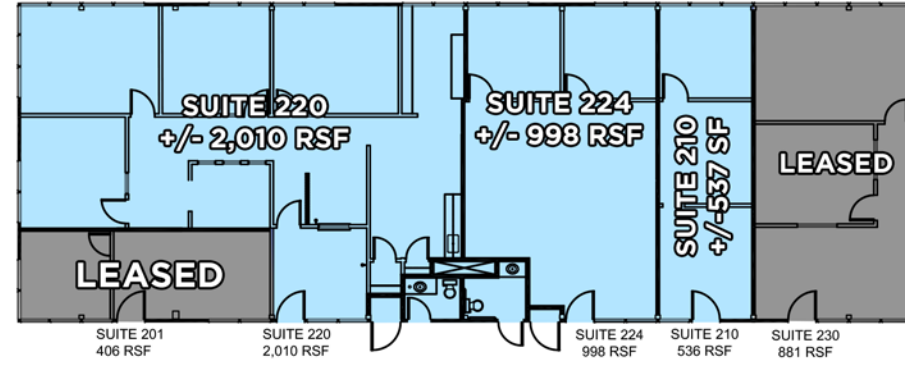
FLOOR PLAN

1321-1337
HOWE AVE.

1337 VACANTS

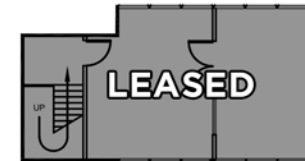


FIRST FLOOR PLAN



SECOND FLOOR PLAN

WOODBIDGE
OFFICE PARK

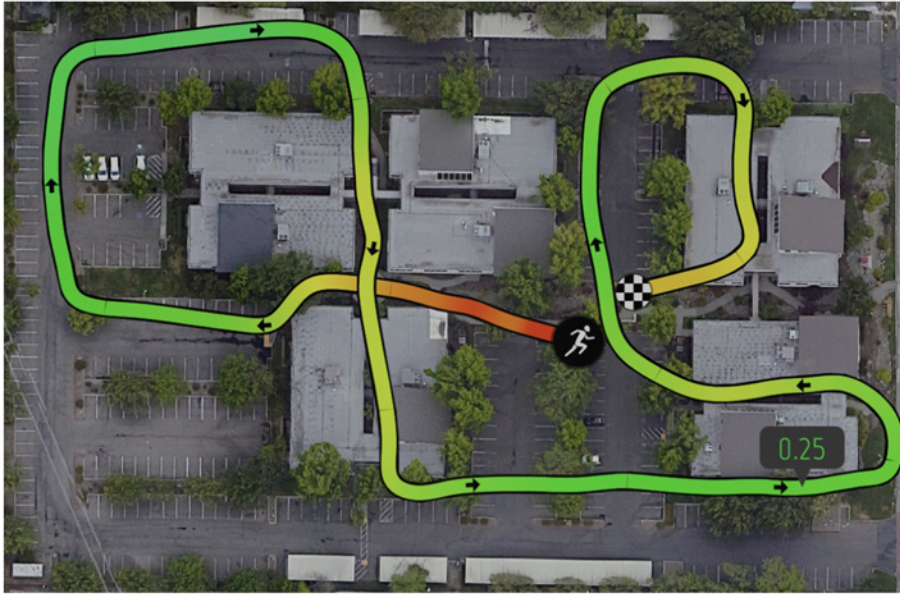


SUITE 250
MEZZANINE

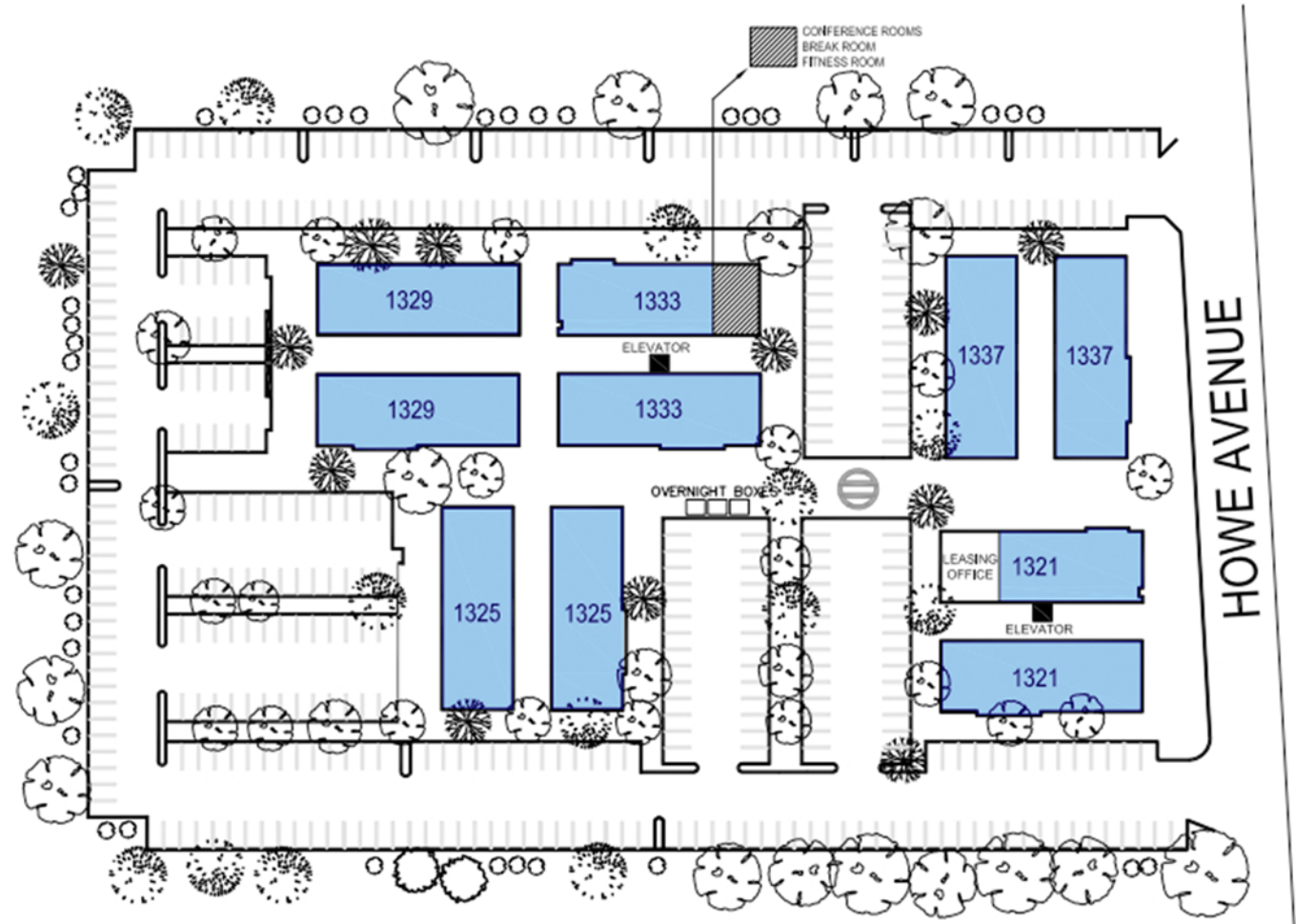
SITE PLAN

1321-1337
HOWE AVE.

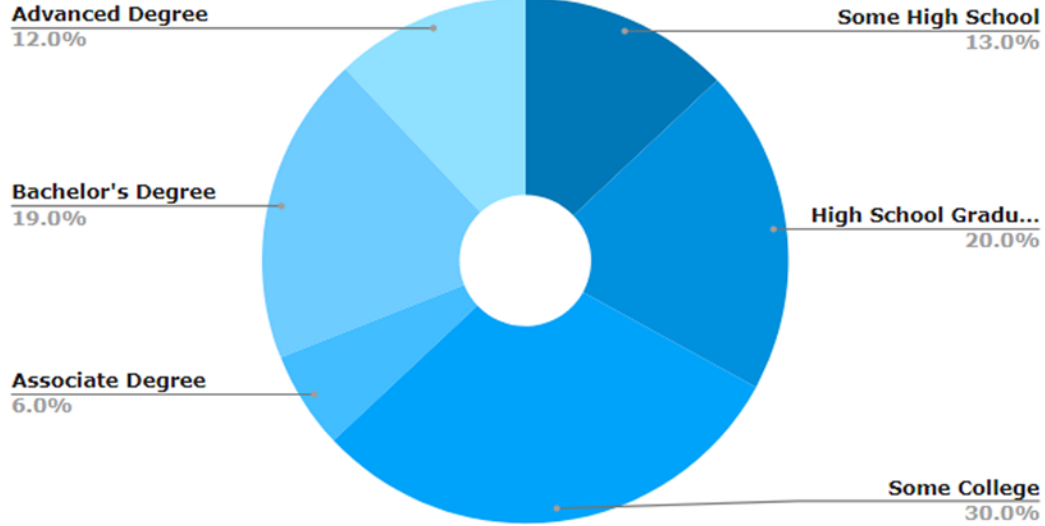
WOODBIDGE
OFFICE PARK



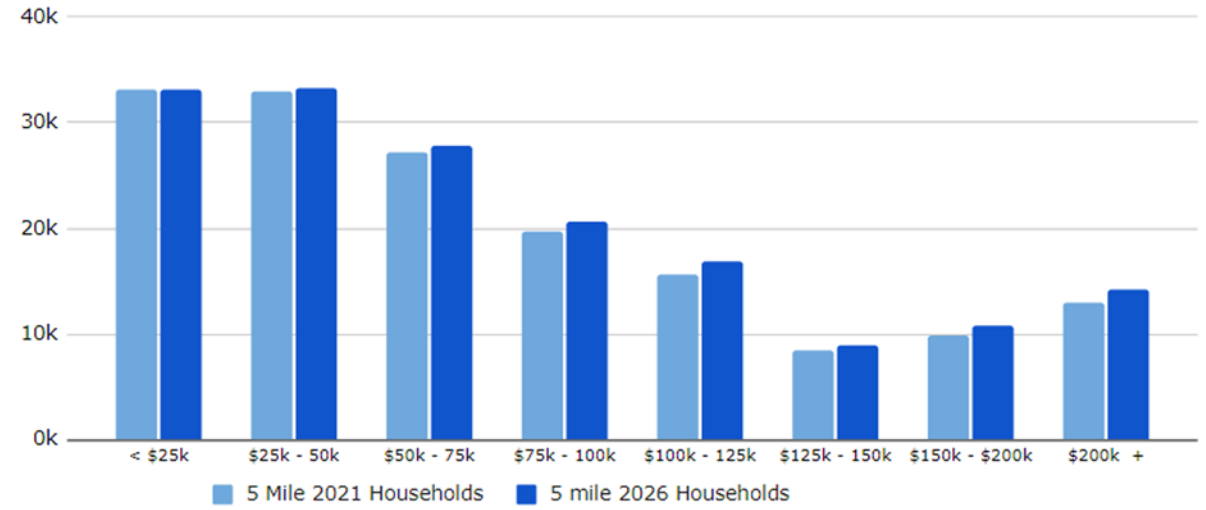
1/2 MILE LUNCH BREAK WALK



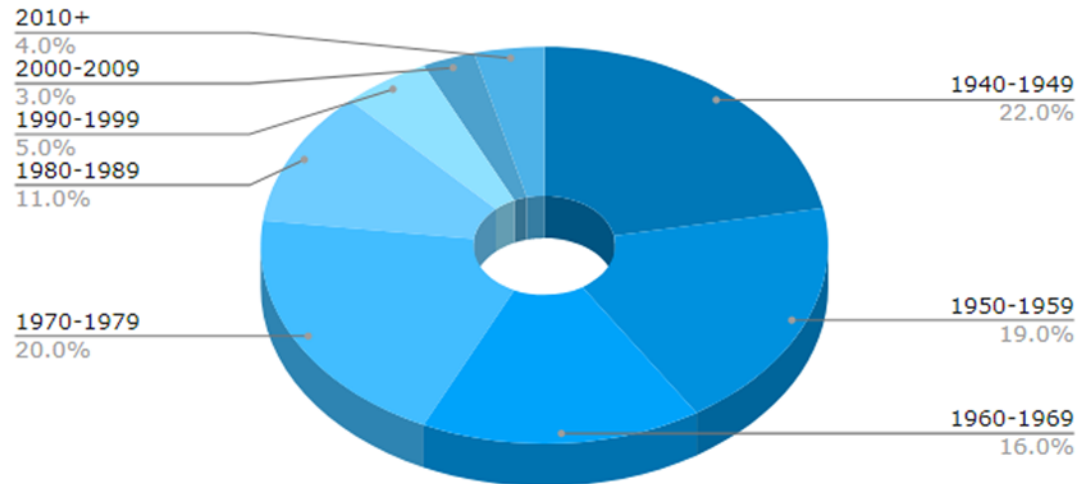
Educational Attainment



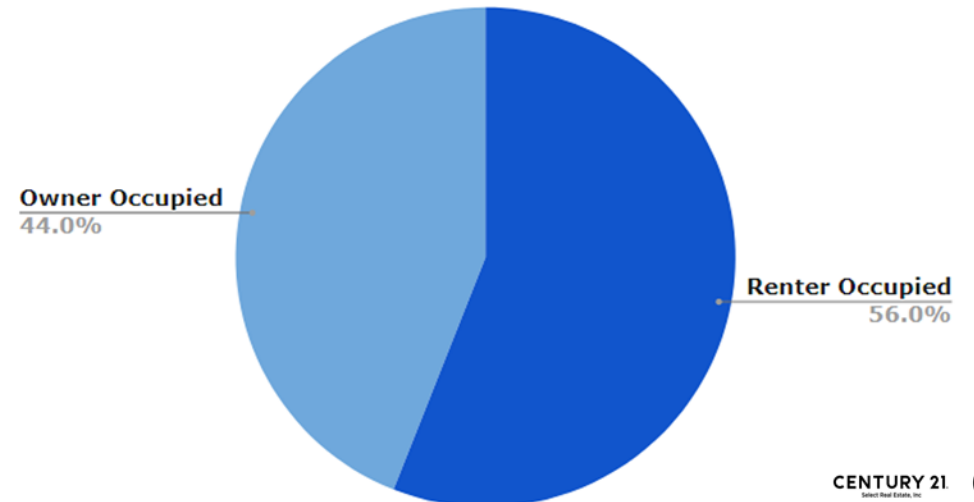
Monthly House Hold Income



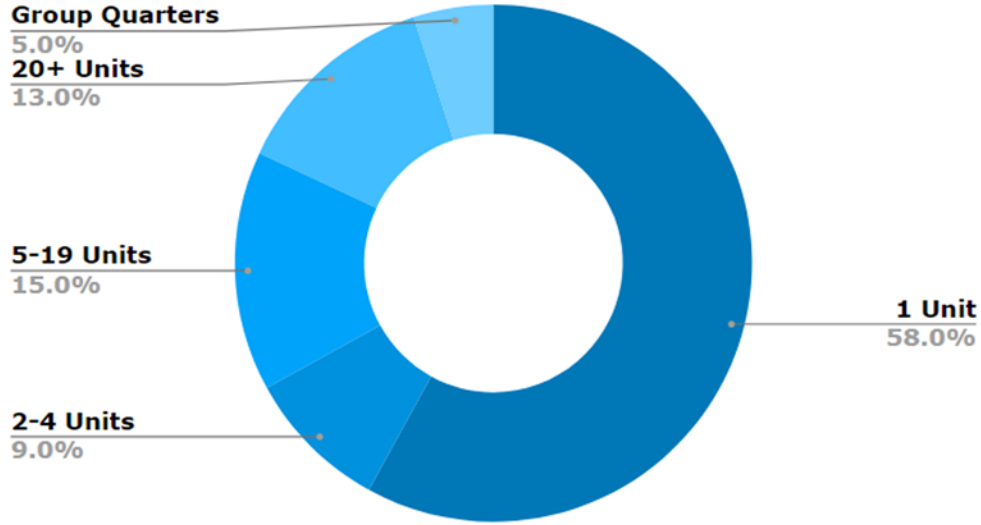
Homes Built By Year



Housing Occupancy

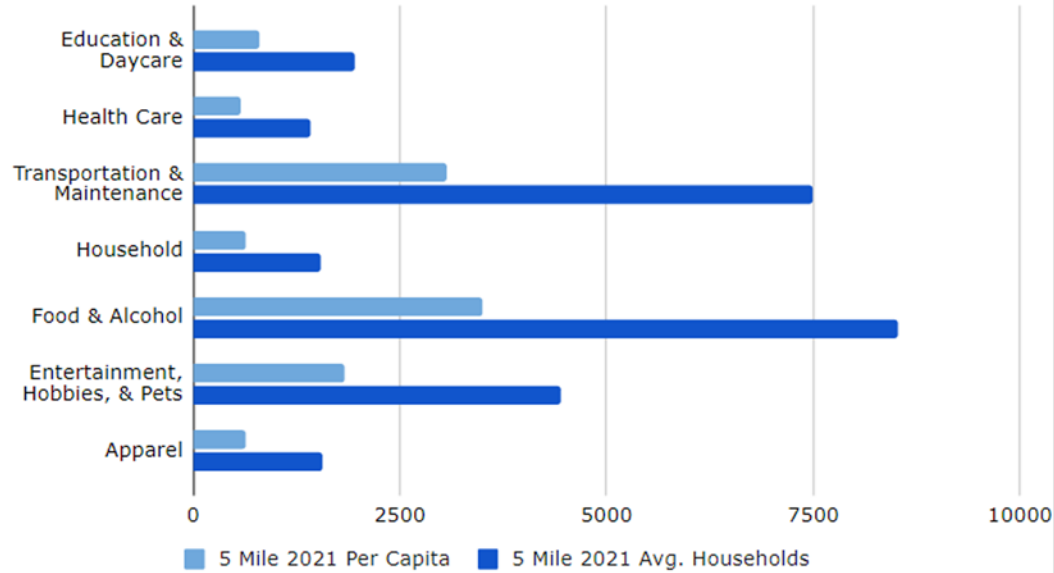


Housing Type

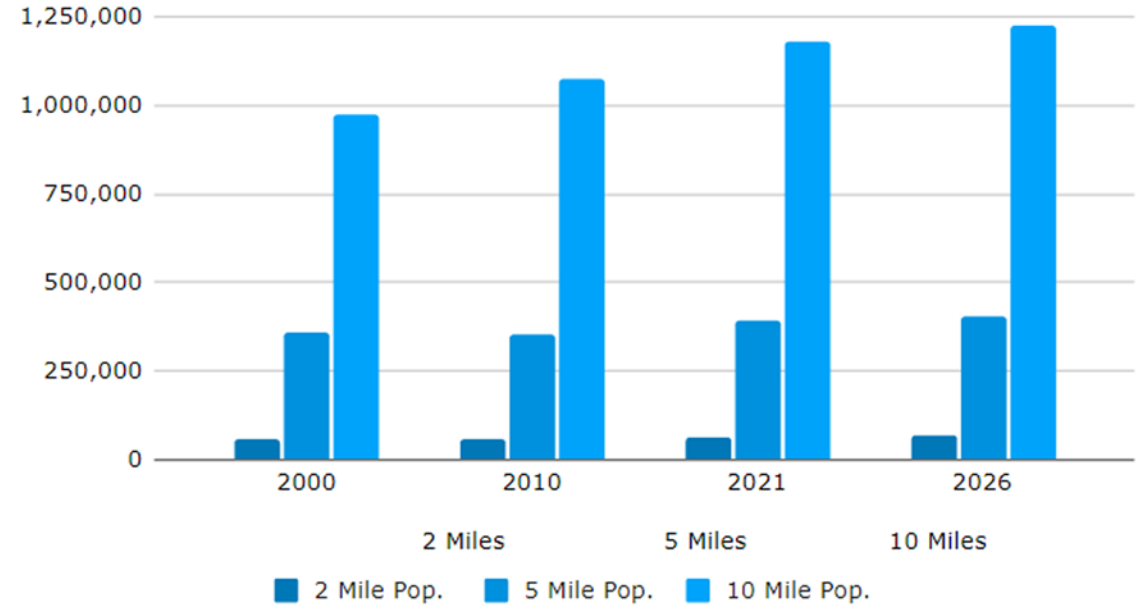


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	57,291	359,574	976,574
2010	57,470	354,344	1,078,682
2021	63,650	389,765	1,184,461
2026	66,005	403,760	1,225,971

Per Capita & Avg. Household Spending



Population





HURLEY WAY

HOWE AVE

ADT 35,000

**1325
BUILDING 2**

**1329
BUILDING 3**
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BUILDING 5**

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LEASE

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