



Roll Up Door

YOUR NAME
HERE

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AVAILABLE
FOR LEASE

1717 BELL STREET
SACRAMENTO, CA 95825
-/+5,236 SF \$1.00 NNN

CENTURY 21
Select Real Estate, Inc



Premier Flex Retail Space Available with Roll Up Door Near Arden Way and Bell Street



THE PROPERTY

📍 1717 BELL STREET, SACRAMENTO, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
County of
Sacramento



-/+ 5,236 SF



LC - Light
Commercial



Retail/Flex



\$1.00 NNN



The property is located **near I-80** and the newly remodeled **Howe Bout Arden Shopping Center**



This **property** offers +/-5,236 square feet of **retail/Flex** space with a **roll up door**



The space offers **rear parking access** with gated parking as well as ample **parking in the front** of the space



The property provides **building signage** facing East on to **Bell Street** and South on to **Arden Way**



The asking rent is \$1.00 + NNN



Fair Grounds and Horse Racing Track

KOHL'S petco
HOBBY LOBBY

CHUCK E. CHEESE.

ARDEN WAY

CAL EXPO

Olive Garden

BARNES & NOBLE

★ macy's JCPenney VANS "OFF THE WALL"

ANN TAYLOR Peet's Coffee

Delvon's FINE JEWELERS SINCE 1929 COLD STONE CREAMERY See's CANDIES

DEVON SELF-STORAGE

ARCO

BEST BUY

CINEMARK

Applebee's HomeGoods

Michaels Jamba Juice RACK

IN-N-OUT BURGER

MEN'S WEARHOUSE

Mimi's

HOWE AVE

ARDEN WAY

CHIPOTLE MEXICAN GRILL ups

Chick-fil&

WORLD MARKET

McDonald's Stanton OPTICAL Goodwill Sacramento Valley & Northern Nevada

BUFFALO WILD WINGS Total Wine & MORE chili's

RACKROAD VEHICLE OUTFITTERS SINCE 1991 IHOP Guitar Center

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

DEL TACO BatteriesPlus

Arby's Round Table PIZZA

HOWE AVE

AMERICA'S TIRE

1717 BELL STREET SACRAMENTO CA 95825

CAVE

Mercedes-Benz

THE HOME DEPOT

Public Storage

Encina Preparatory High

Jack in the box

BELL STREET

ALTA ARDEN EXPY

BELL STREET

Howe Community Park

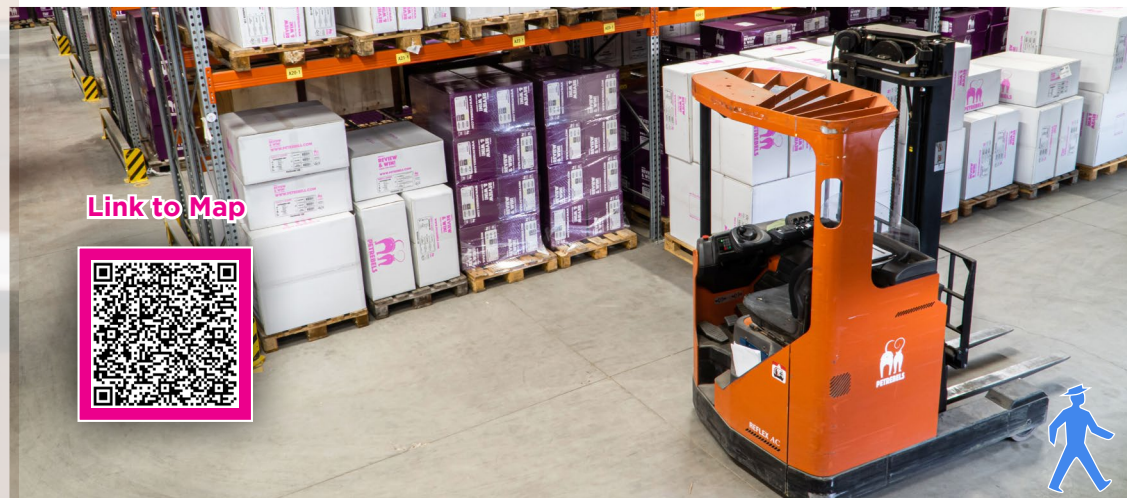
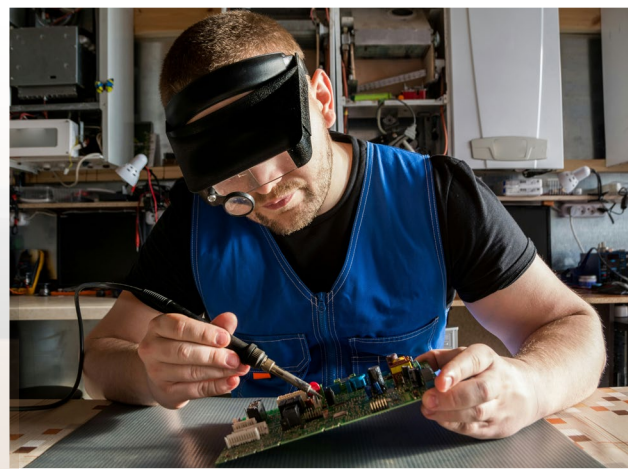
Leatherby's Family Creamery Where every day is Sunday!





THE BUILDING

- The building is located in the heart of the **Arden/Arcade** corridor which is near **many shops** and eateries as well as a nice **mix of housing**.
- Located near a **hard corner**, the building offers ample signage facing both **Bell Street and Arden Way**.
- With a daytime population **within 3 miles** (163,303), located less than **1 mile from I-80**, and near **Cal Expo** this is an ideal location for a multitude of **retail/flex users**
- The building provides **ample parking**, multiple **ingress and egress** and a large roll up door
- The space has **two bathrooms**, a **private office**, **ample ceiling height**, fantastic glassline and an open showroom



[Link to Map](#)





THE REGION

- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

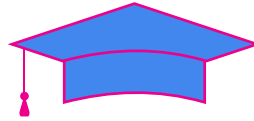
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



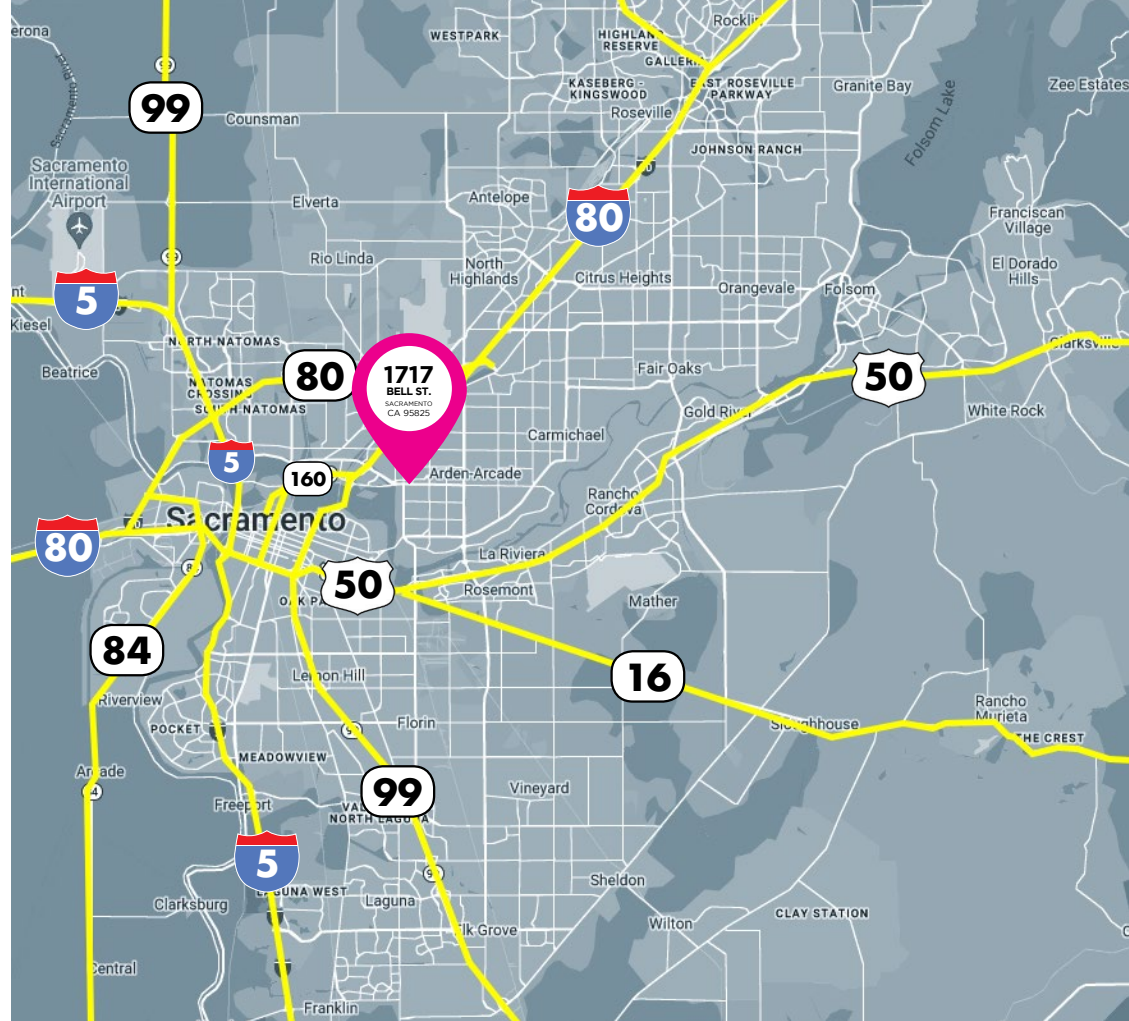
- 30%** Some College, No Degree
- 20%** Bachelor's Degree
- 20%** High School Graduate
- 11%** Advanced Degree
- 12%** Some High School, No Diploma
- 7%** Associate Degree

HOUSE HOLD INCOME

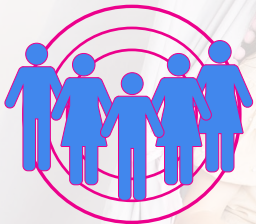


5 mile 2023 Households

< \$25K	31,602
\$25K - 50K	32,323
\$50K - 75K	27,702
\$75K - 100K	19,813
\$100K - 125K	15,696
\$125K - 150K	8,639
\$150K - 200K	11,229
\$200K+	13,194



RESIDENT POPULATION



5 mile Population 2023

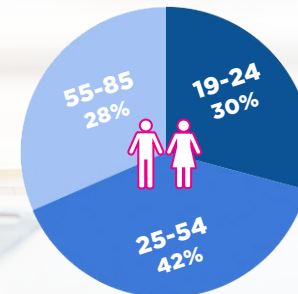
2010	343,921
2023	388,604
2028	399,594

TRAFFIC COUNT



-/+ 48,402

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	30,150
5 mile	160,196
10 mile	447,903



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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