



YOUR NAME HERE

CHIROPRACTIC

KUMON MATH READING SUCCESS

AVAILABLE
FOR LEASE

3000 ARDEN WAY
Sacramento CA 95825
2,204 +/- SF

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CENTURY 21
Select Real Estate, Inc



Premier Retail Opportunity Available on Arden Way

THE PROPERTY

3000 ARDEN WAY SACRAMENTO CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Arden/Arcade



2,204 +/- SF



C-3 SPD



RETAIL
OFFICE



\$1.75 PSF + NNN





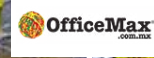
St. Ignatius Loyola Parish Catholic Church



Arden Square



BevMo!



Morse Ave

- Arden Signs
- Hair Pros
- Fashion Shop
- Massage
- Cabinets
- CBD



- IRS Tax
- Nails
- Piano Man
- Auto Insurance



Arden Way ATD +/- 30,000 Cars

Active Life



SUBJECT

Avondale



Avondale Ave

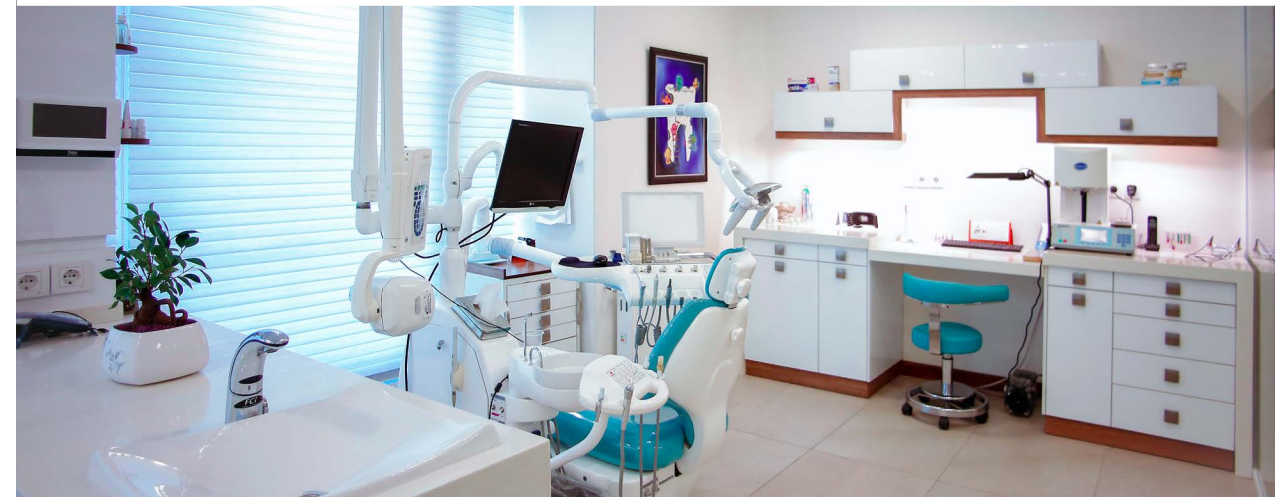
3000
ARDEN WAY



THE BUILDING

The Building is located near the intersection of Arden Way and Watt Avenue in the Arden/Arcade market. The Property is in close proximity to major dining and entertainment including Howe Bout Arden Shopping Center and The Arden Fair Mall. The Property Is located near HWY 80 connecting San Francisco

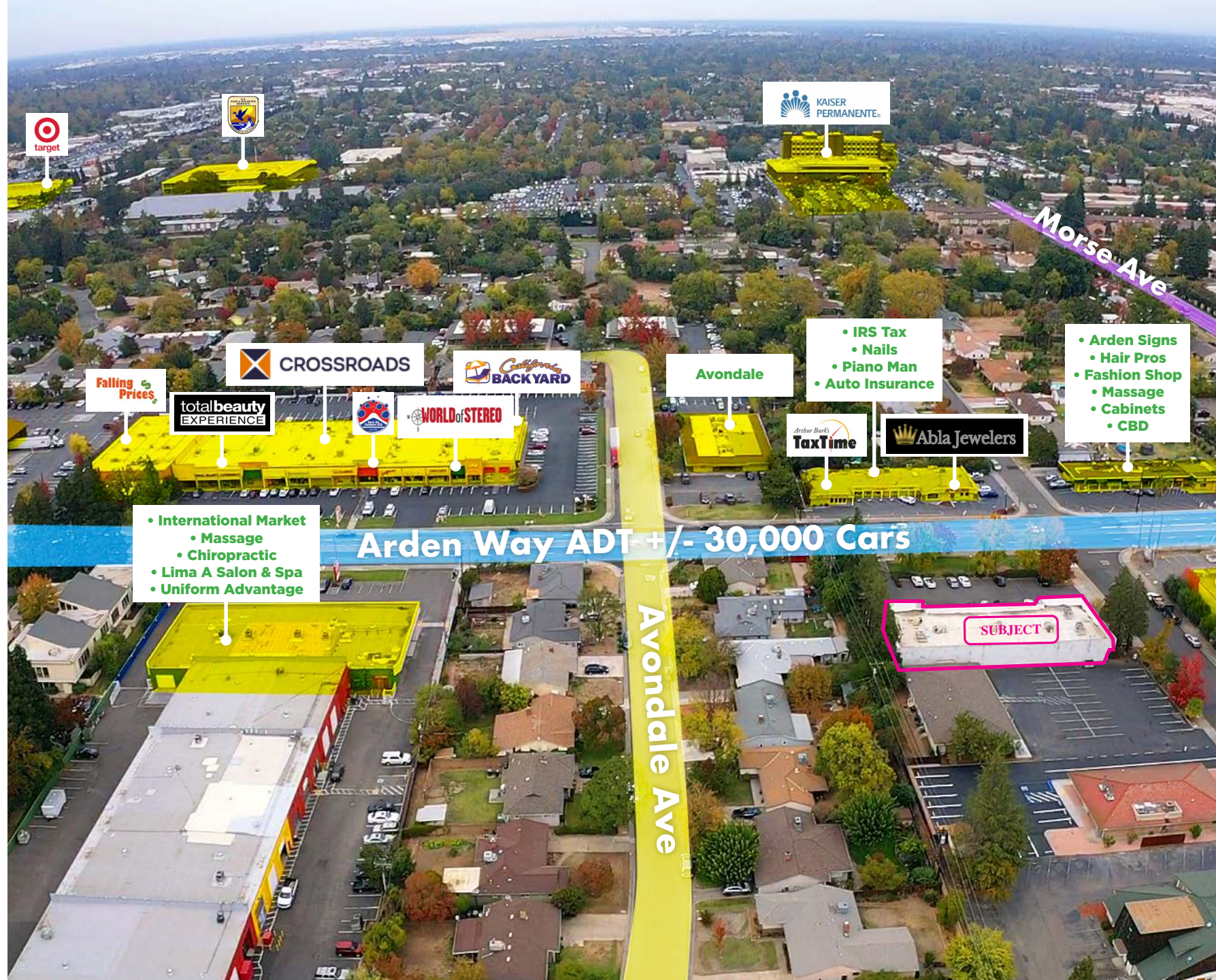
and Tahoe. The space offers both building and monument signage. The center provides ample parking and convenient ingress and egress onto Arden Way. The property experiences high traffic volumes during the day (+/-30,000 VPD). The space offers for a multitude of commercial uses.

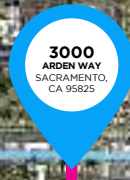




THE AREA

The biggest features of the Arden Arcade area are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC soccer club's Papa Murphy's Park, and the sprawling Arden Fair Mall, which houses numerous national retailers, restaurants and is surrounded by a host of other restaurants and developments. Hotels in Arden Arcade have convenient access to downtown Sacramento via Highway 160 and Interstate 80, as well as access to East Sacramento and North Sacramento. Restaurants on Fulton Avenue draw locals and visitors alike, providing a culinary cross-section of Sacramento's diverse population.





WATT AVE



-
-
-
-
-
-

ARDEN WAY

HOWE AVE

FAIR OAKS BLVD

S. WATT

POWER INN RD

160

I-5

50

80

50

99

CAL EXPO

DOCO

STATE CAPITOL

J ST.

J ST.

CSUS Sacramento

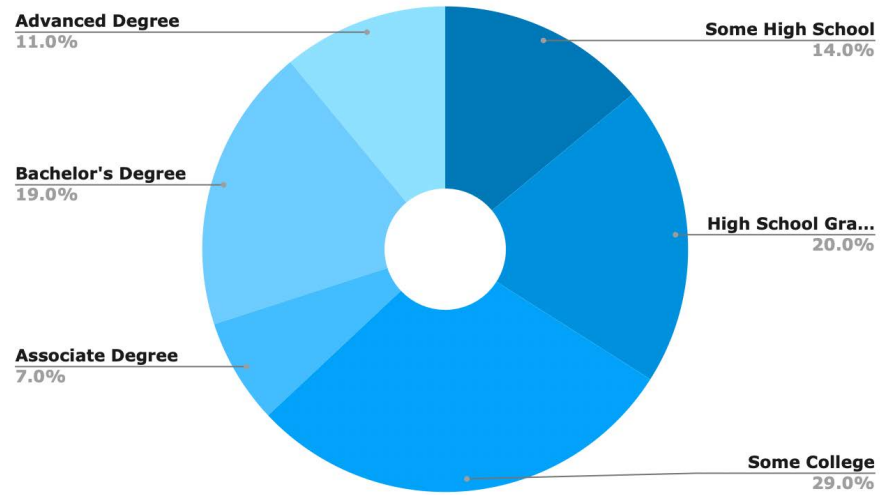
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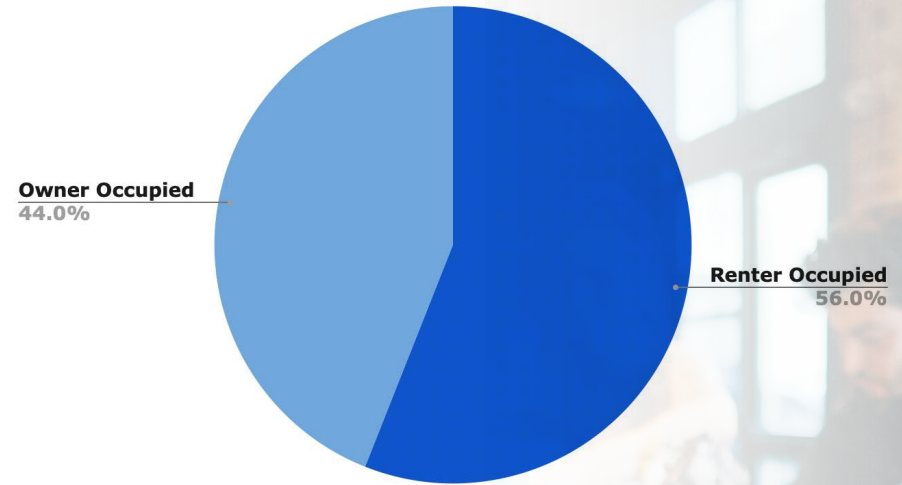
DEMOGRAPHICS

EDUCATION
HOUSING

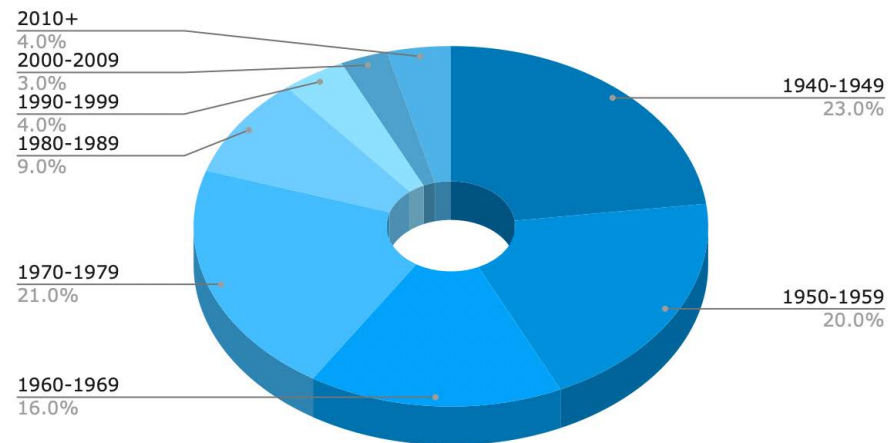
EDUCATIONAL ATTAINMENT



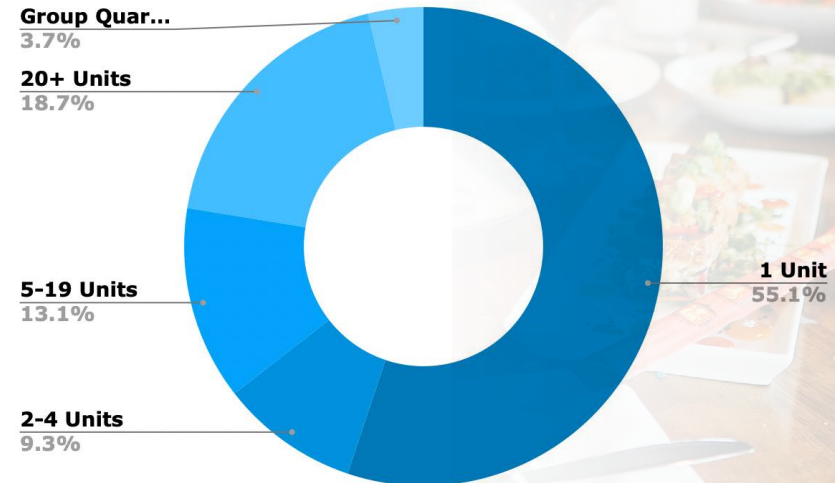
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



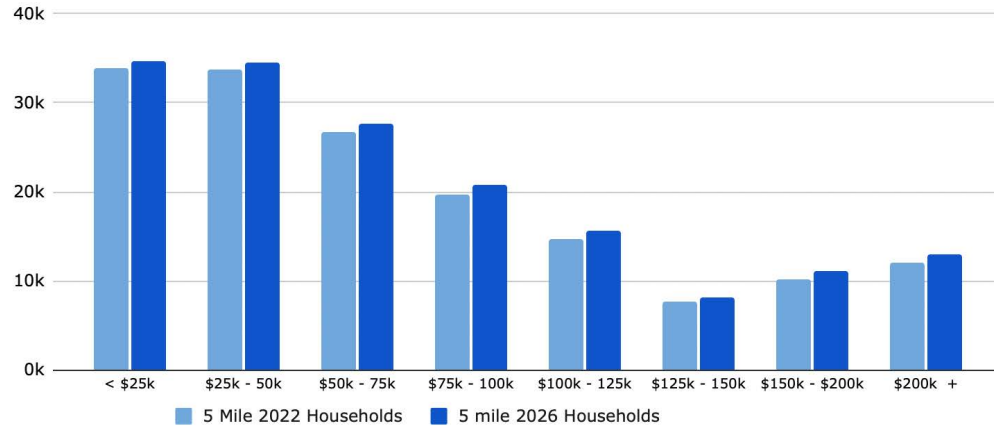
HOUSING TYPE



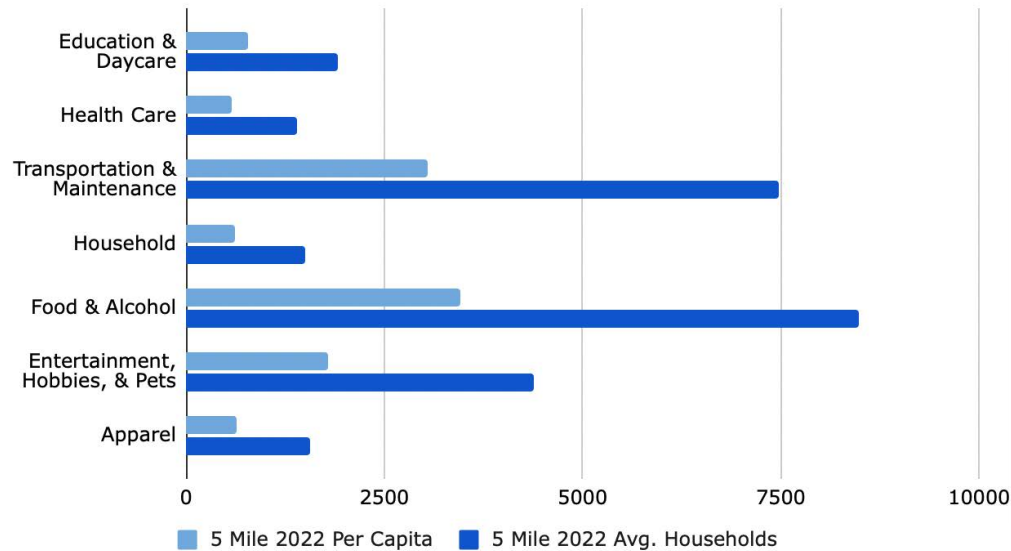
DEMOGRAPHICS

INCOME
POPULATION

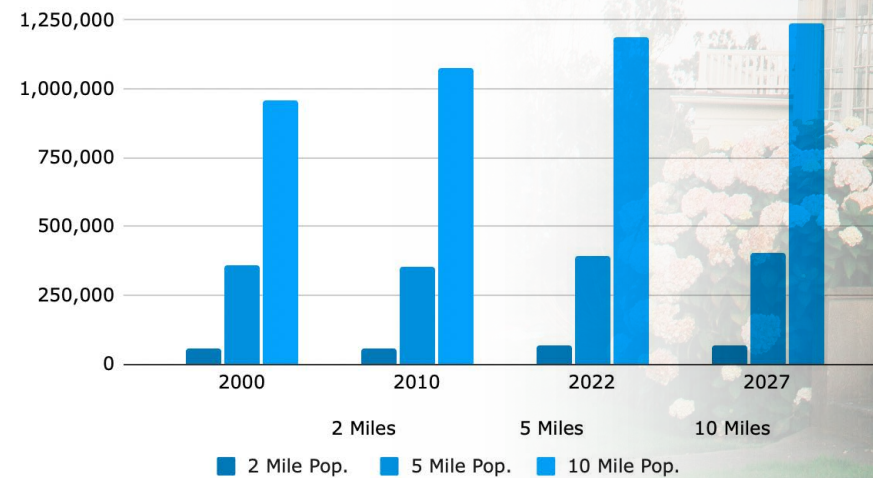
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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