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CENTURY 21
Select Real Estate, Inc



SUBJECT

MORSE AVE

HURLEY WAY

 **Signalized Intersection**

AVAILABLE
FOR SALE

3033 HURLEY WAY
SACRAMENTO, CA 95864
10,220 SF Building
.26 Acres of Land or
38,902 Square Feet
\$2,800,000
Per Square Foot **\$273.97**


Fully Leased Commercial Retail Building Available

THE PROPERTY

3033 HURLEY WAY SACRAMENTO, CA 95864


REGION AVAILABILITY ZONING OPPORTUNITY PRICING


SACRAMENTO
ARDEN/ARCADE

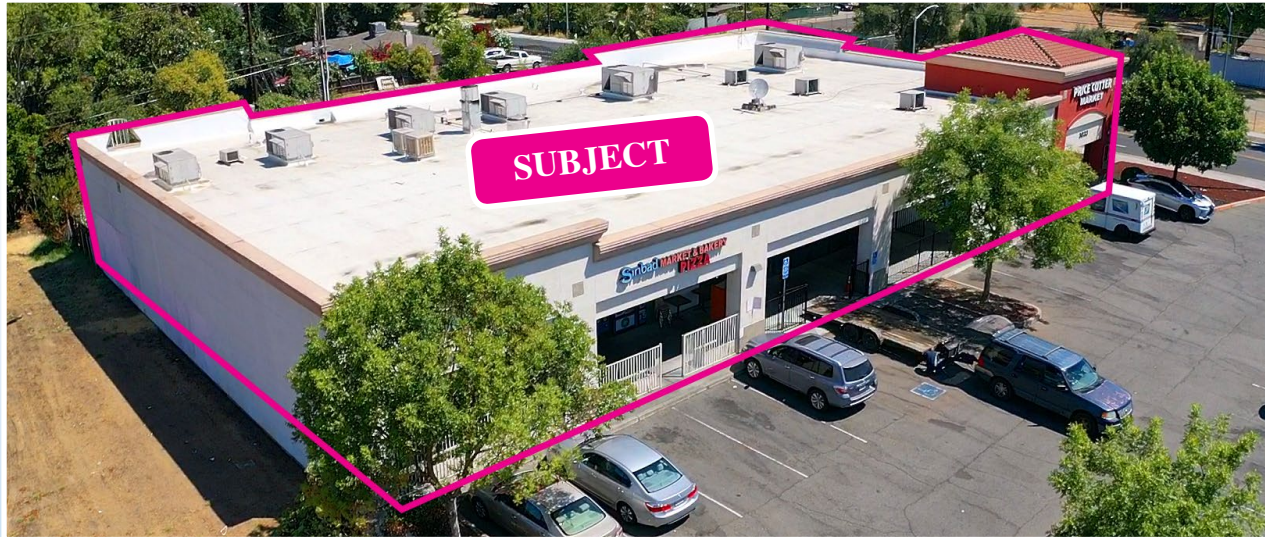

10,220 SF BUILDING
.26 Acres of
Land or 38,902
Square Feet


SC
SHOPPING
CENTER


RETAIL
PRICE CUTTER
MARKET
UPPER ECHELON
EVENT STUDIO
Sinbad
Market & Bakery
DUBAI PEARL


\$2,800,000
Per Square
Foot: \$273.97
NOI: \$163,400


Dubai Pearl
Sinbad Market &
Bakery Pizza
Upper Echelon Event
Studio
Price Cutter Market



3033
HURLEY WAY





HURLEY WAY

MORSE AVE



PRICE CUTTER
MARKET

UPPER ECHELON
EVENT STUDIO

Sinbad
Market & Bakery

DUBAI PEARL

First Floor
10,220 Sq Ft

70 Ft

146 Ft

3033
HURLEY WAY



THE BUILDING

The subject property is located along the Northwesterly corner of Hurley Way and Morse Ave, approximately 2.15 miles North of US 50 and 2.80 miles East of Interstate 80. Between Arden Way to the North, Watt Avenue to the East, Northrop Avenue to the South and Fulton Avenue to the West. The property

is zoned SC- Shopping Center. This is a light commercial zone which allows for retail, professional office space as well as providing for the sale of commodities, or performance of services, including repair facility, offices, grocery stores, apartments, as well as potentially mixed-use type of properties.





THE AREA

Nestled in the vibrant heart of Sacramento, California, the Arden Arcade marketplace stands as a testament to growth, prosperity, and stability, making it an ideal destination for savvy investors seeking to capitalize on a thriving economy.

Arden Arcade has experienced remarkable population growth in recent years, transforming it into a dynamic and bustling community. This influx of residents reflects the area's appeal, not only for its picturesque landscapes and suburban charm but also for the plethora of opportunities it presents. As the population continues to rise, the demand for goods and services is on a steady incline, creating a fertile ground for businesses to flourish.

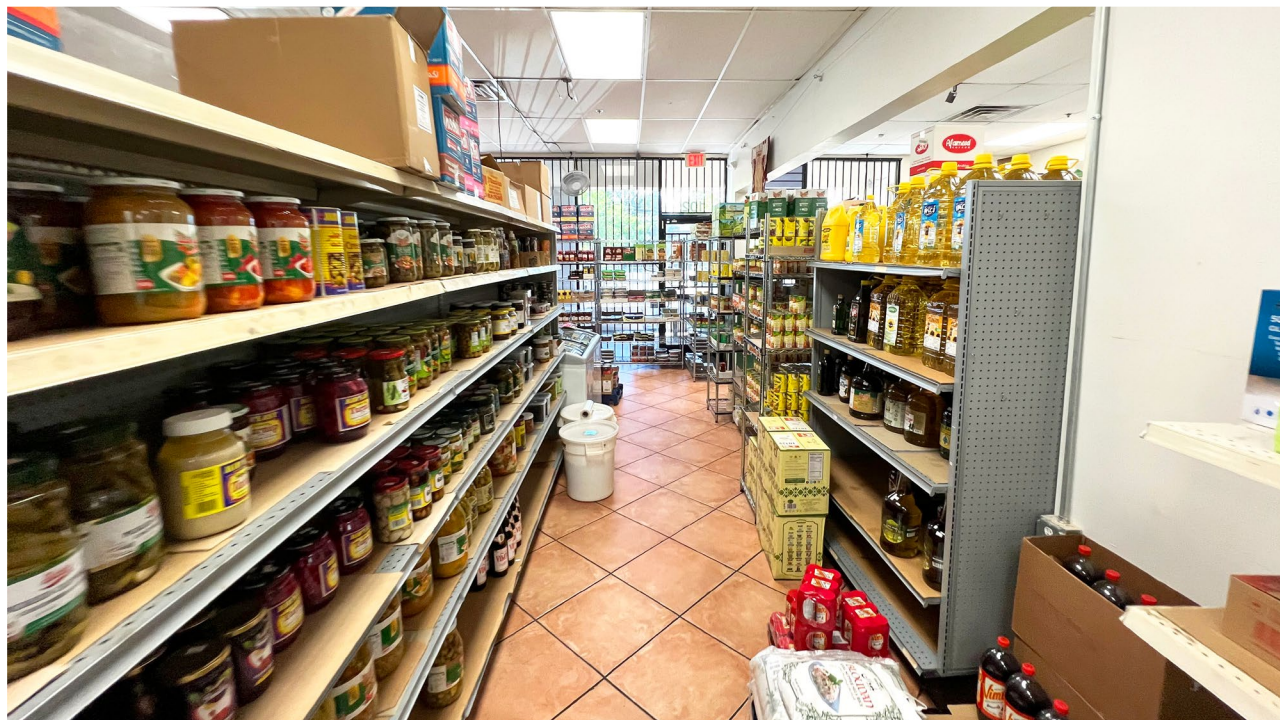
At the core of Arden Arcade's allure is its robust employment landscape. The marketplace boasts a diverse range of industries that have found their footing in this fertile ground. From technology and healthcare to finance and retail, businesses have flocked to the area, creating a diverse job market that has contributed to low unemployment rates and ensured a strong foundation for long-term economic stability.

One of the driving factors behind Arden Arcade's rise as a stable investment hub is the strategic migration of businesses to the region. Companies seeking growth, a favorable business climate, and proximity to a skilled workforce have recognized Arden Arcade's potential, leading to a migration trend that solidifies its status as a burgeoning economic powerhouse.

The location of Arden Arcade, including its easy access to major freeways, plays a pivotal role in attracting both businesses and residents alike. Situated just minutes away from the 3033 Hurley Way address in Sacramento, this marketplace enjoys unparalleled connectivity. The strategic placement near these arterial roadways not only facilitates the seamless movement of people and goods but also positions businesses within a convenient reach of the broader Sacramento metropolitan area.

Investors looking for stability will find Arden Arcade to be an attractive destination. The confluence of factors—population growth, robust employment opportunities, strategic business migration, and easy access to freeways—creates an environment that fosters resilience and potential. Arden Arcade is not merely a marketplace; it's a thriving ecosystem that invites forward-thinking investors to partake in its bright future, where stability and growth harmoniously coexist.





Erickson Industrial Park

WELLS FARGO

macy's
FOREVER 21
BEST BUY
The Cheesecake Factory
IN-N-OUT BURGER

petco

Total Wine & More
chili's
CUP OF JOY

Walgreens

Jack In the Box

Leatherby's
Leatherby's Creamery
Where every day is Sunday!

TESLA

ROBPAK HOUSE

VW

Falling Prices

Bank of America

7 ELEVEN

CAL EXPO

EXPOSITION BLVD

Burlington HomeGoods
CINEMARK
MICROSTORM RACK
Michael's

OfficeMax

Greer Elementary

RITE AID

7 ELEVEN

24 HOUR

HURLEY AVE

Marshalls

ROSS DRESS FOR LESS

Pollo Pasa

Thomas Edison Language Institute

3033
HURLEY WAY
SACRAMENTO
CA 95864

80

80

HOWE AVE

MORSE AVE

FULTON AVE

HOWE AVE

FULTON AVE

MORSE AVE

Bureau of Land Management

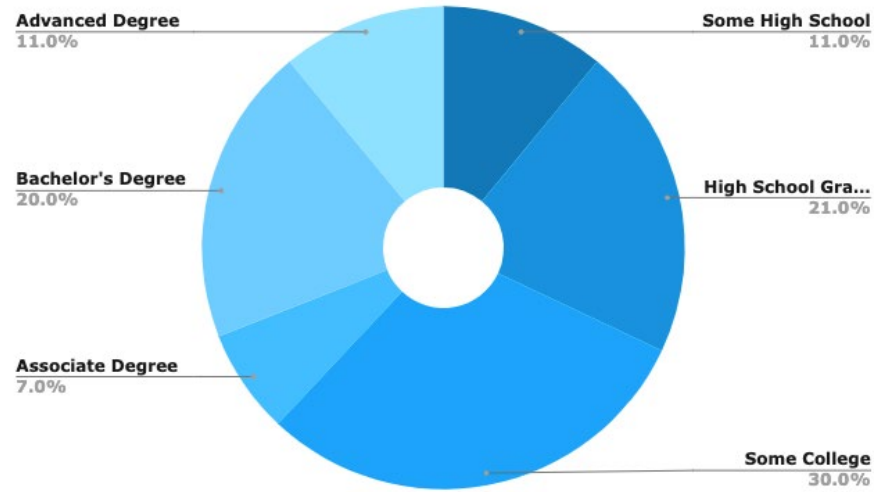
Bureau of Indian Affairs

KAISER PERMANENTE

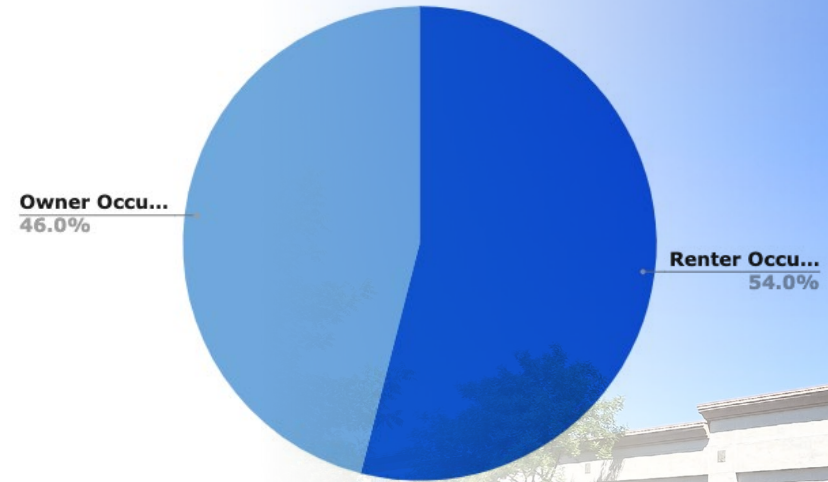
DEMOGRAPHICS

EDUCATION
HOUSING

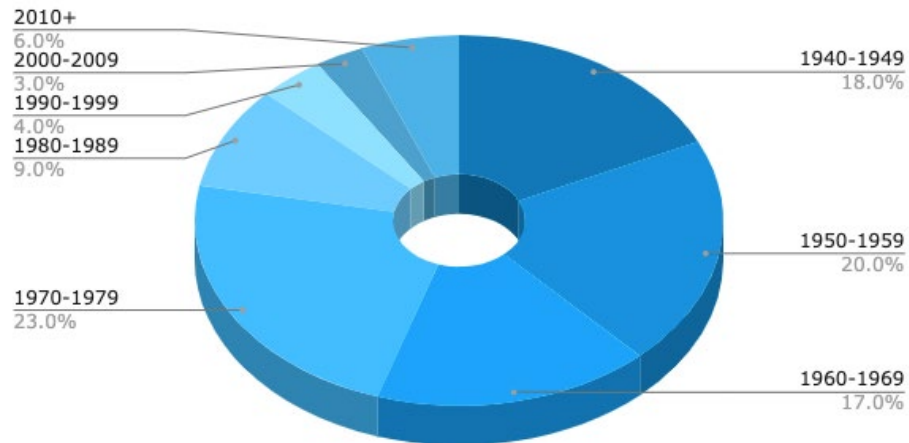
EDUCATIONAL ATTAINMENT



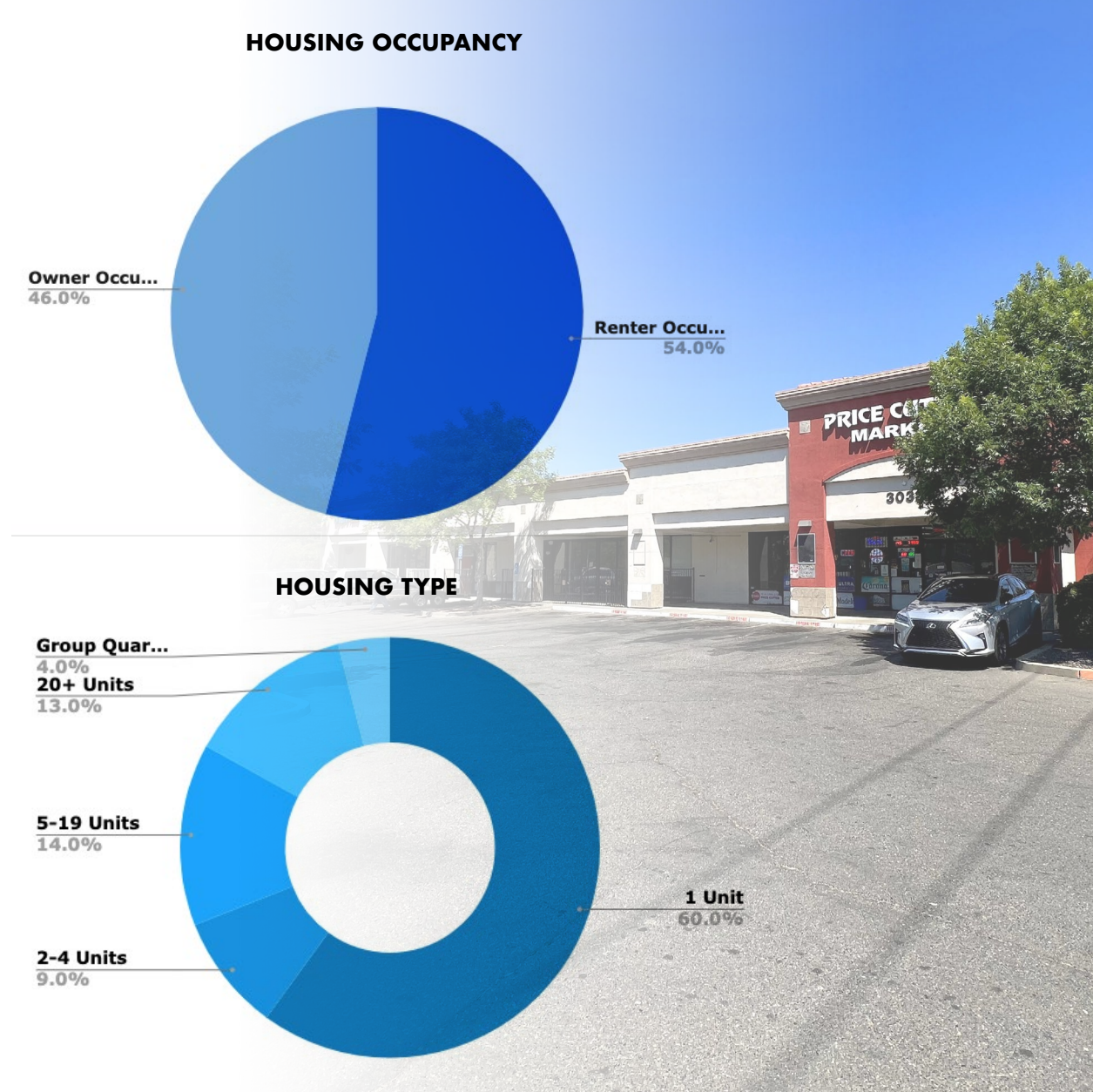
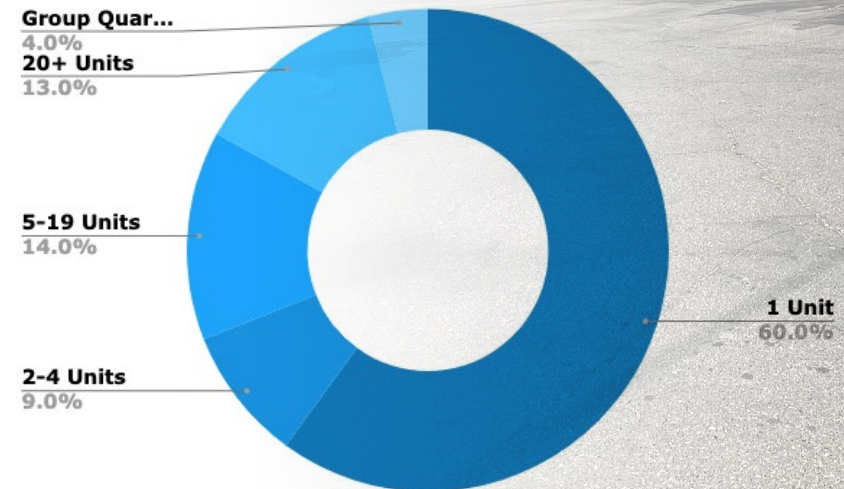
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



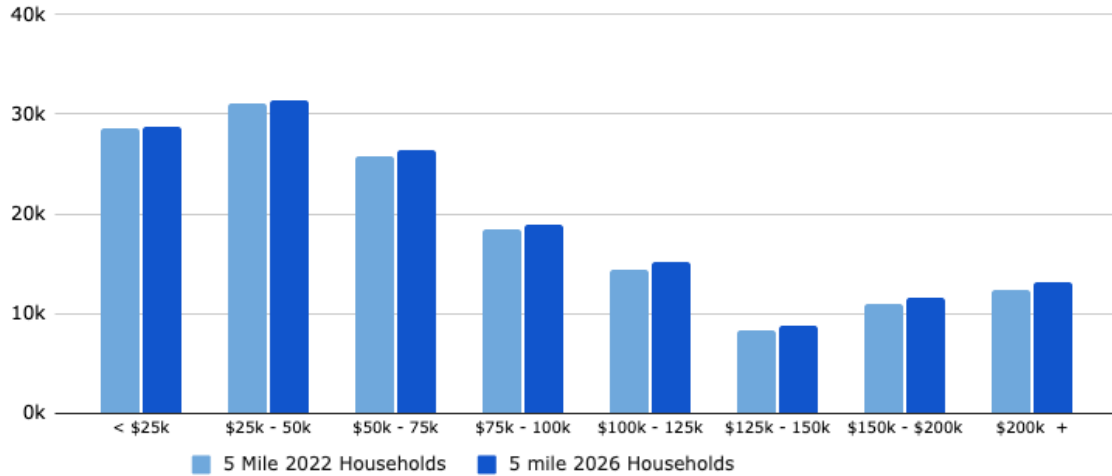
HOUSING TYPE



DEMOGRAPHICS

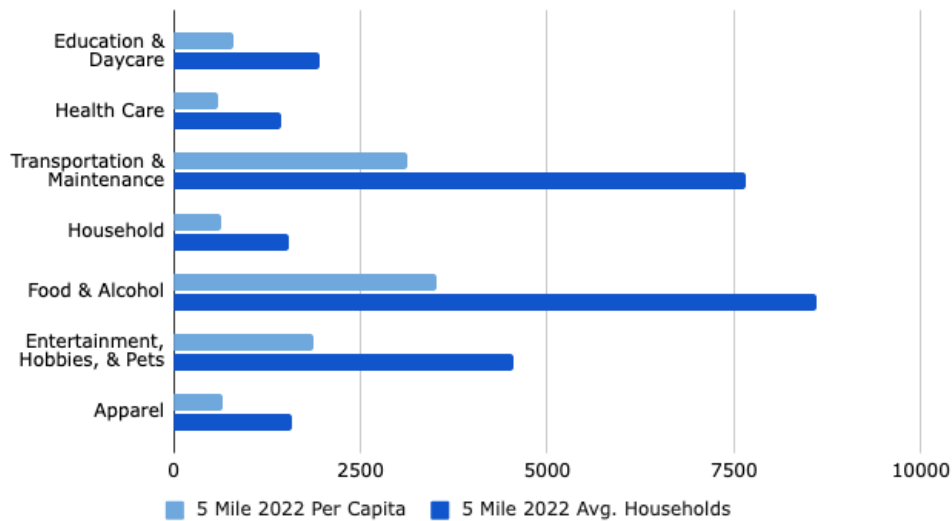
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

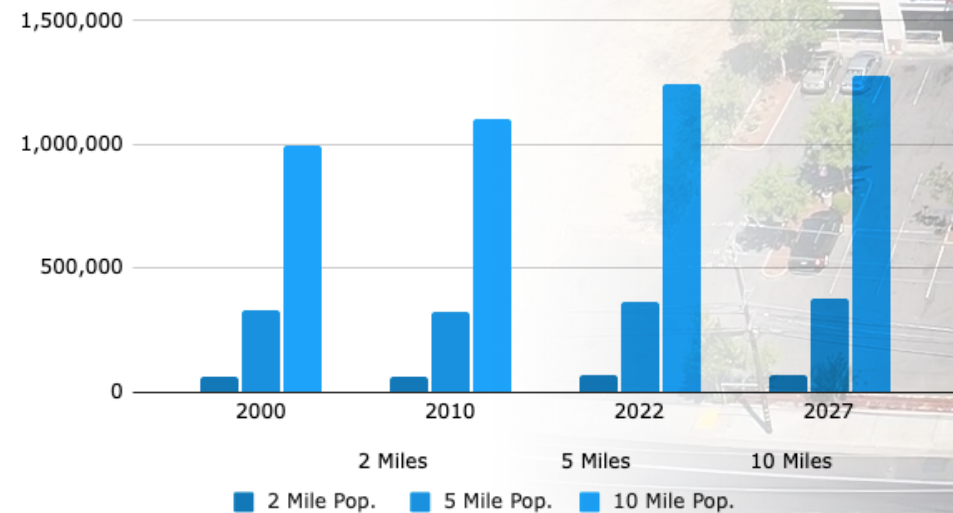


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	59,703	330,925	992,611
2010	60,054	325,828	1,100,205
2022	67,735	366,443	1,241,290
2027	69,633	376,541	1,274,677

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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HURLEY WAY

 **Signalized Intersection**

MORSE AVE

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SALE

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