

AVAILABLE
FOR SALE

**3409 ARDEN WAY
SACRAMENTO, CA 95825**

Building Size: 3,670 SF
Land Size: .54 Acres
Property sits on long term
ground lease

\$2,225,384.60

Cap Rate: 6.5%

DANIEL MUELLER

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Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc



Long Term NNN Lease From America's Fastest-Growing Restaurant

THE PROPERTY

3409 ARDEN WAY, SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO
ARDEN ARCADE



Building Size:
3,670 SF
Land Size .54 Acres



COMMERCIAL
QSR



RESTAURANT
INVESTMENT
OPPORTUNITY



Purchase Price: \$2,225,384.60
Cap Rate: 6.5%
Gross Annual Rent: \$176,160
NOI: \$144,650
Ground Lease paying \$31,510
annually through 2065 w/fmv
adjustments every 10 years



3409
ARDEN WAY

LEASE SUMMARY LOCATION:

	Dave's Hot Chicken	Shadow Kitchen
Annual Rent:	\$134,400	\$41,760
Rent PSF:	\$47.86	\$48.00
Building SF:	2,800	870
Lease Commencement:	9/1/2022	11/1/2022
Lease Expiration:	8/31/2032	10/31/2032
Rent Increase Amount:	10% every 5 yr	10% every 5 yr
Renewal Options:	2, 5-year	2, 5-year





MORSE AVE



General Davie Jr. Primary Center

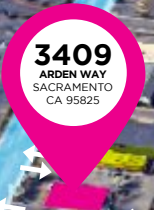


MORSE AVE



ARDEN WAY

St. Ignatius Loyola Catholic Church



WATT AVE

Arden Middle School

Barham Chiropractic



Babylon City Market

Lucky Wok

WATT AVE

Arden Creek Town Center



3409
ARDEN WAY



THE BUILDING

Dave's Hot Chicken is on a long term 10-year NNN lease with 10% rent escalations every 5 years. The property is ground zero for dense retail in the Arden-Arcade corridor. The subject property sits across the street from an 800+ student middle school with 60,000 VPD near the site. Dave's Hot Chicken Operator is a strong Guarantee with a 40-unit store operator and growing. The building is in dense and affluent Sacramento with over 350,000

residents in a five-mile radius and an avg income of \$97,000. The building is centrally located in Sacramento, which is served by an air cargo airport, an international airport, a deep-water shipping port, two major interstate freeways, and freight and passenger rail lines. Sacramento is closer to Lake Tahoe than any other California metropolitan area with exceptional proximity to the Napa Valley wine country.







THE AREA

Sacramento has a highly diversified economy and has seen growth in the technology and healthcare sectors. The largest employers in the metro include Kaiser Permanente, Sutter Health, Dignity Health, Intel Corp, Raley's Inc., Blue Diamond Growers, Aerojet Rocketdyne, and Teichert, among others. The region is served by several interstate highways - I-80, I-5, and California State Highway 99 - connecting to other major metros throughout the U.S. Sacramento is an important center for the California healthcare industry as the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine. Over 192,000 students are enrolled in higher education. As a major educational hub, the city is home to Sacramento State University and University of California, Davis. Greater Sacramento offers a rich network for various industries, including advanced manufacturing, agriculture, automotive, and energy. As California's state capital, Sacramento is a growing metropolitan region with the seventh largest world economy. The city is a prime location and compelling choice for business with its qualified workforce, lower cost of living, access to education, quality of life, amenities, and culture. The region welcomes over 4.3 million visitors annually.





Walgreens
TACO BELL
Carl's Jr.
POPEYES LOUISIANA KITCHEN
McDonald's

ROSS DRESS FOR LESS
SPROUTS FARMERS MARKET
MATTRESS FIRM
TJ-maxx
FIVE GUYS BURGERS and FRIES
TRADER JOE'S

Walmart
Starbucks
CVS

Wendy's
Starbucks
DOLLAR TREE
UNITED STATES POSTAL SERVICE
POPEYES LOUISIANA KITCHEN
Goodwill Sacramento Valley & Northern Nevada

FOREVER 21
JCPenney
BARNES & NOBLE
macy's

AutoZone

COSTCO WHOLESALE

WinCo FOODS

Erickson Industrial Park

THE HOME DEPOT

O'Reilly AUTO PARTS

U.S. Fish & Wildlife Service

EMIGH ACE Hardware
 Serving Sacramento & El Dorado Hills



TUFF SHED
AMERICAN FREIGHT

five BELOW
OLD NAVY
petco
KOHL'S

BEST BUY

IN-N-OUT BURGER

HARBOR FREIGHT
 QUALITY TOOLS. LOWEST PRICES.

target

KAISER PERMANENTE



Sacramento Bingo Center
 We may not be the easiest place to find but we are the "best" place to play
TACO BELL
kids dentist plus
ARCO
DQ
Lucky Wok
AT&T

RITE AID

CAL EXPO

HomeGoods
Starbucks
Michaels
Burlington
NORDSTROM RACK

Encina Preparatory High

Walgreens

VW

Falling Prices

JIMBOY'S TACOS

Safeway

PET SMART

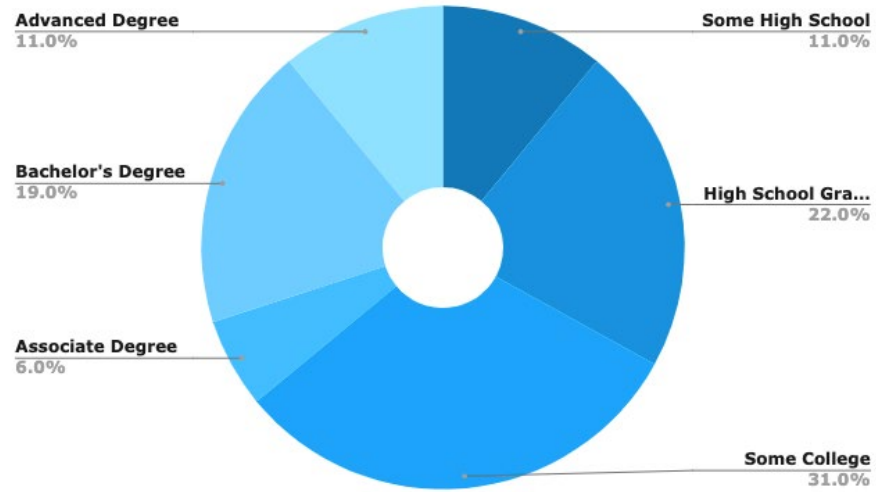
SAFeway
DOLLAR TREE
McDonald's
GameStop
Quick Quick CAR WASH
BIG 5 SPORTING GOODS
OfficeMax
KAISER PERMANENTE
SUBWAY
the old spaghetti factory

Marshalls
ROSS DRESS FOR LESS
Pollo Loco
Chevron
CRACKER BARREL
Dutch Bros

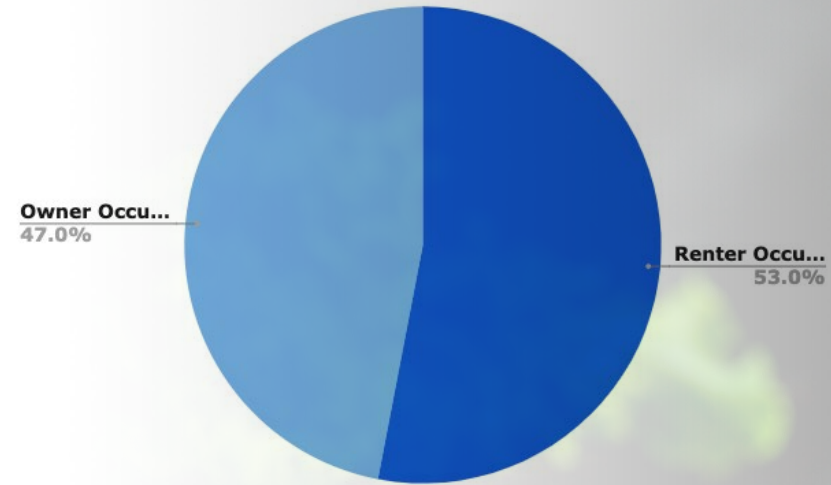
DEMOGRAPHICS

EDUCATION
HOUSING

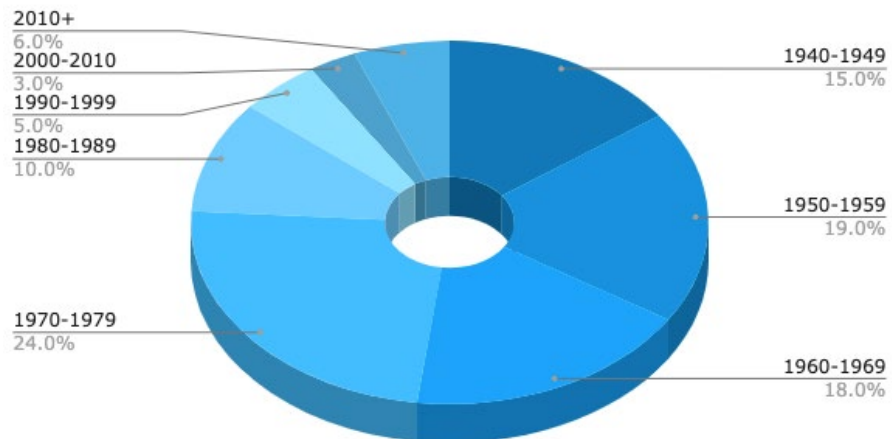
EDUCATIONAL ATTAINMENT



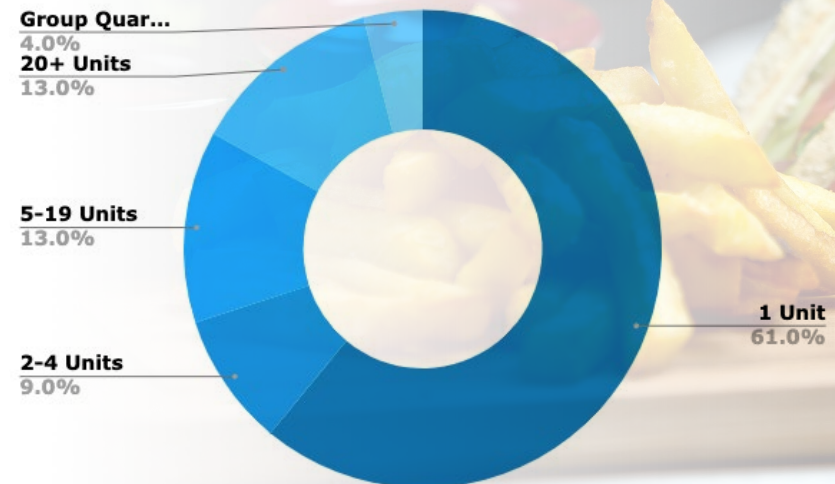
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



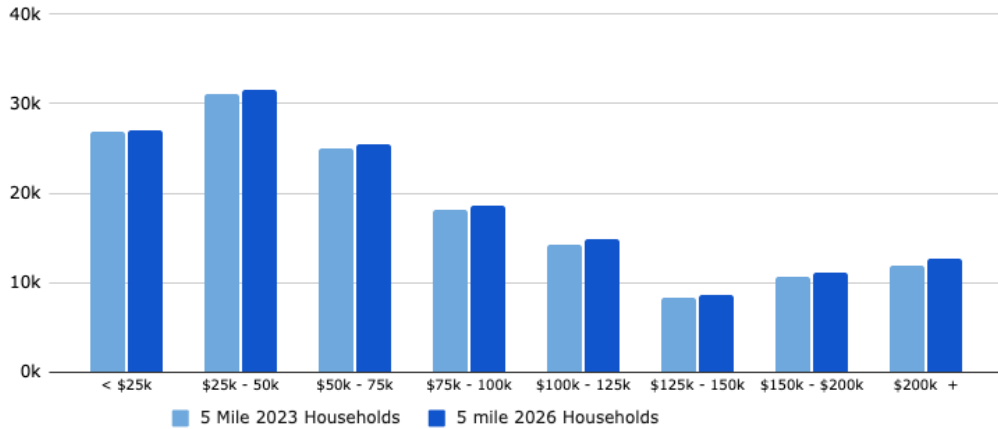
HOUSING TYPE



DEMOGRAPHICS

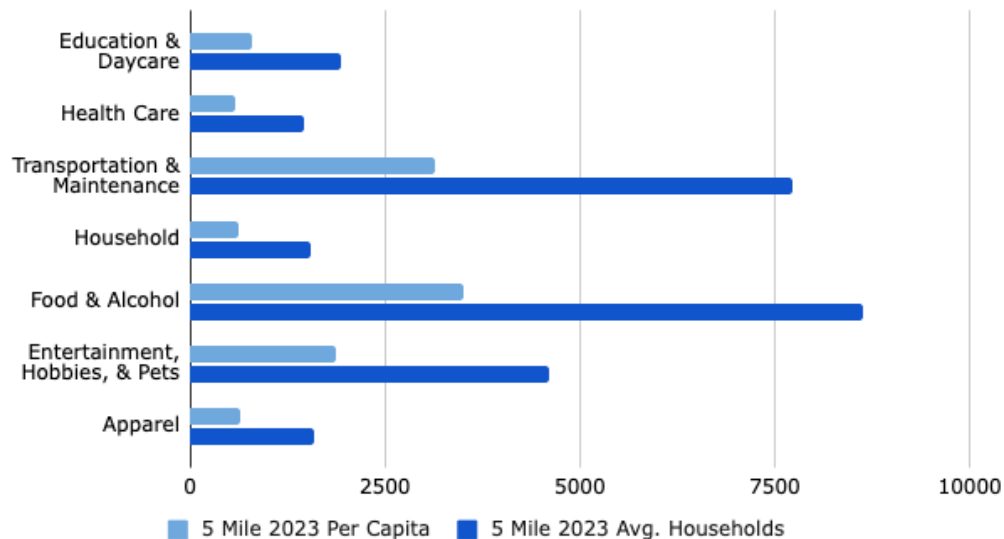
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

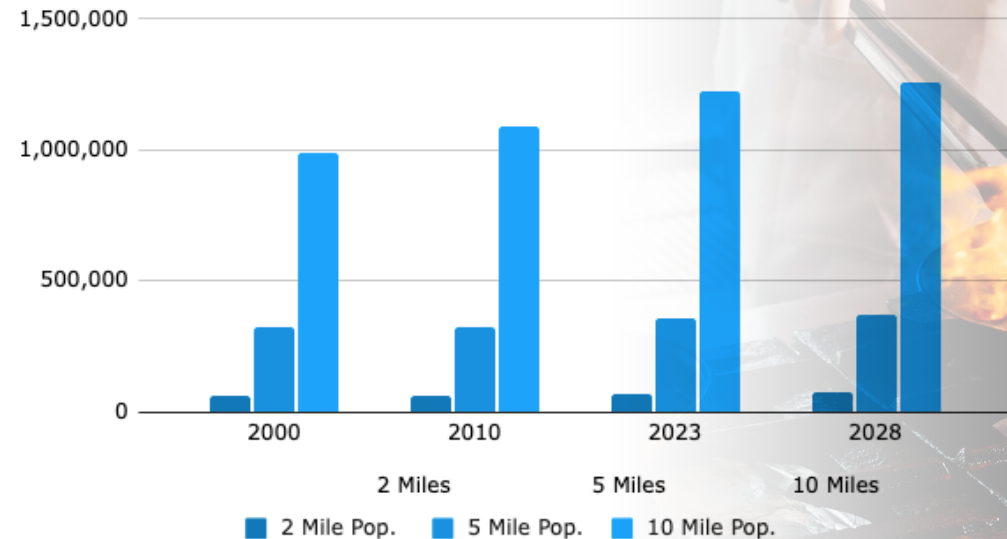


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	61,670	324,132	991,730
2010	61,939	320,156	1,086,898
2023	69,832	359,497	1,225,658
2028	71,782	369,316	1,258,632

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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