

ARDEN WAY

+/-49,430 VPD

AVAILABLE
FOR LEASE

3508 CODY WAY

SACRAMENTO, CA 95825

130-7,700 SF

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MARYAL DRIVE

WATT AVE.

SUBJECT

CODY WAY

CENTURY 21
Select Real Estate, Inc.



THE PROPERTY

3508 CODY WAY, SACRAMENTO, CA 95825

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO,
CA



130 -
7,700 SF



BP - BUSINESS
AND
PROFESSIONAL
OFFICE



OFFICES /
GALLERY

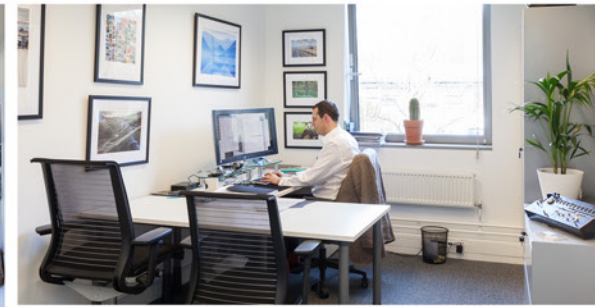


NEGOTIABLE



CENTURY 21
COMMERCIAL REAL ESTATE

FOR LEASE





3508
CODY WAY

CAPITAL CITY FREEWAY

MARCONI AVE

EL CAMINO AVE, +/- 18,260 VPD

COSTCO
WHOLESALE

ELLIOTT'S

See's
CANDIES

COUNTRY CLUB
SHOPPING CENTER

McDonald's

DOLLAR TREE

Wendy's

COUNTRY CLUB LANES

EMIGH
ACE
Hardware

WELLS FARGO

BANK OF WEST

GIVENCHY'S
NAILS & HAIR SALON
SAKURA GRILL
FIX MY GADGET
CELL PHONE STORE

WinCo
FOODS

LA Z BOY
FURNITURE GALLERIES

FABRICLAND

BUTANO DRIVE

CODY WAY

SUBJECT

WATT AVE.
+/- 49,430 VPD

FIRST US
Community Credit Union

MARYAL DRIVE

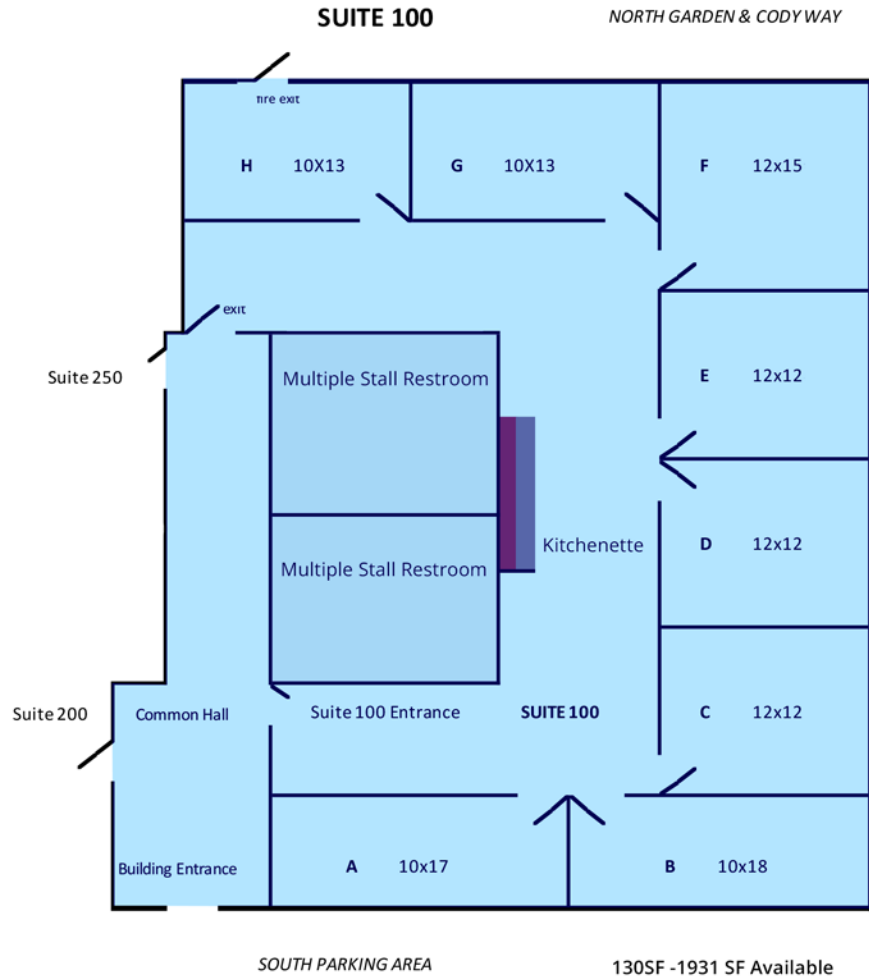
CENTURY 21

MUELLER
COMMERCIAL
TEAM

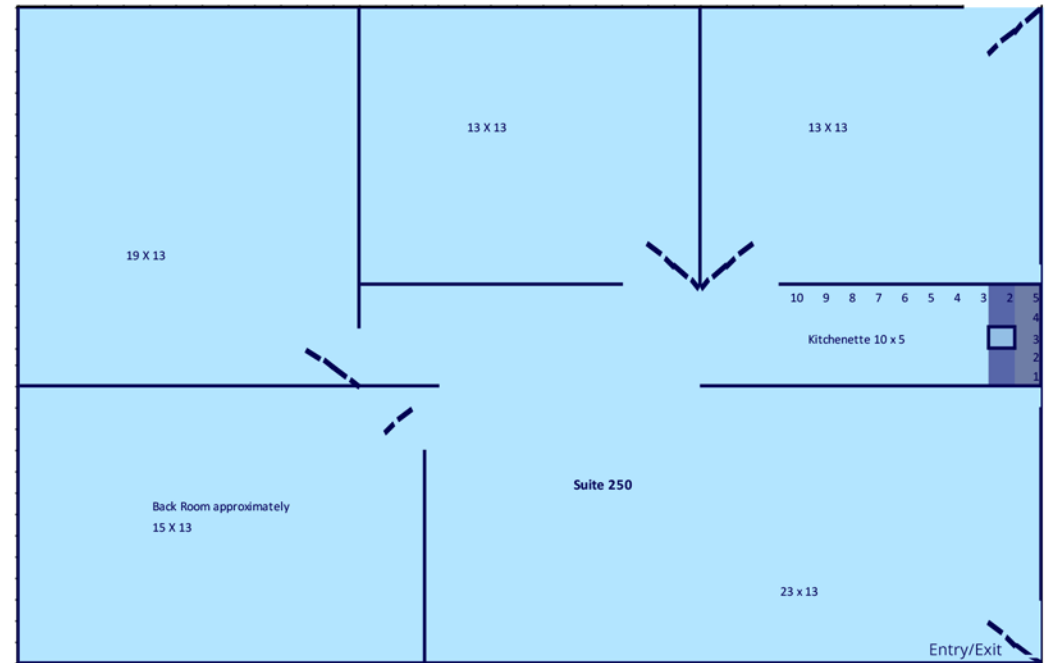
FLOOR PLAN

130-7,700 SF - **FOR LEASE**

3508
CODY WAY



SUITE 250



160 SF - 1329 SF Available

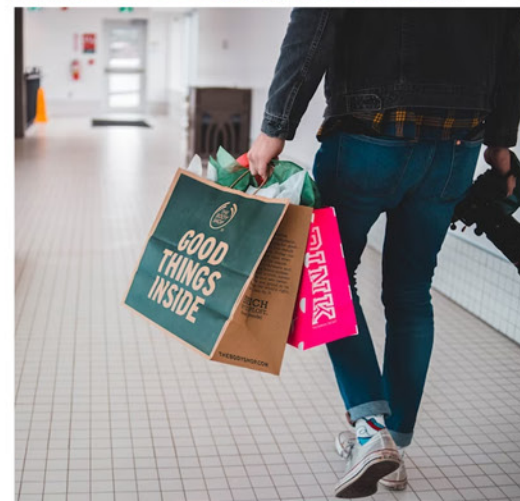
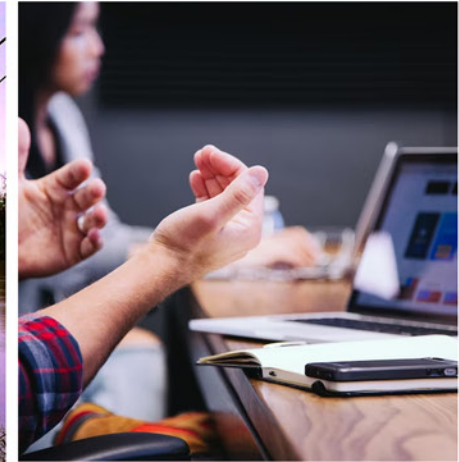
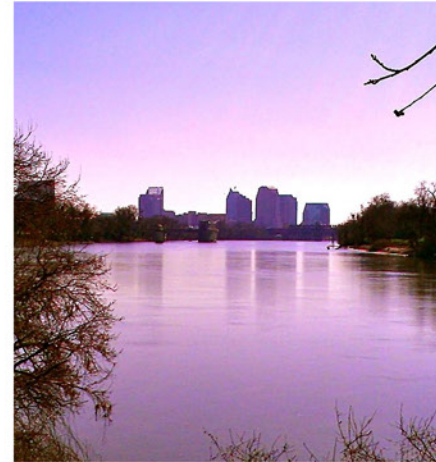
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CODY WAY

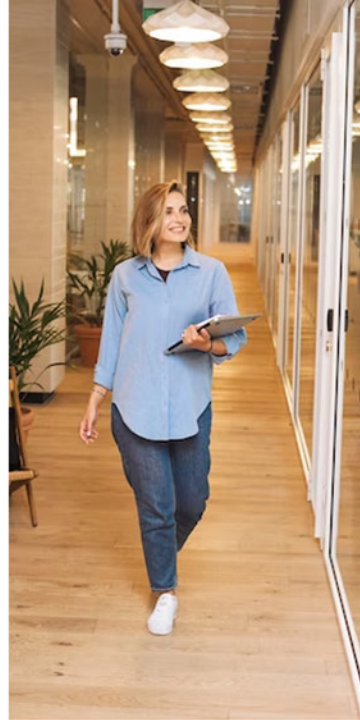


THE BUILDING

This building stands near the intersection of Cody Way and highly driven Watt Avenue in the Arden-Arcade area of Sacramento. It is nestled in a diverse location filled with single and multi-family residences, office and financial business centers, healthcare, and national and boutique retail shopping centers. Currently, the building has two available office suites sized from +/-1,320 SF to +/-1,931 SF with an additional +/-242 SF of common area including two multi-stall restrooms. The suites are divisible, with individual

offices from +/-130 SF to +/-247 SF available. A creative space consisting of +/-7,700 SF is available with the opportunity to customize to fit your business plan. The property offers monument signage to maximize street visibility for new potential clients. Additionally, the property offers two ingress and egress points for ease of access, with an ample parking area. Clients and employees both can enjoy the nearby amenities of national retailers and a variety of national restaurant chains and local eateries.







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. More specifically, the Arden Arcade area of Sacramento has a dense mix of office, medical, retail and restaurants. The largest features of the area are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC Soccer Club's stadium and an outdoor concert venue that hosts variety of popular multi-award-winning music performers, the sprawling Arden Fair Mall, healthcare facilities, and business parks. Within a short distance of the property are various amenities such as McDonalds, Chipotle Mexican Grill, Wendys, Starbucks, Arco, Shell, Costco, Walgreens Drug Store, and Kaiser Permanente. Positioned on the busy Watt Avenue corridor, with a VPD (Vehicles Per Day) of +/- 49,000 vehicles traveling through the area and located between HWY 80 and HWY 50, this location provides convenient accessibility for current and future clients and employees.



3508
CODY WAY

COUNTRY CLUB
RETAIL CENTER



DUBPLATE KITCHEN
EAST MARKET & RESTAURANT



EMIGH
ACE
Hardware

SAKURA GRILL
COUNTRY CLUB CINEMA



SATURDAY
FARMER'S
MARKET

EL CAMINO AVE.



THRIFT
STORE

BUTANO DRIVE

L A B O Y
FURNITURE GALLERIES

HEALTH AND
BEAUTY SERVICES

FABRICLAND

CODY WAY

WATT AVE. +/- 49,430 VPD

FINANCIAL
SERVICES
CENTER

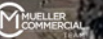
SUBJECT

OFFICE &
BUSINESS
CENTER

FIRST US
Community Credit Union

MARYAL DRIVE

CENTURY 21





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OLD SACRAMENTO

DOCO

STATE CAPITOL

ARDEN FAIR MALL

CAL EXPO

CSUS SACRAMENTO

85 HAGGIN OAKS GOLF COMPLEX

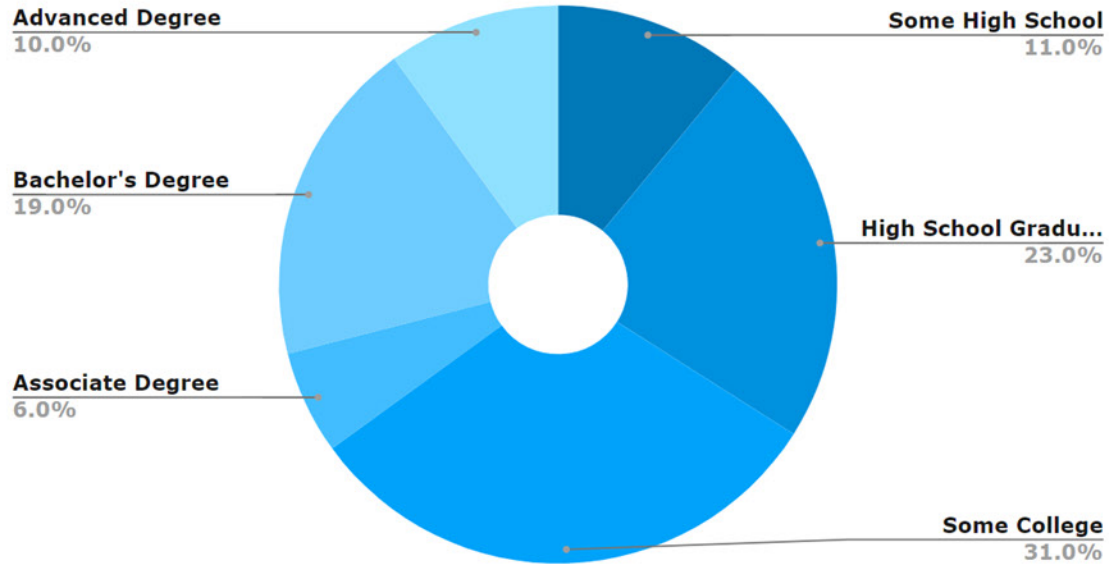
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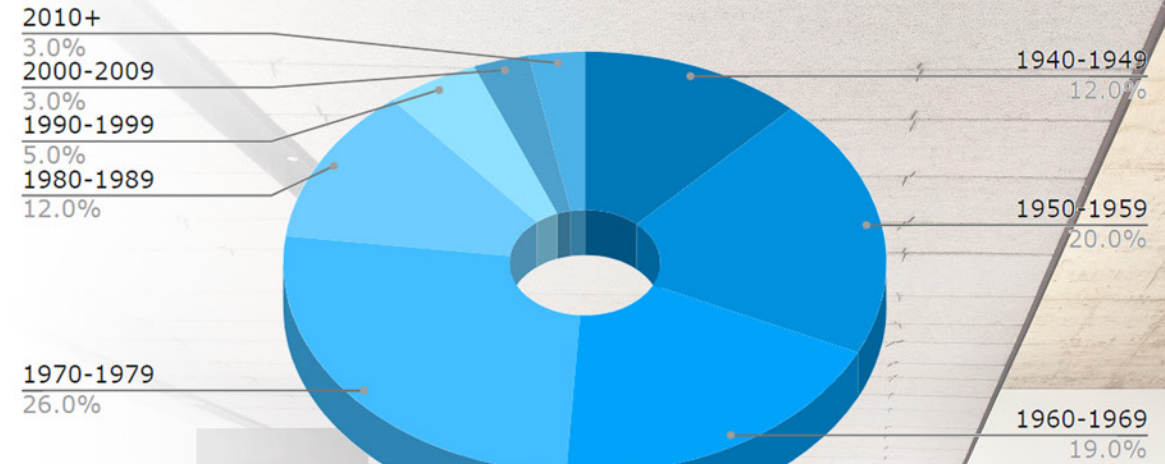


DEMOGRAPHICS I

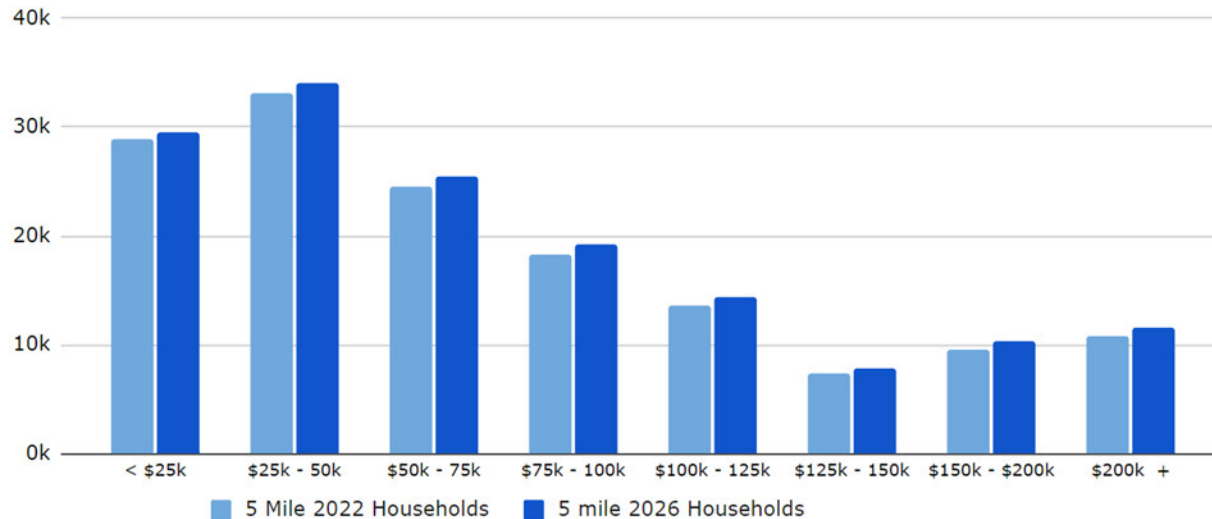
Educational Attainment



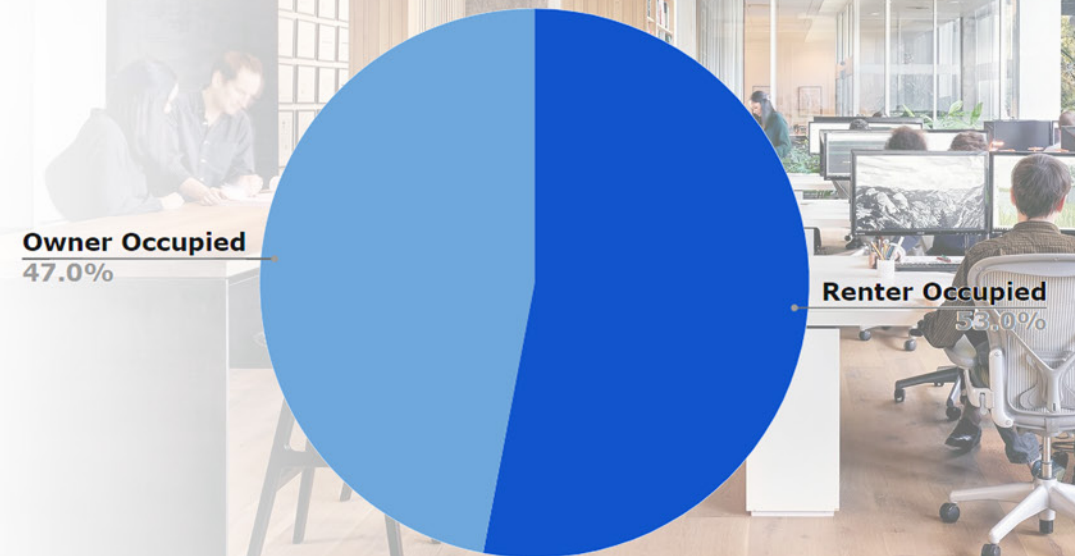
Homes Built by Year



Monthly House Hold Income

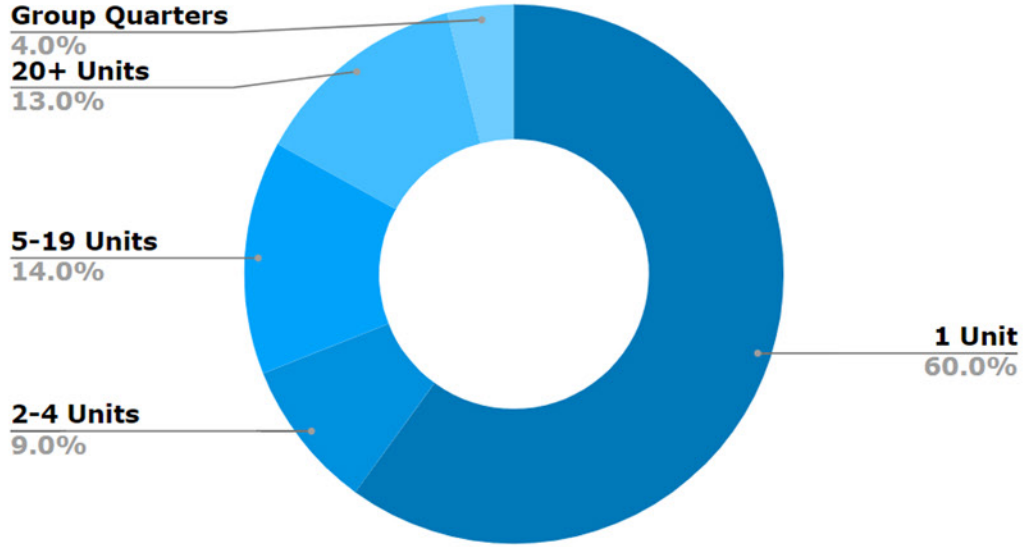


Housing Occupancy

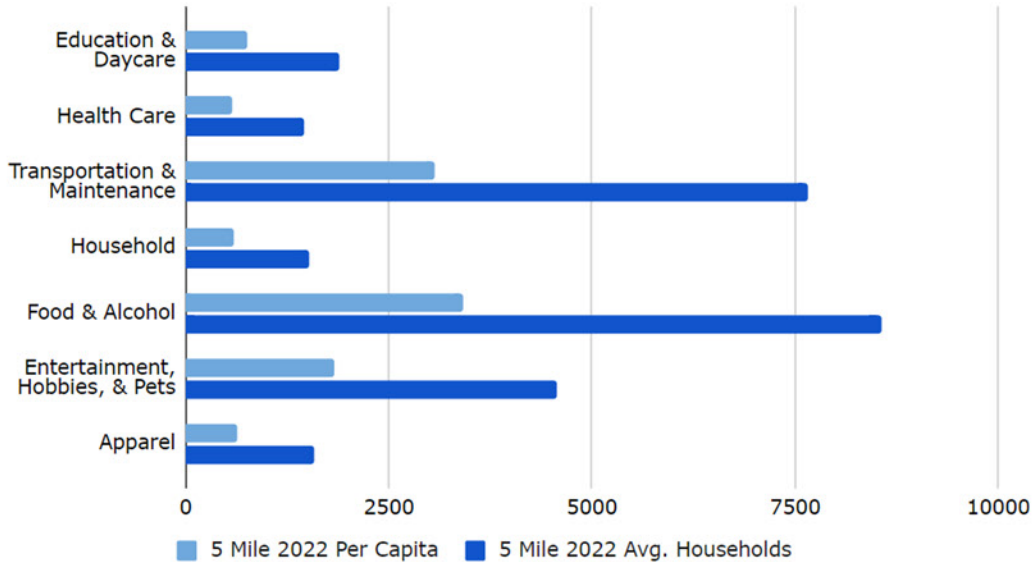


DEMOGRAPHICS II

Housing Type

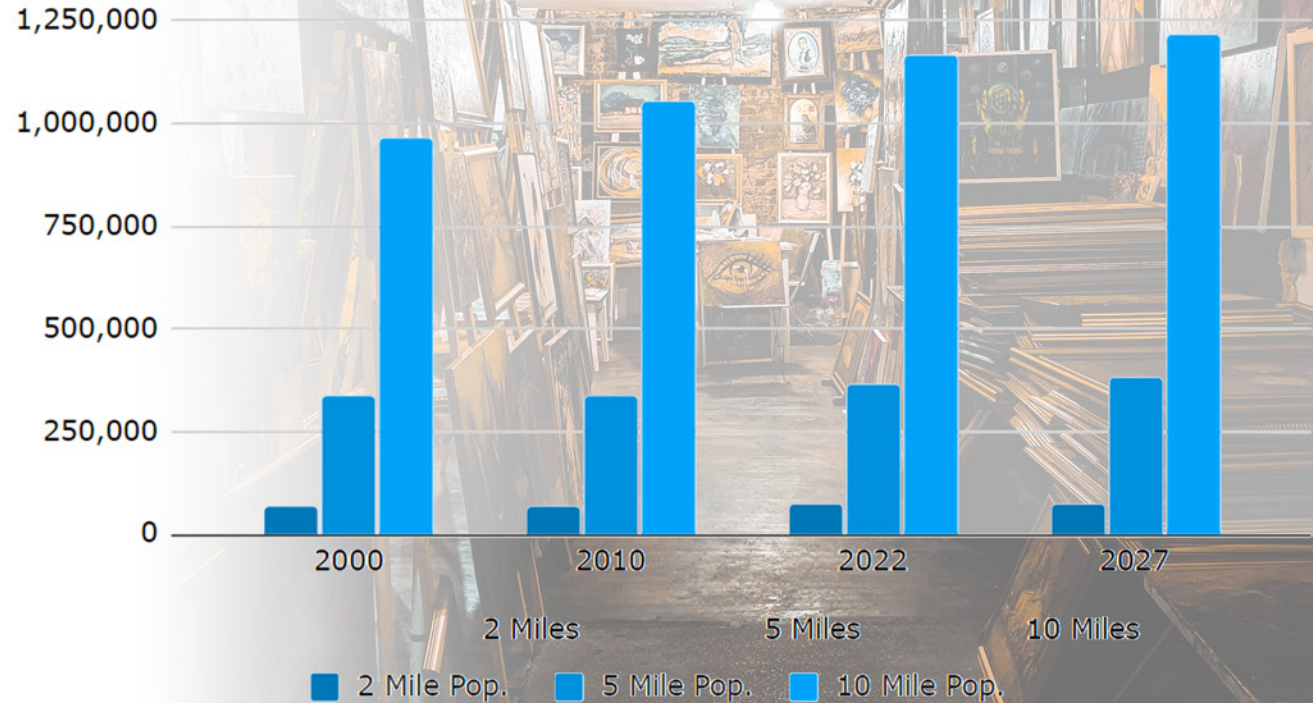


Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	66,397	337,423	965,006
2010	66,177	334,761	1,055,746
2022	70,909	366,424	1,166,452
2027	73,784	381,630	1,215,783

POPULATION



ARDEN WAY

+/-49,430 VPD

MARYAL DRIVE

WATT AVE.

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CENTURY 21

Select Real Estate, Inc



LEASE

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