

AVAILABLE
FOR SALE & LEASE

777 ARDEN WAY
SACRAMENTO, CA 95815

+/-2,670 SF +/- 0.29 Acres

SUBJECT

ARDEN WAY 21,000 VPD

BEAUMONT RD

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
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CENTURY 21
Select Real Estate, Inc.



Rare Industrial Warehouse with 3 Roll-Up Doors - Paved & Gated Yard

THE PROPERTY

777 ARDEN WAY SACRAMENTO, CA 95815

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



NORTH SACRAMENTO
CITY OF SACRAMENTO
APN:
275-0153-018



+/- 2,670 SF
+/- 0.29
ACRES



C-2 - SPD
GENERAL
COMMERCIAL



WAREHOUSE
3 ROLL-UP DOORS
PAVED & GATED
YARD



\$1,200,000.00



Small office space
available with restroom



21,000 vehicles per day



Parking lot has recently
been restriped



Walking distance from
Chando's Tacos



Monument signage on
the corner of Beaumont &
Arden



Close proximity to HWY
80 & HWY 160



← Downtown Sacramento

↑

WELLS FARGO

Rack Man!

ALLIED CUSTOM UPHOLSTERS

↓

THRIFT TOWN THRIFT STORE

Johnson Industrial Sheet Metal

Rack Man!

DEL PASO BLVD

ARDEN WAY 21,000 VPD

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CA 95815

SUBJECT

→

Walgreens

O'Reilly AUTO PARTS

McDonald's

TACO BELL

Dental Board of CA

BEAUMONT ST

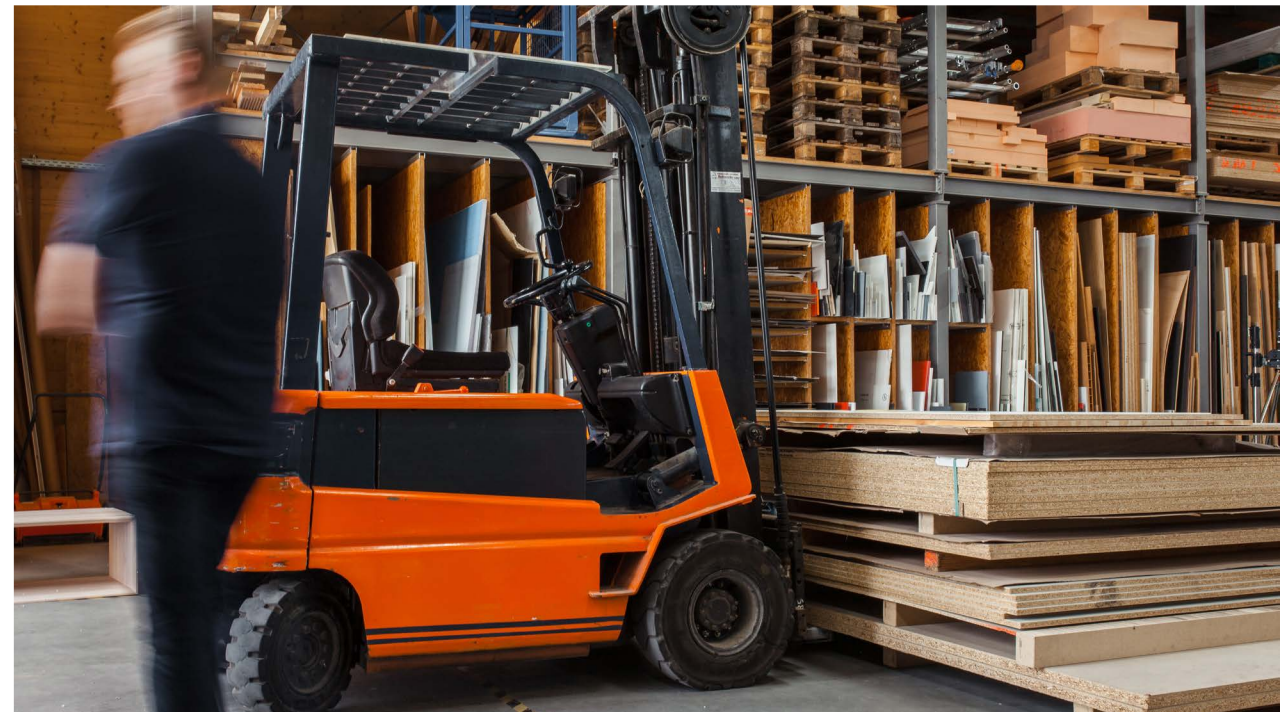
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CHANDOS TACOS

U-HAUL

HARLEY-DAVIDSON

160 80



777
ARDEN WAY

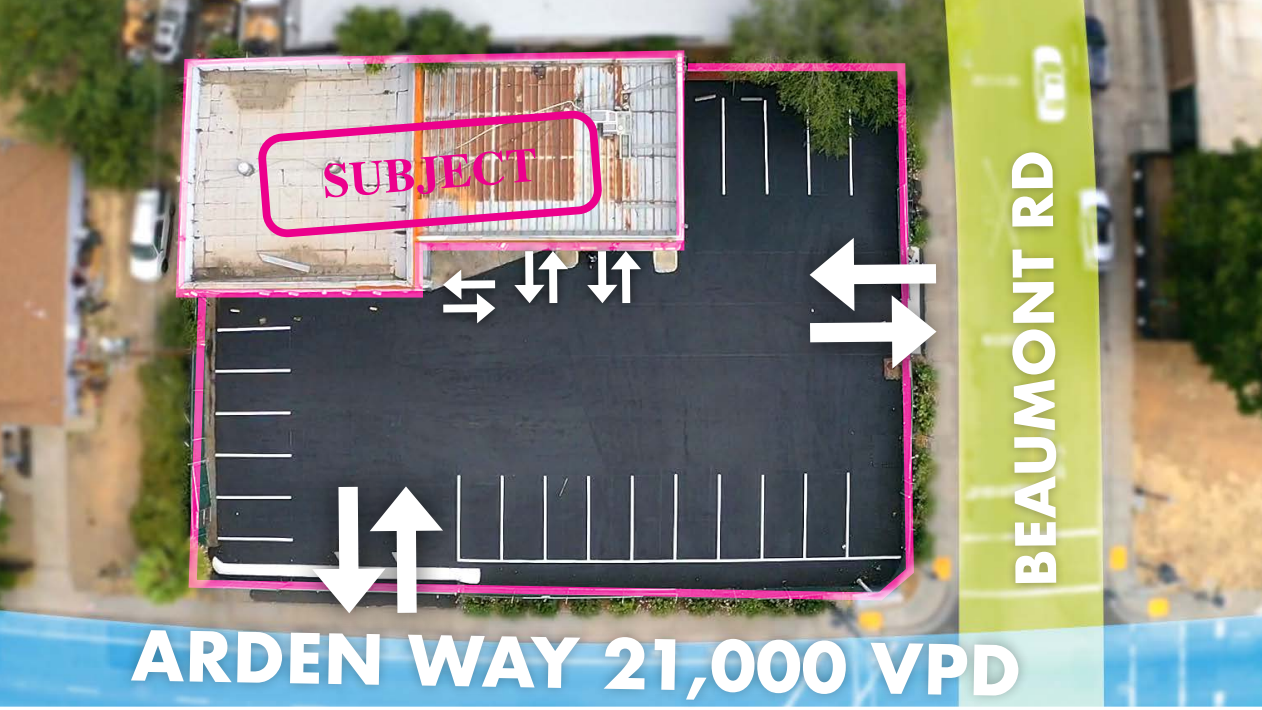


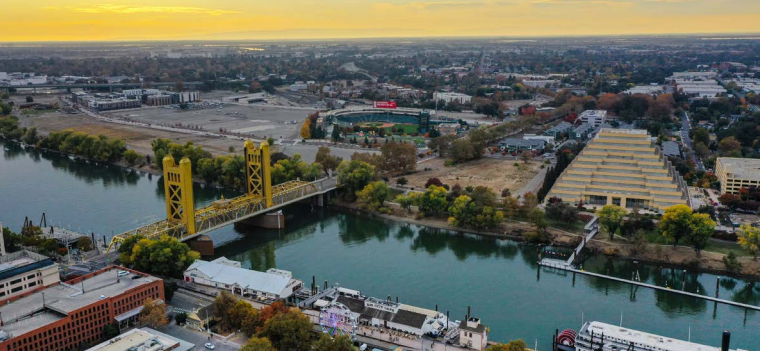
THE BUILDING

This rare industrial warehouse is located at the Northwest corner of Arden Way and Beaumont Rd. in North Sacramento. The building stands +/-2,670 SF and sits on +/-0.29 Acres that has recently been sealed and re-striped. There are ingress and egress points located on Arden Way and Beaumont Rd allowing for easy access for customers and employees. The building has 3

roll-up doors to increase efficiency and allows for ample storage space for vehicles inside the premises and numerous parking stalls outside. The property is zoned C-2 general commercial and is within the Del Paso Boulevard / Arden Way SPD which allows for numerous uses within the City of Sacramento.







THE AREA

The Greater Sacramento Region is recognized as having one of the strongest economies in the State. This seven county area includes, El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo & Yuba Counties. The Sacramento Region's population is estimated at roughly 2.66 million. With a unique and increasingly healthy mix of economic opportunities for companies and job seekers alike, the Sacramento Region has experienced strong population growth and steady job growth over the last few decades and is expected to outpace the national average by more than double over the next ten years. With a highly educated workforce that includes many millennials, worldclass universities such as UC Davis and Sacramento State, a range of housing options, high-tech expertise, a growing science and tech sector and much more to attract businesses to the Region. The region's growth is credit to the diversification and strength of it's economic base - with a shift from primarily government employment to private sector employment that now represents dynamic and expanding industries including high technology, life sciences, healthcare, food/agriculture technologies and clean energy technology. An increasing number of national and international firms are choosing the Sacramento Region as their base of operations for the U.S.



**Johnson
Industrial
Sheet Metal**

**Downtown
Sacramento**

Walgreens



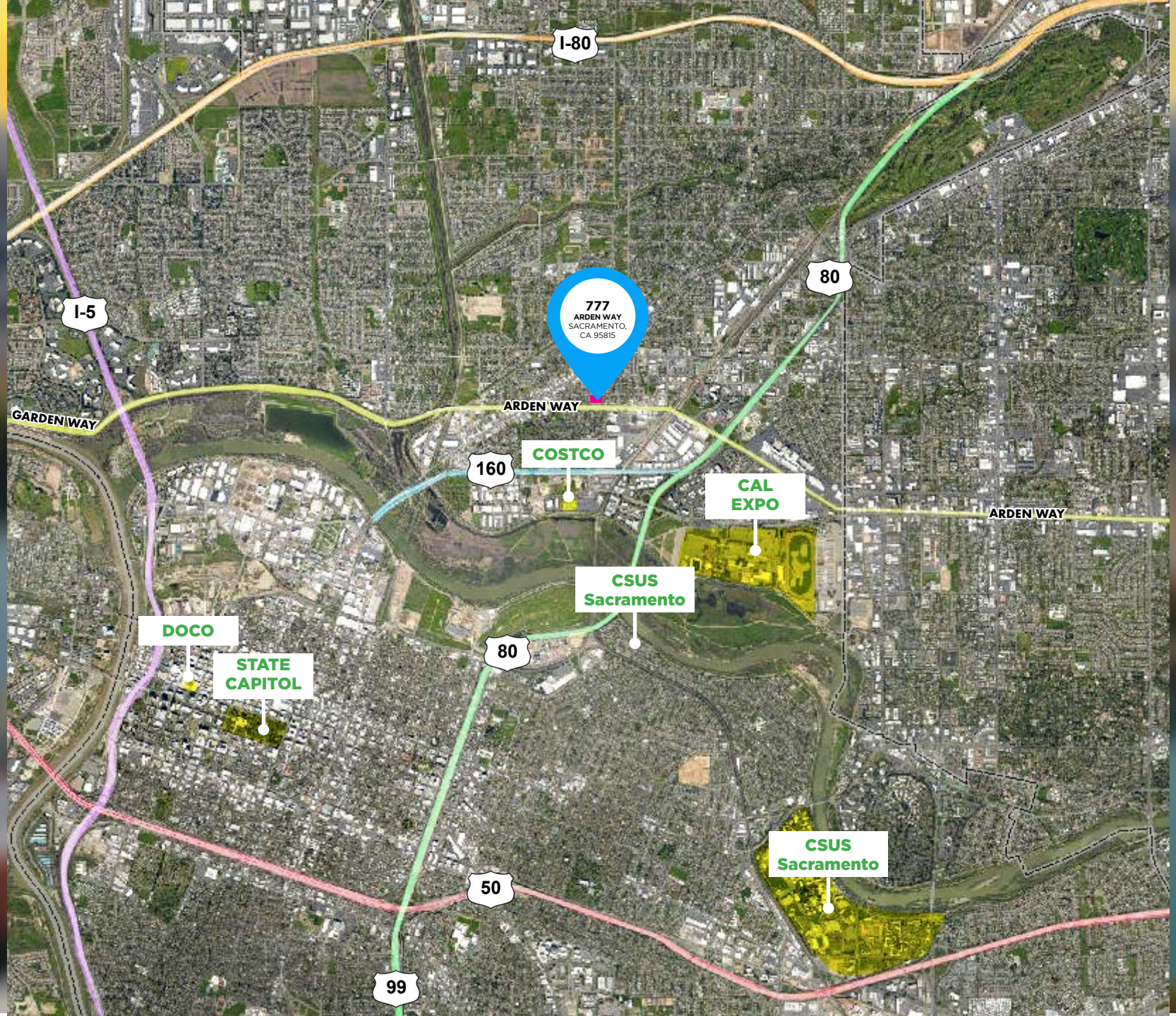
777
ARDEN WAY
SACRAMENTO,
CA 95815



BEAUMONT ST

ARDEN WAY 21,000 VPD





777
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CA 95815

ARDEN WAY

COSTCO

CAL
EXPO

CSUS
Sacramento

DOCO

STATE
CAPITOL

CSUS
Sacramento

I-80

I-5

80

160

80

50

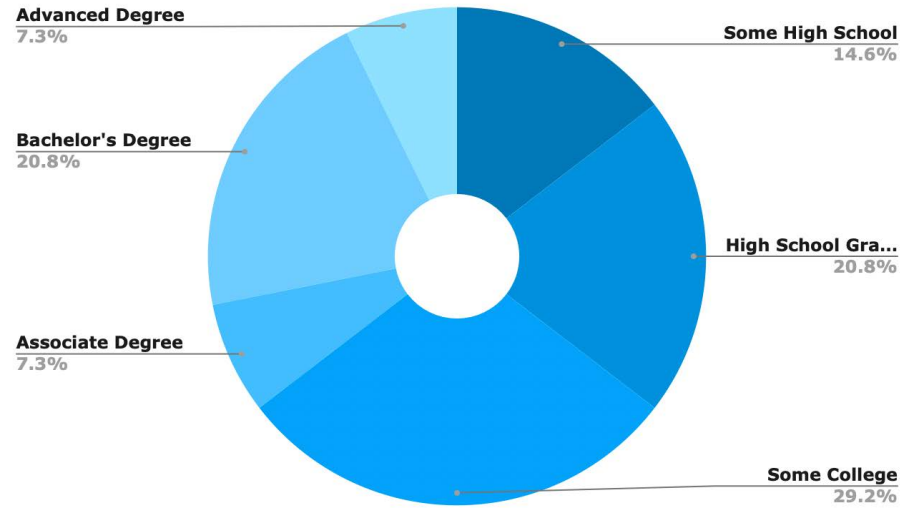
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GARDEN WAY

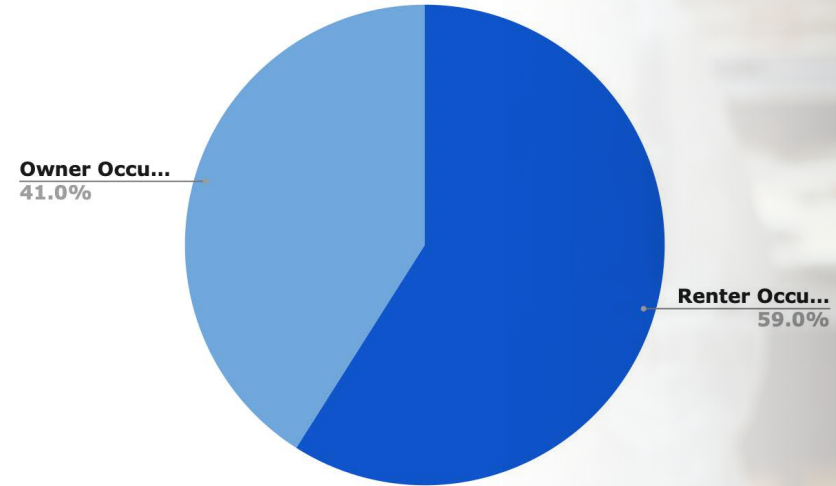
ARDEN WAY

DEMOGRAPHICS

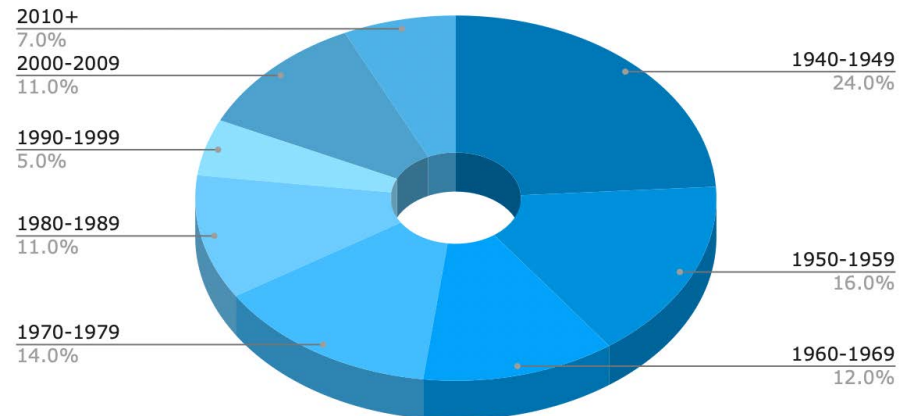
EDUCATIONAL ATTAINMENT



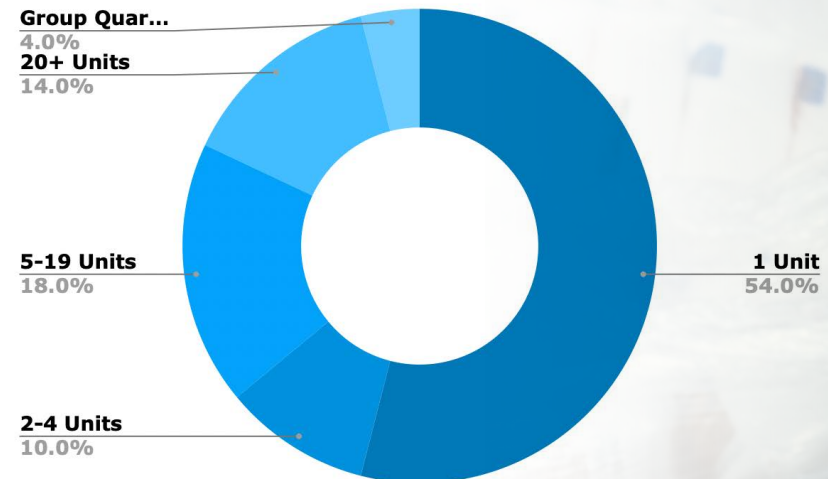
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

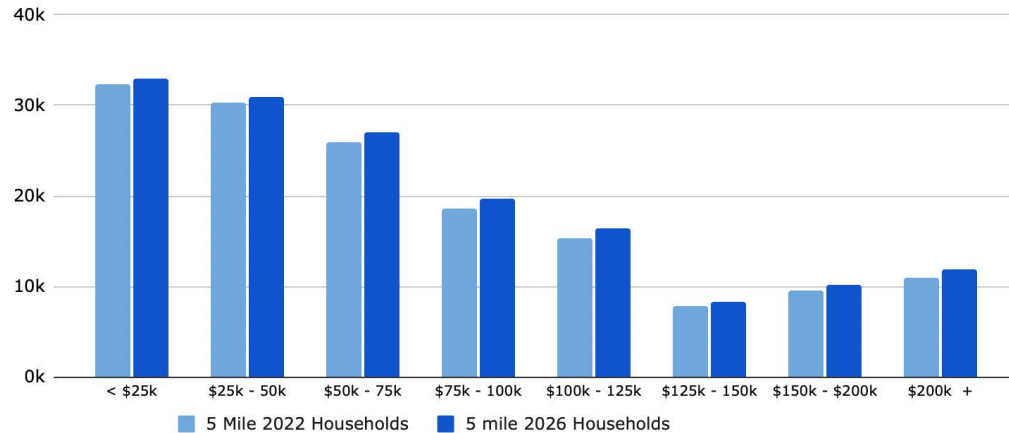


HOUSING TYPE

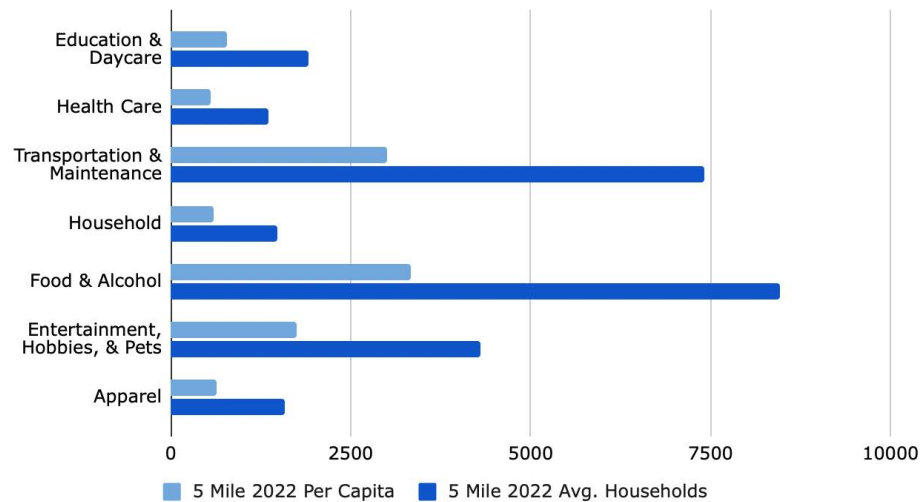


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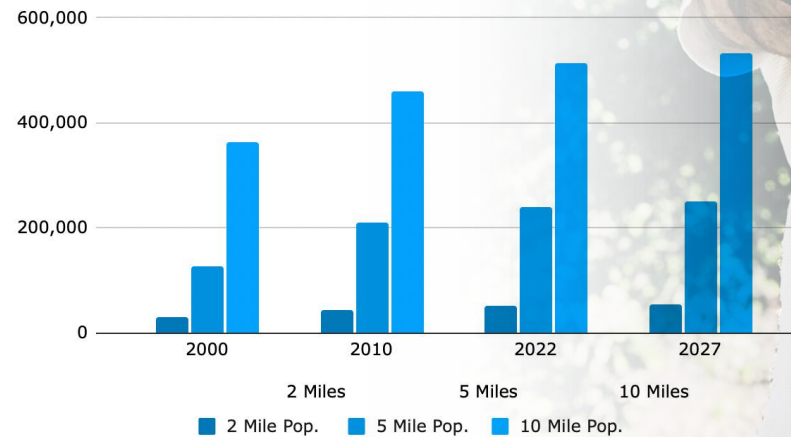
MONTHLY HOUSE HOLD INCOME

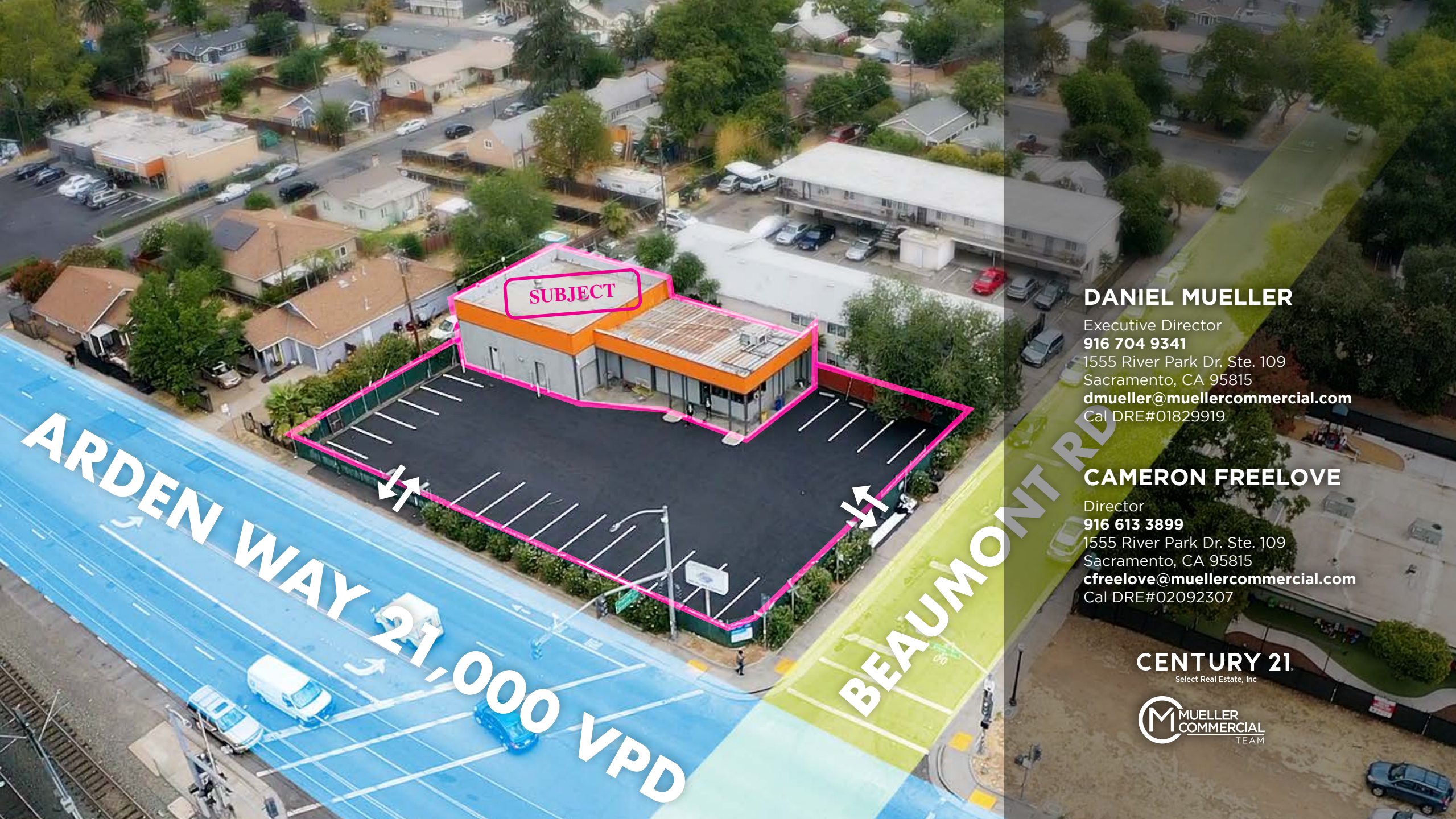


PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





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