

GQNorth

Call, Text or Email

10018 Fair Oaks Blvd | Fair Oaks, CA 95628

O - 916.678.0880

F - 916.880.5566

www.GQNorth.com

info@gqnorth.com

±2,365 SF - ±16,000 SF AVAILABLE



2621 - 2659 Alta Arden Expressway

Sacramento, CA

Exclusively Listed By

Bob Shahlaie

(916) 708-5977

bob@gqnorth.com

DRE# 01441761

Nate Giwoff

(916) 524-6097






nate@gqnorth.com

DRE#01711995



Informational

Property	2621 - 2659 Alta Arden Expressway
Location	Sacramento, CA Located on busy Alta-Arden Expressway
Price Per Foot	\$0.75 - \$1.00 PSF + NNN
Parking	Common Area Parking
Description	Well maintained high visibility location with lots of parking and easy access.

2024 Estimated Demographics				
	Radius	1-Mile	3-Miles	5-Miles
	Population	24,755	146,842	382,634
	Daytime Population	31,194	161,627	435,435
	Businesses	1,587	7,879	18,721
	Households	9,881	58,254	148,623
	Avg HH Income	\$81,454	\$109,482	\$109,804
<small>*Source: FastReport</small>				

- Prime multi-tenant retail and office property located along Alta Arden Expressway, just off Fulton Avenue (**28,087 ADT**).
- Prominent **monument signage** available for maximum visibility.
- Excellent accessibility — only **2 miles** to Business 80 and **4 miles** to Highway 50.
- Close proximity to **Kaiser Permanente Sacramento Medical Center**, a major regional facility with **287 licensed beds** and full emergency care.
- **Zoning:** Fulton Avenue Special Planning Area – *Corridor Mixed-Use Centers (CMU-C)*.
This designation encourages a blend of **commercial, office, and multifamily residential** uses with higher densities. Refer to the **Fulton Avenue SPA** for detailed zoning guidelines.

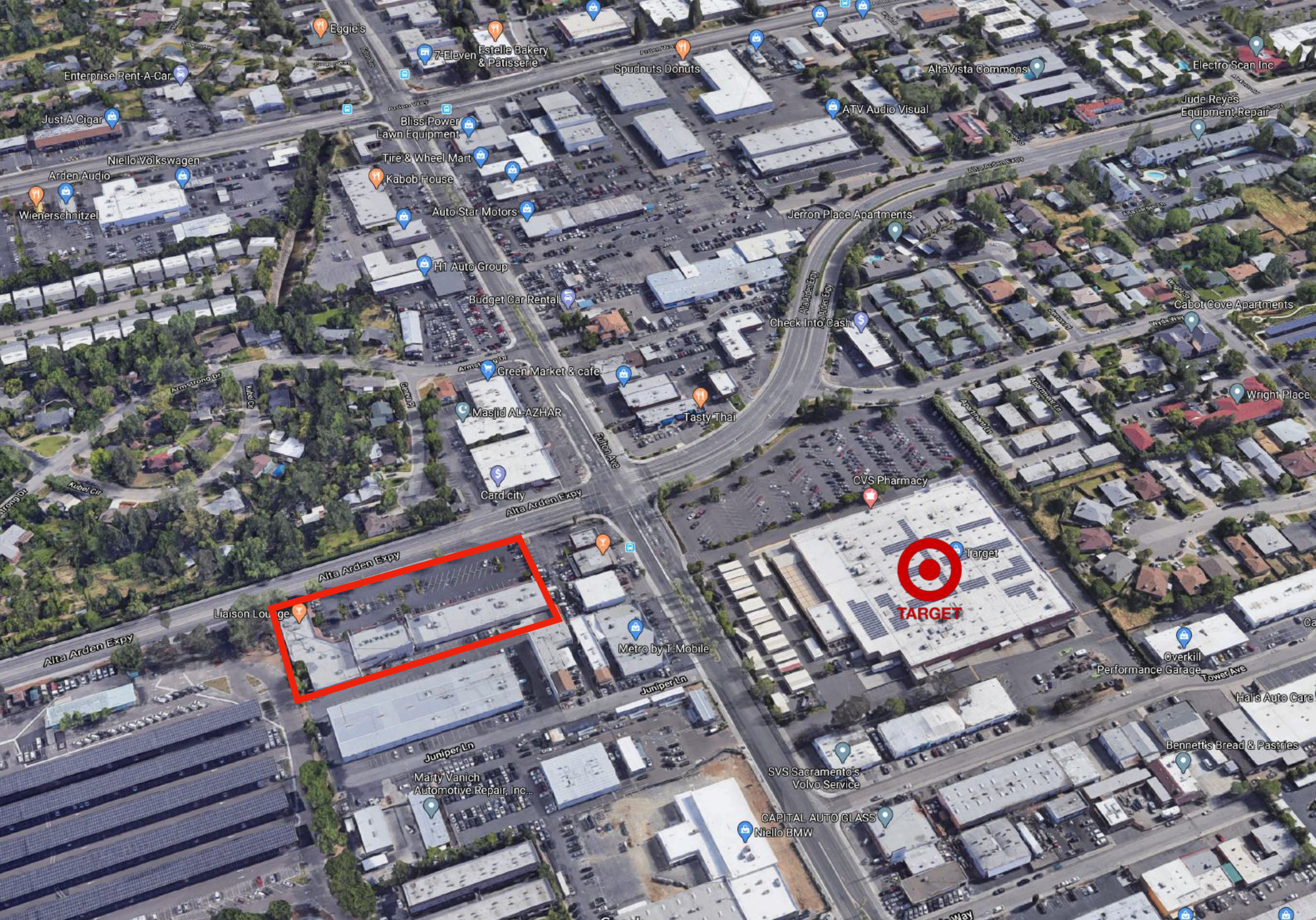
Siteplan

2nd floor - Office
Asking \$0.50 NNN

Available Suite 2637
1,812 SF

Available Suite 2633B
3,688 SF





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