

2ND GEN RESTAURANT SPACE
AVAILABLE FOR LEASE OR SALE

1249 HOWE AVE.
SACRAMENTO, CA 95825



SALE PRICE - \$2.988M
LEASE RATE - \$29/SF + NNN

Blair J. Wheatley
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ABOUT

1249 HOWE AVE.
SACRAMENTO, CA 95825

PROPERTY PROFILE

Location:	1249 Howe Ave, Sacramento, CA 95825
Space Available:	±8,550 SF (2 Story-Free Standing Building)
Parcel Size:	±36,455 SF (±0.837 AC)
APN:	285-0160-020
Zoning:	Commercial
Trade Area Neighbors:	Ross Dress for Less, Marshalls, Rainbow Shops, El Pollo Loco, Dutch Bros Coffee, Paris Baguette, Fire Wings, Sourdough & Co., Taco Bell, Denny's and Outback Steakhouse



PROPERTY HIGHLIGHTS

The subject property is strategically positioned and highly visible on the northwest corner intersection of Howe Avenue and Hurley Way a busy signalized intersection (±71,000 cars per day) in one of the primary retail, office, and commuter streets in all of Sacramento. The subject property is in the center of the City's strongest retail trade area which includes Arden Fair Mall (1.1 million sq. ft.), Arden/Howe/Watt retail corridor, Cal Expo Fairgrounds, and surrounded by numerous sit-down and quick-serve restaurants.

The space has a fully equipped kitchen, bar and elevator access to the 2nd floor.

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DEMOGRAPHICS

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TOTAL POPULATION

1 MILE

22,065

3 MILE

150,067

5 MILE

405,676



DAYTIME POPULATION

1 MILE

34,114

3 MILE

181,300

5 MILE

541,194



MEDIAN AGE

1 MILE

31.8
YEARS OLD

3 MILE

37.5
YEARS OLD

5 MILE

37.1
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$50,257

3 MILE

\$69,336

5 MILE

\$70,216



TRAFFIC COUNTS



HURLEY WAY ---> ±23,635 ADT



HOWE AVE. ---> ±47,689 ADT

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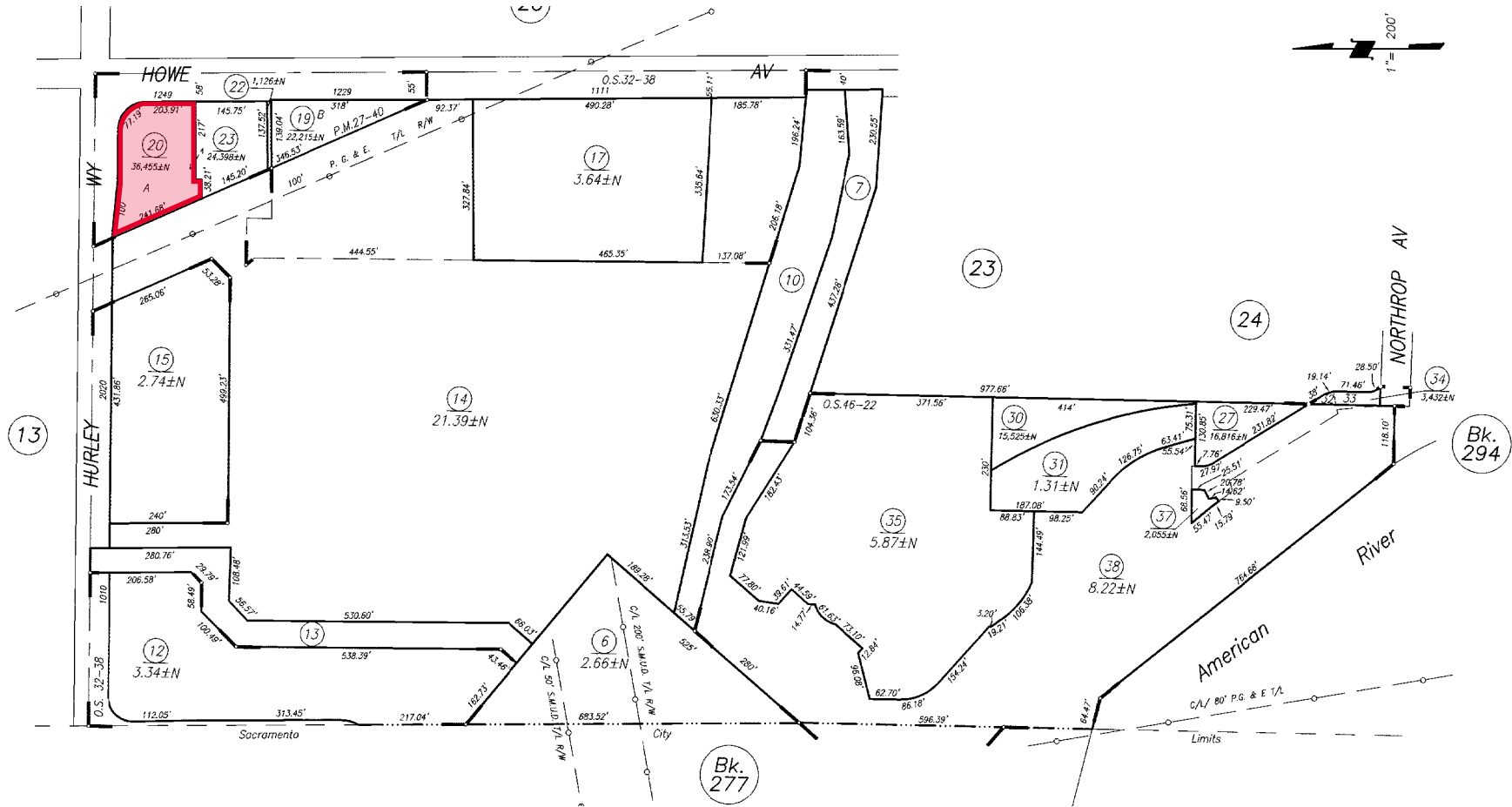
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PARCEL MAP

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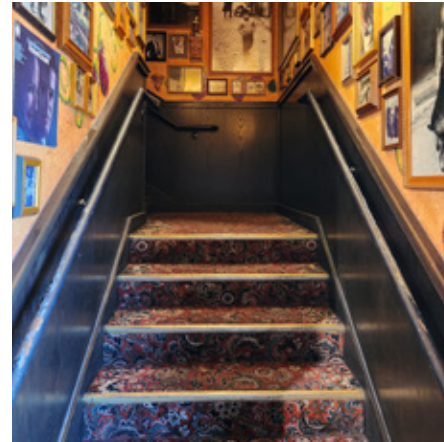
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PHOTOS

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AERIAL - CLOSE UP

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AERIAL - FAR

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