

AVAILABLE  
**FOR SALE**

901-907 HOWE AVE.  
SACRAMENTO, CA 95825



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**CENTURY 21**  
Select Real Estate, Inc



+/- 15,500 SF / 40,075 SF PARCEL  
SALE PRICE \$6,800,000 (\$438.70/ SF)  
CAP RATE 6.0%

**FULLY LEASED RETAIL BUILDING WITH NATIONAL ANCHORS FOR SALE IN SACRAMENTO CALIFORNIA**





# THE PROPERTY

901 - 907 HOWE AVE. SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY



SACRAMENTO, CA  
**APN**  
 285-0242-006



15,500 SF  
 40,075 SF  
 PARCEL  
**FOR SALE**



**LC**  
**LIGHT**  
**COMMERCIAL**



6.0% CAP.  
 (\$438.70 / SQ FT)

INVESTMENT

**SALE PRICE \$6,800,000**

CENTURY 21





ARDEN FAIR MALL

ARDEN WAY

CAL EXPO

HOWE BOUT ARDEN SHOPPING CENTER

CRACKER BARREL

CAL EXPO

T-MOBILE



BLUE HOUSE KOREAN BBQ

LA BOU BAKERY & CAFÉ

DIAMOND AUTO SPORT

RIVER CITY BANK

901-907  
HOWE AVE.

HOWE AVENUE ADT 49,500





## THE AREA

The biggest features of the Arden Arcade area are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC soccer club's Papa Murphy's Park, and the sprawling Arden Fair Mall, which houses numerous national retailers, restaurants and is surrounded by a host of other restaurants and developments. Hotels in Arden Arcade have convenient access to downtown Sacramento via Highway 160 and Interstate 80, as well as access to East Sacramento and North Sacramento. Restaurants on Fulton Avenue draw locals and visitors alike, providing a culinary cross-section of Sacramento's diverse population.



901 - 907  
HOWE AVENUE



# THE BUILDING

901 - 907 HOWE AVENUE

901-907 Howe is a high profile 15,500 square retail building in the Howe Arden Corridor one of the main arterials connecting Hwy 50 to the South and I-80 to North in Sacramento California. The building recently received new paint in August of 2021. This building is comprised of National Tenants such as Panera Bread, Blick Art, a high-end Medical Back Retail Store, and Darna which make up the synergistic tenant mix. This 100% leased NNN asset is a recognizable retail landmark in the Howe/Arden corridor. With its shared parking field, the property benefits from multiple ingress/egress access points on to Howe Avenue and Northrop Avenue.

With its grandiose presence and curb appeal clientele of the existing businesses have an easy time recognizing the building on the corridor. As the building sits on a signalized intersection access is simplified and convenient for motorists, cyclists, and pedestrians. The building is surrounded by tens of thousands of square feet of offices, high density apartments, and single-family homes such as the Portofino Project a newly constructed single family home gated community. Given its strategic location, ease of access, and curb appeal this asset creates stability and recognizability on the Howe Avenue corridor which on a daily average sees +/- 49,500 cars per day. The property is a true landmark located in Sacramento.



INVESTMENT

SALE PRICE \$6,800,000

CENTURY 21



# VALUATION

901 - 907  
HOWE AVENUE

## Annual Income

Annual Income	\$ 496,903.92
Expenses	\$ 88,556.00
Net Operating Income	\$ 408,347.92

## Tenants

Panera Bread  
Back Store  
Blick Art  
Darna

Total Square Footage	+/- 15,500
Annual Income	\$ 496,903.92
Expenses	\$ 88,556.28
Net Operating Income	\$ 408,347.92

Sale Price	\$ 6,800,000
Price Per Square Foot	\$ 408,347.92

INVESTMENT

**\$6,800,000.00 (\$408,347.92 / sq ft) Cap. Rate 6.0%**

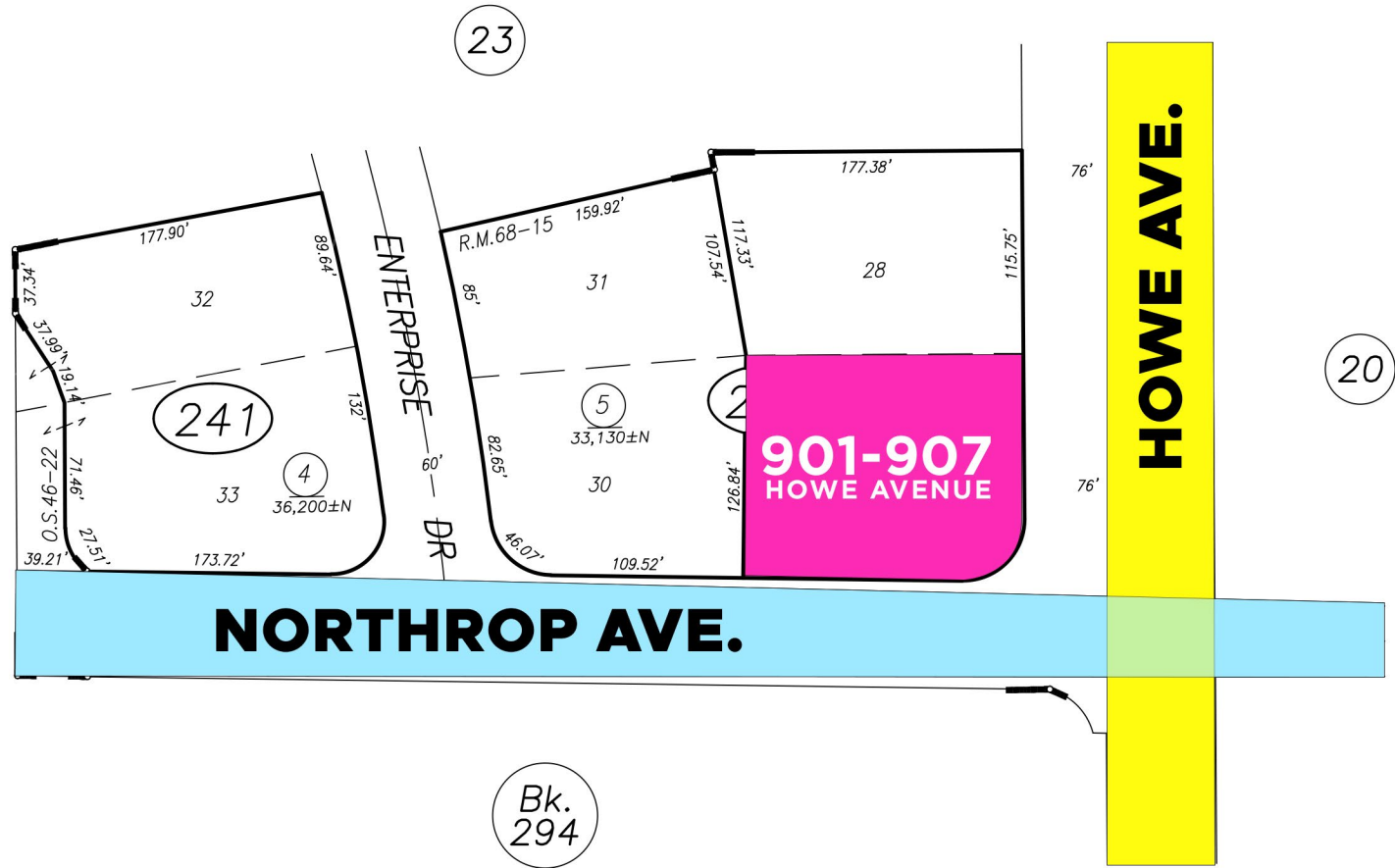
CENTURY 21  
MULLER COMMERCIAL  
TEAM

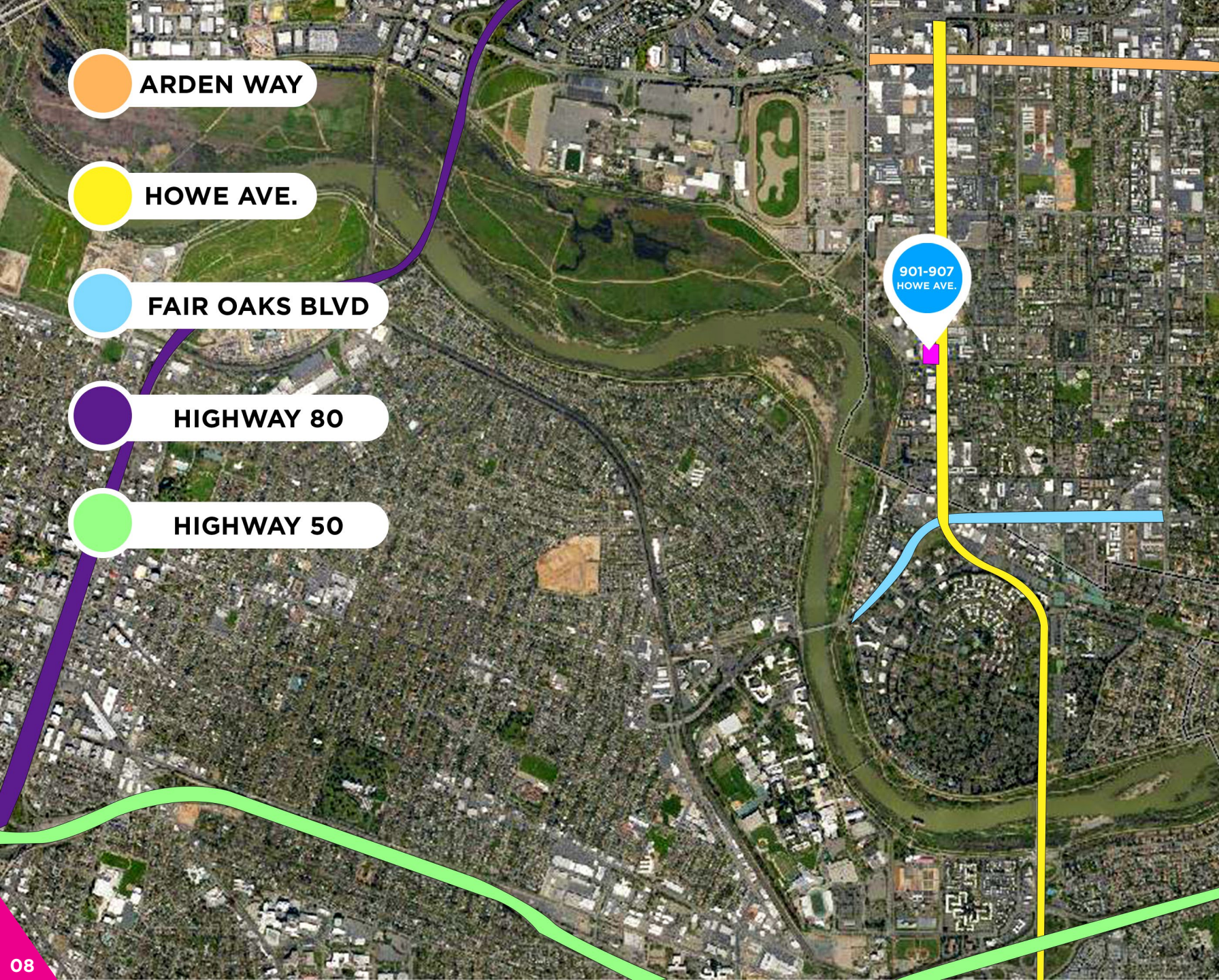
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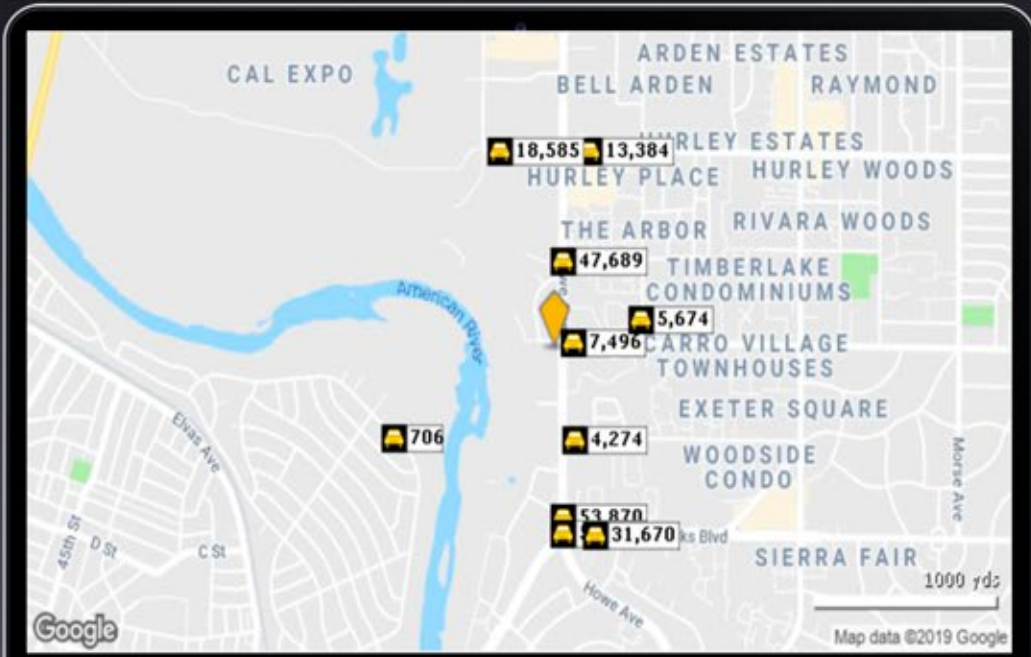
# PARCEL MAP

901 - 907 HOWE AVE. - SALE PRICE \$6,800,000









## POPULATION DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>2014 POPULATION</b>	19,011	127,942	378,110
<b>2019 POPULATION</b>	20,299	134,649	397,293
<b>POP GROWTH 2014-2019</b>	36.78%	5.24%	5.07%
<b>AVERAGE AGE</b>	37.20	38.60	37.40

## HOUSEHOLDS

	1 MI	3 MI	5 MI
<b>2014 POPULATION</b>	9,928	58,354	153,686
<b>HH GROWTH 2014-2019</b>	6.90%	5.28%	5.09%
<b>MEDIAN HOUSEHOLD INCOME</b>	\$39,512	\$44,558	\$41,836
<b>AVG HOUSEHOLD SIZE</b>	1.90	2.10	2.40
<b>MEDIAN HOME VALUE</b>	\$230,334	\$268,034	\$223,572
<b>MEDIAN YEAR BUILT</b>	1974	1963	1963

## TRAFFIC

STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	MILES FROM SUBJ.
Northrop Ave	Howe Ave	0.03 W	2018	.07 mi
Howe Ave	Village Dr	0.04 N	2012	.24 mi
Sierra Blvd	Howe Ave	0.04 W	2018	.24 mi
Bell St	Roselee Way	0.02 S	2018	.29 mi
Howe Ave	Frontage Rd	0.01 S	2018	.44 mi
Howe Ave	Fair Oaks Blvd	0.02 S	2015	.48 mi
Fair Oaks Blvd	University Ave	0.07 E	2018	.50 mi
Hurley Way	Howe Ave	0.08 W	2018	.54 mi
Sandburg Dr	Seward Ct	0.01 SE	2018	.55 mi
Hurley Way	Ethan Way	0.05 W	2018	.55 mi





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**CENTURY 21**  
Select Real Estate, Inc



**6% CAP at Sales Price \$6,800,000**



# SALE

**CENTURY 21**  
Select Real Estate, Inc



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