

AVAILABLE FOR LEASE

391 HOWE AVE
Sacramento, CA 95825

-/+ 1,750 SF

\$2.75 PSF + NNN
INJURY ATTORNEYS

391

SUBJECT



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CENTURY 21
Select Real Estate, Inc



HOWE AVE. +/- 41,000 VPD

Ground Floor Retail Facing Howe Ave. & University Ave.



THE PROPERTY

 **391 HOWE AVE. SACRAMENTO, CA 95825**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO
CITY OF
SACRAMENTO
APN: 295-0402-001



-/+ 1,750 SF
Ground Floor



C-1 - PUD
Limited
Commercial



Customizable
Retail & Office
Suites



\$2.75 PSF + NNN



This freestanding building sits front and center at the heavily driven intersection of Howe Ave. and University Ave. directly adjacent from the Safeway shopping center.



The available space within the building is located on the ground floor on the south western side of the building. The suite for lease faces the heavily trafficked intersection gaining maximum exposure.



391 Howe Ave is a +/-13,507 SF building full of medical tenants with a smaller vacancy of +/-1,750 SF. The vacancy offers a wide open space with offices located in the rear of the suite.



The building is zoned C-1 - PUD - Limited Commercial / Planned Unit Development. Please verify uses with municipality.

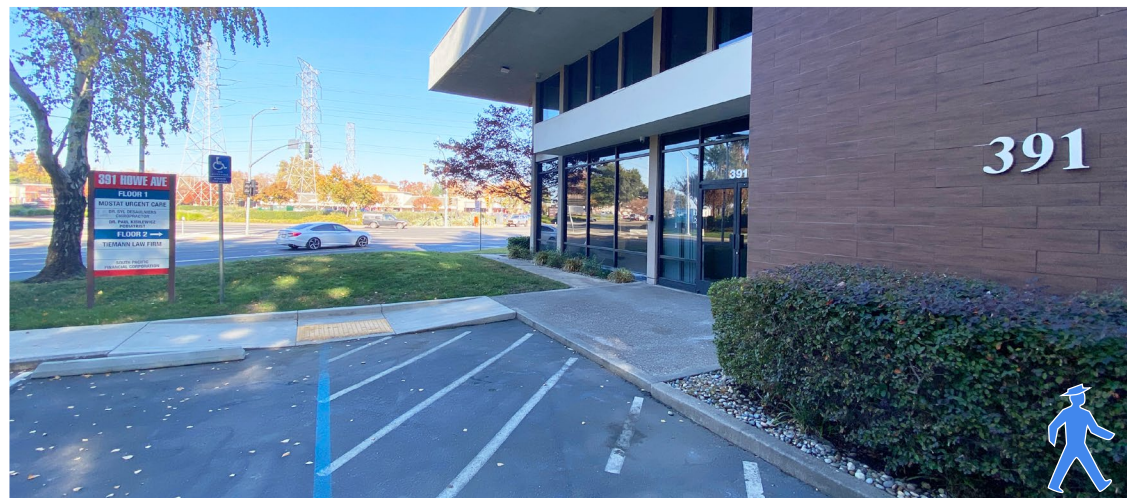


Neighboring brands: Safeway, Raleys, Starbucks, Mikuni, McDonalds, Piatti, Cafe Bernardo, and chipotle





THE BUILDING





THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

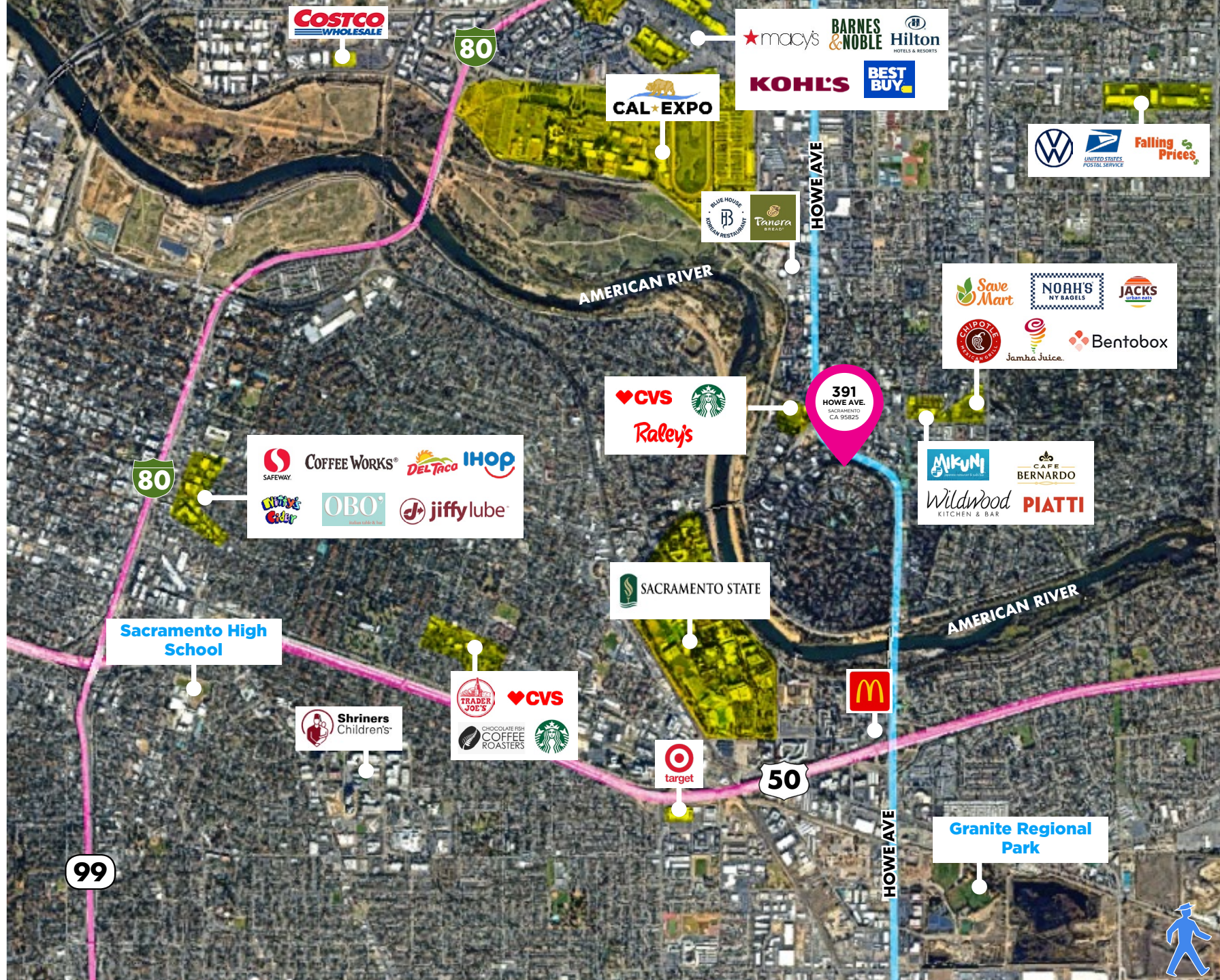
This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

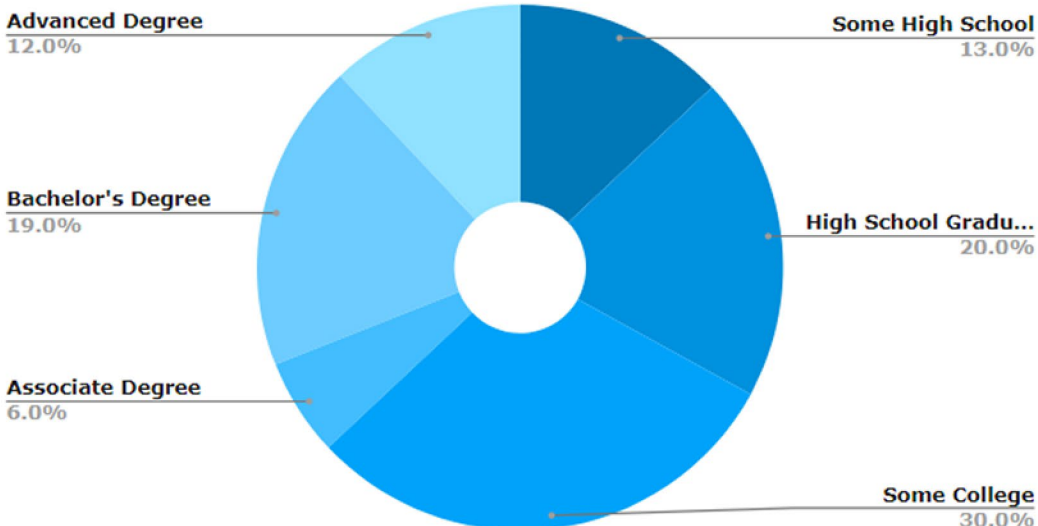
With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.

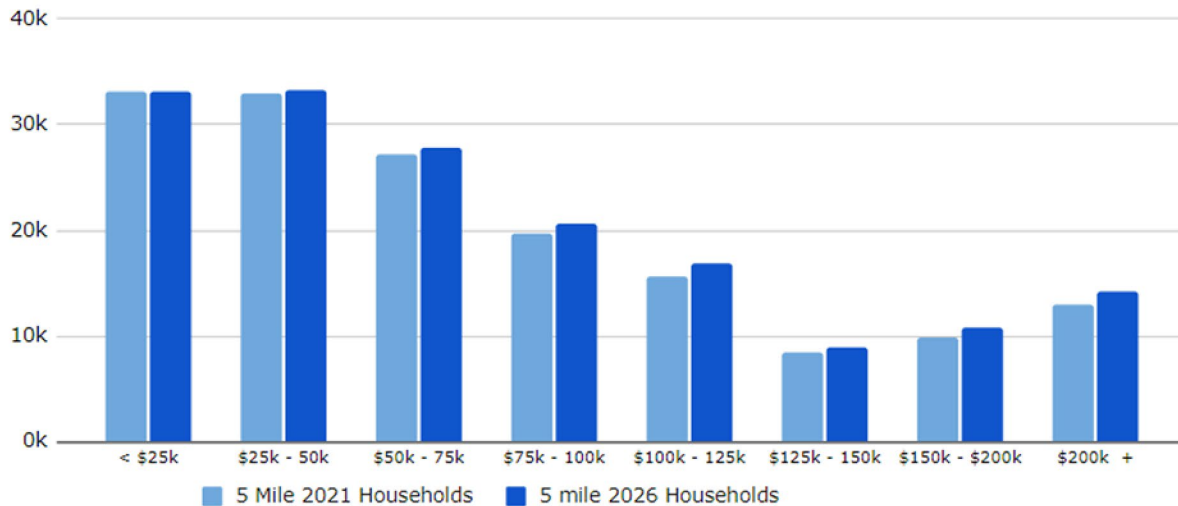


DEMOGRAPHICS

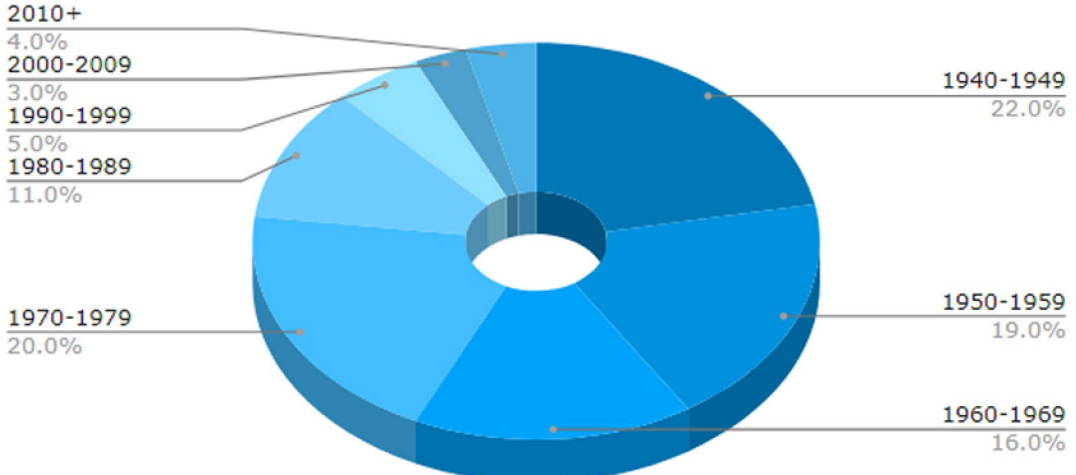
Educational Attainment



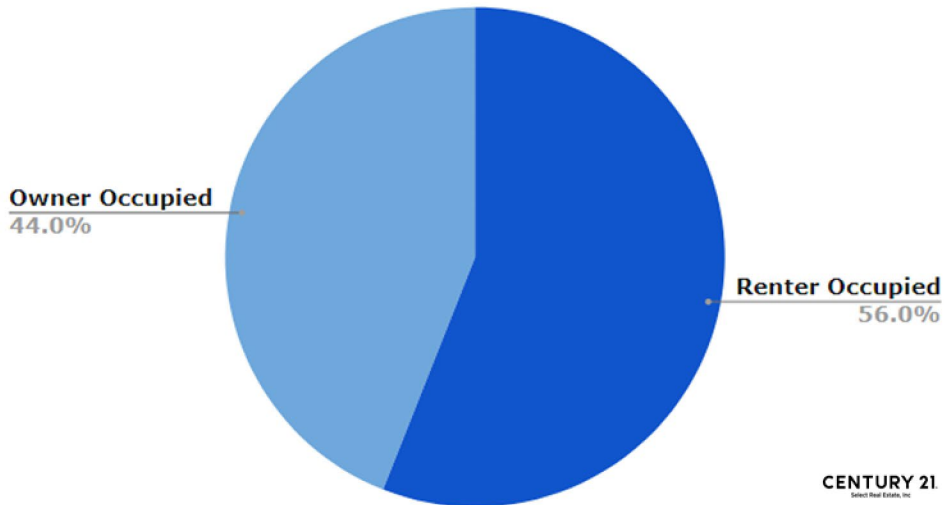
Monthly House Hold Income



Homes Built By Year

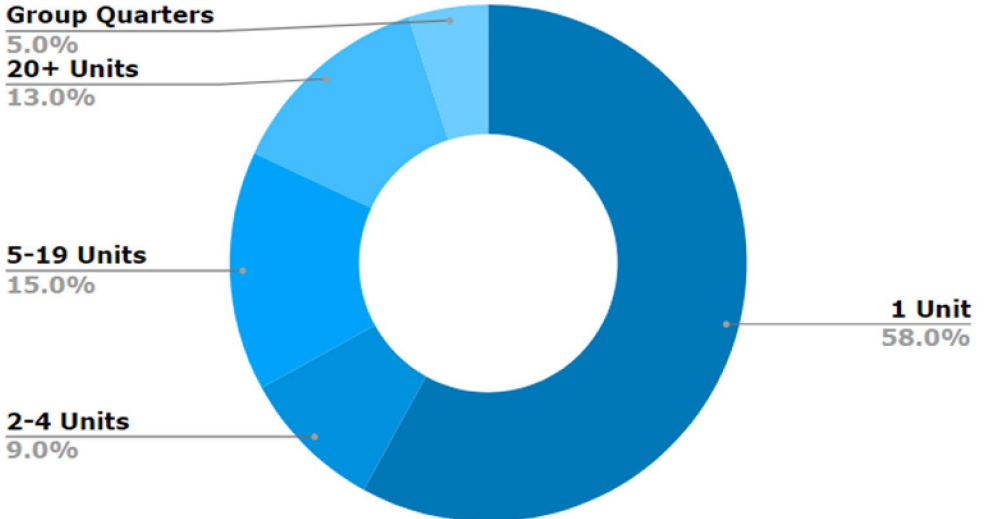


Housing Occupancy



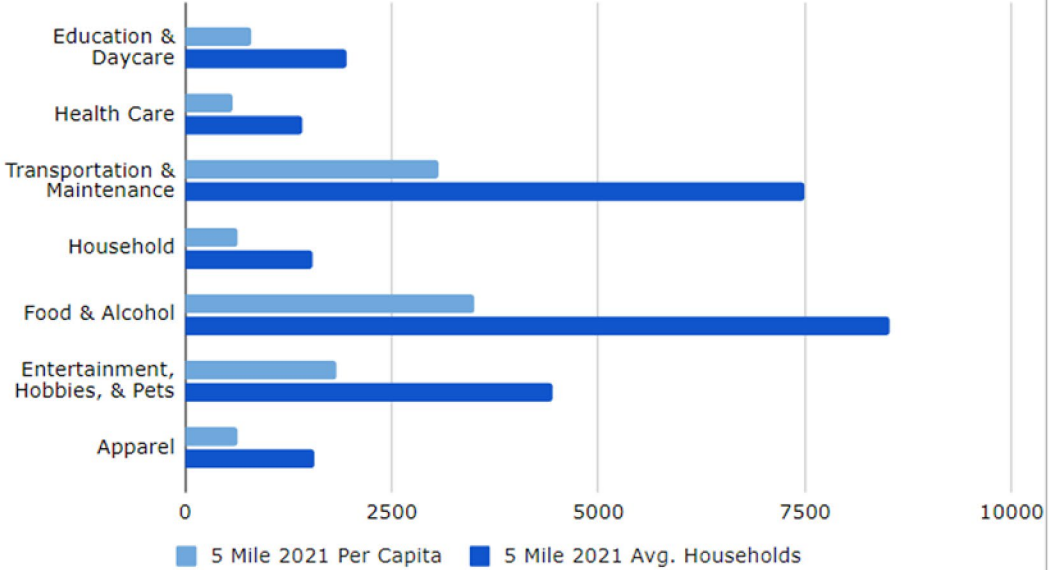
DEMOGRAPHICS

Housing Type

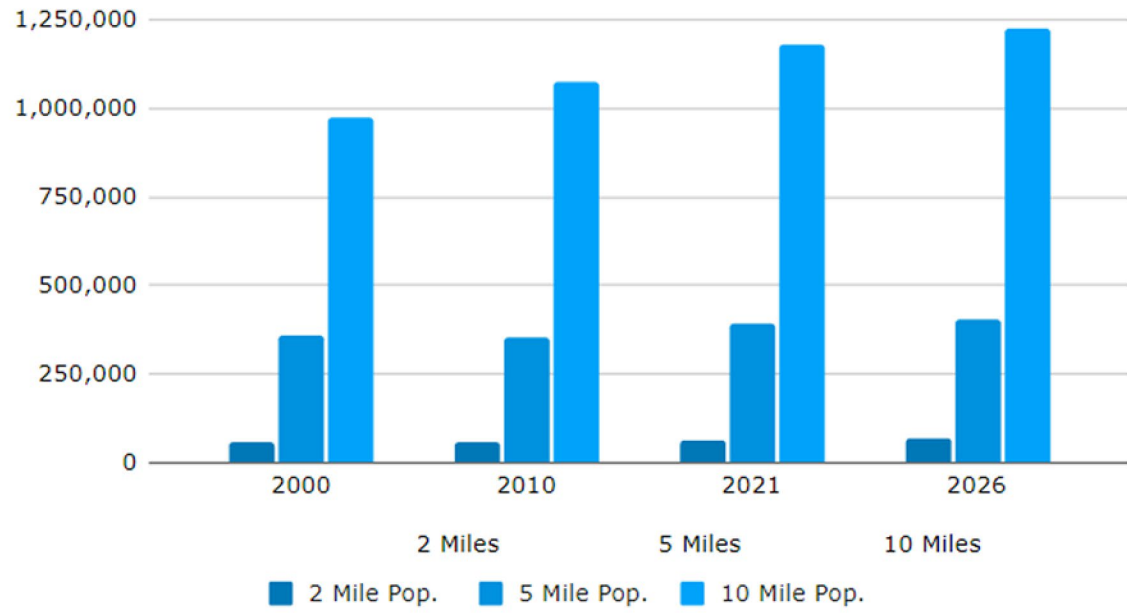


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	57,291	359,574	976,574
2010	57,470	354,344	1,078,682
2021	63,650	389,765	1,184,461
2026	66,005	403,760	1,225,971

Per Capita & Avg. Household Spending



Population



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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