

SMALL OFFICE SPACE AVAILABLE WITH MONUMENT SIGNAGE

# 445 WATT

ARDEN-ARCADE

SACRAMENTO, CA





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# THE OPPORTUNITY

**OFFICE** FOR LEASE | **\$1.75** PER SF MODIFIED GROSS | **1,483** RSF | **3** PRIVATE OFFICES | **FURNITURE** AVAILABLE

Turton Commercial Real Estate is pleased to offer this 1,483 square foot office space in the commercial core of the Arden and Sierra Oaks neighborhoods. Conveniently located less than a mile off Highway 50 and a stone's throw from the signalized corner of Fair Oaks Blvd. and Watt Ave., this mixed-use office center achieves great visibility along Watt Ave. and the average 52,000

vehicles passing per day. The available office space consists of three private offices, open workspace, a kitchen/break room, and access to common area restrooms shared between tenants. Inclusive in the lease rate of \$1.75 per square foot (modified gross) is access to Watt Ave. monument signage, and ample unreserved parking on the Premises, with a

parking ratio of 5.8 stalls/1,000 SF. Additionally, the previous tenant in the suite is offering their office furniture for sale, which consists of several quality wood desks, countertops, cabinetry, file cabinets and desk chairs creating a near move-in ready scenario for the future tenant. Neighboring tenants in the center include Anytime Fitness, and Nu Arts Salon & Company.





## PROPERTY DETAILS

**Address:** 445 Watt Ave. Suite D  
**Zoning:** BP - Business & Professional Office  
**Lease Rate:** \$1.75 per SF Modified Gross (MG)  
**Available Suite:** 1,483 RSF  
**Utilities:** Independently metered  
**Features:** Extensive window line  
Drive by traffic  
Mix of private offices  
+ open workspace





# THE LOCATION

<b>185,380</b> NEARBY EMPLOYEES	<b>344,594</b> POPULATION	<b>\$88,781</b> AVG HOUSEHOLD INCOME	<b>51,943</b> CARS PER DAY ON WATT AVE	<small>COSTAR 2023 5-Mile Radius</small>
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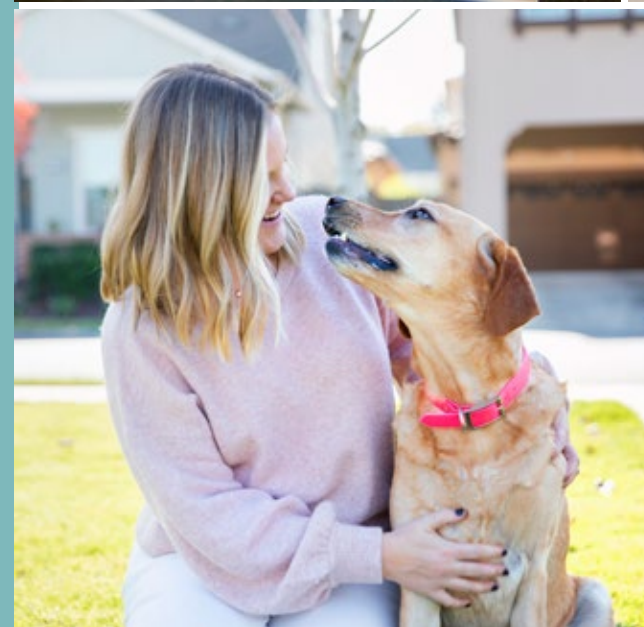
## CENTRAL LOCATION IN ARDEN-ARCADE AT THE NEXUS OF TWO THOROUGHFARES

This American River Office Park location finds itself nestled between the Sierra Oaks, Arden Park, and Wilhaggin neighborhoods while retaining proximity to highway 50 via Watt Avenue. These surrounding neighborhoods boast an average household income of \$98,230 within a 2 mile radius and median age of 38.4 years old. The intersection of Watt Ave. and Fair Oaks Blvd. is a major

thoroughfare to the office and retail corridors complimenting these neighborhoods, seeing nearly 52,000 vehicles per day. From a bird's eye view 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. Ethnic restaurants on Fulton Boulevard draw locals and visitors alike, providing a culinary cross-section of Sacramento's diverse population.

2023 Visit Sacramento





Monument Sign

Watt Ave - 51,943 Cars per Day

Fair Oak Blvd - 29,766 cars per day

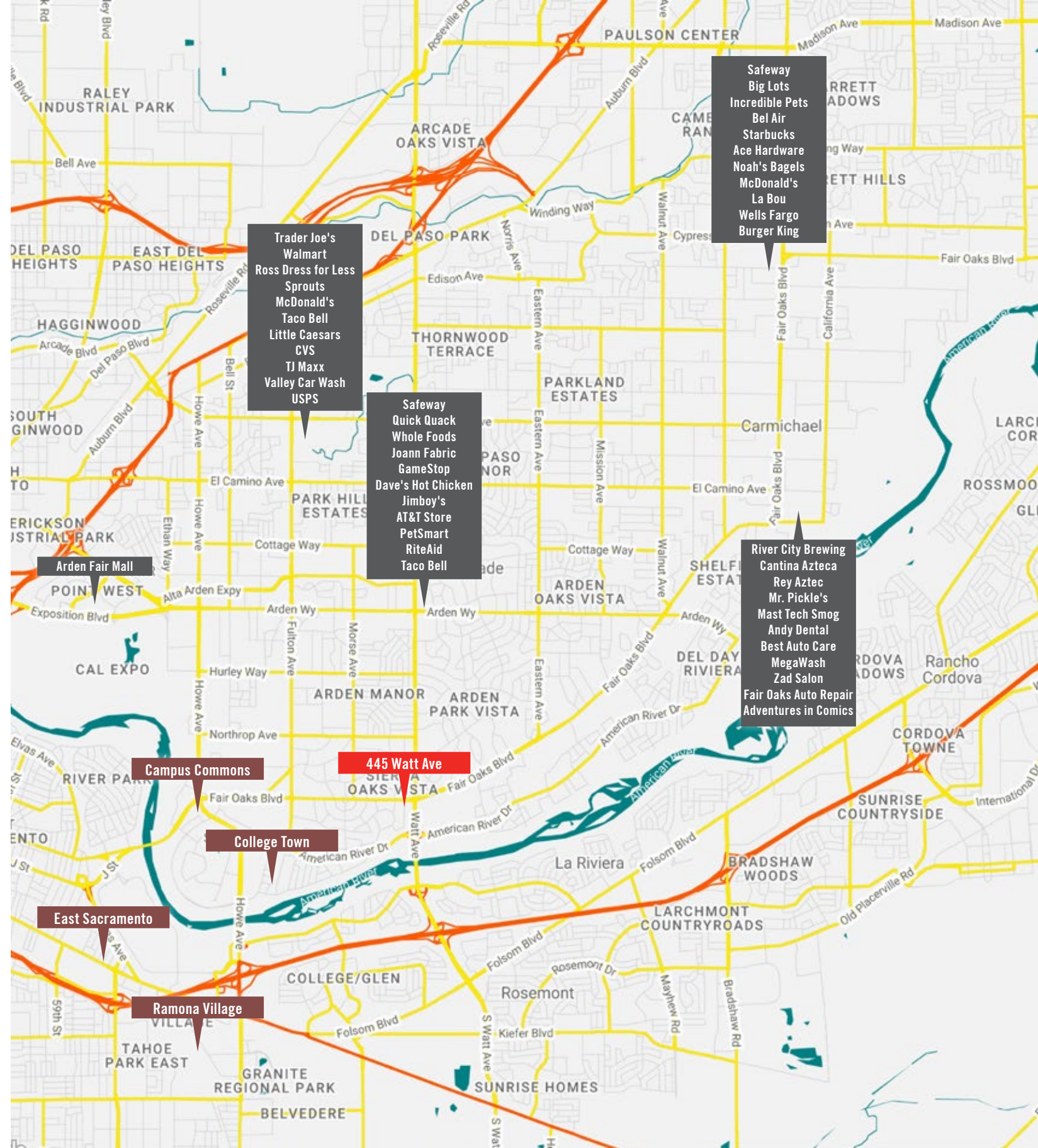


## NEARBY AMENITIES

This property has one of, if not, the finest locations in Carmichael. This is a highly desirable piece of residential infill land in the city.

### POPULAR AMENITIES NEAR 445 WATT AVE INCLUDE (not all are mentioned here):

Abercrombie & Fitch	Coach	GAP	Mailboxes & More	Raley's
Ace Hardware	Columbia	Glamour Nails & Spa	Massage Envy	Ross Dress for Less
Aeropostale	Converse	Holiday Inn Express	Maurices	Round Table Pizza
Aldo	Costco	Hollister	McDonald's	See's Candies
American Eagle Outfitters	Crocs	Incredible Pets	Miyagi Bar & Sushi	Sephora
Angry Chickz	Crumbl Cookies	In-n-Out	Money Mart	Sprouts Farmers Market
Arco	Dennys	JCPenney	Mountain Mike's Pizza	Starbucks
Banana Republic	Domino's Pizza	Kaiser Permanente	Niello BMW	Subway
Banana Republic	Dos Coyotes Border Cafe	Kay Jewelers	Noodles & Company	Sunglass Hut
Baskin Robbins	Dutch Bros	KFC	Nothing Bundt Cakes	Target
Bath & Body Works	Eddie Bauer	Kiki's Chicken Place	O'Reilly Auto Parts	Togo's
Big Lots	El Charro	La Bou	OshKosh B'gosh	Tommy Hilfiger
BJ's	Epic Chevrolet	Lemon Grass	Panda Express	Trader's Joes'
Calvin Klein	Express	Levi's	Pavilion Car Wash	Wells Fargo Bank
Carter's	Family Wellness Center	Lexus of Sacramento	Piatti	Whole Foods
Chick Fil A	Famous Footwear	Lush	Pieology	Zumiez
Claire's	Forever 21	Macy's	Planet Fitness	Zocalo



## NEARBY DISTRICTS

### College Town

The surrounding area of the California State University Sacramento campus, known as College Town is one of the city's most vibrant and active areas. Filled with student housing, a wide range of restaurants, cafes, and bars that cater to the student crowd. From trendy coffee shops to affordable eateries, there's something for everyone. Overall, whether you're a student or just someone who enjoys the lively atmosphere of a college town, Sacramento has plenty to offer.

### East Sacramento

East Sacramento is one of the most charming and desirable neighborhoods located east of downtown Sacramento, California. Well known for its movie esque tree-lined streets, beautiful homes, and a strong sense of community, it is a highly sought-after area for residents of all ages. The neighborhood is characterized by its historic houses, many of which were built in the early 20th century, showcasing a mix of architectural styles such as Craftsman, Tudor, and Mediterranean.

One of the highlights of East Sacramento is the iconic McKinley Park. This expansive park offers a wide range of recreational activities, including jogging paths, tennis courts, a playground, and a large pond where visitors can rent paddleboats. The park is a popular gathering spot for families, dog owners, and outdoor enthusiasts, providing a serene oasis within the bustling city. In addition to its natural beauty, East Sacramento is also known for its exquisite dining and

shopping scene. The area is dotted with charming local businesses, including boutique shops, specialty stores, and a variety of restaurants and cafes ranging from coffee and donuts to Michelin recognized restaurants. Overall, East Sacramento offers a unique blend of historical charm, recreational amenities, and a thriving community spirit that makes it "the place" to live in Sacramento.

### Campus Commons

Campus Commons is the upscale residential neighborhood located in the heart of Sacramento, California. Situated just a few miles from the state capital, this beautiful community is a popular destination for professionals and families alike. The neighborhood is named after the Campus Commons Golf Course, which is the dominating feature of the area and attracts avid golfers from all around the region.

One of the key features of Campus Commons is its gorgeous, park-like setting. The community is surrounded by mature trees, well-manicured lawns, and scenic walking paths that wind their way through the neighborhood. Residents enjoy easy access to a variety of outdoor recreational activities, including hiking, biking, and kayaking on the nearby American River.

Another draw of Campus Commons is its proximity to a wide range of amenities and attractions. The neighborhood is situated just a short drive from Downtown, Midtown, East Sac, and Sierra Oaks, providing easy access to top-rated restaurants, cultural institutions, and entertainment

venues. In addition, the area is home to a variety of local shops and boutiques, as well as grocery stores, fitness centers, and other convenient services. Overall, Campus Commons offers a high-end, peaceful living experience with easy access to the best that Sacramento has to offer.

### Ramona Village

Ramona Village is a charming residential neighborhood located in Sacramento, California. Situated just south of Highway 50, the community offers easy access to the city's best attractions, including shopping, dining, and entertainment. The neighborhood is characterized by its tree-lined streets, well-maintained homes, and friendly residents, creating a peaceful and welcoming atmosphere.

The neighborhood provides residents with miles of scenic walking trails, picnic areas, and recreational opportunities. In addition, the community is located near several local parks, including the popular Haggis Oaks Park, which offers a playground, sports fields, and a swimming pool.

Another draw of Ramona Village is its easy access to a variety of shopping and dining options. The neighborhood is located near several shopping centers, including the Arden Fair Mall, which is home to dozens of popular family oriented retailers and restaurants. In addition, the area is home to several local businesses, including specialty shops, grocery stores, and cafes. Overall, Ramona Village offers a peaceful, family-friendly living experience.





# SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

## SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs

## POPULATION GREATER SACRAMENTO REGION

**2,623,204**

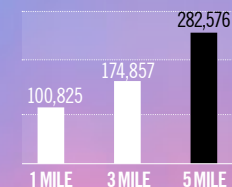
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## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

**68%**

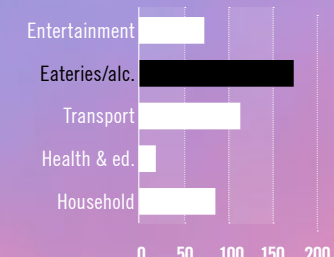
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## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



\*Numbers in millions - Costar 2023 - 1500 Capitol Ave

## COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

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## SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

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## SACRAMENTO OWNERS VS. RENTERS



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**WALK SCORE:**  
**98**  
Walker's Paradise

**BIKE SCORE:**  
**62**  
Biker's Paradise

**TRANSIT SCORE:**  
**96**  
Good Transit

walkscore.com  
1500 Capitol



Monument Sign



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