

**FOR  
LEASE**

**2355-2377 ARDEN WAY,  
SACRAMENTO, CA**

**600 SF - 4,700 SF RETAIL SPACE AVAILABLE**

**CURRENTLY BEING REMODELED!**



**3-D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# ABUNDANT RETAIL OPPORTUNITIES IN THRIVING SACRAMENTO HUB

600 SF - 4,700 SF RETAIL SUITES AVAILABLE

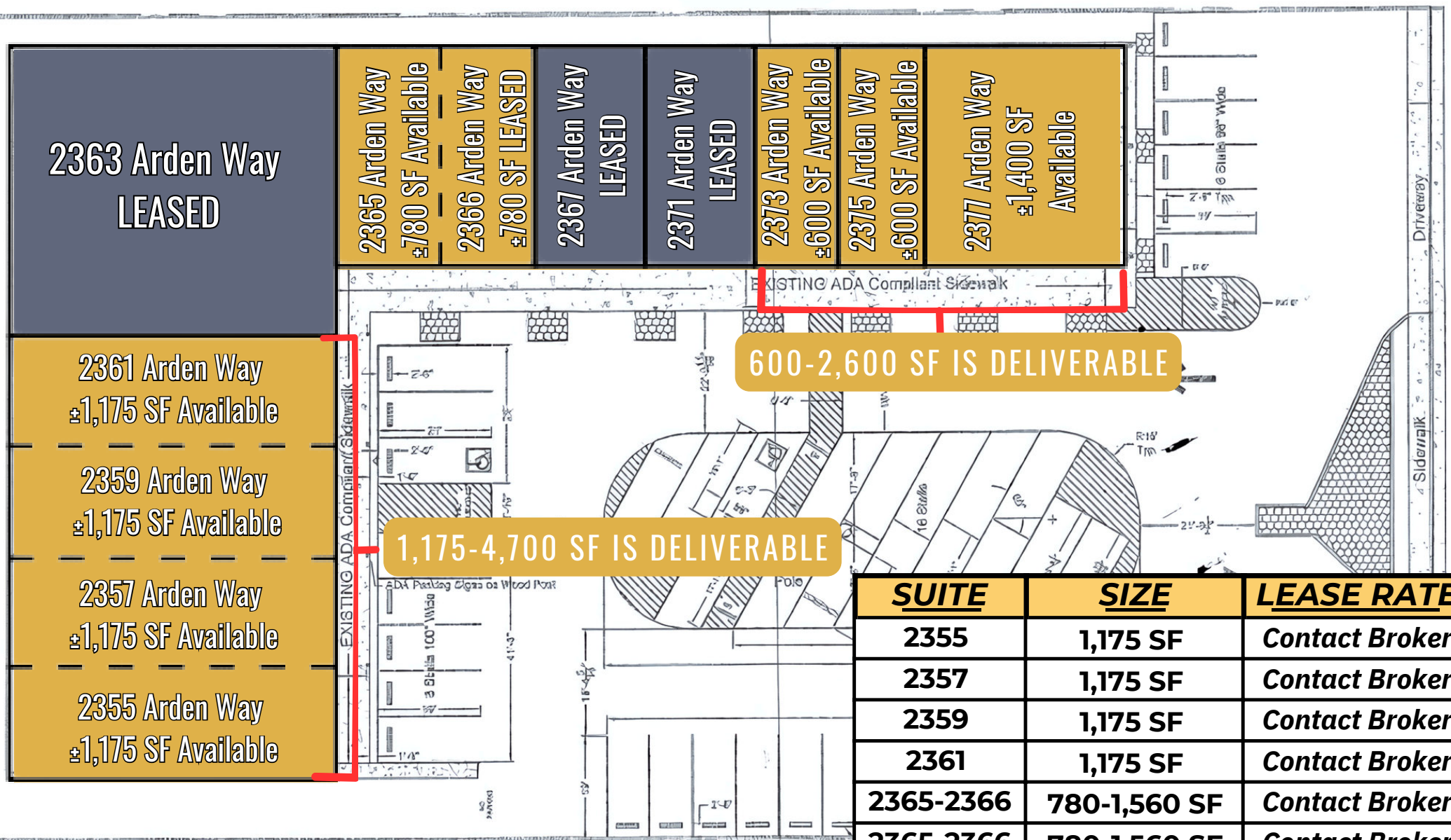
LEASE RATES: CONTACT BROKER FOR PRICING

- **Monument Signage Available:** Elevate your brand with prominent signage.
- **Easy Ingress/Egress:** Ensures easy and safe entry and exit.
- **Major Interstate Accessibility:** Direct access to Capitol City Freeway for convenient commuting.
- **High Visibility & Traffic Counts:** Benefit from a location that captures significant attention
- **Adjacent to Brand New Starbucks Drive-Thru:**
  - Leverage the heavy traffic generated by a popular neighbor.
- **Strong Traffic Counts:**
  - Arden Way: 29,284 ADT
  - Fulton Ave: 26,466 ADT
- **Property Zoning:** General Commercial
- **Parking Availability:** 45 spaces



# ARDEN CENTER - SITE PLAN

3-D Tour  
Click Here 



2363 Arden Way  
LEASED

2365 Arden Way  
±780 SF Available

2366 Arden Way  
±780 SF LEASED

2367 Arden Way  
LEASED

2371 Arden Way  
LEASED

2373 Arden Way  
±600 SF Available

2375 Arden Way  
±600 SF Available

2377 Arden Way  
±1,400 SF Available

2361 Arden Way  
±1,175 SF Available

2359 Arden Way  
±1,175 SF Available

2357 Arden Way  
±1,175 SF Available

2355 Arden Way  
±1,175 SF Available

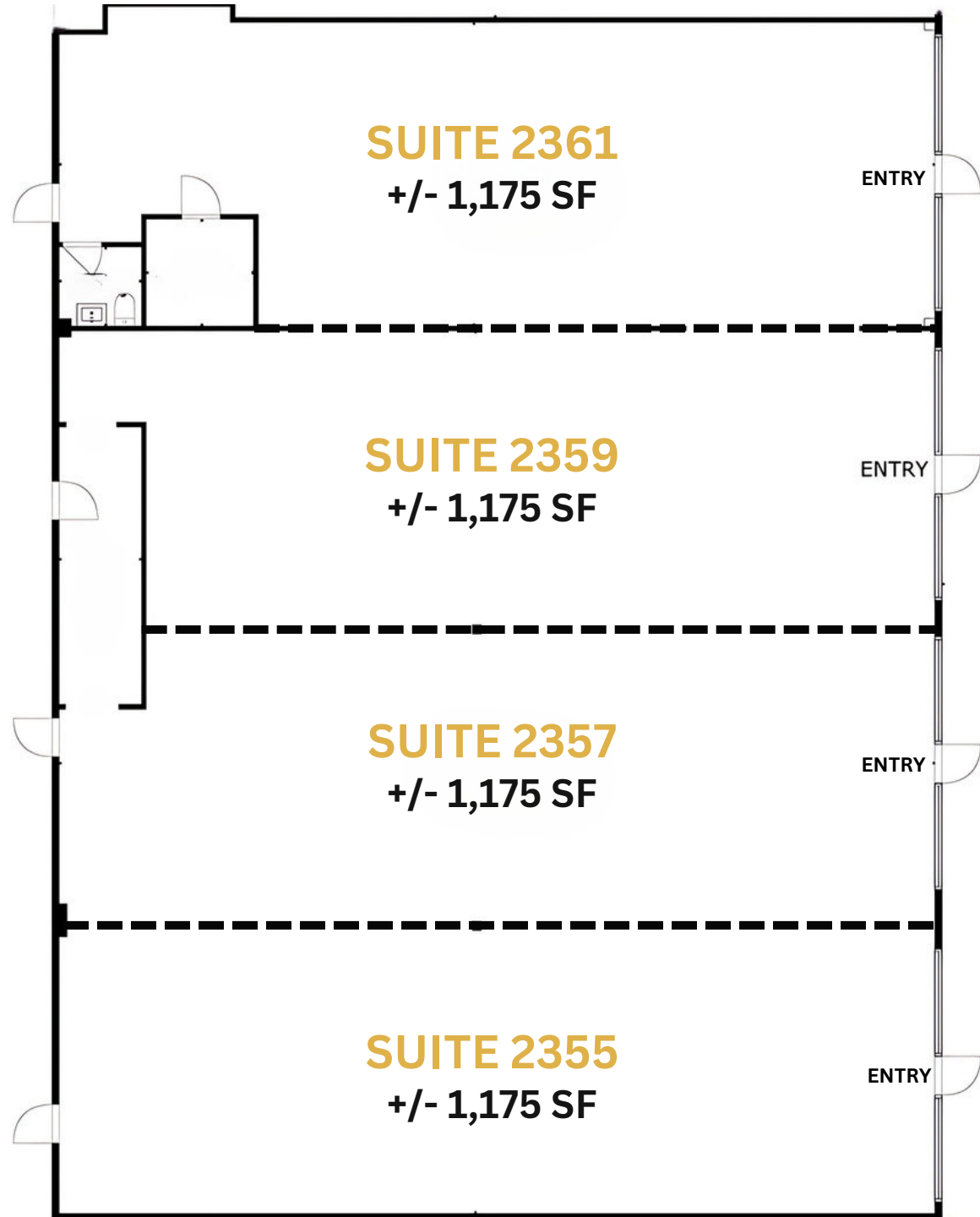
600-2,600 SF IS DELIVERABLE

1,175-4,700 SF IS DELIVERABLE

<u>SUITE</u>	<u>SIZE</u>	<u>LEASE RATE</u>
2355	1,175 SF	Contact Broker
2357	1,175 SF	Contact Broker
2359	1,175 SF	Contact Broker
2361	1,175 SF	Contact Broker
2365-2366	780-1,560 SF	Contact Broker
2365-2366	780-1,560 SF	Contact Broker
2373	600 SF	Contact Broker
2375	600 SF	Contact Broker
2377	1,400 SF	Contact Broker

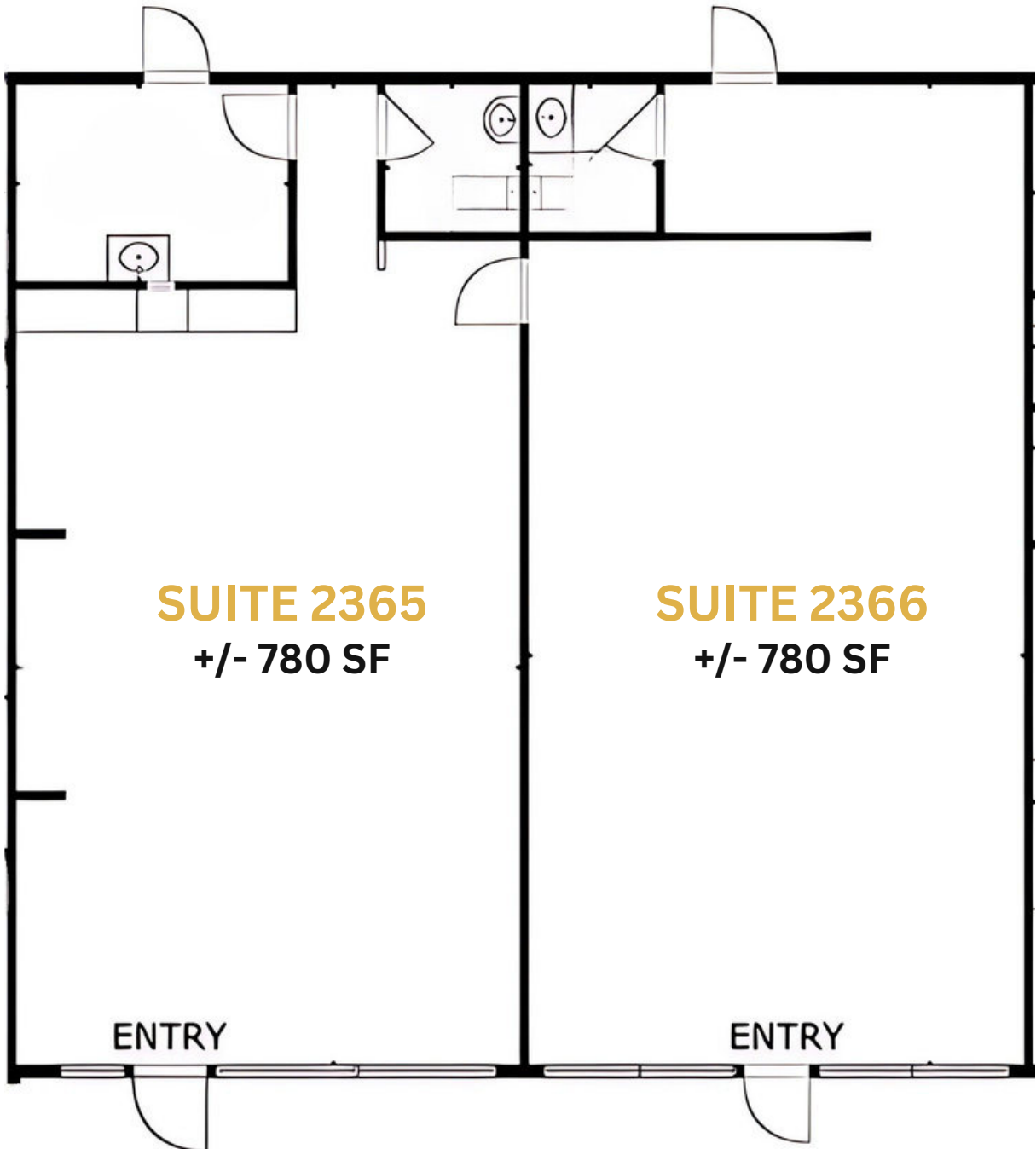
# ARDEN CENTER - FLOOR PLANS

## *SUITES 2355 - 2361*



# ARDEN CENTER - FLOOR PLANS

## *SUITES 2365 - 2366*



**SUITE 2365**  
+/- 780 SF

**SUITE 2366**  
+/- 780 SF

ENTRY

ENTRY

# ARDEN CENTER - FLOOR PLANS

## SUITES 2373 - 2377



# ATTRACTIONS AND KEY EMPLOYERS

## • Shopping Destinations:

- Arden Fair Mall: Located just 0.5 miles to the east, this is Sacramento's go-to shopping hub, featuring over 165 stores and restaurants including Macy's, Nordstrom, H&M, Forever21, and Apple.
- Target: A large general merchandise retail store situated 0.7 miles to the southeast.

## • Event and Educational Centers:

- Cal Expo: The venue for the California State Fair and various year-round events.
- Sacramento State University: A prominent educational institution in the area.

## • Healthcare Employers:

- Kaiser Permanente: A major healthcare provider.
- Sutter Health: Another key employer in the healthcare sector.

## • Dining Options:

- High-End Restaurants: Enjoy meals at Mikuni, Yard House, and Cheesecake Factory.
- Nation's Giant Hamburgers: A local restaurant chain located within the center.
- Additional Restaurants: Chili's and Olive Garden are also within a 1-mile radius.

## • Grocery and Daily Needs:

- Trader Joe's: A specialty grocery store located 1 mile to the east.
- Safeway: A full-service supermarket 0.8 miles to the west.



# IMMEDIATE VICINITY AERIAL



**arden fair**  
MALL 150+ Retailers

planet fitness  
**WinCo FOODS**  
**COSTCO BUSINESS CENTER**

MARCONI AVE

CENTURY THEATRES HomeGoods  
Burlington PANDA EXPRESS MOD  
NORDSTROM rack Michaels

EL CAMINO AVE

FULTON AVE

TARGET BMW

SAFeway CVS pharmacy  
DOLLAR TREE  
CALIFORNIA Family Fitness Quick Quack CAR WASH McDonald's



ARDEN WAY

HOWE AVE

CAL EXPO

HURLEY WAY

24 HOUR FITNESS MOUNTAIN MIKE'S PIZZA  
Little Caesars  
7 ELEVEN RITE AID 76

EASTERN AVE

WATT AVE

American River

ROSS DRESS FOR LESS  
SUBWAY  
DUTCH BROS Coffee  
Marshalls

JACKS URBAN EATS Save Mart CHIPOTLE MEXICAN GRILL  
jamba The BEACH HUT DELI SINCE 1961  
Peet's Coffee TEMPLE

FAIR OAKS BLVD





# DEMOGRAPHIC SUMMARY REPORT

2355-2377 ARDEN WAY, SACRAMENTO, CA 95825



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 25,328  
3-MILE RADIUS 143,687  
5-MILE RADIUS 387,157

## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$62,133.00  
3-MILE RADIUS \$88,525.00  
5-MILE RADIUS \$87,978.00



## POPULATION 2028 PROJECTION

1-MILE RADIUS 26,251  
3-MILE RADIUS 147,549  
5-MILE RADIUS 398,022

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$47,433.00  
3-MILE RADIUS \$59,005.00  
5-MILE RADIUS \$63,734.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,007	101,893	261,287
BLACK	4,080	14,868	44,207
HISPANIC ORIGIN	8,926	36,653	103,707
AM.INDIAN & ALASKAN	505	2,602	7,838
ASIAN	2,370	13,214	41,717
HAWAIIAN/PACIFIC ISLAND	292	1,477	4,544
OTHER	2,074	9,634	27,564

# CONTACT US!

TO LEARN MORE ABOUT  
THESE RETAIL SUITES



*Chase Burke*

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