

ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd
Sacramento CA

Four Spaces For Lease at The Strongest Intersection in the County

- 570 SF & 860 SF Available
- 2,500 SF Available 2nd Generation Restaurant with Excellent Visibility to Fair Oaks Boulevard VERY High traffic intersection
- >100,000 cars per day at this intersection
- Upscale Retail Center in High Income (\$125K+) Demographic
- Strong Tenant Mix with Food, Financial, Retail and Services



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AERIAL - AVAILABLE SPACE

AVAILABLE
± 570 SF
Upstairs remodeled
with bathroom & shower

AVAILABLE
± 2,500 SF

AVAILABLE
± 860 SF

FAIR OAKS BLVD - 39,800 ADT

WATT AVE - 53,979 ADT

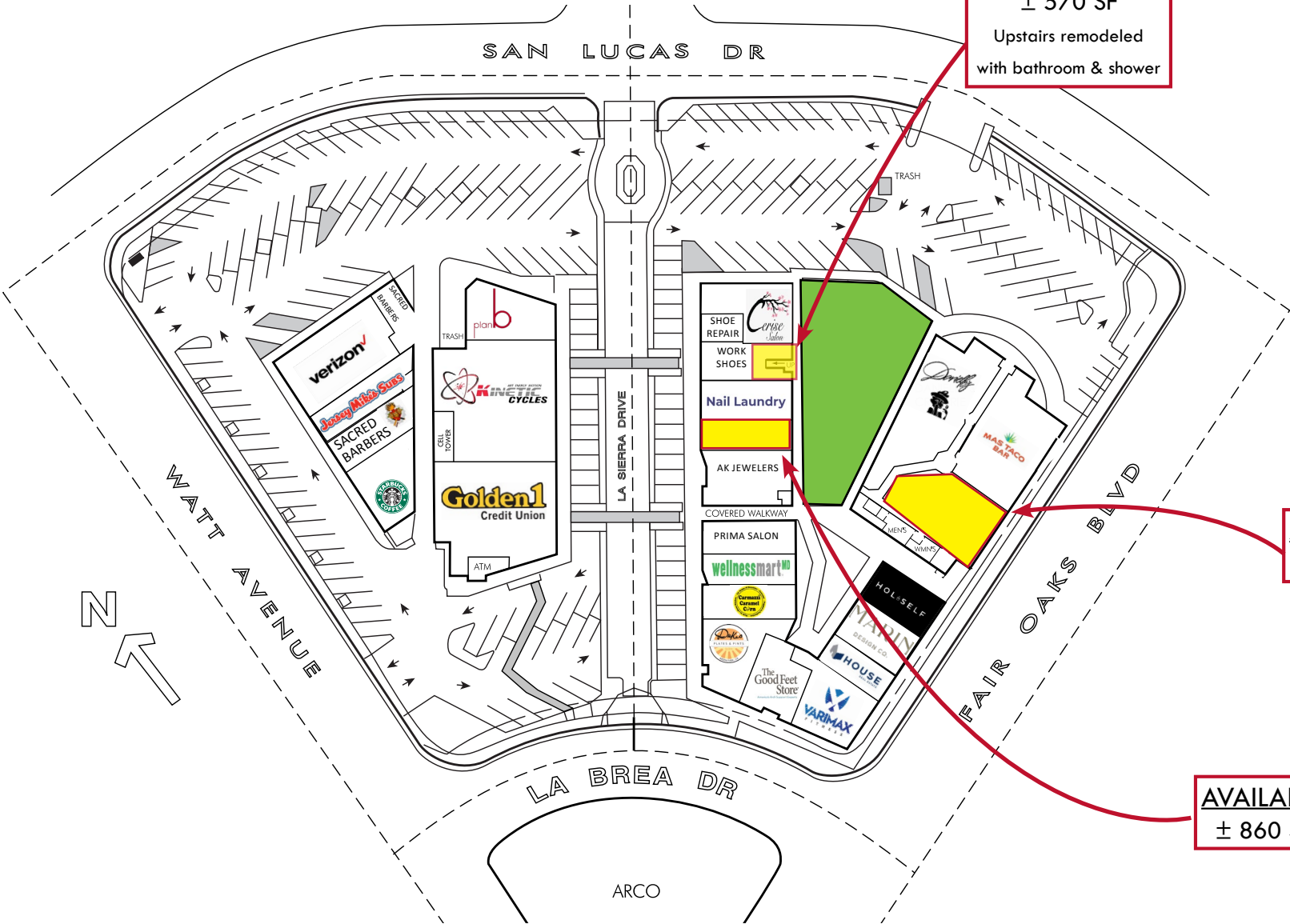
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SITE PLAN - AVAILABLE SITE

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SITE PHOTOS - SIGNAGE AND COMMON AREAS

ARDEN TOWN CENTER



Fair Oaks Blvd Signage



Watt Ave Signage



San Lucas Dr Signage



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SITE PHOTOS - TENANTS

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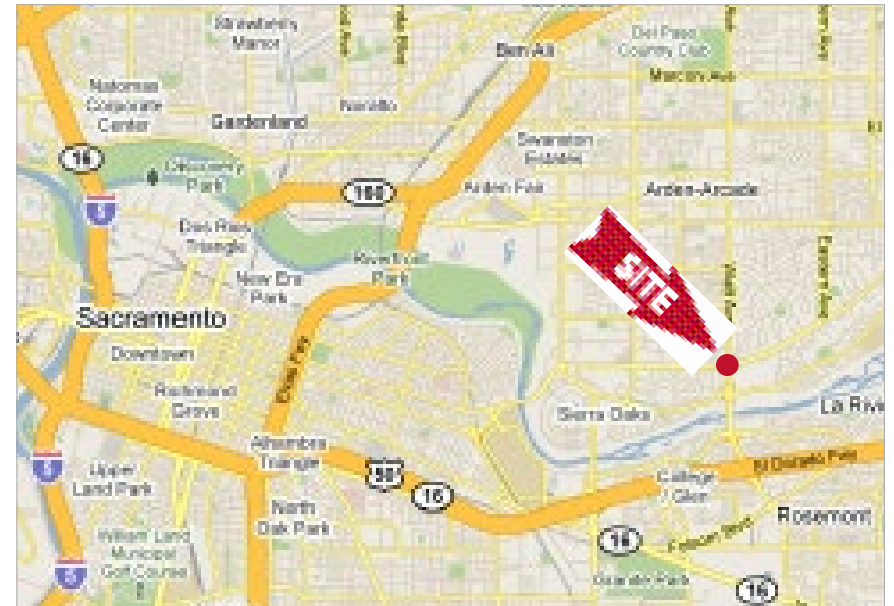
AREA OVERVIEW

ARDEN TOWN CENTER



TRADE AREA DEMOGRAPHICS

2019 Estimated	3 Mile Radius
Population	131,308
Median Age	39
Average Household Income	\$90,878
Number of Businesses	8,449
Number of Employees	74,080
Bachelor and Graduate Degree	40.2%



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