

FOR
OR SALE
LEASE

2210 ARDEN WAY,
SACRAMENTO, CA



+/- 7,680 SF RETAIL BUILDING

CHASE BURKE

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ROME
REAL ESTATE GROUP

2210 ARDEN WAY

FOR SALE	SIZE	SALE PRICE	NOTES
±7,680 SF Showroom on a ±14,810 SF Lot	±7,680 SF Building on a ±14,810 SF Lot	\$1,536,000.00 (\$200.00 PSF)	2nd Generation Showroom Space with GL Loading Door
FOR LEASE	SIZE	LEASE RATE	NOTES
±7,680 SF Showroom	±7,680 SF Retail Space	\$1.50 PSF, NNN (NNN COSTS: \$0.50, PSF)	2nd Generation Showroom Space with GL Loading Door

PROPERTY HIGHLIGHTS:

- Prime Arden Way Frontage:** Command attention on Sacramento's premier retail corridor, directly along Arden Way just moments from the Business 80 interchange. High visibility, nonstop traffic, and a proven retail draw put your brand in front of thousands every day.
- Two Minutes From Arden Fair:** Leverage foot traffic and spillover demand from the region's dominant shopping hub — Arden Fair Mall and Market Square — home to 150+ national retailers, restaurants and destination anchors that keep customers circulating all day.
- Dense & Diverse Trade Area:** Access nearly 150,000 residents within three miles and more than 400,000 within five — a wide customer base that supports everything from value retail to specialty services and high-frequency daily-needs uses.
- Strong Daytime Population:** Surrounded by Point West's office, medical, hospitality and retail ecosystem, the property benefits from a steady daytime workforce that boosts lunch, service and after-work traffic throughout the week.
- Easy Regional Access:** Immediate connectivity to Business 80 places downtown Sacramento, Roseville, Arden-Arcade, and Sacramento International Airport all within a short drive — making the site equally convenient for customers, employees and deliveries.

STRONG
TRAFFIC COUNTS

ARDEN WAY: 36,507 ADT
HOWE AVE: 36,049 ADT



AVERAGE
\$93,533
WITHIN 3 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
LC (LIMITED
COMMERCIAL)
SACRAMENTO COUNTY



ARDEN WAY:
36,507 ADT

Brows N Style
KIKI'S



Right Cars Auto
The Right Price The Right Way To Buy Cars



HOWE AVE:
36,049 ADT



SITE PLAN



IMMEDIATE VICINITY AERIAL

**arden fair
MALL** 150+ Retailers



PROPERTY
LOCATION



HURLEY WAY

ARDEN WAY

HOWE AVE



American River



FULTON AVE



MARCONI AVE

EL CAMINO AVE



FAIR OAKS BLVD



DEMOGRAPHIC SUMMARY REPORT

2210 ARDEN WAY, SACRAMENTO, CA 95825



POPULATION

2024 ESTIMATE

1-MILE RADIUS	22,495
3-MILE RADIUS	148,803
5-MILE RADIUS	400,882



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$60,941.00
3-MILE RADIUS	\$93,533.00
5-MILE RADIUS	\$93,920.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,677	73,158	189,755
BLACK	3,470	13,717	39,752
HISPANIC ORIGIN	6,941	38,619	109,831
AM.INDIAN & ALASKAN	388	1,984	5,775
ASIAN	3,060	15,798	43,455
HAWAIIAN/PACIFIC ISLANDER	244	1,266	3,684
OTHER	7,655	42,880	118,460

POPULATION

2029 PROJECTION

1-MILE RADIUS	22,747
3-MILE RADIUS	149,896
5-MILE RADIUS	404,440

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$48,065.00
3-MILE RADIUS	\$62,174.00
5-MILE RADIUS	\$68,378.00

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY!



Chase Burke

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