

# Former Bank Building | For Lease

1800 Arden Way - Sacramento, CA 95815



## PROPERTY OVERVIEW

**Year Built:** 1973

**Building Size:** +/- 8,500 square feet

**First Floor:** +/- 5,052 square feet

**Basement:** +/- 3,448 square feet

**Power:** 800 amps

**APN:** 277-0271-005

**Parcel:** 0.7 corner acre (30,491 square feet)

**Zoning:** SC-R-PUD (Shopping Center / Review)

**Parking:** 28 spaces

**Drive Thru:** In place

## PROPERTY HIGHLIGHTS

- Lease Rate: Negotiable
- Ideal owner/user opportunity with drive-thru
- Well known location across from Arden Fair Mall
- Excellent visibility on major thoroughfare with traffic counts in excess of 55,000 vehicles per day
- Ingress/egress from both Arden & Challenge Way
- Open floor plan on ground level with some private offices, along with fully built-out basement, including breakroom, restroom and shower.
- Currently vacant and ready for immediate occupancy



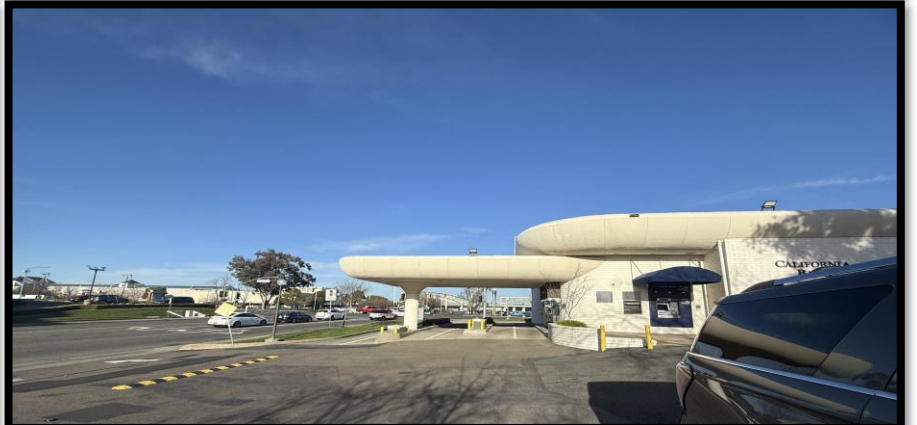
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**Brian Jacks | 916-837-3456 | [www.JacksCommercial.com](http://www.JacksCommercial.com) | DRE Lic #02088254**



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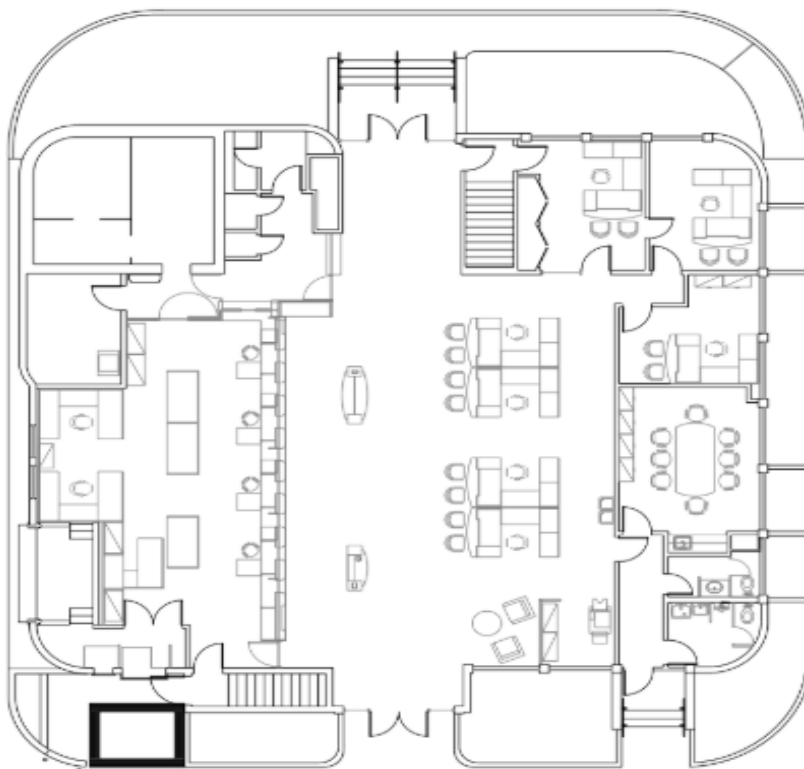


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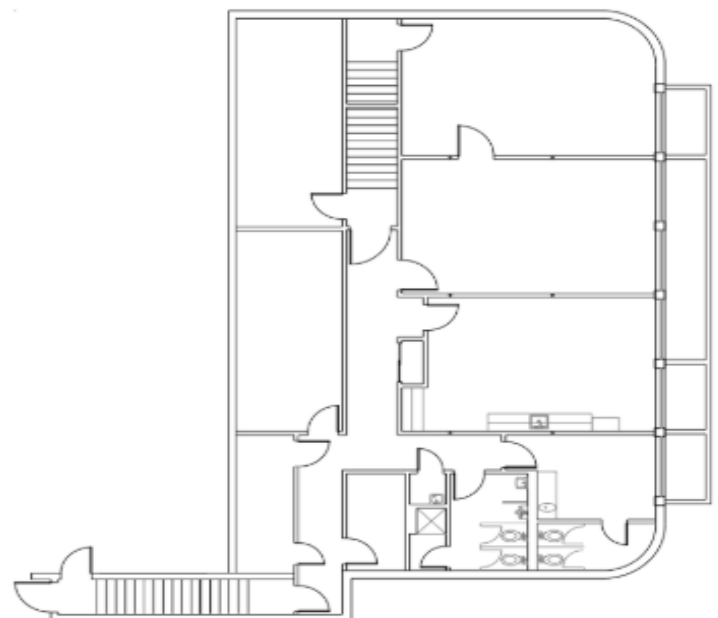
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## FLOOR PLANS



GROUND LEVEL



LOWER LEVEL

\*NOT TO SCALE

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