

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



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | 916-837-3456 | www.JacksCommercial.com | DRE Lic #02088254

Former Bank Building | For Lease

1800 Arden Way - Sacramento, CA 95815



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

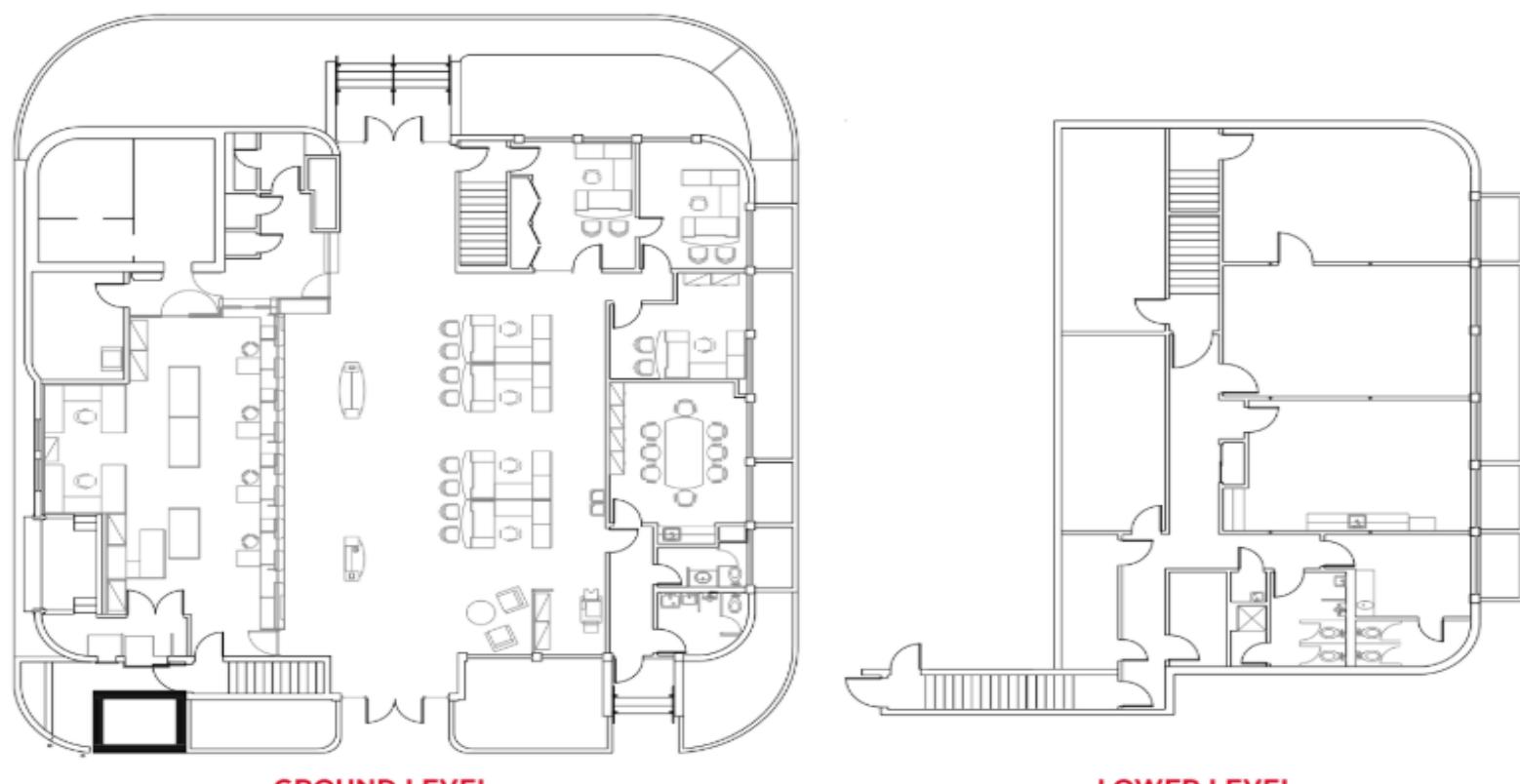
Brian Jacks | 916-837-3456 | www.JacksCommercial.com | DRE Lic #02088254

Former Bank Building | For Lease

1800 Arden Way - Sacramento, CA 95815



FLOOR PLANS



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | 916-837-3456 | www.JacksCommercial.com | DRE Lic #02088254