

3636 - 3640
AMERICAN RIVER DRIVE

SACRAMENTO, CA 95864



NEWMARK



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PROPERTY INFORMATION

AVAILABILITY

SUITE 128

±2,880 SF

**CAFÉ ON SITE
OPENING MAY 1, 2025!**



PROPERTY HIGHLIGHTS

- Convenient access to I-80, Highway 50 and Downtown Sacramento
- Immediate access to the American River bike trail
- Secured underground parking available
- Professionally managed by Newmark
- On-site common area conference center

RECENT UPDATES TO THE PROPERTY

- New building interior directory and suite signage
- Remodeling of main lobby with new flooring, lighting and furniture
- Upgraded lighting throughout common area

ELEVATOR UPGRADES	\$221,217
HVAC SYSTEMS	\$1,655,969
LOBBY RENOVATIONS	\$210,289
ROOF REPLACEMENT	\$735,383
OTHER MISCELLANEOUS	\$249,348
TOTAL:	\$3,072,205

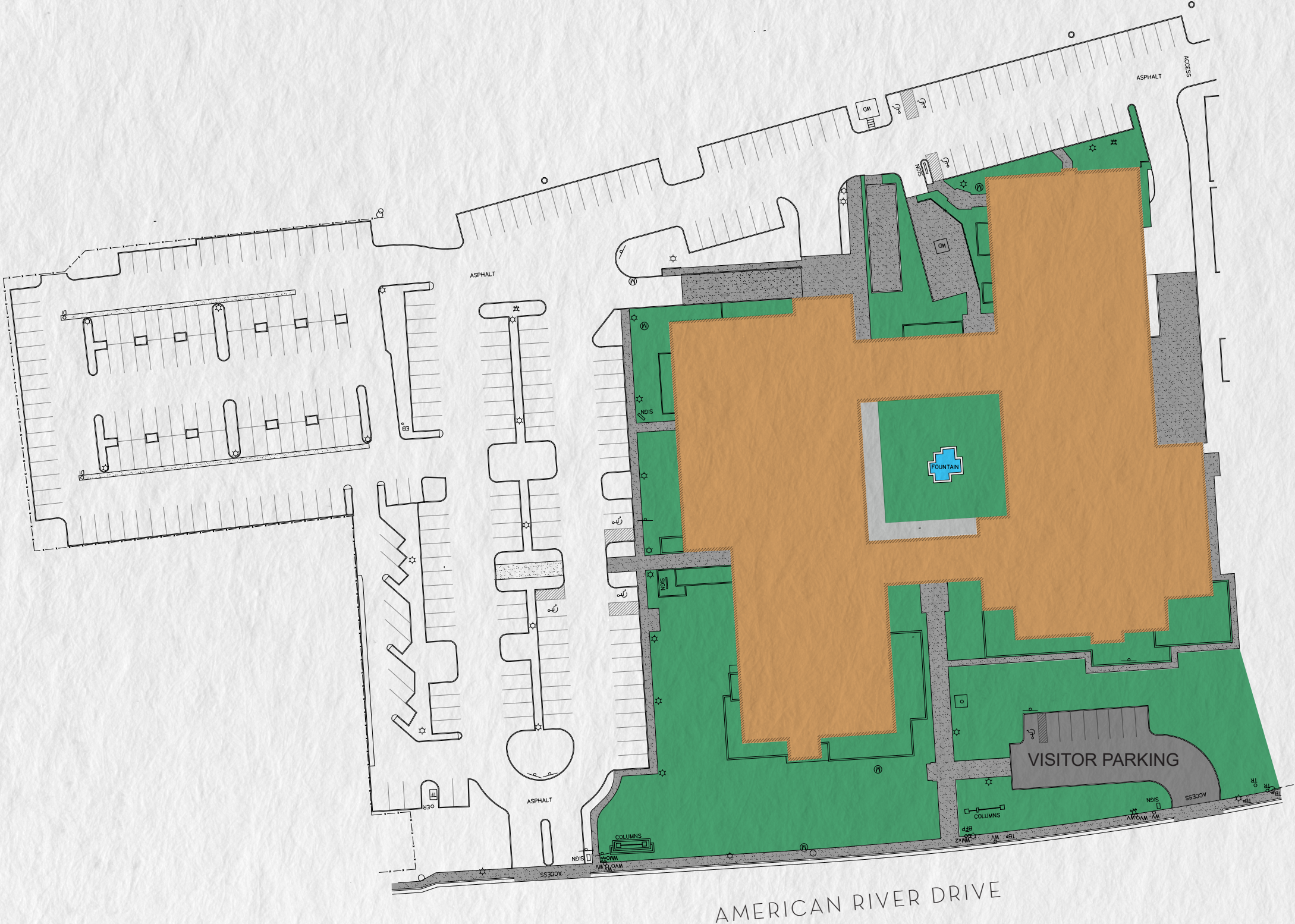
- Landlord has the ability to fund a TI allowance without lender approval

PROPERTY PHOTOS

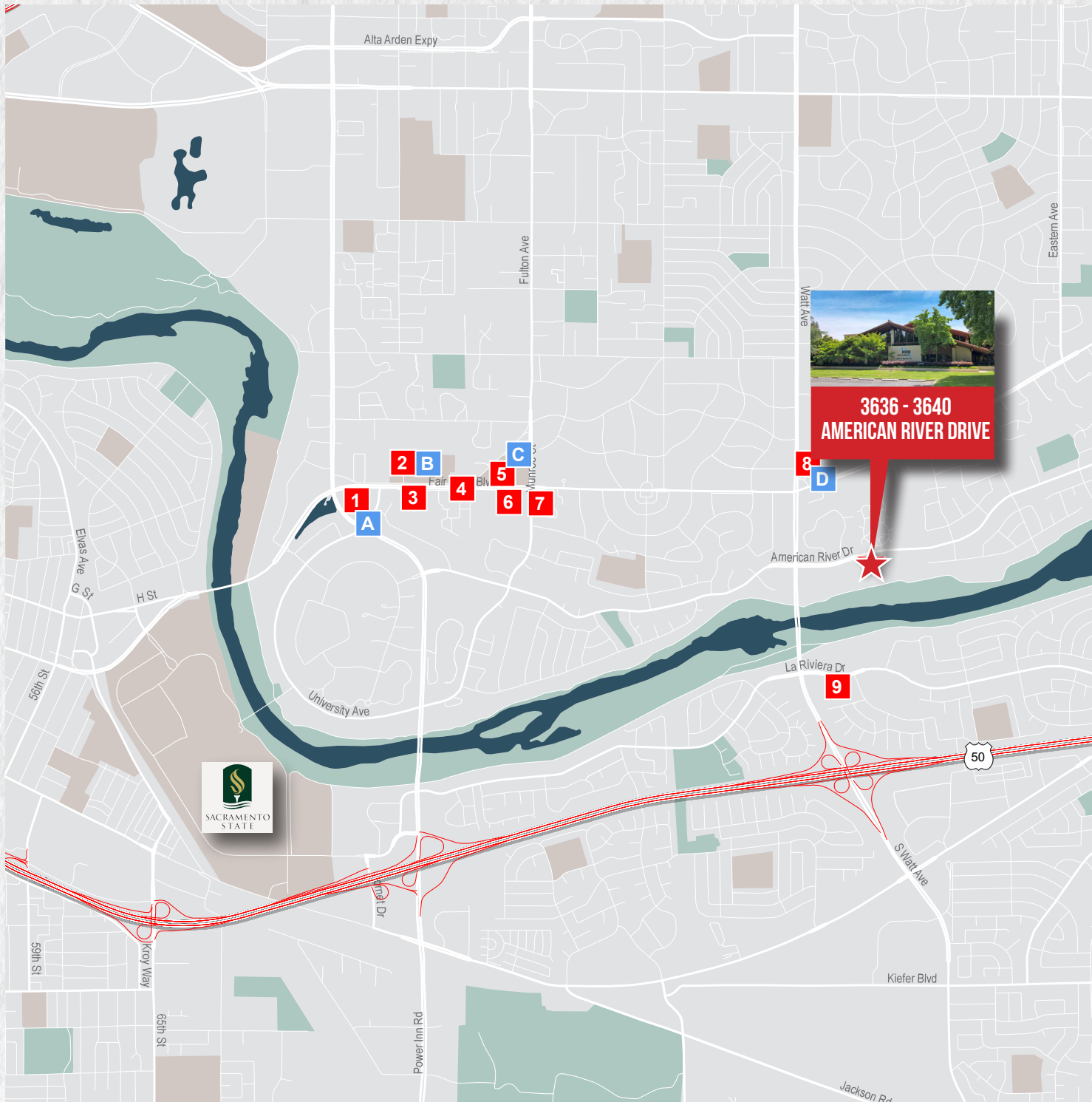
PROPERTY PHOTOS



SITE PLAN



AMENITIES MAP



RESTAURANTS

- 1** Pieology, Starbucks, Menchies, Aji, Zocalo, Organic Coup, Buckhorn Grill, Capitol Beer & Tap Room
- 2** Wildwood Kitchen & Bar, Cafe Bernardo, Ruth's Chris Steakhouse, Piatti
- 3** Boston Market, McDonald's Domino's Pizza
- 4** Ettore's Bakery & Cafe, Roxy Restaurant & Bar
- 5** Noodles and Company, Jamba Juice, Boudin SF, Smashburger, Noah's Bagels, Nothing Bundt Cake, Chipotle, Beach Hut Deli, Jacks Urban Eats, Lemon Grass, Thai House
- 6** Pinkberry, Pete's Coffee, Miyagi Bar & Sushi
- 7** Temple Coffee Roasters, Heat Shabu Baru, The Parlor Ice Cream Puffs
- 8** Starbucks, Dukes Plates and Pints, Danielle's Creperie, Vinoteca Restaurant & Bar
- 9** River's Edge Cafe, Jack in the Box, Pitch and Fiddle
- 10** Pine Tree House, TOGO's Sandwiches, A1 Foods

SERVICES/RETAIL

- A** Safeway, AT&T, Citibank, US Bank
- B** Williams-Sonoma, Chicos, Talbots, Jos A. Bank
- C** Save Mart, The UPS Store, Sports Clips, Bank of the West
- D** Chase Bank, Verizon, Golden 1 Credit Union

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SACRAMENTO COUNTY
ASSESSOR &
CLERK / RECORDER

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