

AVAILABLE
FOR LEASE

2221-2225 HURLEY WAY

Sacramento, CA 95825

+/- 1,605 SF - +/- 4,400 SF

HOVE AVE ADT 35,000

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CENTURY 21

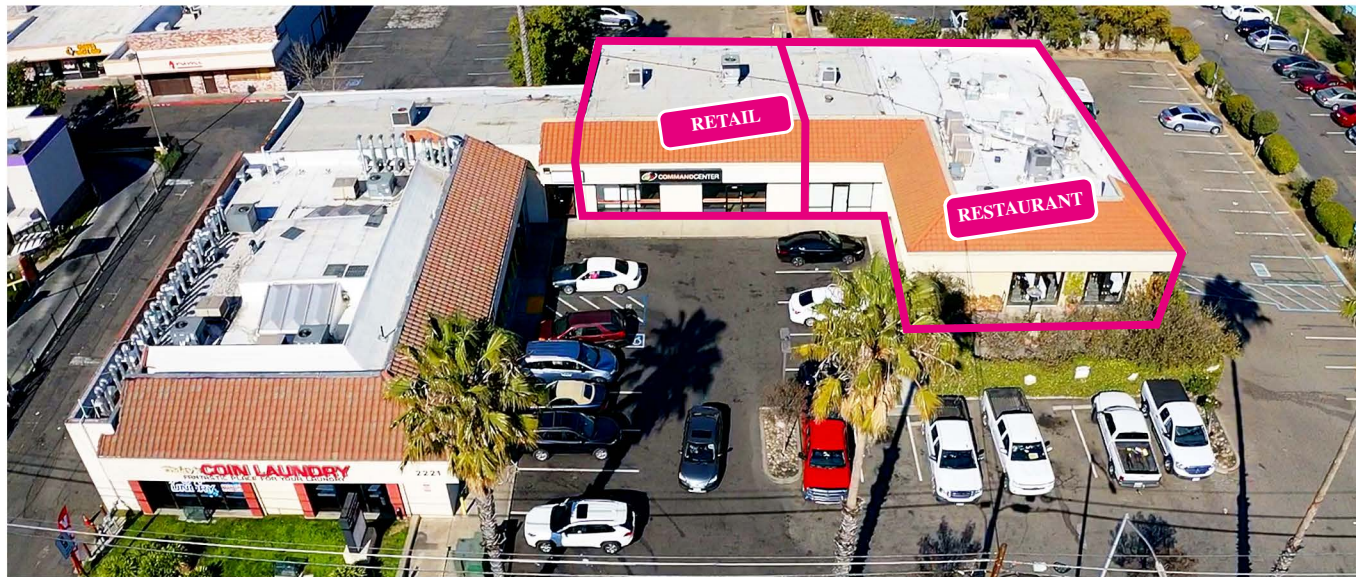
Select Real Estate, Inc



HURLEY WAY

RESTAURANT 365

Fully built-out Michelin level Restaurant Space and storefront retail space for Lease



THE PROPERTY

2221 HURLEY WAY SACRAMENTO, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 1,605 SF
RETAIL
+/- 4,400 SF
RESTAURANT



LC
LIGHT COMMERCIAL



RETAIL
RESTAURANT



\$1.50 - \$2.50 NNN

CENTURY 21
COMMERCIAL REAL ESTATE

PRICING: \$1.50 - \$2.50 NNN



ROCK & BEER'S

Arden
Fair Mall

Starbucks
Jamba Juice
MOD PIZZA
Pete's RESTAURANT & BREWHOUSE

Walgreens

Mercedes-Benz

ARDEN WAY

DEL TACO Arby's Carl's Jr.

CAL EXPO

Century Theatres
Arden

PANDA EXPRESS CHINESE KITCHEN
pizzawist

SHARIF
FINE JEWELERS SINCE 1922

OUTBACK STEAKHOUSE
RED LOBSTER FRESH-HIT LIVELOBSTER

Denny's

SUBJECT PROPERTY

TACO BELL

RETAIL RESTAURANT

HURLEY WAY

Buca di BEPPO Italian Restaurant

Chevron

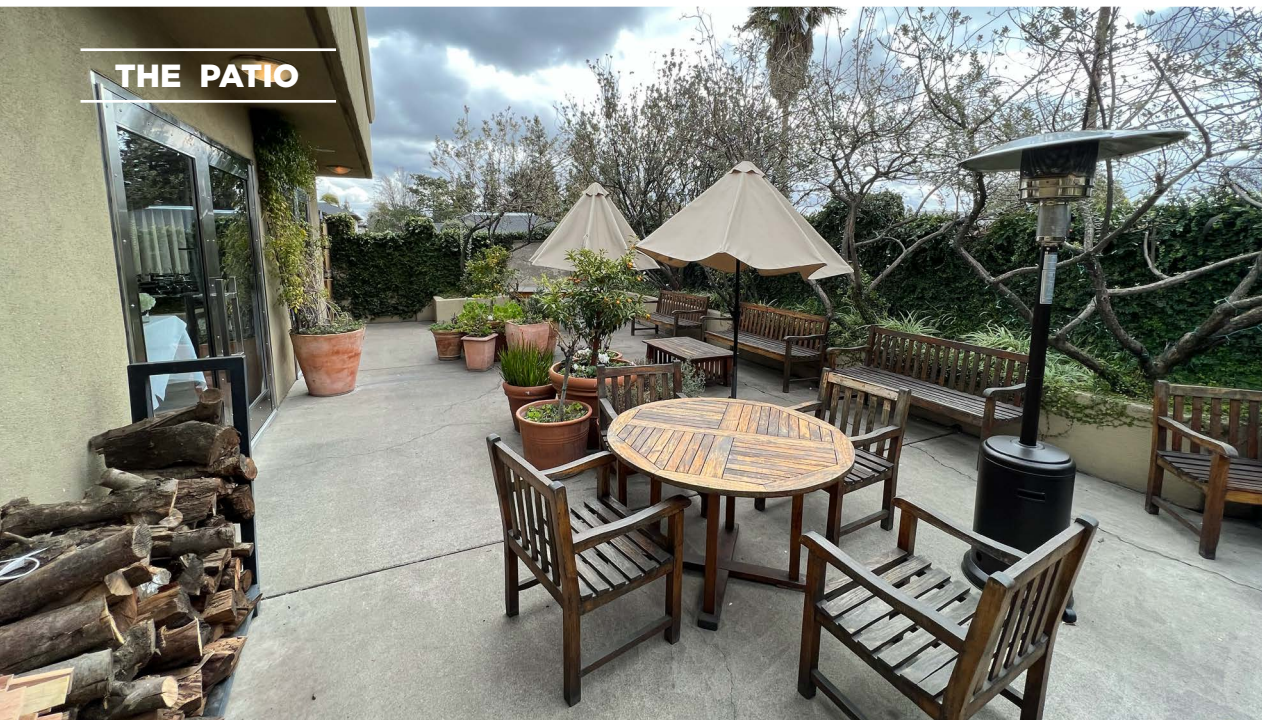
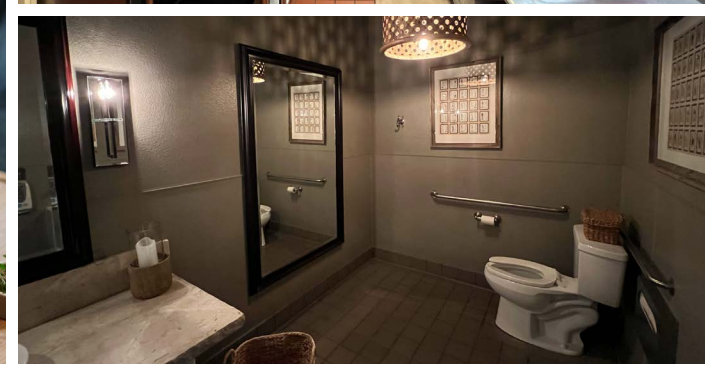
PARIS BAGUETTE
Sourdough & Co
FIRE WINGS

DUTCH BROS

EL POLLO LOCO

CRUNCH FITNESS
Marshalls. ROSS DRESS FOR LESS

HOWE AVE ADT 35,000



2221
HURLEY WAY



THE RESTAURANT & BUILDING

The Building is located along the busy Howe Arden Corridor on Hurley Way near the newly redeveloped Howe Bout Arden Shopping Center. The Building offers both building and monument signage which allows the user full access to maximum visibility on to Hurley Way. The space provides tremendous glassline allowing for ample natural light.

The Property is located in close proximity to major retail, office, and, multifamily. The building is moments

from Arden Fair Mall, Cal Expo and a short drive to Downtown/Midtown Sacramento and Sacramento International Airport. The space offers a tenant a fantastic opportunity to lease in the heart of the Howe/Arden redevelopment corridor.

The fully built out restaurant offers a walk in ready feel with state of the art appliances such as walk in cooler, floor sinks, bathrooms, tremendous dinning area with private patio, floor drains, ample parking and much more.

COMMERCIAL

PRICING: \$1.50-\$2.50 NNN

CENTURY 21



RESTAURANT 365





THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



2221
HURLEY WAY

ROSS
DRESS FOR LESS

Marshalls

CRUNCH
FITNESS

PARIS BAGUETTE
BAKERY CAFE

FIRE WINGS

Sourdough & Co.
Sandwiches • Soups • Salads

BUCCH
di BEPPO
Italian Restaurant

7
ELEVEN

HURLEY WAY

HOME
AVE ADT 35,000

SUBJECT PROPERTY

RESTAURANT

RETAIL

TACO BELL

Denny's

RESTAURANT 365

**5 MINUTE DRIVE
TO HWY 80
10 MINUTE DRIVE
TO HWY 50**

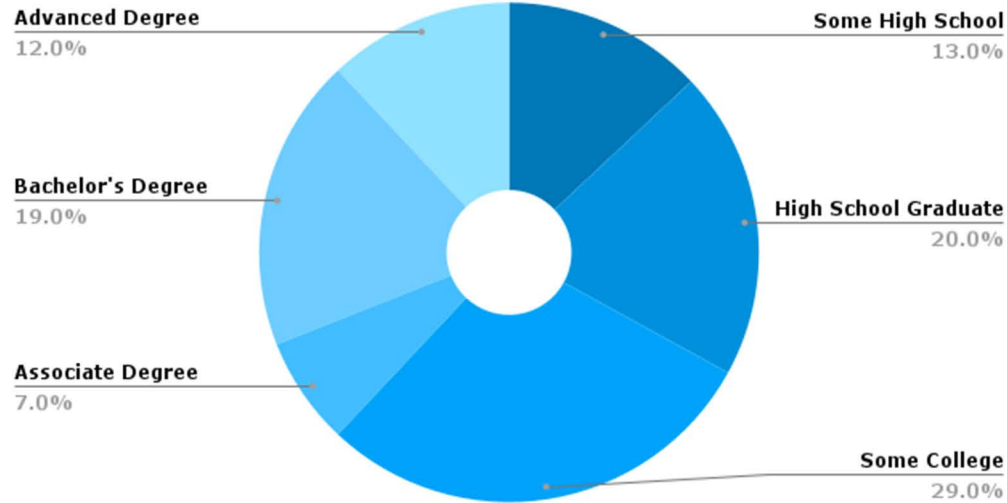


RESTAURANT 365

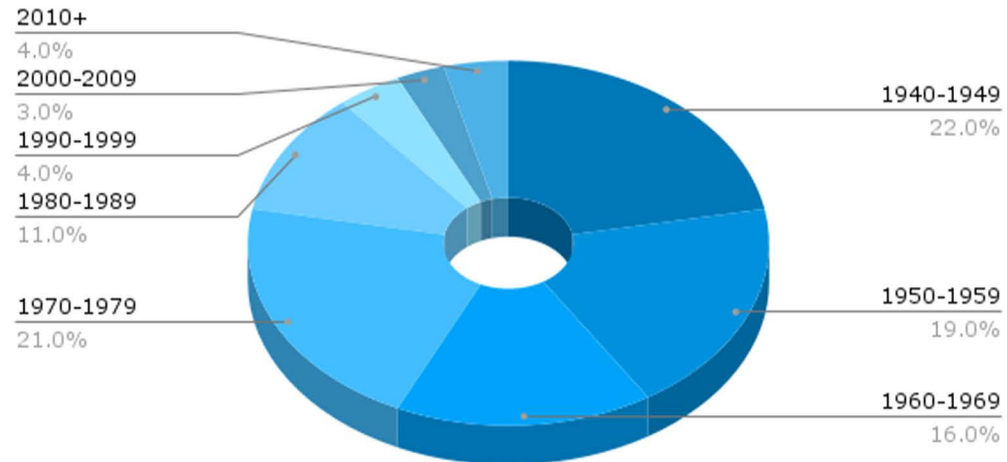
DEMOGRAPHICS

EDUCATION
HOUSING

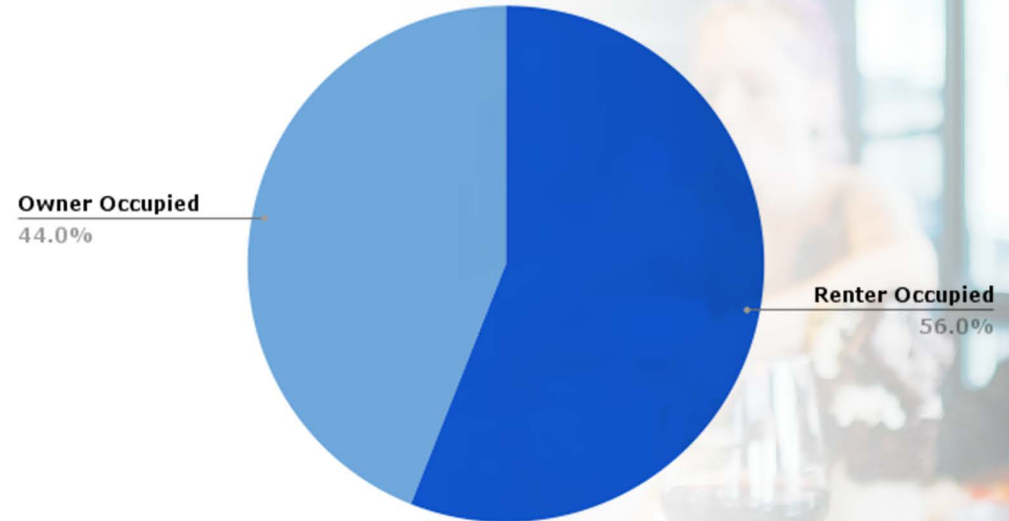
EDUCATIONAL ATTAINMENT



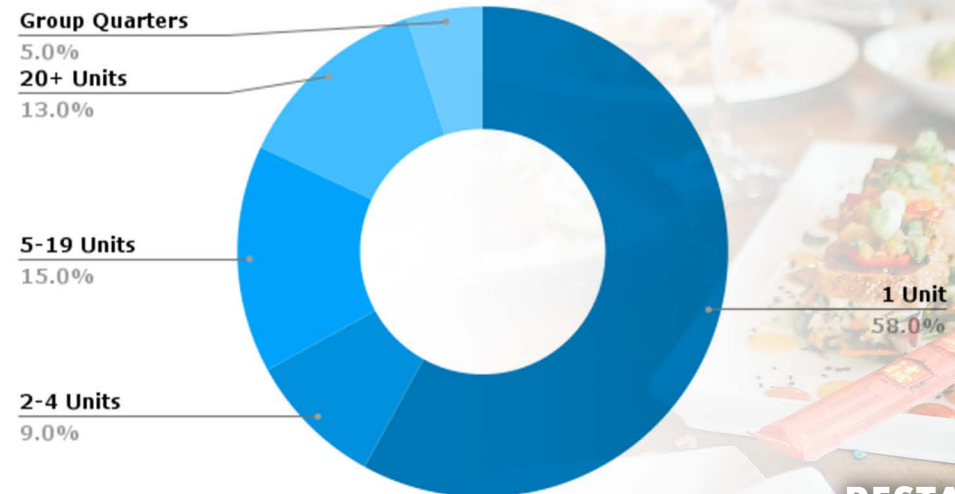
HOMES BUILT BY YEAR



HOUSING OCCUPANCY



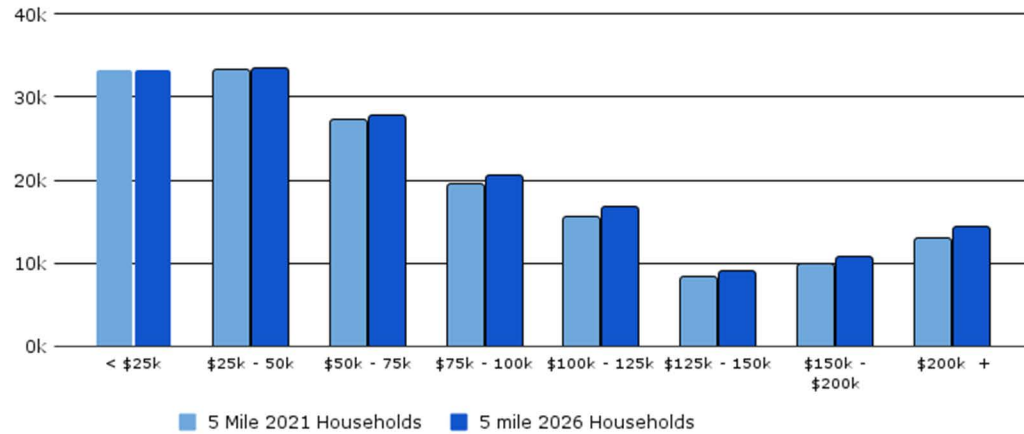
HOUSING TYPE



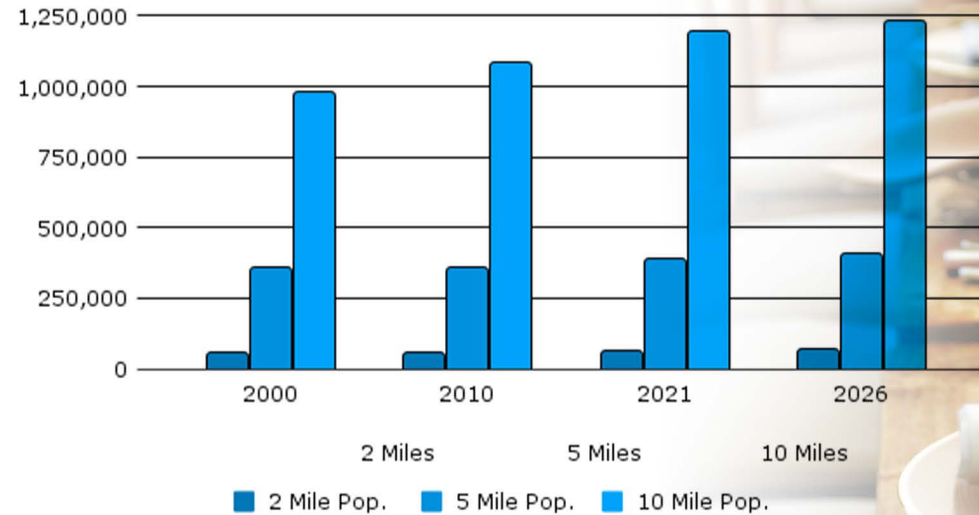
DEMOGRAPHICS

INCOME
POPULATION

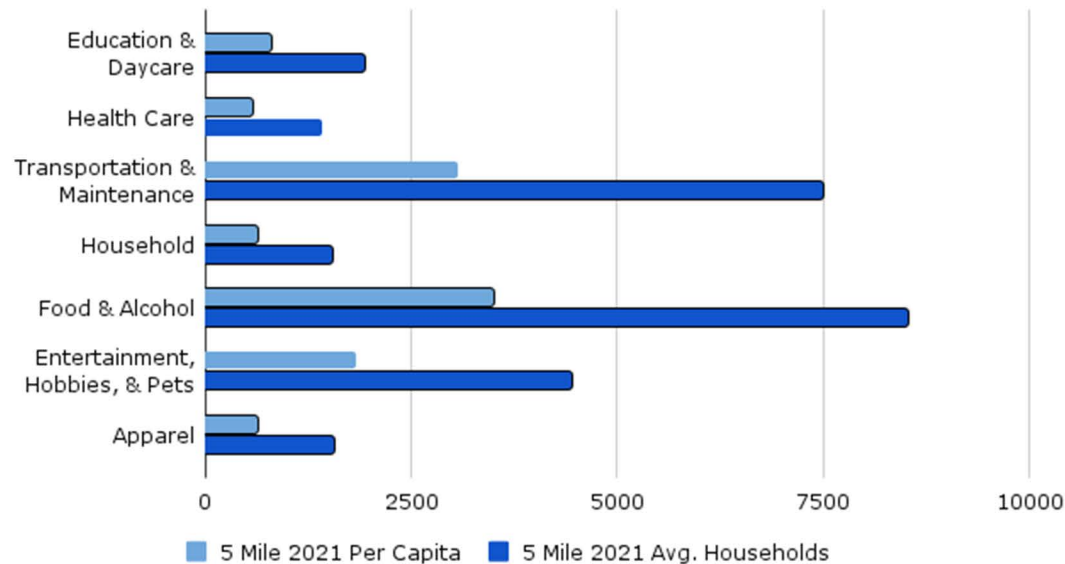
Monthly House Hold Income



POPULATION



Per Capita & Avg. Household Spending



LEASE

CENTURY 21
Select Real Estate, Inc



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RESTAURANT 365 ■