

# ARDEN WAY AND PROFESSIONAL DRIVE

## PRIME RETAIL SIGNALIZED CENTER FOR LEASE

3333 ARDEN WAY, SACRAMENTO, CA 95825



### PRIME RETAIL SIGNALIZED INTERSECTION

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# PROPERTY OVERVIEW AND HIGHLIGHTS

3333 ARDEN WAY



## PROPERTY OVERVIEW:

Prime leasing opportunity at 3333 Arden Way, Sacramento, CA 95825. This prominent retail property is strategically situated at the signalized intersection of Arden Way and Professional Drive, directly across from major national tenants such as Safeway, Chipotle, McDonald's, Dollar Tree, CVS Pharmacy, and California Fitness Center. Nestled along one of Sacramento's busiest retail corridors, this location offers outstanding visibility and accessibility. The high volume of both daytime and commuter traffic guarantees a constant influx of potential customers, making it an ideal spot for retail or office businesses seeking maximum exposure.

Surrounded by a mix of retail establishments, restaurants, and service providers, the property fosters a dynamic commercial atmosphere. Whether you're a new business looking to establish a presence or an existing retailer aiming to expand, this space provides the perfect platform for growth and success. Don't miss the opportunity to lease this prime retail space and position your business in one of Sacramento's most desirable commercial areas.

## PROPERTY HIGHLIGHTS:

- Asking rent: \$1.75 - \$2.00 + NNN
- Available Spaces:
  - Suite 300: ±3,000 square feet (end cap)
  - Suite 200: ±1,400 square feet (inline)
  - Suite 100: ±1,224 square feet (end cap)
- Signalized intersection
- Year Built: 2007
- Parking: 26 spaces
- Great building and monument signage to street
- Zoning: LC (Light Commercial)
- Submarket: Arden/Howe/Watt
- Easy access to and from Highway 50, Highway 160, and Business 80
- High traffic counts



# SITE MAP

3333 ARDEN WAY





# PROPERTY PHOTOS

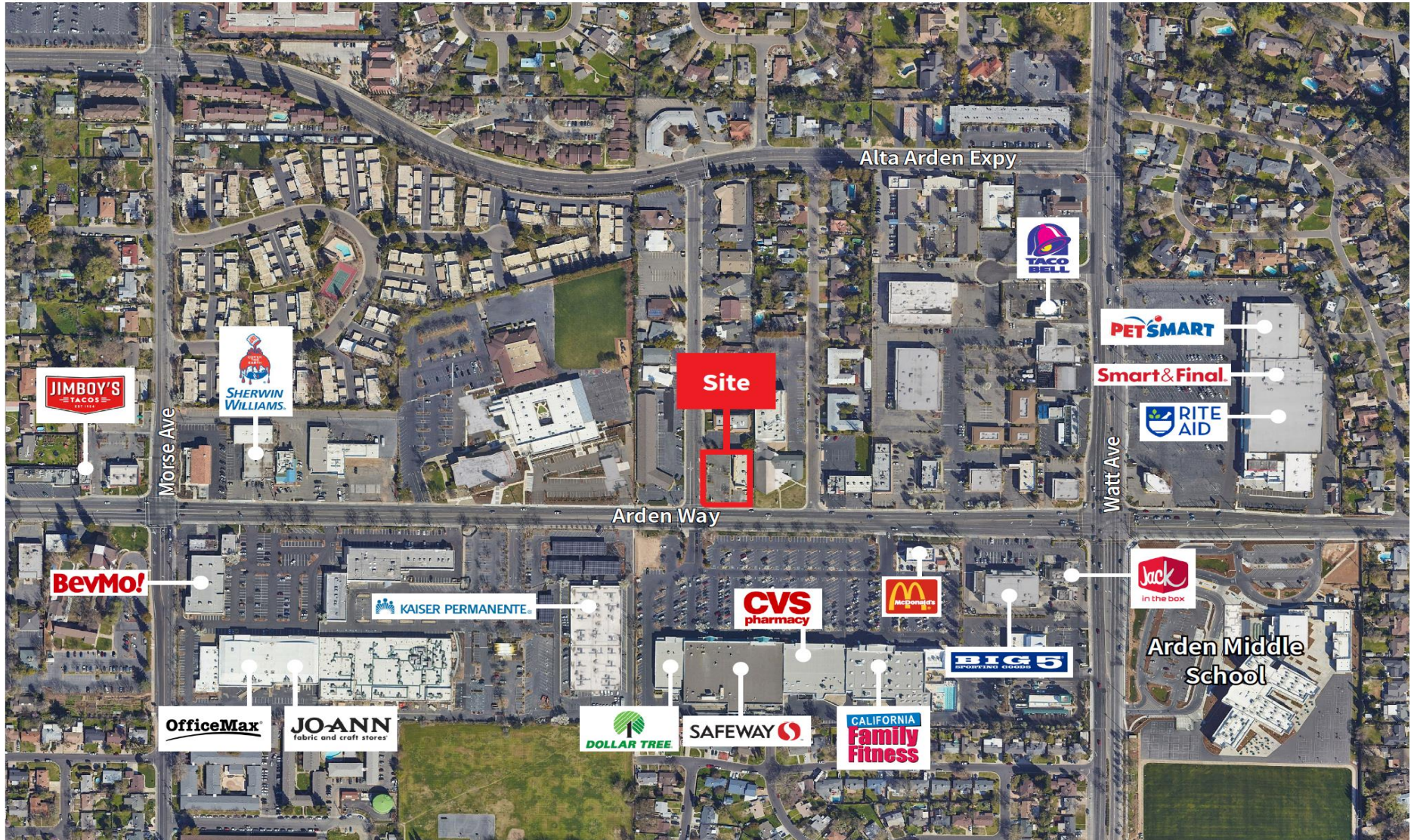
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# AERIAL MAP

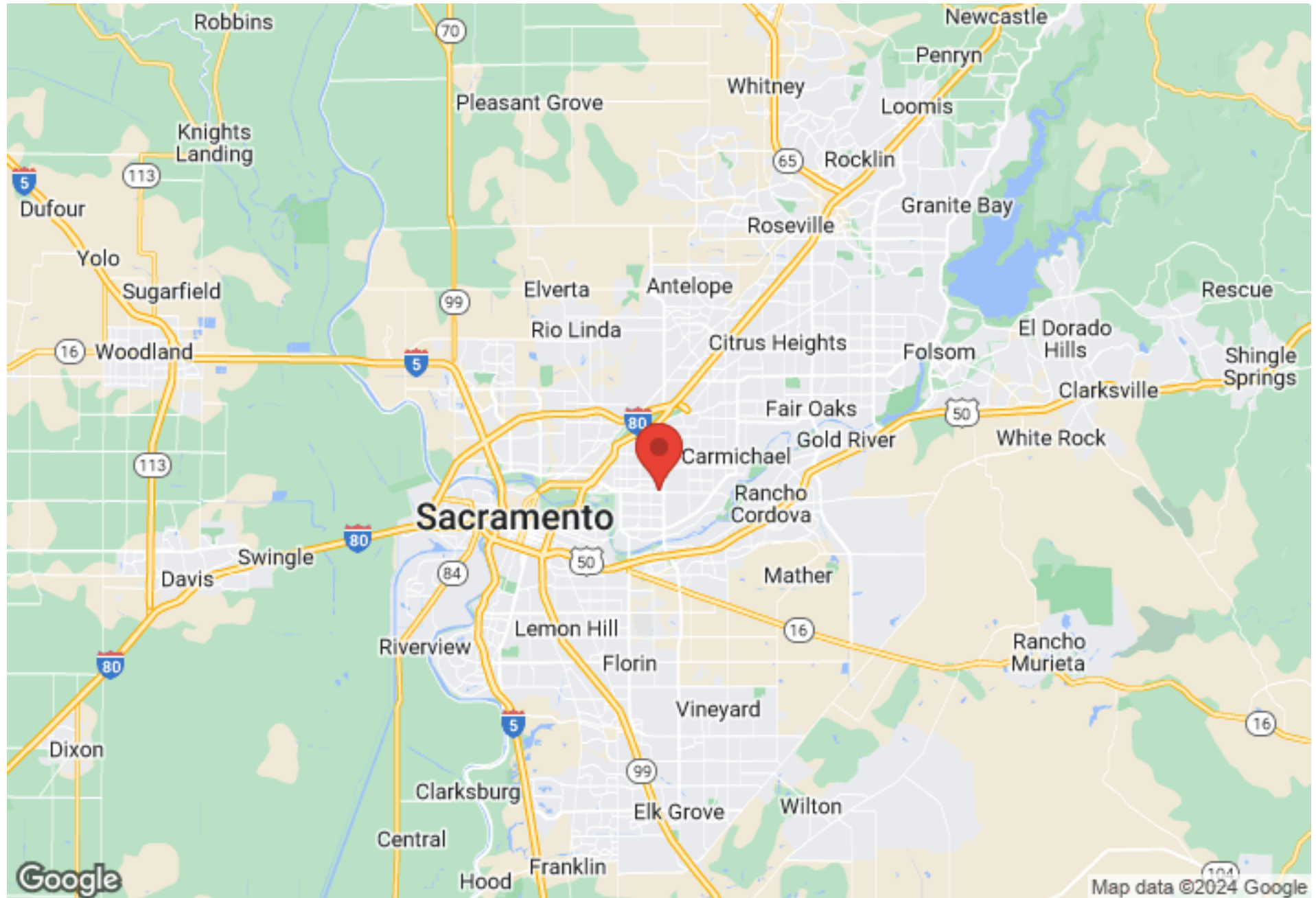
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# REGIONAL MAP

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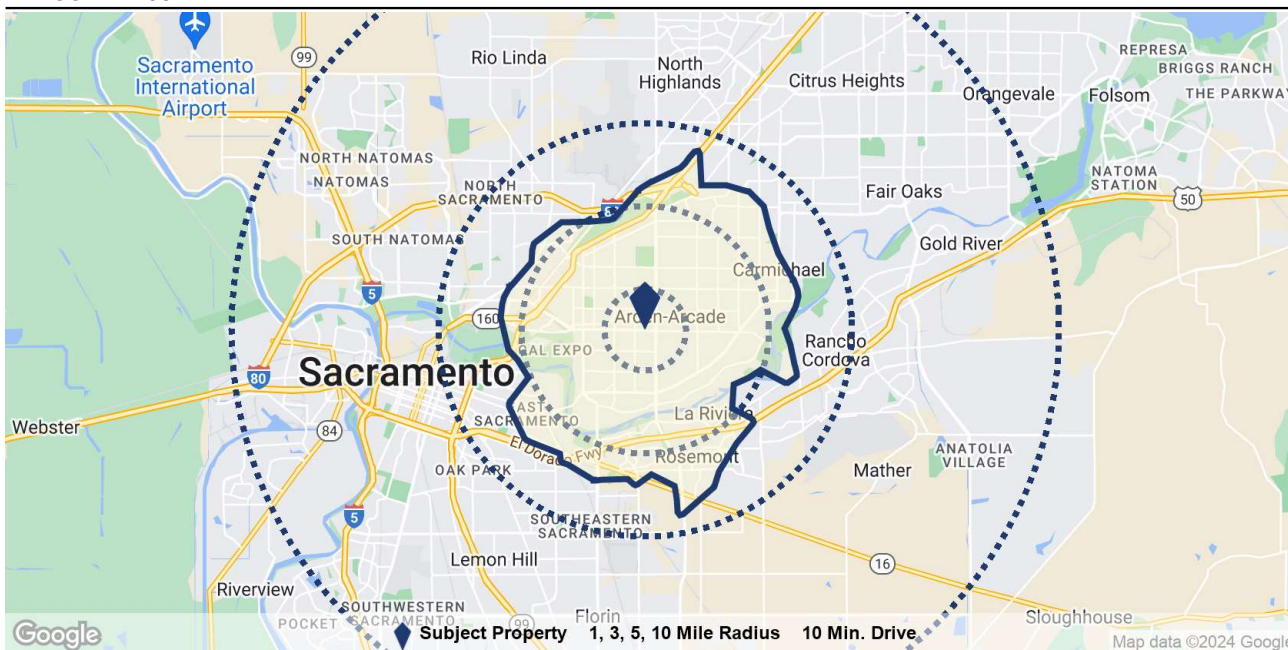
# DEMOGRAPHICS

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## 3333 Arden Way - Arden Way and Professional

### DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	16,323	143,604	359,211	1,225,488	203,451
5 Yr Growth	2.7%	2.6%	2.7%	2.7%	0.7%
Median Age	40	40	38	37	38
5 Yr Forecast	41	41	40	39	39
White / Black / Hispanic	74% / 9% / 21%	72% / 10% / 21%	69% / 11% / 24%	63% / 11% / 26%	54% / 9% / 22%
5 Yr Forecast	74% / 9% / 21%	72% / 10% / 21%	69% / 11% / 24%	63% / 11% / 26%	54% / 9% / 22%
Employment	10,069	69,259	192,578	529,690	98,048
Buying Power	\$464.7M	\$3.9B	\$9.4B	\$31B	\$5.6B
5 Yr Growth	4.7%	4.1%	4.5%	4.6%	1.4%
College Graduates	33.0%	34.4%	29.7%	25.8%	42.6%
<b>Household</b>					
Households	6,932	63,261	145,968	454,584	81,603
5 Yr Growth	2.7%	2.6%	2.7%	2.7%	0.8%
Median Household Income	\$67,031	\$62,284	\$64,426	\$68,188	\$68,932
5 Yr Forecast	\$68,350	\$63,246	\$65,542	\$69,482	\$69,363
Average Household Income	\$93,838	\$90,823	\$88,749	\$89,624	\$97,345
5 Yr Forecast	\$95,184	\$92,088	\$90,110	\$91,211	\$98,052
% High Income (>\$75K)	45%	43%	43%	45%	47%
<b>Housing</b>					
Median Home Value	\$392,109	\$418,335	\$384,281	\$372,109	\$486,603
Median Year Built	1958	1968	1967	1974	1969
Owner / Renter Occupied	49% / 51%	46% / 54%	48% / 52%	52% / 48%	47% / 53%

