

HOWE AVE



2,500 SF  
Retail Space



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**CENTURY 21**

Select Real Estate, Inc



AVAILABLE  
**FOR LEASE**

565 HOWE AVE  
Sacramento, CA 95825

+/- 2,500 SF

**\$2.25-\$2.50 NNN**

**Strategically Located Retail Space for Lease with TI for Qualified Tenant**



# THE PROPERTY

 **565 Howe Ave, Sacramento, CA 95825**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Arden Arcade on the cusp of East Sacramento**



**+/- 2,500 SF Retail Space**



**LC Light Commercial**



**Retail and Restaurant Opportunity**



**\$2.25-2.50 NNN**



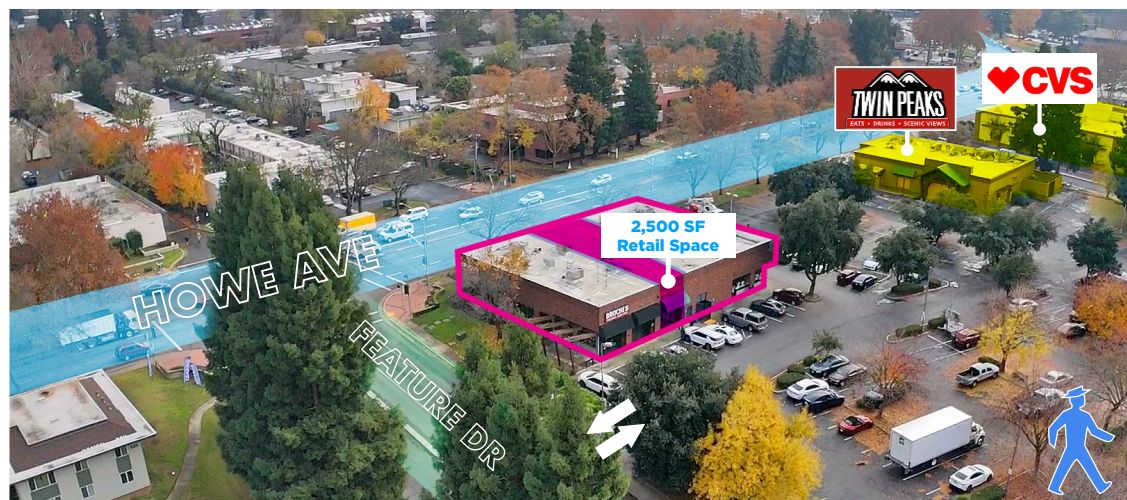
Exceptional location offering access to the desirable Howe Ave, Fair Oaks Corridor.



Close proximity to Sacramento State University.



Easy Access to one of Sacramento's most Desirable markets.





BANNER BANK

URBAN PLATES Tasty Dumpling COLD STONE CREAMERY the MELT

Orangetheory

KB NAILS

Raley's

SAFEWAY

ZÓCALO

MIKE'S LOVE & SANDWICHES

menchie's frozen yogurt

Starbucks

CVS

LARKSPUR LANDING EXTENDED STAY SUITES

BENNETT'S AMERICAN COOKING

POKE NOKE

UNIVERSITY AVE

TWIN PEAKS EATS + DRINKS + SCENIC VIEWS

HOWE AVE

THE ORIGINAL Mals

SUBJECT

TDG

Villas at Fair Oaks

# TRADE AREA HEAT MAP





# THE BUILDING

565 Howe Avenue is a well-positioned commercial building located along one of Sacramento's most active and recognizable corridors. The property offers a versatile layout that caters to both food service and retail uses, making it an attractive option for businesses seeking visibility and convenience. The building features a fully built-out restaurant space of approximately 2,064 square feet, designed to support immediate food and beverage operations with an efficient footprint and street-facing presence. Adjacent to the restaurant is a neighboring retail suite of approximately 2,500 square feet, providing flexible space suitable for a wide range of retail, service, or boutique concepts. Together, these spaces benefit from strong exposure along Howe Avenue, easy access for customers, and proximity to dense residential neighborhoods, student populations, and high-income households. The combination of a turnkey restaurant and complementary retail space creates opportunities for synergistic uses and steady customer traffic, positioning 565 Howe Avenue as a compelling location for businesses looking to establish or expand in a thriving Sacramento submarket.





# THE AREA

**Business Diversity:** The Howe Avenue Corridor in Sacramento offers a highly attractive environment for businesses due to its central location, strong connectivity, and diverse economic base. Positioned between key regional freeways, including U.S. Highway 50 and Interstate 80, the corridor provides convenient access to downtown Sacramento, East Sacramento, Arden-Arcade, and the greater metropolitan area. This accessibility supports efficient employee commutes, customer reach, and logistical operations.

The corridor benefits from a well-established mix of office, retail, medical, and service-oriented businesses, creating a dynamic commercial ecosystem. Nearby amenities such as shopping centers, restaurants, financial institutions, and professional services enhance daily convenience for employees and clients alike. Proximity to major employment centers, hospitals, and government offices further strengthens the corridor's business appeal.

Howe Avenue also offers a diverse and stable customer base drawn from surrounding residential neighborhoods, colleges, and employment hubs. The area's ongoing reinvestment and redevelopment efforts contribute to improving infrastructure, streetscapes, and property values, making it increasingly attractive for long-term business growth. Combined with Sacramento's business-friendly climate, competitive operating costs, and access to a skilled regional workforce, the Howe Avenue Corridor stands out as a strategic and desirable location for businesses seeking visibility, accessibility, and sustained opportunity.

The surrounding area's strong concentration of students and high-income earners creates a uniquely advantageous market for businesses. A heavy student demographic provides a steady, recurring customer base with consistent daily activity. Students drive demand for food and beverage, retail, personal services, technology, fitness, entertainment, and flexible work or study spaces. Their presence also fuels extended hours of activity, increased foot traffic, and strong adoption of new brands, digital services, and trends, making the location ideal for businesses seeking engagement and visibility.

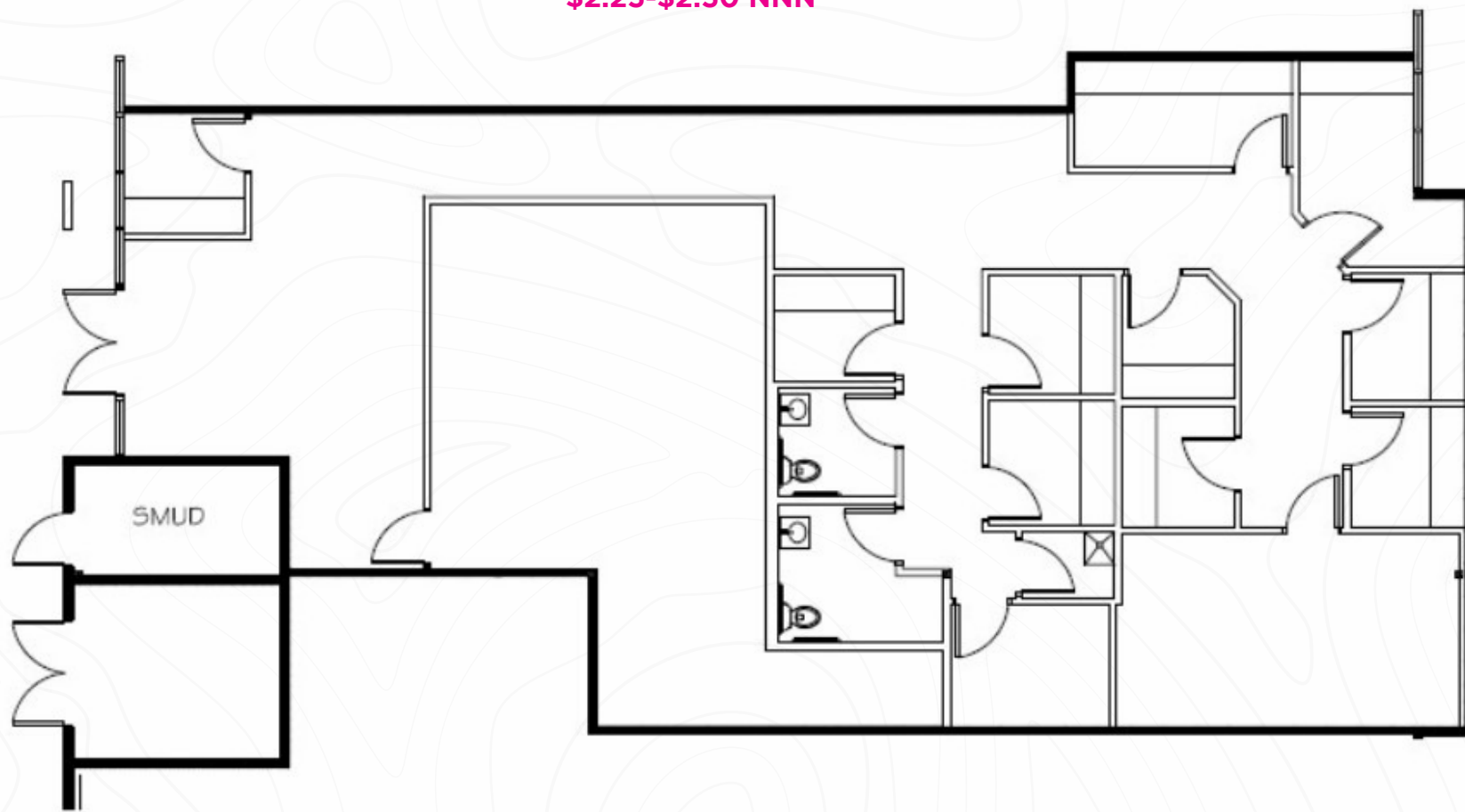
"At the same time, the area's high-income earners add significant purchasing power and long-term stability to the market. These consumers support premium goods and services, professional offerings, healthcare, dining, and lifestyle-oriented businesses. Higher disposable incomes translate into larger average transaction values, customer loyalty, and sustained demand even during economic fluctuations.

Together, students and high-income professionals create a balanced and resilient customer base. Businesses benefit from both high transaction volume and strong spending capacity, as well as demand that spans weekdays, evenings, and weekends. This demographic mix supports a wide range of business models—from value-driven concepts to upscale offerings—while providing growth potential, brand exposure, and long-term revenue sustainability."



# FLOOR PLAN

+/-2,500 SF Retail Space  
\$2.25-\$2.50 NNN



# DEMOGRAPHICS

## CONSUMER SPENDING

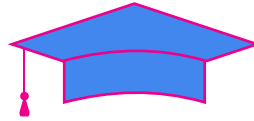
5 mile Households

Consumer House Hold Spending



## EDUCATION

% Breakdown - 2024



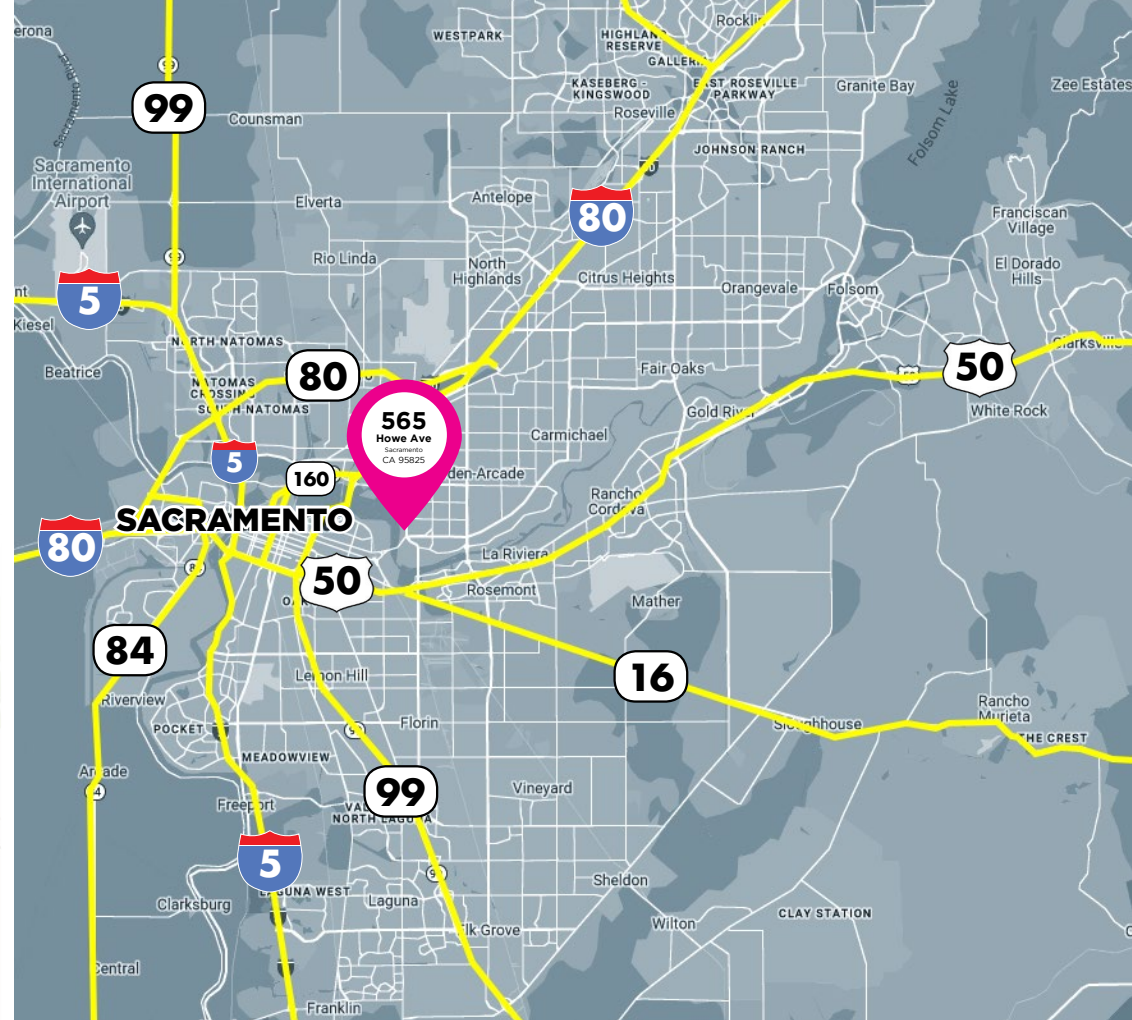
- 32%** Some College, No Degree
- 14%** Bachelor's Degree
- 22%** High School Graduate
- 7%** Advanced Degree
- 19%** Some High School, No Diploma
- 6%** Associate Degree

## HOUSE HOLD INCOME

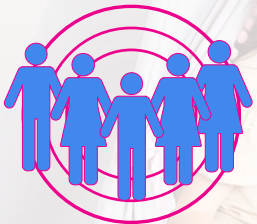


5 mile 2024 Households

< \$25K	35,003
\$25K - 50K	31,300
\$50K - 75K	27,505
\$75K - 100K	16,493
\$100K - 125K	11,493
\$125K - 150K	7,950
\$150K - 200K	10,072
\$200K+	8,712



## RESIDENT POPULATION



5 mile Population 2024

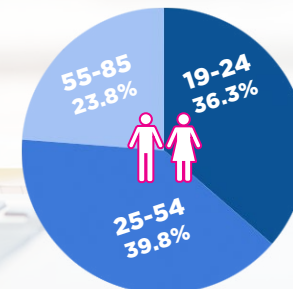
2024 429,079

## TRAFFIC COUNT



-/+ 23,742

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	27,283
5 mile	146,440
10 mile	250,991



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FEATURE DR

BRUCHI'S  
CheeseBuns, Subs & Sals

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