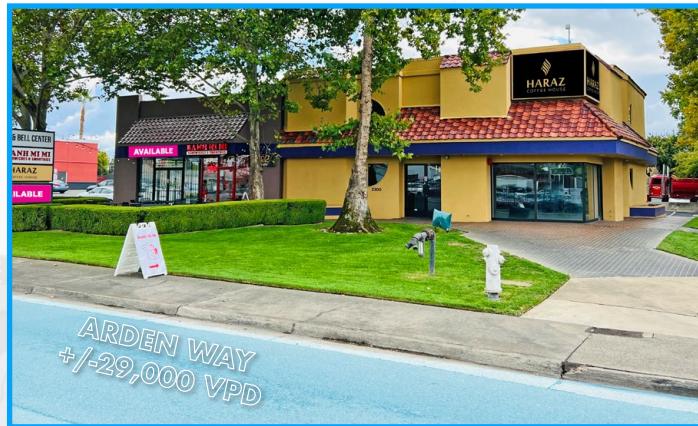


Remodel Complete Spring 2026



AVAILABLE
FOR LEASE

2300 ARDEN WAY
Sacramento, CA 95825
+/- 1,043 SF
\$3.00 PSF + NNN



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CENTURY 21

Select Real Estate, Inc



Endcap Retail Suite Adjacent to Haraz Coffee House



THE PROPERTY

2300 Arden Way Sacramento CA, 95825

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
 Arden Arcade	 +/- 1,043 SF Retail TI for Restaurant	 LC - Light Commercial	 Cafe Restaurant	 \$3.00 PSF + NNN

 This prominent endcap retail suite is ideally positioned at the high-traffic intersection of Arden Way and Bell Street, offering excellent visibility and monument signage opportunities.

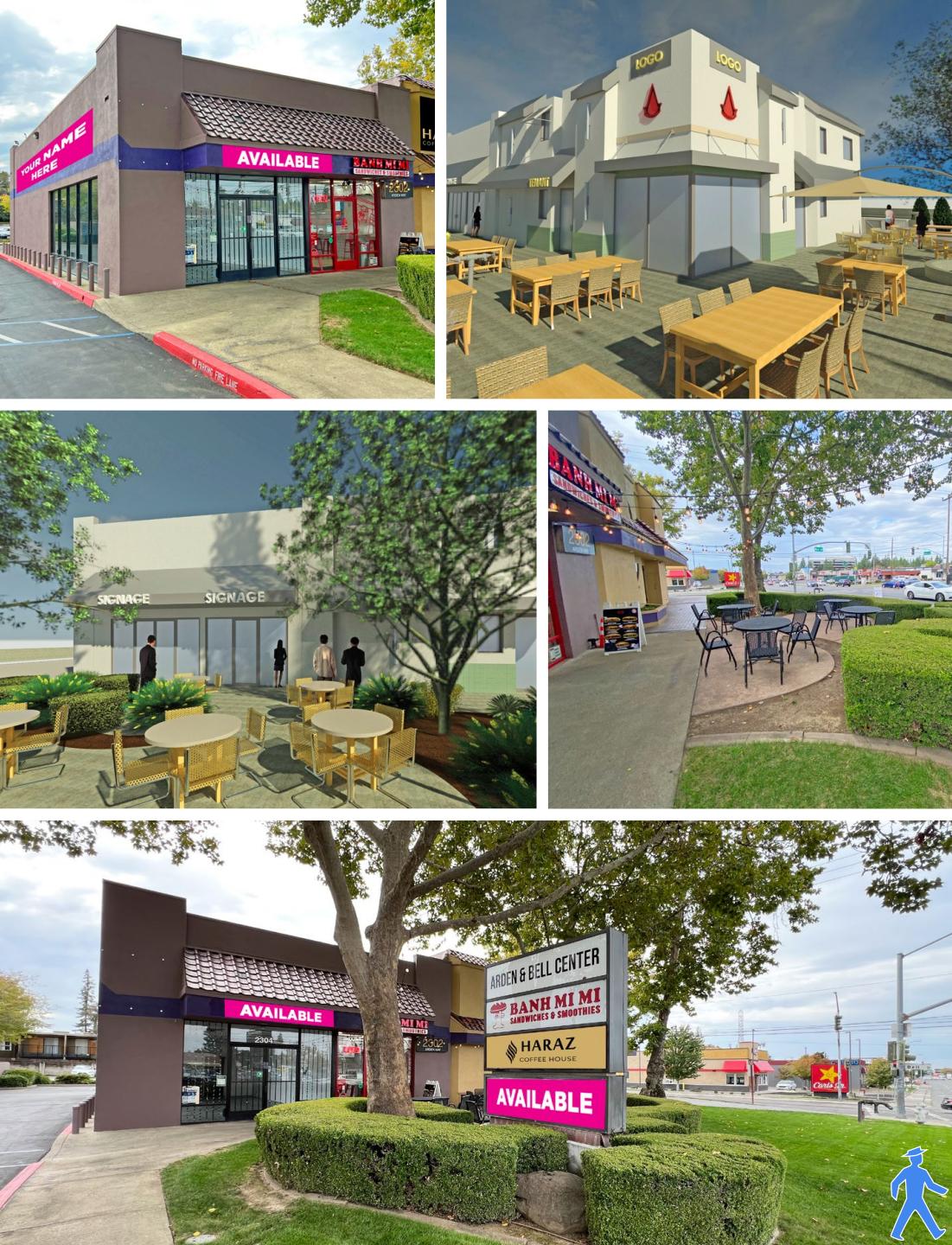
 This property offers strong co-tenancy from Haraz Coffee House and Banh Mi Mi — two thriving tenants that enhance traffic and visibility. Approximately 37,000 vehicles drive through the Arden and Howe Ave. intersection.



FOR LEASE

CENTURY 21
Select Real Estate, Inc.

MUELLER
COMMERCIAL
GROUP







The Arden Way Corridor from Howe Avenue to Watt Avenue is approximately 1.7 miles long and is a well-traveled corridor, with commercial shopping centers and residential developments. In October of 2017, this particular corridor was assessed by Smart Growth America (SGA) and identified strategies for success, which includes transforming Arden Way into a more accessible corridor and investing in surrounding neighborhoods. The proposed project is the recipient of the Community Design Funding Program which provides funding to local governments to build placemaking projects in their communities.

Project Description:

The Arden Way Complete Streets Plan and Phase 1 Improvements Project contains 2 components:

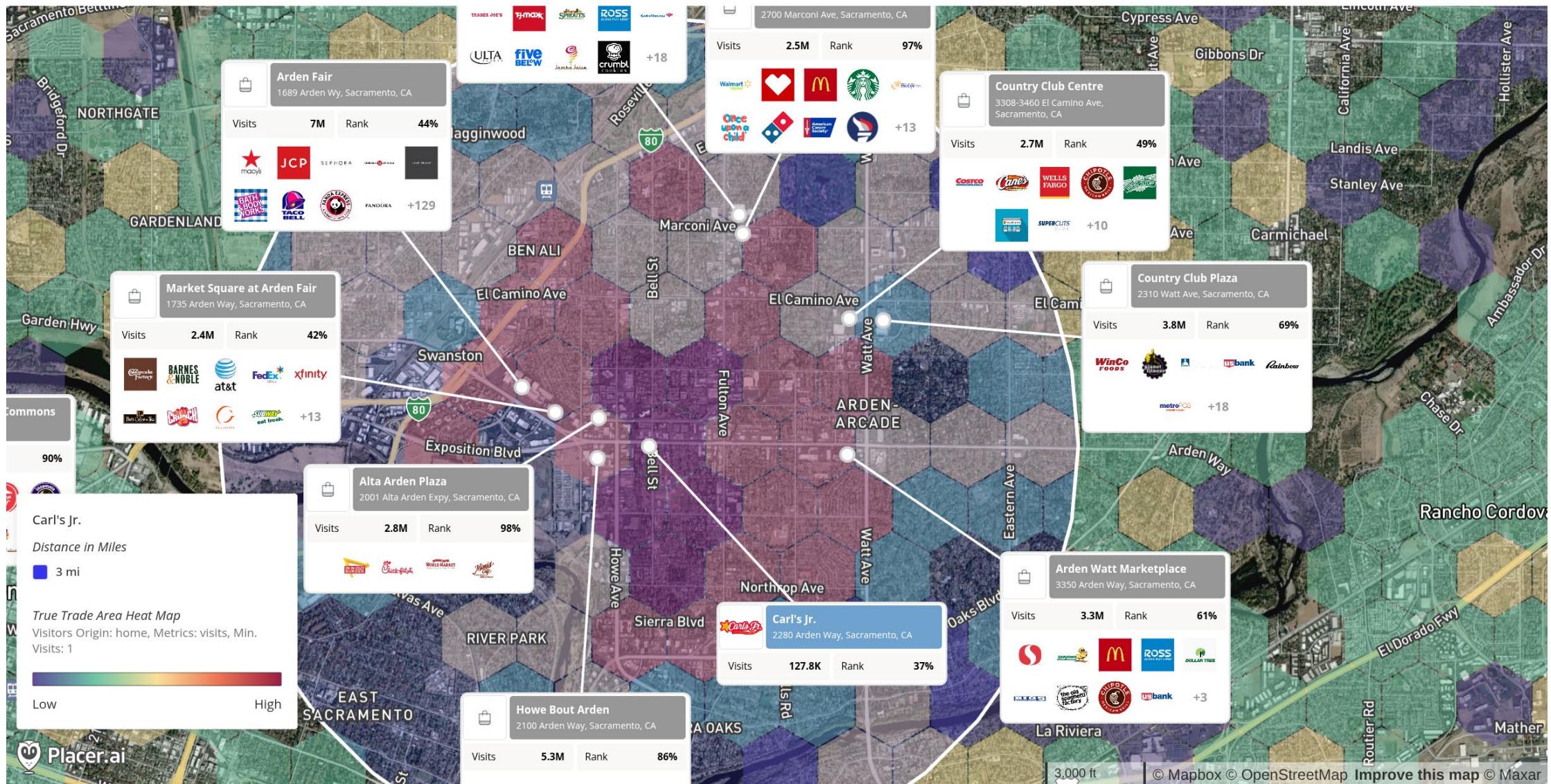
A community driven process along the corridor as part of the development of an Arden Way Complete Streets Master Plan.

A phase 1 capital improvement project focused on a 0.5 mile section of Arden Way from Morse Avenue to Watt Avenue.

The Arden Way Phase 1 Improvements Project will include design, environmental review, right-of-way acquisition, and construction of complete streets improvements between Morse Avenue to Watt Avenue. The first phase of this project is expected to construct approximately 0.5 miles of class IV bicycle lanes, separated sidewalks, landscaped buffers, and medians along Arden Way, as well as improve signalized crossings with new curb ramps, expanded bus turnouts and enlarged loading areas, detection for bicycles, audible and countdown pedestrian signals, and improved crosswalks. Later phases will extend these improvements to Howe Avenue. Construction is scheduled to begin late Spring 2025.

Sacramento County: Arden Way Complete Streets - Phase 1

Shopping Center Ranking



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1, 2024 - Sep 30, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide.

Data provided by Placer Labs Inc. (www.placer.ai)





THE BUILDING

This free-standing multi-tenant building is situated on the south-east corner of Arden Way and Bell St. Over 29,000 vehicles drive by this location every day which increases brand exposure from having building and monument signage. The former flower shop is being converted into a Haraz Coffee House while the inline tenant is Banh Mi Mi, serving Vietnamese sandwiches and smoothies. Several other national tenants are within the immediate surrounding area, such as Target, Safeway, KFC, Carl's Jr., Jack in the Box, Arby's Fast Food, and MD Pizza. This property is centrally located in the Arden Arcade, moments away from Cal Expo and HWY 80. In addition to national retailers, there are several office buildings that significantly increase the daytime working population. Co-tenant synergy, high visibility, and ease of access are a few key aspects that make this property valuable for retailers and restaurants.





THE AREA

The Arden Way corridor in Sacramento is a major commercial district known for its diverse retail, dining, and service-based businesses. It is a bustling area that draws shoppers from across the region, particularly to the large Arden Fair Mall. The area is currently undergoing revitalization efforts aimed at making it more walkable and economically sustainable.

Key commercial hubs and major retailers

Arden Fair Mall: The premier shopping destination in the corridor, with over 150 specialty stores. Major department store anchors include Macy's and JCPenney, along with popular brands like Apple, Coach, Lululemon, H&M, and Uniqlo. It also features a wide variety of restaurants, including BJ's Restaurant & Brewhouse, Gen Korean BBQ House, and Seasons 52.

Market Square at Arden Fair: Located adjacent to the mall, this shopping center hosts large national retailers such as Target, Best Buy, and Barnes & Noble.

Arden Creek Town Center: Located near the intersection of Arden Way and Watt Avenue, this center features a mix of retailers, including Rite Aid, PetSmart, and Smart & Final.

Point West Plaza: An office and retail complex located on Arden Way that is home to various businesses, including professional services like Diversified Business Solutions.

Independent and local businesses

In addition to the large retail centers, the corridor is also home to many smaller, local businesses that cater to residents and visitors:

Dining: Options include California Fish Grill, Estelle Bakery & Pâtisserie, and various other local eateries.

Services: Businesses such as Arden Dispatch offer shipping and mailing services.

Entertainment: The Punch Line Sacramento comedy club is a well-known entertainment venue in the area.

Corridor revitalization and future development

The Arden Way corridor is the focus of the "Arden Way Complete Streets" project, a multi-phase effort to transform the area.

Goals: The project aims to improve safety and accessibility for pedestrians, bicyclists, and transit users.

Changes: Planned improvements include wider sidewalks, separated bike lanes, landscaping, and enhanced bus stops.

Impact: The revitalization is intended to encourage economic redevelopment and transform the corridor into a more vibrant, walkable, and mixed-use community.

Timeline: The first phase of construction on a section of Arden Way between Morse Avenue and Watt Avenue began in 2025.



DEMOGRAPHICS

CONSUMER SPENDING

5 mile Households



RESIDENT POPULATION



5 mile Population 2023

2020	395,318
2024	402,001
2029	406,096

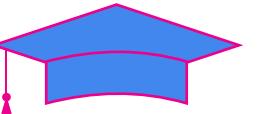
TRAFFIC COUNT



-/+ 29,000

EDUCATION

% Breakdown - 2024



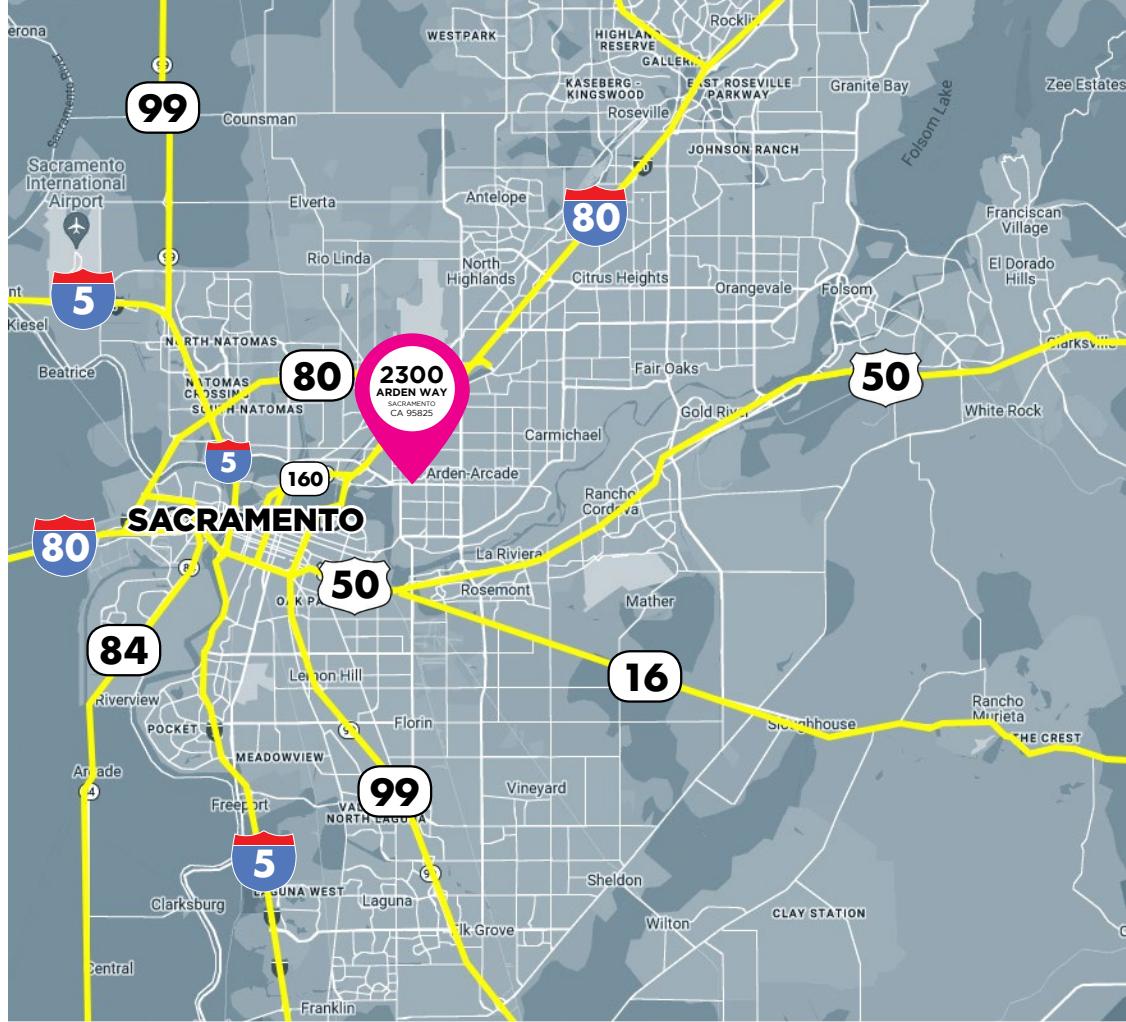
- 28% Some College, No Degree
- 23% Bachelor's Degree
- 15% High School Graduate
- 15% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

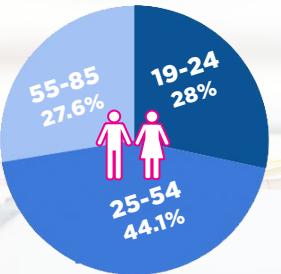


5 mile 2024 Households

< \$25K	29,430
\$25K - 50K	24,913
\$50K - 75K	26,106
\$75K - 100K	19,829
\$100K - 125K	15,350
\$125K - 150K	11,400
\$150K - 200K	11,208
\$200K+	15,542



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024

2 mile	29,793
5 mile	71,528
10 mile	153,777





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