

**3600 - 3620**  
AMERICAN RIVER DRIVE



# HIGHLIGHTS



Tenant lounge and conference center



Fitness center with shower facilities



Reserved covered parking available



Mature landscaping in a garden-style setting with water features



24-hour access via key-card



Professional ownership and management

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## Daniel Baker

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Raley's CVS pharmacy Starbucks THE ORIGINAL Malt

Loehmann's Plaza Shopping Center

BOUDIN LEMON GRASS CHIROPTE NOAH'S NY BAGELS  
 JACKS URBAN EATS RESTAURANT TEASPOON  
 THE ALIBI jamba Bath & Body Works Save Mart

The UV

Starbucks CAP TAP PEARLS POKE NOKE  
 BENNETT'S BUCKHORN BBOGRILL menschie SAFEWAY  
 ZÓCALO AT&T citi

Arden Town Shopping Center

Starbucks Jersey Mikes SUBS plan b Plates & Pints  
 CASABLANCA MIDDLE EASTERN RESTAURANT MAS TACO BAR SMASH BURGER

Fair Oaks Blvd

Watt Ave

American River

American River Dr

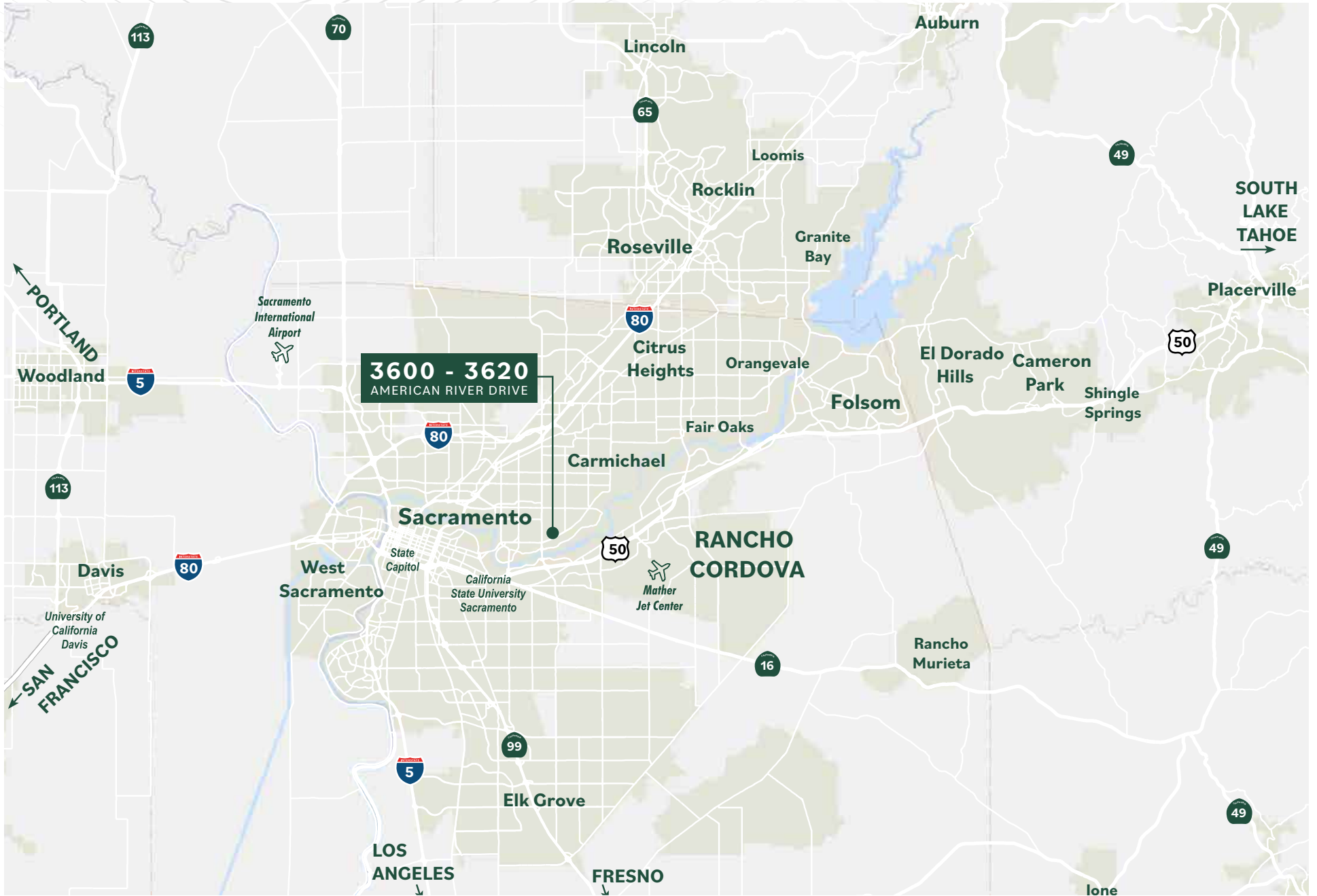
3600 - 3620 AMERICAN RIVER DRIVE

CAP'S PIZZA RIVERS EDGE CAFE  
 DUTCH BROS Pitch & Fiddle SACRAMENTO, CA

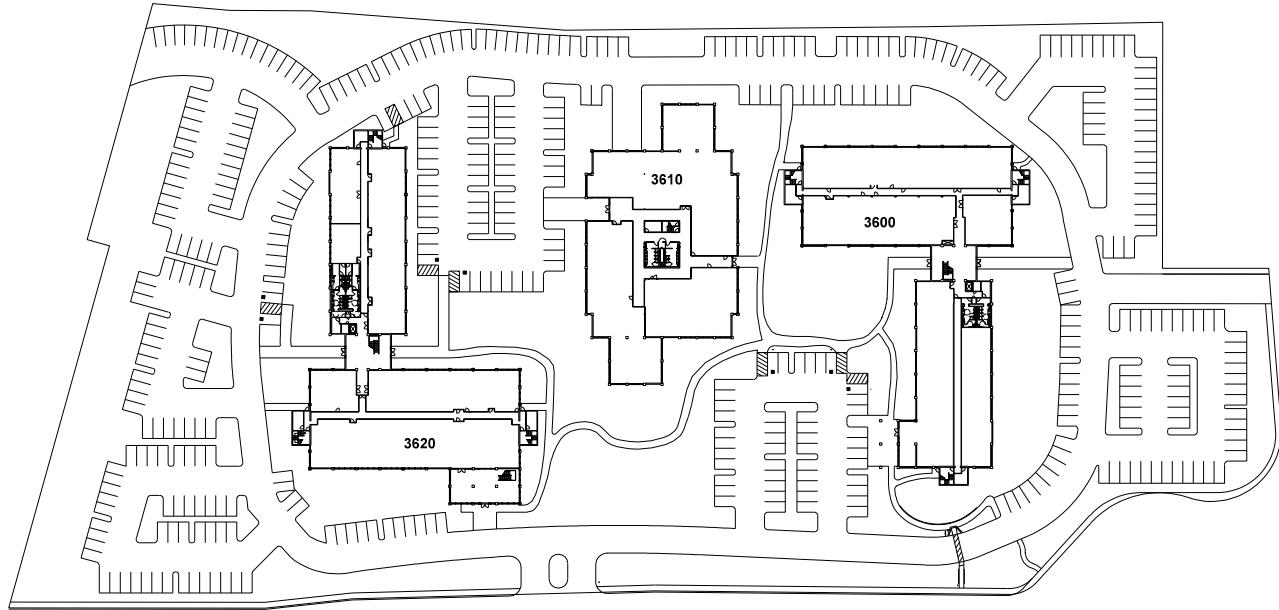


TALBOTS

# LOCATION OVERVIEW



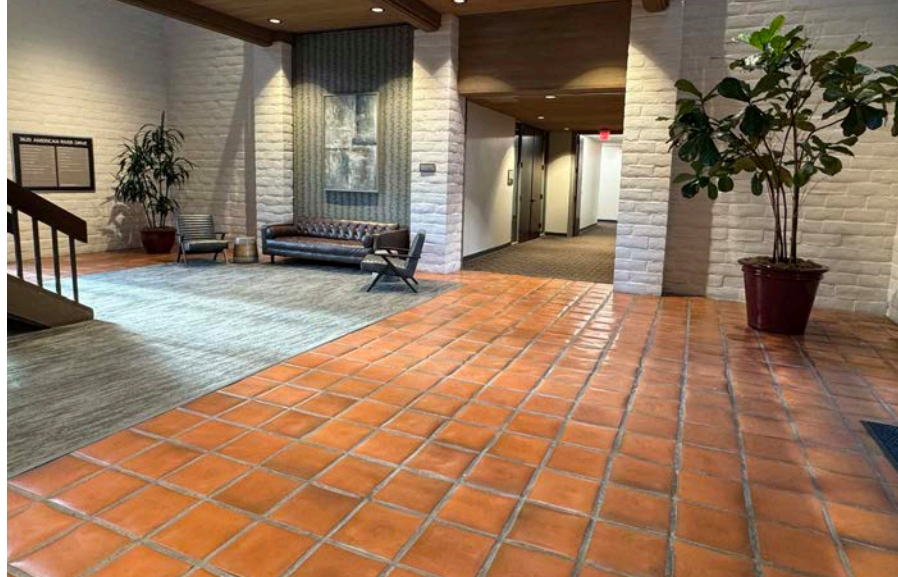
# SITE PLAN



American River Dr.







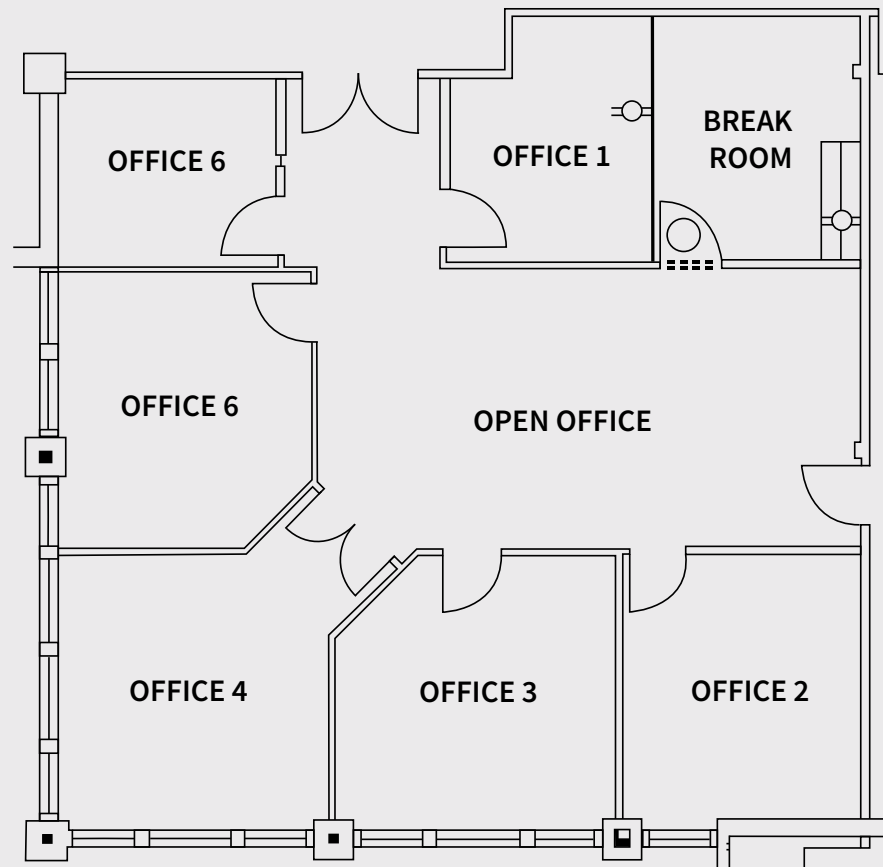




# 3600

AMERICAN RIVER DRIVE

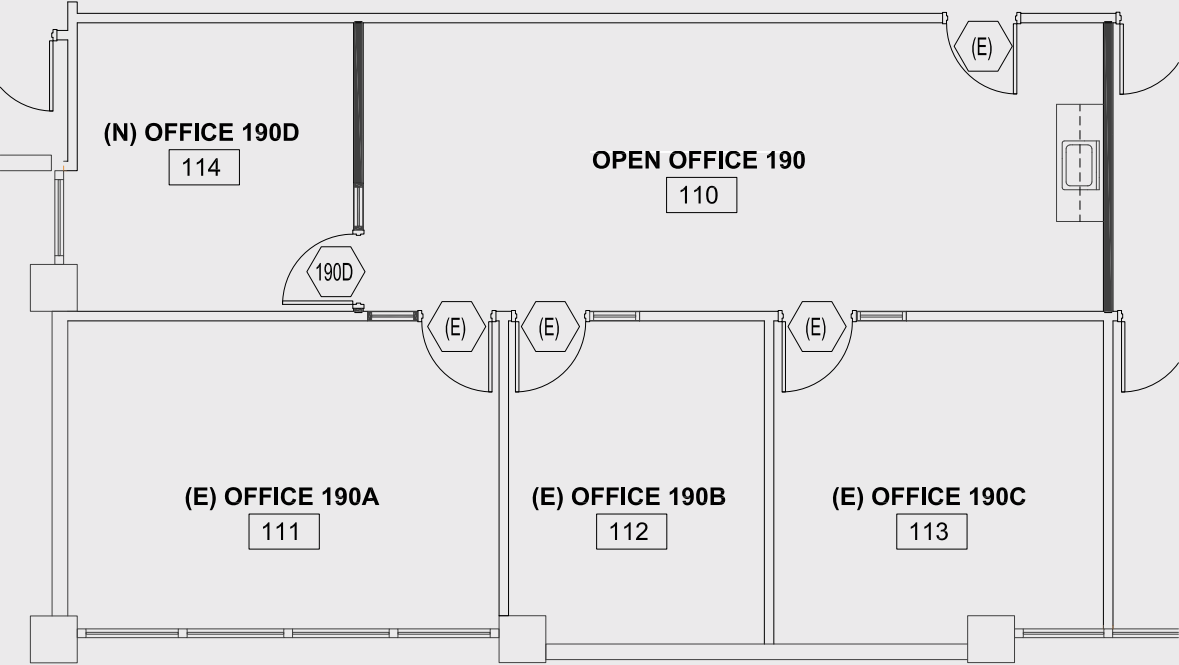
SUITE 105 | ±1,991 SF



# 3600

## AMERICAN RIVER DRIVE

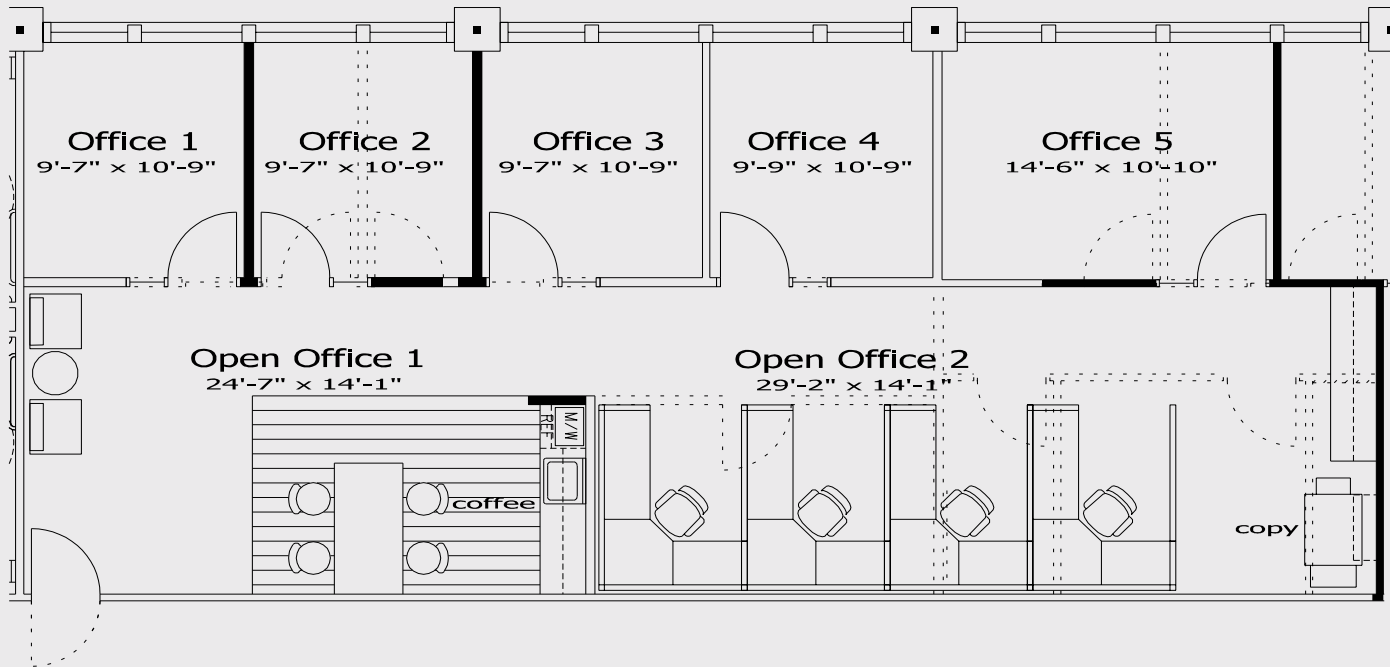
SUITE 190 | ±1,355 SF



# 3600

## AMERICAN RIVER DRIVE

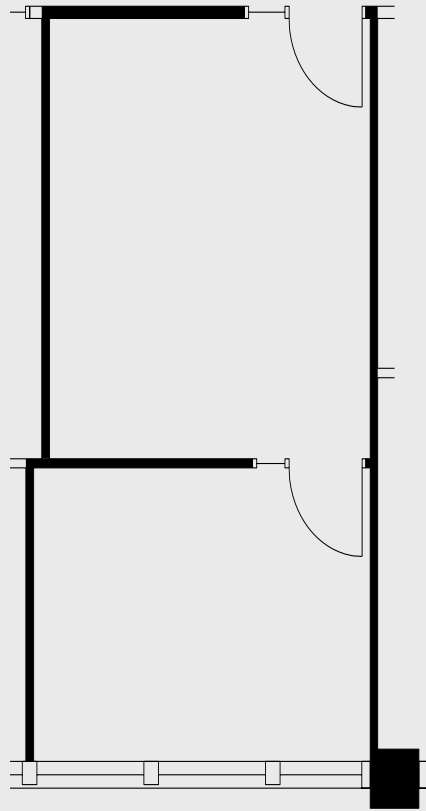
SUITE 260 | ±1,706 SF



# 3620

AMERICAN RIVER DRIVE

SUITE 114 | ±410 SF

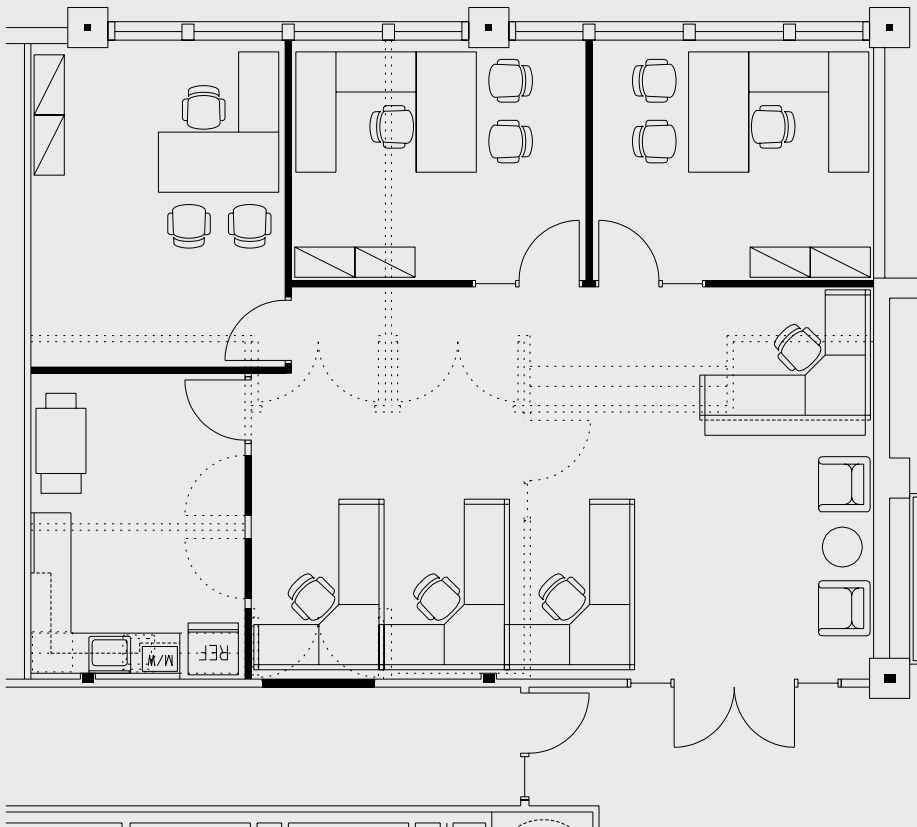


# 3620

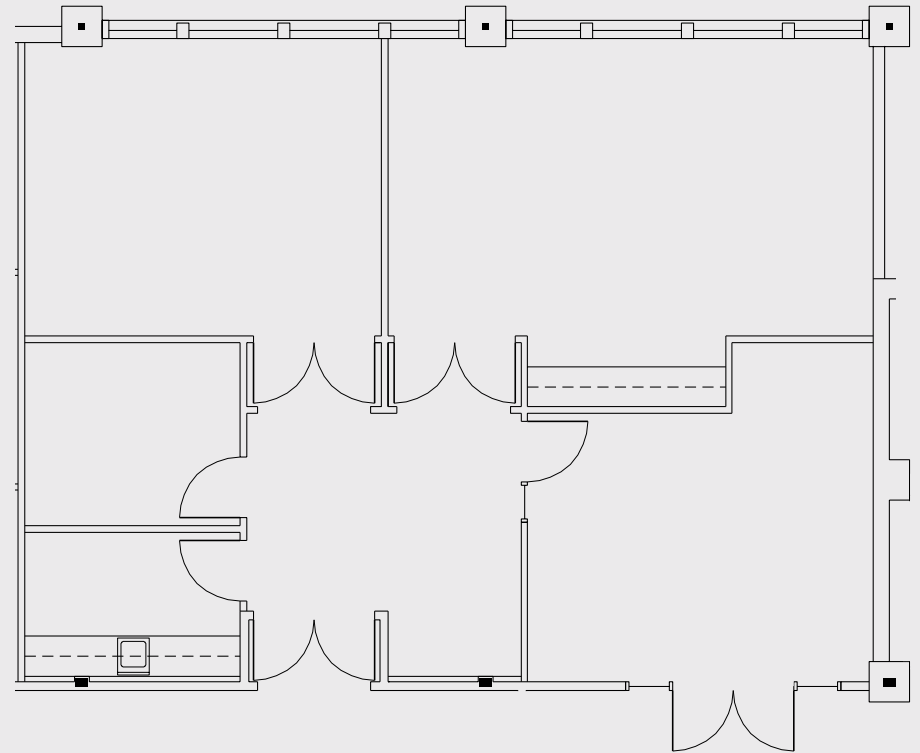
## AMERICAN RIVER DRIVE

SUITE 160 | ±1,575 SF

### SPECULATIVE BUILD-OUT



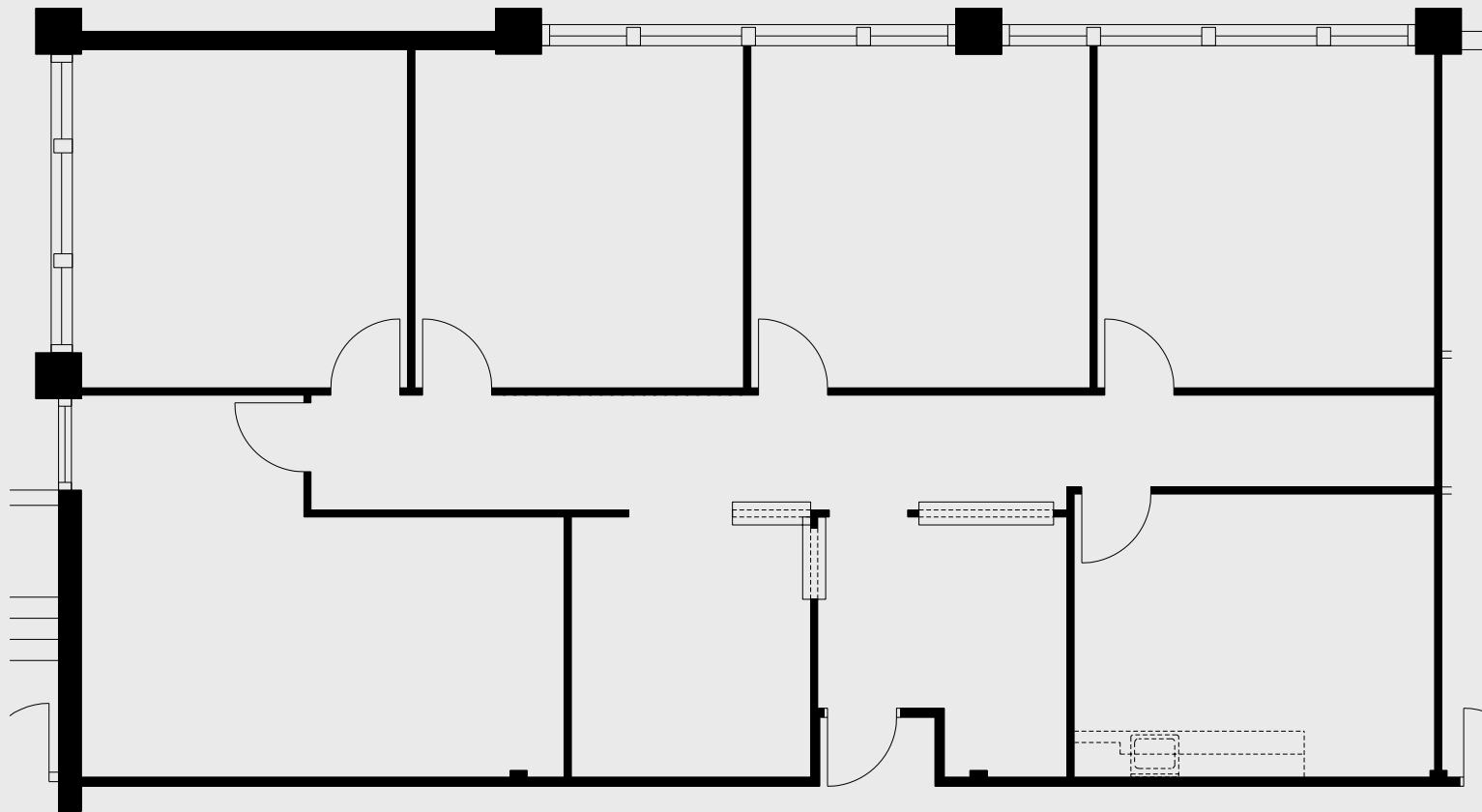
### EXISTING BUILD-OUT



# 3620

AMERICAN RIVER DRIVE

SUITE 215 | ±2,209 SF

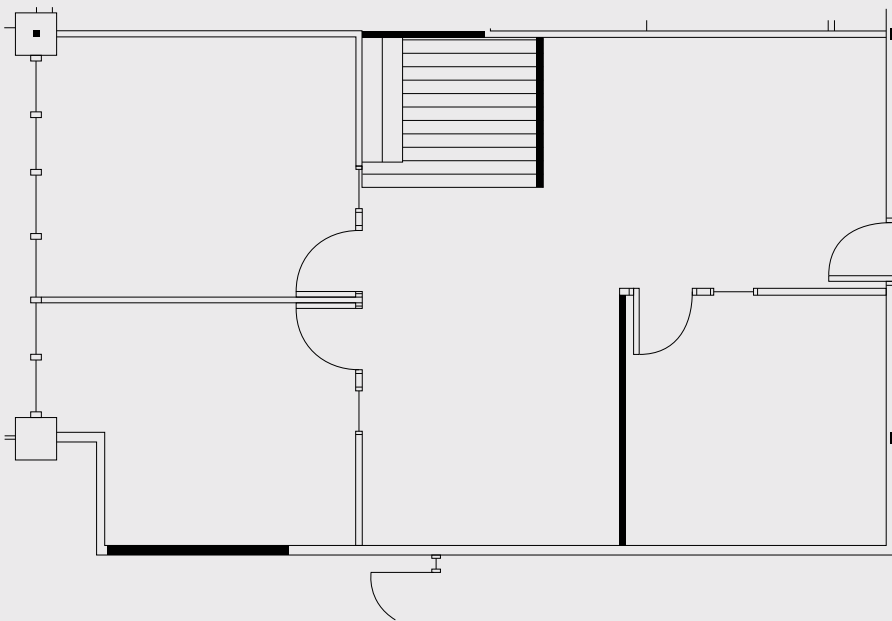


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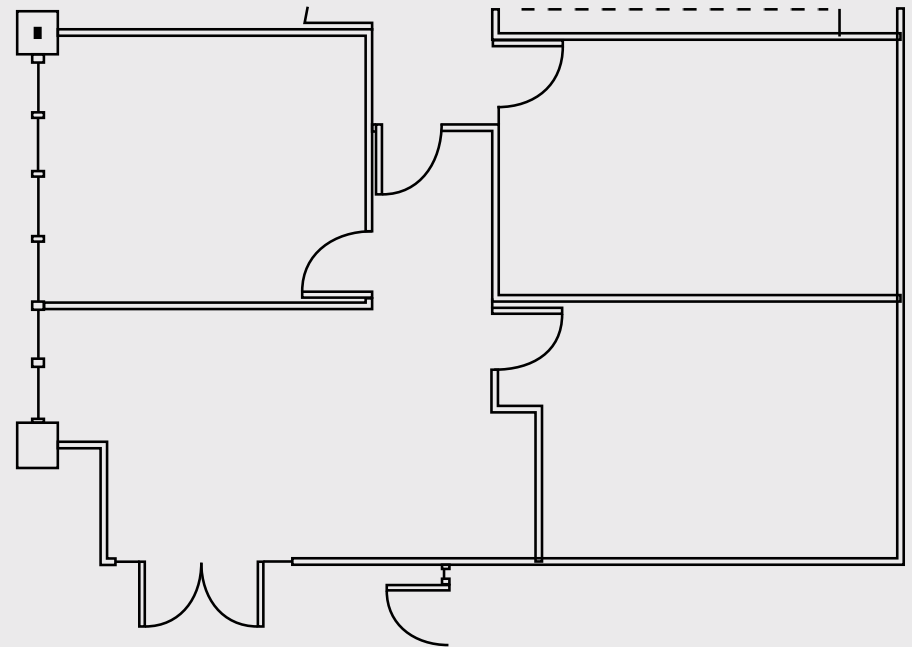
## AMERICAN RIVER DRIVE

SUITE 235 | ±1,215 SF

### SPECULATIVE BUILD-OUT



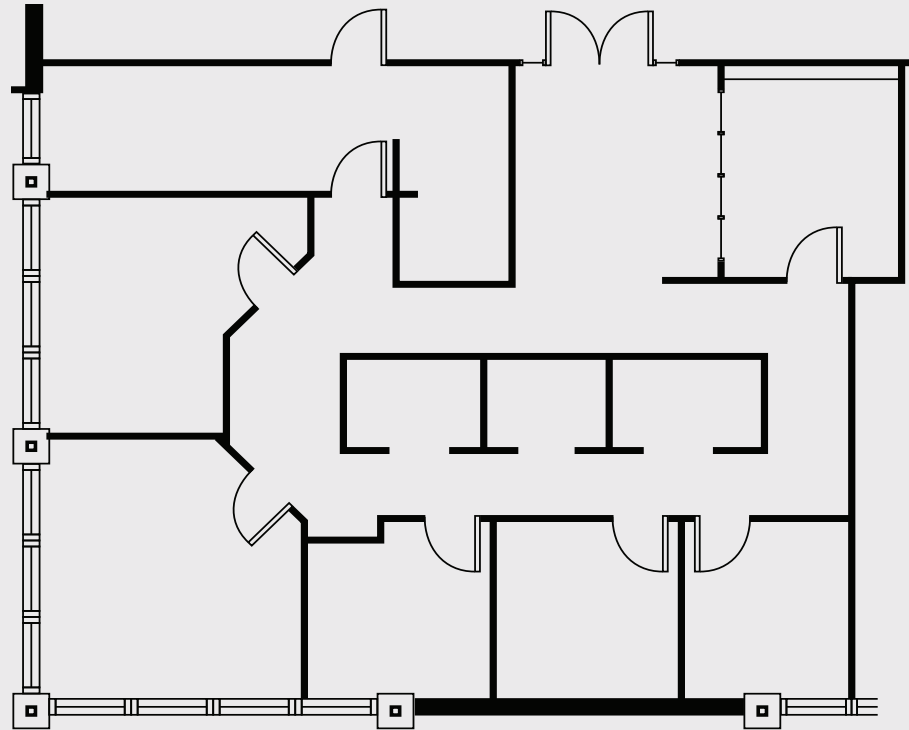
### EXISTING BUILD-OUT



# 3620

AMERICAN RIVER DRIVE

SUITE 250 | ±1,908 SF







FOR MORE INFORMATION, CONTACT



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