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CENTURY 21
Select Real Estate, Inc.



AVAILABLE
FOR LEASE

3133 ARDEN WAY
Sacramento, CA 95825

-/+6,500 SF
1.20 NNN

Street Visible Retail Space Located Near Howe Bout Arden



THE PROPERTY

 **3133 Arden Way Sacramento, CA 95825**

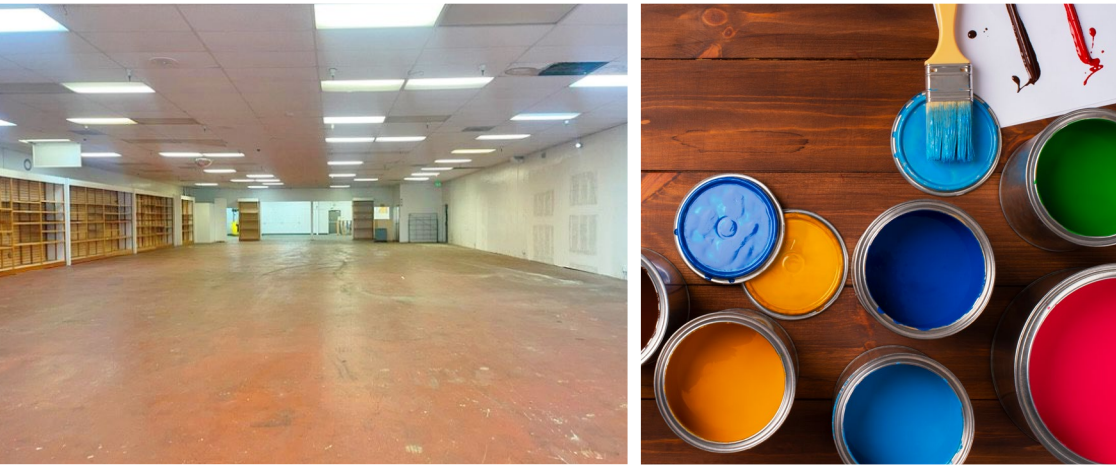
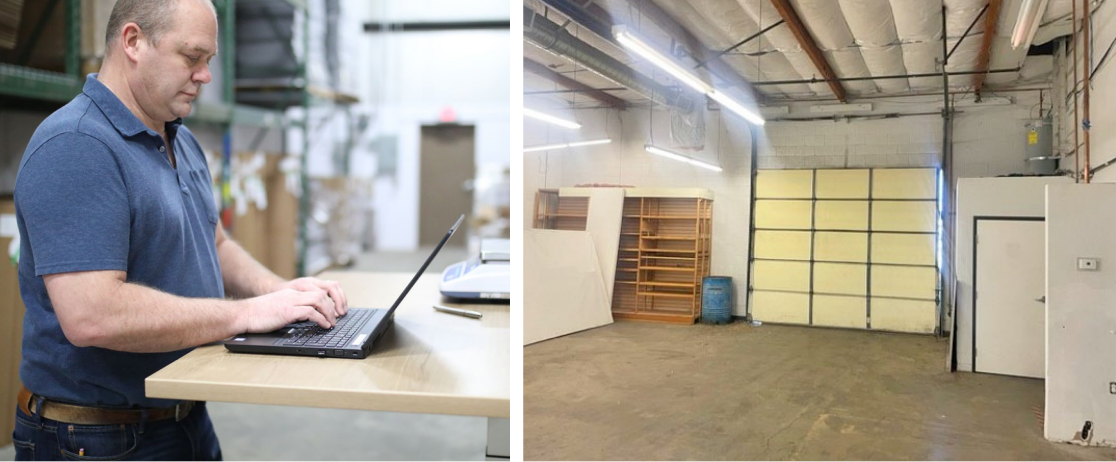
REGION AVAILABILITY ZONING OPPORTUNITY PRICING

| | | | | |
|--|--|---|--|--|
|  Arden Arcade |  -/+6,500 SF Commercial |  LC - Light Commercial |  Retail |  \$1.20 NNN |
|--|--|---|--|--|

-  Ample Parking
-  Heavy daytime traffic
-  Convenient Ingress & Egress
-  Street Visible
-  Building Signage
-  Near major Freeway

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FOR LEASE





UA

Falling Prices



AutoZone

MORSE AVE

OfficeMax

BevMo!

3133
ARDEN WAY
SACRAMENTO
CA 95825

KAISER PERMANENTE

General Davie Jr.
Primary Center

GameStop

MORSE AVE

KAISER PERMANENTE

St. Ignatius Loyola
Catholic Church

St Ignatius
School

SAFEWAY DOLLAR TREE CALIFORNIA Family Fitness



Sacramento
Bingo Center
We May not be the easiest place to find
but we are the "best" place to play

Quick Quack
CAR WASH

the old spaghetti
factory

BIG 5
SPORTING GOODS

kids dentist
plus



WATT AVE

Arden
Middle School

Barham
Chiropractic

Babylon City
Market

Lucky Wok

WATT AVE

Arden Creek
Town Center

PETSMART

AT&T

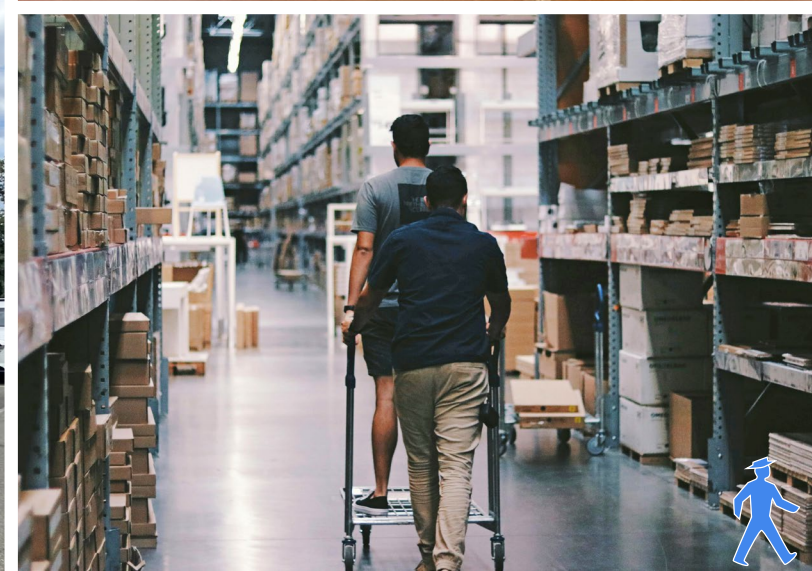




THE BUILDING

3133 Arden Way is located near the intersection of Watt Avenue and Arden Way in Sacramento CA. The Freestanding two tenant building offers convenient ingress and egress on to Arden Way. The +/- 6,500 Square foot retail space provides an open floor plan with plumbing and bathroom(s) in the rear of the space. The space offers ample parking, handicap accessible bathrooms, signage on the building and access to the rear in which a tenant can utilize this for deliveries including a roll-up door. There is tremendous glass line facing Arden Way providing wonderful natural light. The space which faces Arden Way benefits from daily foot traffic as well as evening traffic as well. Arden Way is a major arterial which connects to Interstate 80. The building which was built in 1961 is zoned LC- Light Commercial which allows for a variety of different Retail Uses.





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.

Business environment and networking

The area benefits from a dense population and its position as a central retail hub in the Sacramento metropolitan area.

Local organizations hold business networking and community-building events in the area, helping to support local entrepreneurs.



DEMOGRAPHICS

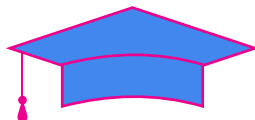
CONSUMER SPENDING

5 mile Households



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

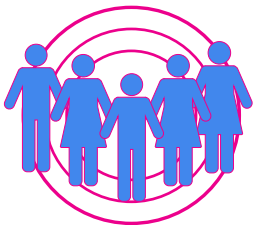
HOUSE HOLD INCOME



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 |

RESIDENT POPULATION



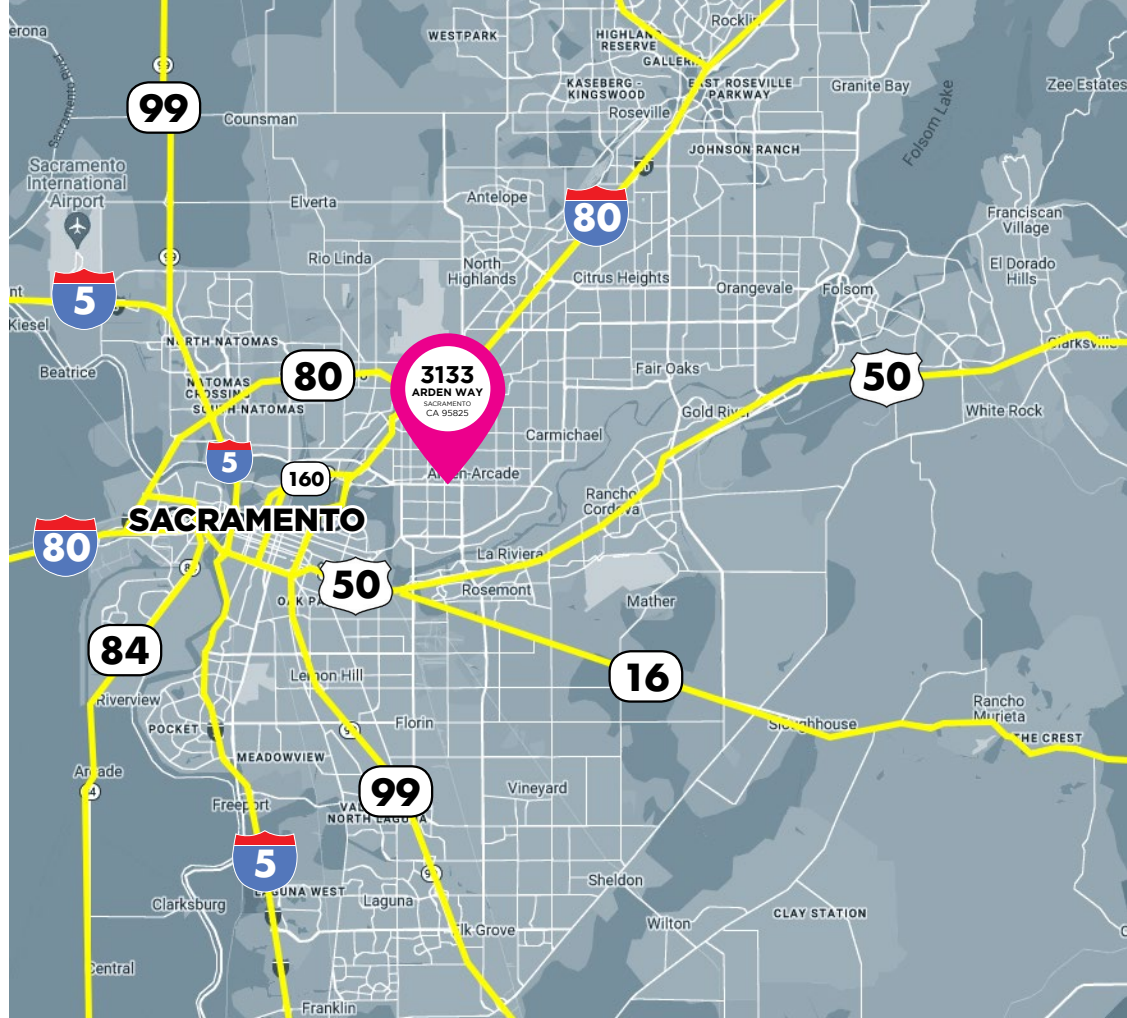
5 mile Population 2023

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

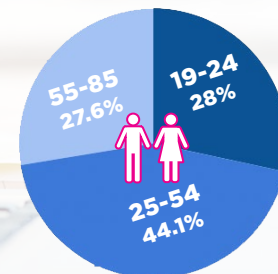
TRAFFIC COUNT



-/+ 20,000



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



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



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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