



THE PROPERTY

2401 Arden Way Sacramento, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Arden Arcade



+/- 3,800 SF Commercial



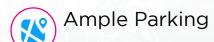
LC - Light Commercial



Retail



\$2.00 NNN



Located Near Arden Mall and Interstate 80



Street Visible

ADT +/-36,000 cars Arden Way/Howe Ave

Monument & Building Signage



FOR LEASE















THE BUILDING

2401 Arden Way is located near the intersection of Fulton Avenue and Arden Way in Sacramento CA. The Freestanding building offers convenient ingress and egress on to Arden Way. The +/- 3,800 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, signage on the building as well as a monument, and access to the rear in which a tenant can utilize this for deliveries. There is tremendous glass line facing Arden Way providing wonderful natural light. The space which faces Arden Way benefits from Average Daytime Traffic (ADT) in excess of 36,000 cars on Arden Way and Howe Avenue. Arden Way is a major arterial which connects to Interstate 80. The building which was built in 1966 is zoned LC- Light Commercial which allows for a variety of different Retail Uses.

CENTURY 21. FOR LEASE

























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.

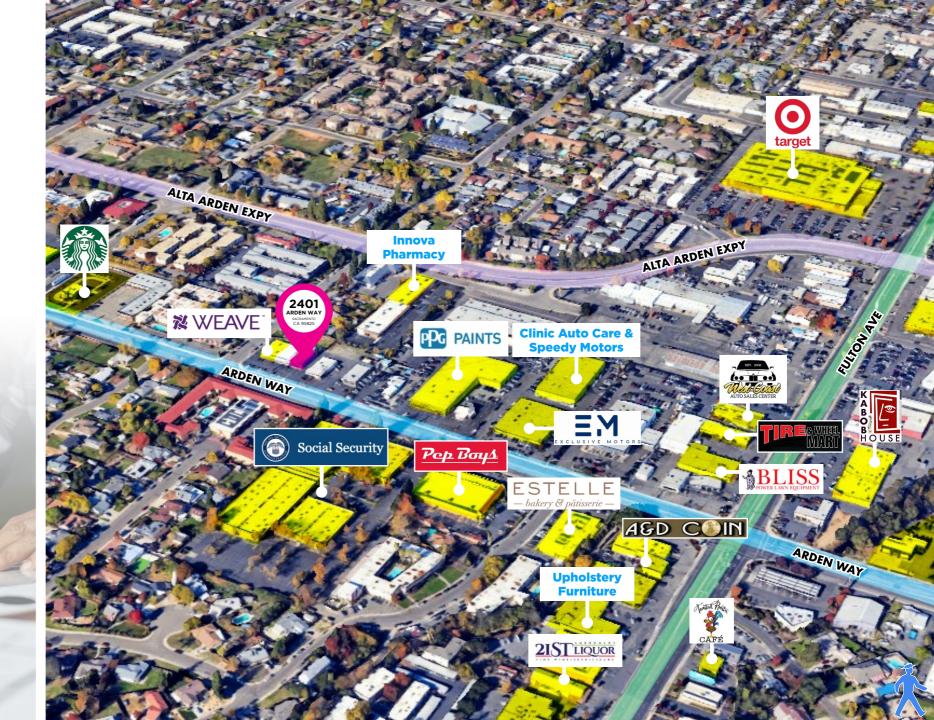
Changes: Planned improvements include wider sidewalks, separated bike lanes, landscaping, and enhanced bus stops.

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



RESIDENT POPULATION



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

TRAFFIC COUNT





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

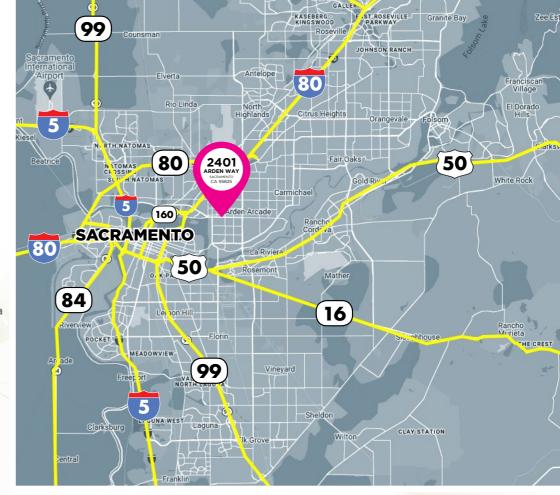
7% Associate Degree

HOUSE HOLD INCOME



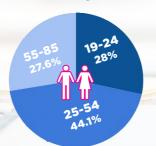
5 mile 2024 Households

< \$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



WESTPARK

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024









DANIEL MUELLER

Executive Director 916 704 9341 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 dmueller@muellercommercial.com Cal DRE#01829919

JOHN CARDOZA

Senior Director 916 228 1970 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 jcardoza@muellercommercial.com Cal DRE#01981862

CENTURY 21. Select Real Estate, Inc





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