



## DANIEL MUELLER

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[dmueller@muellercommercial.com](mailto: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](mailto:jcardoza@muellercommercial.com)  
Cal DRE#01981862

**CENTURY 21**  
Select Real Estate, Inc.



AVAILABLE  
**FOR LEASE**

**2401 ARDEN WAY**  
**Sacramento, CA 95825**

+/- 3,800 SF  
**2.00 NNN**

***Street Visible Retail Space Located Near Howe Bout Arden***









# THE PROPERTY

 **2401 Arden Way Sacramento, CA 95825**

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING

 <b>Arden Arcade</b>	 <b>+/- 3,800 SF Commercial</b>	 <b>LC - Light Commercial</b>	 <b>Retail</b>	 <b>\$2.00 NNN</b>
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-  Ample Parking
-  Located Near Arden Mall and Interstate 80
-  Convenient Ingress & Egress
-  Street Visible
-  ADT +/-36,000 cars Arden Way/Howe Ave
-  Monument & Building Signage

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Select Real Estate, Inc.

**FOR LEASE**





culichi town  
— MEXICAN SUSHI & SEAFOOD —

BEST  
FITTED

TIRE GEEKS  
TIRES - WHEELS - ALIGNMENT - SUSPENSION

THE CAVE



CAPITAL  
AUTO GLASS  
Over 20 Years of Experience!

L & L Hawaiian Barbecue

clover

KABO  
HOUSE



Twisted Peas  
CAFÉ

21ST LIQUOR  
FINE WINE & SPIRITS

Upholstery  
Furniture

AGD COIN

ESTELLE  
— bakery & pâtisserie —

Pep Boys

Social Security

PPG PAINTS

Clinic Auto Care &  
Speedy Motors

Innova  
Pharmacy

WEAVE



Leatherby's  
Family Creamery  
Where every day is Sunday!

GALLS



Carl's Jr.

2401  
ARDEN WAY  
SACRAMENTO  
CA 95825

ALTA ARDEN EXPY

ALTA ARDEN EXPY

FULTON AVE

ARDEN WAY

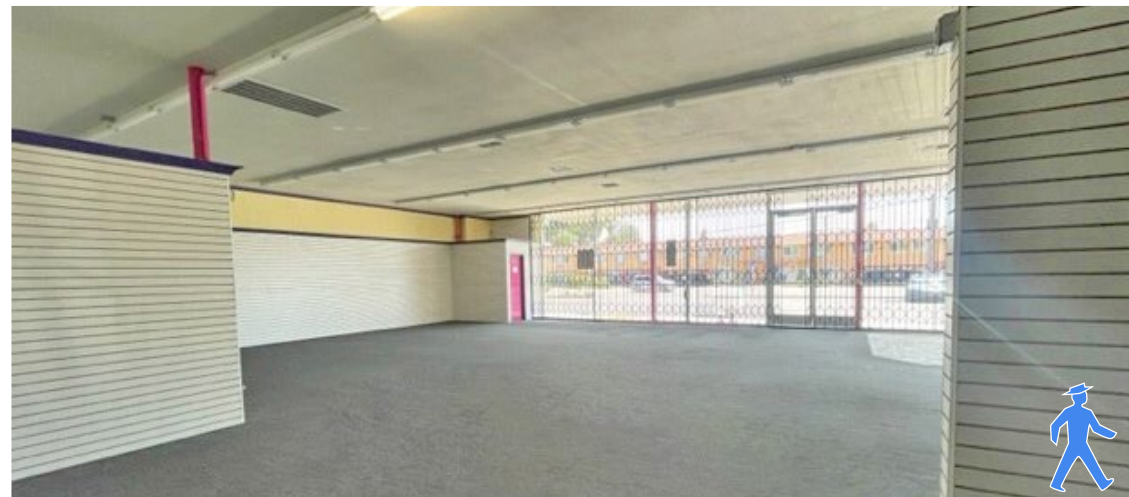
ARDEN WAY





# 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.







# DEMOGRAPHICS

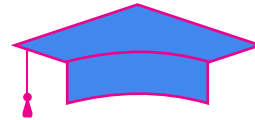
## CONSUMER SPENDING

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

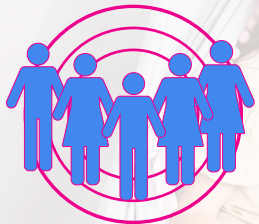
## HOUSE HOLD INCOME



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



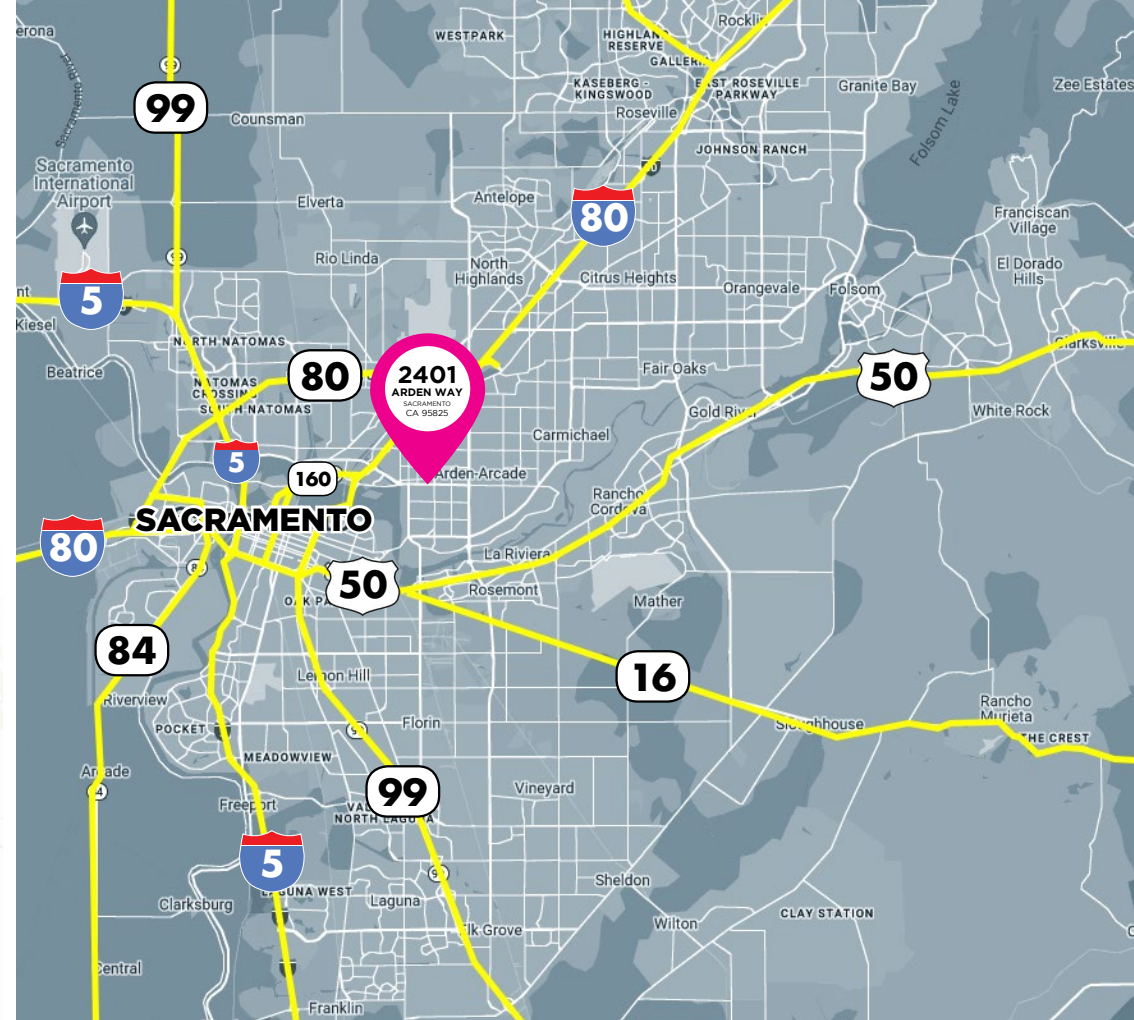
5 mile Population 2023

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

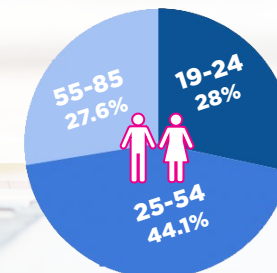
## TRAFFIC COUNT



-/+ 20,000



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



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





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