

**FOR
LEASE**

**2355-2377 ARDEN WAY,
SACRAMENTO, CA**

±780 - 1,560 SF RETAIL SPACE AVAILABLE

CURRENTLY BEING REMODELED!



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

RETAIL OPPORTUNITIES IN THRIVING SACRAMENTO HUB

±780 - 1,560 SF RETAIL SUITE AVAILABLE

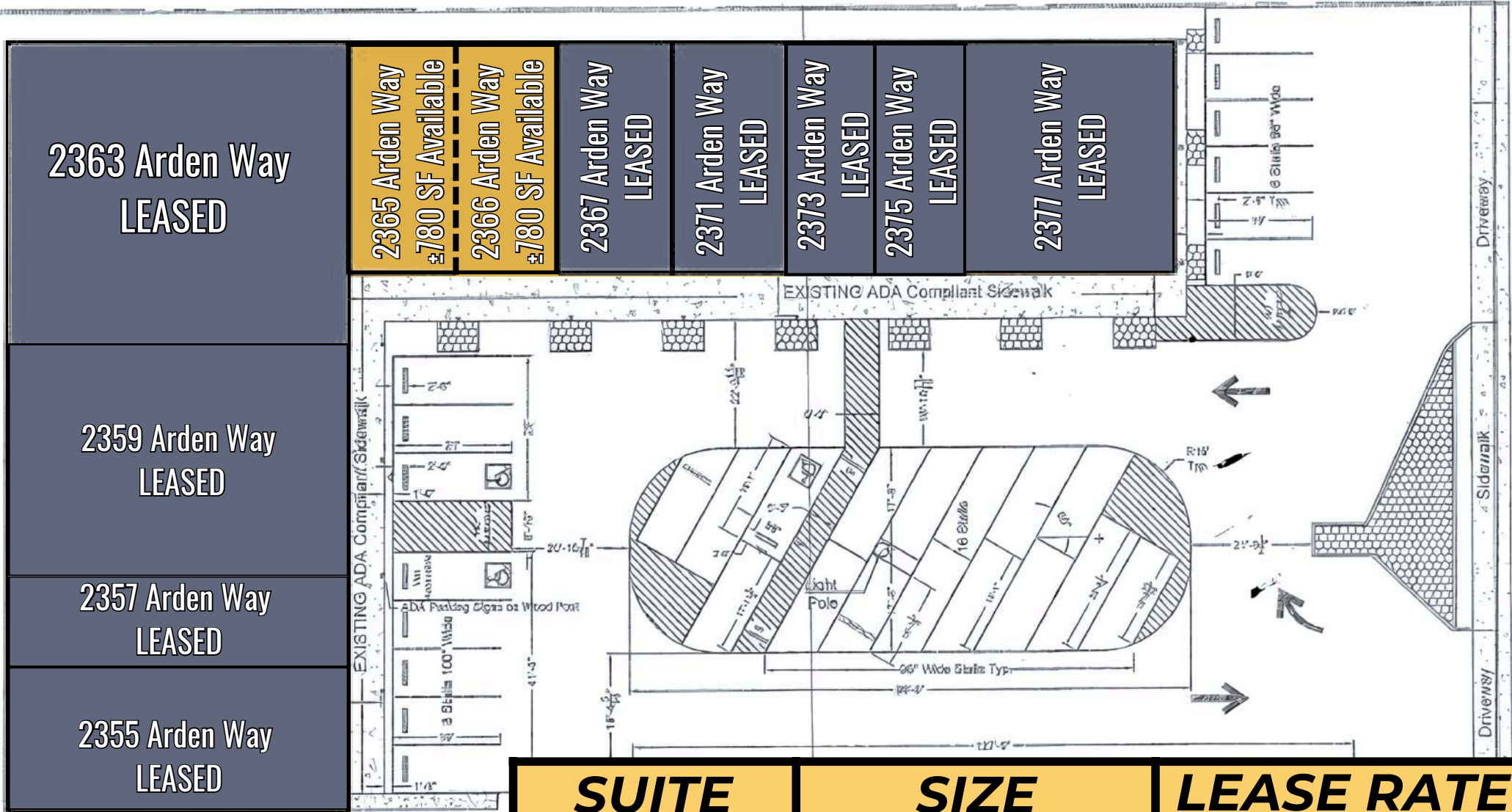
LEASE RATE: CONTACT BROKER FOR PRICING

- **Monument Signage Available:** Elevate your brand with prominent signage.
- **Easy Ingress/Egress:** Ensures easy and safe entry and exit.
- **Major Interstate Accessibility:** Direct access to Capitol City Freeway for convenient commuting.
- **High Visibility & Traffic Counts:** Benefit from a location that captures significant attention
- **Adjacent to Brand New Starbucks Drive-Thru:**
 - Leverage the heavy traffic generated by a popular neighbor.
- **Strong Traffic Counts:**
 - Arden Way: 29,284 ADT
 - Fulton Ave: 26,466 ADT
- **Property Zoning:** General Commercial
- **Parking Availability:** 45 spaces



ARDEN CENTER - SITE PLAN

3D Tour
Click Here 



2363 Arden Way
LEASED

2365 Arden Way
±780 SF Available

2366 Arden Way
±780 SF Available

2367 Arden Way
LEASED

2371 Arden Way
LEASED

2373 Arden Way
LEASED

2375 Arden Way
LEASED

2377 Arden Way
LEASED

2359 Arden Way
LEASED

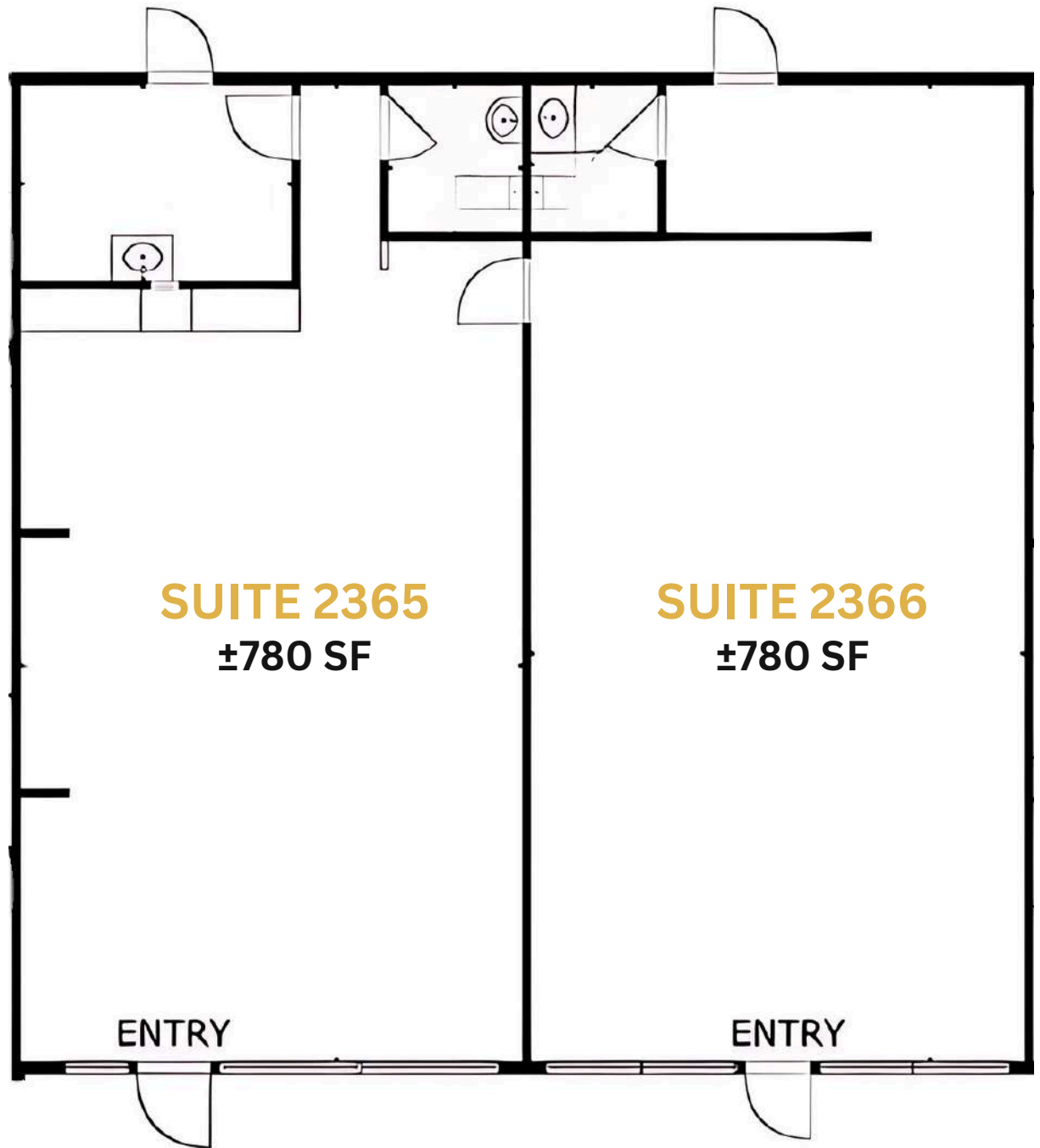
2357 Arden Way
LEASED

2355 Arden Way
LEASED

<u>SUITE</u>	<u>SIZE</u>	<u>LEASE RATE</u>
2365	±780 SF	Contact Broker
2366	±780 SF	Contact Broker
2365-2366	±1,560 SF	Contact Broker

ARDEN CENTER - FLOOR PLAN

SUITES 2365 - 2366



ATTRACTIONS AND KEY EMPLOYERS

• Shopping Destinations:

- Arden Fair Mall: Located just 0.5 miles to the east, this is Sacramento's go-to shopping hub, featuring over 165 stores and restaurants including Macy's, Nordstrom, H&M, Forever21, and Apple.
- Target: A large general merchandise retail store situated 0.7 miles to the southeast.

• Event and Educational Centers:

- Cal Expo: The venue for the California State Fair and various year-round events.
- Sacramento State University: A prominent educational institution in the area.

• Healthcare Employers:

- Kaiser Permanente: A major healthcare provider.
- Sutter Health: Another key employer in the healthcare sector.

• Dining Options:

- High-End Restaurants: Enjoy meals at Mikuni, Yard House, and Cheesecake Factory.
- Nation's Giant Hamburgers: A local restaurant chain located within the center.
- Additional Restaurants: Chili's and Olive Garden are also within a 1-mile radius.

• Grocery and Daily Needs:

- Trader Joe's: A specialty grocery store located 1 mile to the east.
- Safeway: A full-service supermarket 0.8 miles to the west.



IMMEDIATE VICINITY AERIAL



arden fair
MALL 150+ Retailers

CENTURY THEATRES HomeGoods
Burlington PANDA EXPRESS MOD
NORDSTROM rack Michaels

planet fitness
WinCo FOODS
COSTCO
BUSINESS CENTER

MARCONI AVE

EL CAMINO AVE

FULTON AVE

TARGET BMW

SAFeway CVS pharmacy
DOLLAR TREE
CALIFORNIA Family Fitness Quick Quack CAR WASH McDonald's

SITE

ARDEN WAY

HOWE AVE

HURLEY WAY

24 HOUR FITNESS MOUNTAIN MIKE'S PIZZA
Little Caesars
7 ELEVEN RITE AID 76

EASTERN AVE

CAL EXPO

WATT AVE

American River

ROSS DRESS FOR LESS
SUBWAY
DUTCH BROS Coffee
Marshalls

JACKS URBAN EATS Save Mart CHIPOTLE MEXICAN GRILL
jamba The BEACH HUT DELI SINCE 1961
Peet's Coffee TEMPLE

FAIR OAKS BLVD



DEMOGRAPHIC SUMMARY REPORT

2355-2377 ARDEN WAY, SACRAMENTO, CA 95825



POPULATION 2023 ESTIMATE

1-MILE RADIUS	25,328
3-MILE RADIUS	143,687
5-MILE RADIUS	387,157

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$62,133.00
3-MILE RADIUS	\$88,525.00
5-MILE RADIUS	\$87,978.00



POPULATION 2028 PROJECTION

1-MILE RADIUS	26,251
3-MILE RADIUS	147,549
5-MILE RADIUS	398,022

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$47,433.00
3-MILE RADIUS	\$59,005.00
5-MILE RADIUS	\$63,734.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,007	101,893	261,287
BLACK	4,080	14,868	44,207
HISPANIC ORIGIN	8,926	36,653	103,707
AM.INDIAN & ALASKAN	505	2,602	7,838
ASIAN	2,370	13,214	41,717
HAWAIIAN/PACIFIC ISLAND	292	1,477	4,544
OTHER	2,074	9,634	27,564

CONTACT US!

TO LEARN MORE ABOUT
THESE RETAIL SUITES



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