

For Lease / Ground Lease

Freestanding Restaurant | ±6,853 SF | Currently Mimi's 2029 Alta Arden Expy, Sacramento, CA

\$2.50/SF NNN



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Property Highlights



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	18,902	149,764	394,087
Households	7,364	58,729	154,520
Avg. Household Income	\$65,899	\$108,260	\$109,703
Average Daily Traffic	±16,850 vehicles on Alta Arden Expy		

Source: U.S. Census Bureau, Census Summary File 1. ESRI, HERE data, Kalibrate current and 5 year forecasts.

Lease Rate

\$2.50/SF NNN

Highlights

- › Do Not Disturb Tenant
- › ±6,853 SF Freestanding Restaurant Available for Lease
- › Ground Lease with Drive Thru potential
- › Adjacent to both Chick-Fil-A and In-N-Out Burger
- › Average Daily Traffic - ±16,850 vehicles on Alta Arden Expy
- › Located in the heart of residential, restaurant, retail and office developments
- › Excellent visibility



Property Photos



Nearby Amenities



- Safeway
- California Fitness
- Costco Business Center
- Winco
- Smart & Final
- Rite Aid
- BevMo!
- Target
- Kaiser Permanente
- Century Arden 14 XD
- Nordstrom Rack
- Home Goods
- Arden Fair Mall
- McDonald's
- Jack in the Box
- Chiptole
- Raising Cane's
- Sakura Grill & Buffet
- Starbucks
- Leatherby's
- The Bubble Hive
- Smash Burger
- 18 Grams Coffee Roasters
- Bonchon
- Kura Revolving Sushi Bar
- Buckhorn Grill

Transit



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