

# 3045 Arden Way

Sacramento, CA 95825

For Lease

Retail / Restaurant / Coffee Shop Space

## Property Summary



### Property Highlights

- Prime location in the heart of Sacramento
- Great Coffee Shop, Deli, Yogurt Shop or Restaurant Space
- High visibility with ample foot traffic
- Spacious, customizable retail area
- Modern and well-maintained interior
- Large storefront windows for maximum exposure
- Dedicated parking for tenants and customers
- Close proximity to major transportation arteries
- Surrounded by established retail and dining destinations

### Offering Summary

Lease Rate	\$2.75 per month (NNN)
Available SF	1,500 SF
Building Size	4,870 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	2,019	8,603
Total Population	1,424	5,736	22,491
Average HH Income	\$89,358	\$89,387	\$95,022

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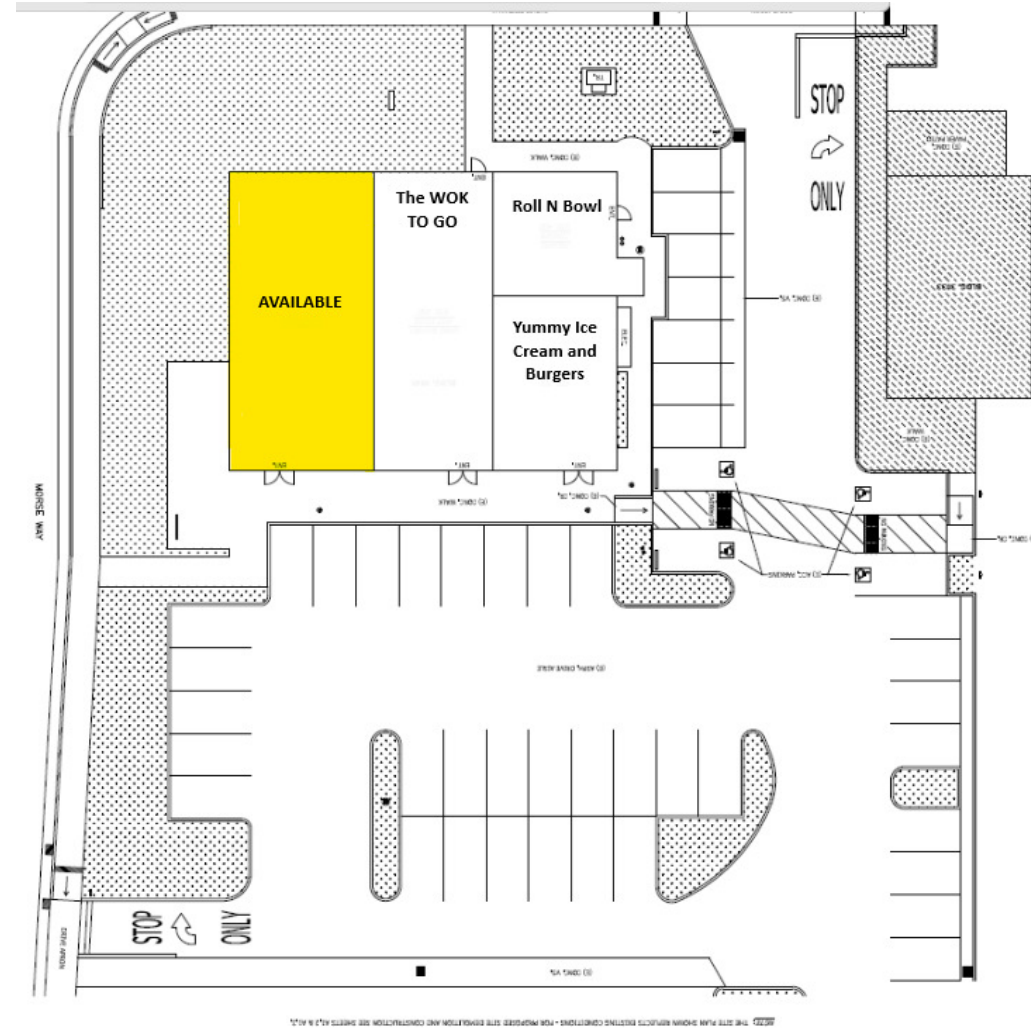
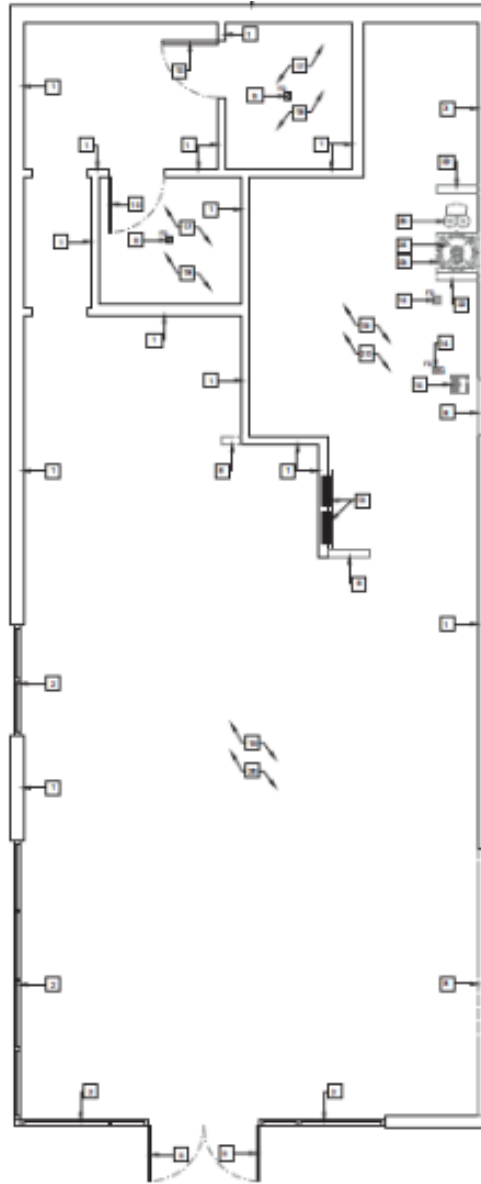
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Suite 100 Floor Plan & Site Plan



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Location Map



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Additional Photos



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## Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,424	5,736	22,491
Average Age	36.8	36.8	35.2
Average Age (Male)	34.7	34.4	33.6
Average Age (Female)	39.4	39.5	36.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	2,019	8,603
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$89,358	\$89,387	\$95,022
Average House Value	\$389,262	\$389,896	\$526,563

2023 American Community Survey (ACS)

