



1420 Howe Ave - Approved Development

1420 Howe Ave, Sacramento, CA 95825



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\$5,900,000

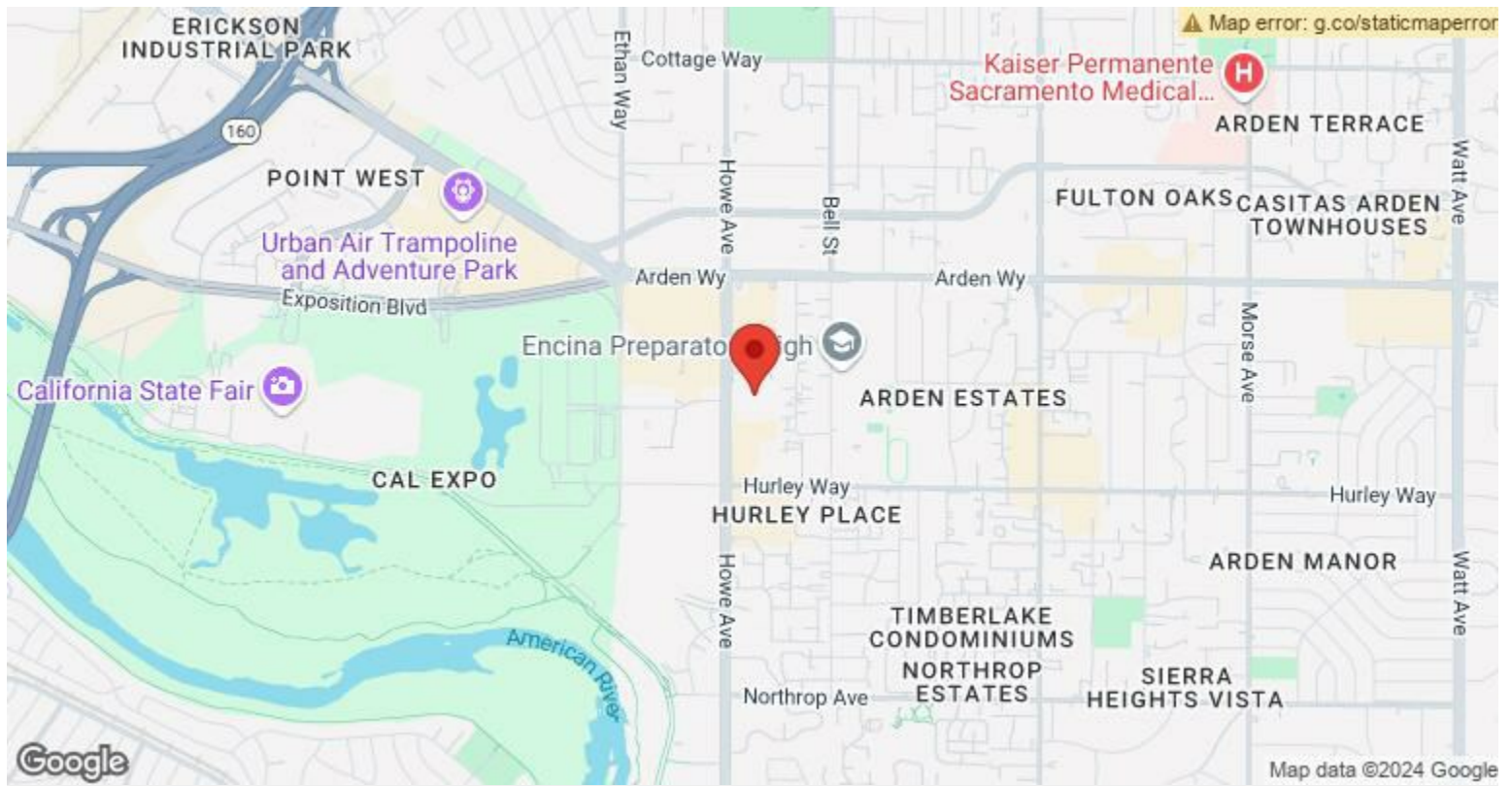
Infill Site Development at Arden-Arcade: A Prime Location in Sacramento.

Located in the heart of Sacramento, this infill site development at Arden-Arcade, specifically along Howe Ave is an ideal hub for both residents and businesses.

- 5.59 acres site with approved tentative parcel map for development of 5 parcels
- Parcel 1: 0.97-acres with 4,822 sq. ft. retail building.
- Parcel 2: 0.96-acres with 7,006 sq. ft. restaurant and retail space.
- Parcel 3: 0.93-acres with a 3,320 sq. ft. drive through restaurant building.
- Parcel 4: 1.90-acres with a 65,345 sq. ft. two story convalescent hospital.
- Parcel 5: 0.74-acres with a 10,395 sq. ft. existing building in cold shell condition.



Price:	\$5,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	5.59 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	LC
APN / Parcel ID:	285-0101-021



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Infill Site Development at Arden-Arcade: A Prime Location in Sacramento.

Located in the heart of Sacramento, this infill site development at Arden-Arcade, specifically along Howe Avenue, offers a central and convenient location. Situated in close proximity to Downtown, Roseville/Rocklin, and California State University Sacramento (CSUS), this area presents an ideal hub for both residents and businesses.

The property is nestled within the second largest retail corridor in the region, boasting renowned shopping destinations such as Arden Fair Mall and Howe 'Bout Arden. The area has already matured and developed significantly, leaving only a limited number of available development sites. The focus of development in this area revolves mainly around repurposing existing developments, emphasizing the value of this project.

The retail corridor surrounding the property has experienced an unprecedented surge of redevelopment projects, second only to Downtown/Midtown in Sacramento. This concentration of redevelopment initiatives has added to the appeal and potential of the area.

Property Photos



Property Photos



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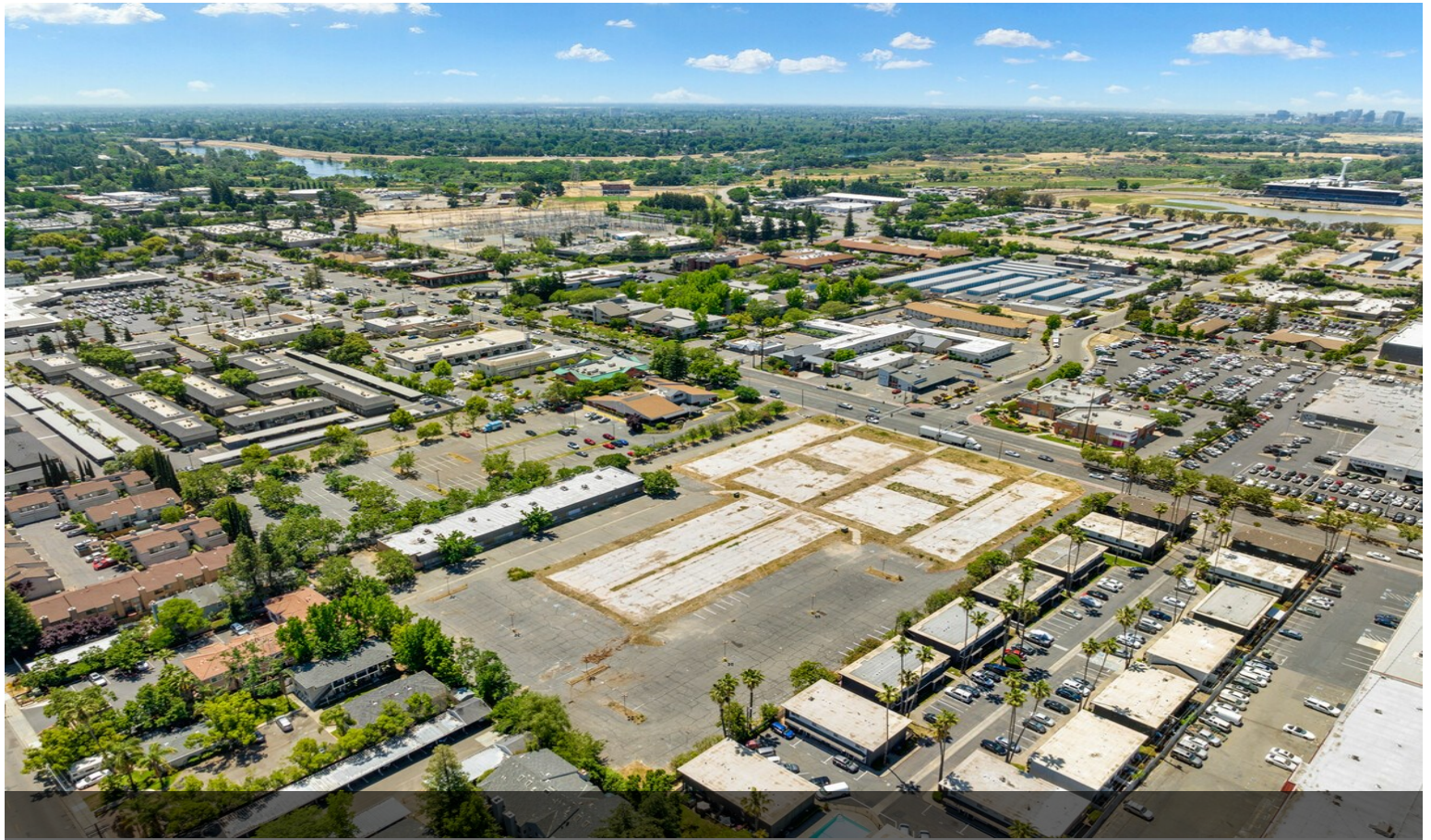
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