

2848 Arden Way  
Sacramento, CA 95825

FOR LEASE



Office Suites For Lease  
\$0.95 s.f. - \$1.25 s.f. modified gross

Under New Ownership

Ranga Pathak  
Broker Associate  
RE/MAX Gold  
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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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# Property Features

- Two story office building centrally located in Sacramento, on the major arterial road, Arden Way and between two major roads, Fulton and Watt Avenues.
- Near regional Arden Fair Mall, California State University Sacramento (CSUS) and easy reach of Sacramento downtown and midtown

- Under new and aggressive ownership ready to do deals
- 15,814 s.f. building on approximately 0.31 of land
- Highly competitive lease rate of \$0.95 - \$1.25 per s.f. modified gross
- Limited Commercial Zoning with abundant parking
- Monument and building signage available



Suite No	Size	Rent/s.f.	Monthly Rent
101			Leased
103	1,062 s.f.	\$1.25	\$1,327.50
105	1,932 s.f.	\$0.95	\$1,835.40
130			Leased
210-B	1,500 s.f.	\$1.25	\$1,875.00
220	2,272 s.f.	\$0.95	\$2,158.00

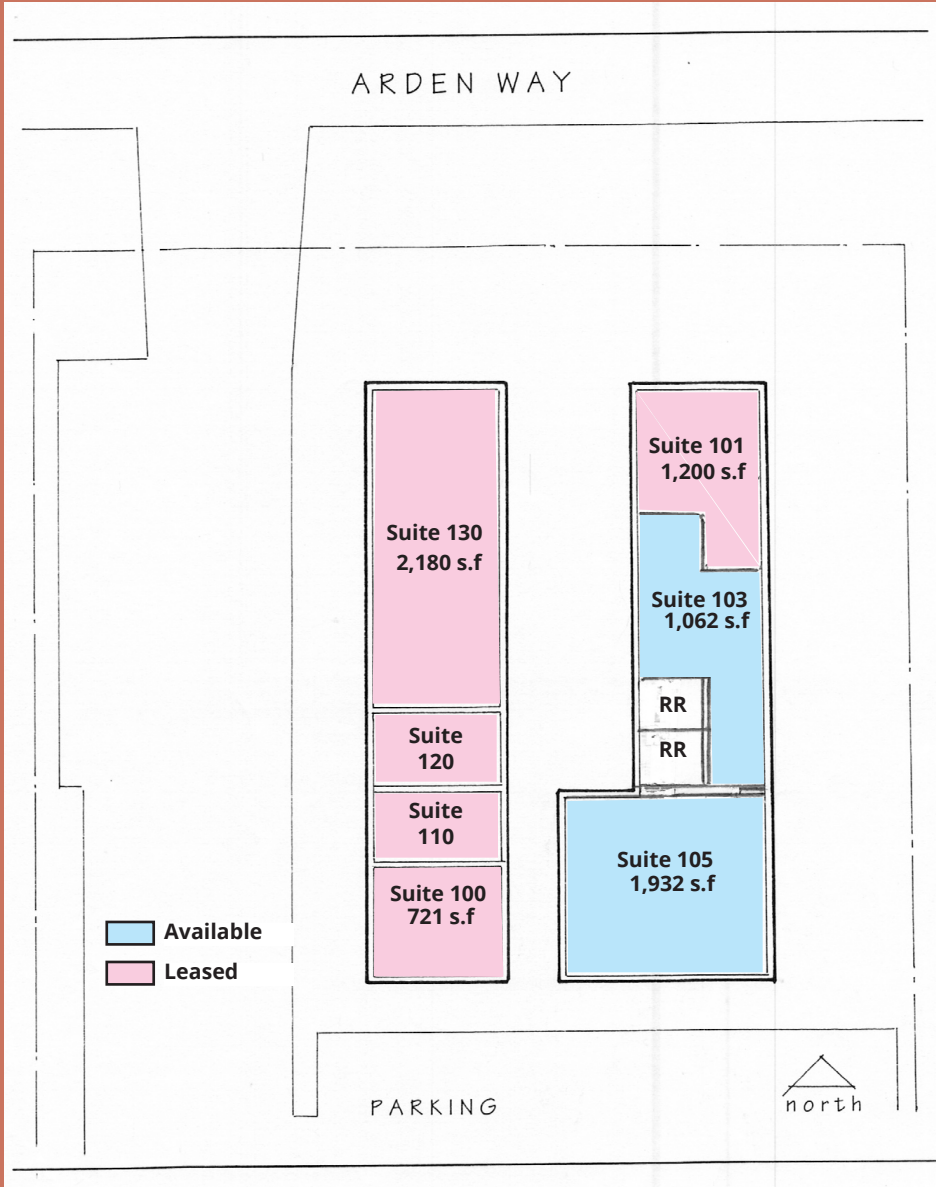
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# Property Photos

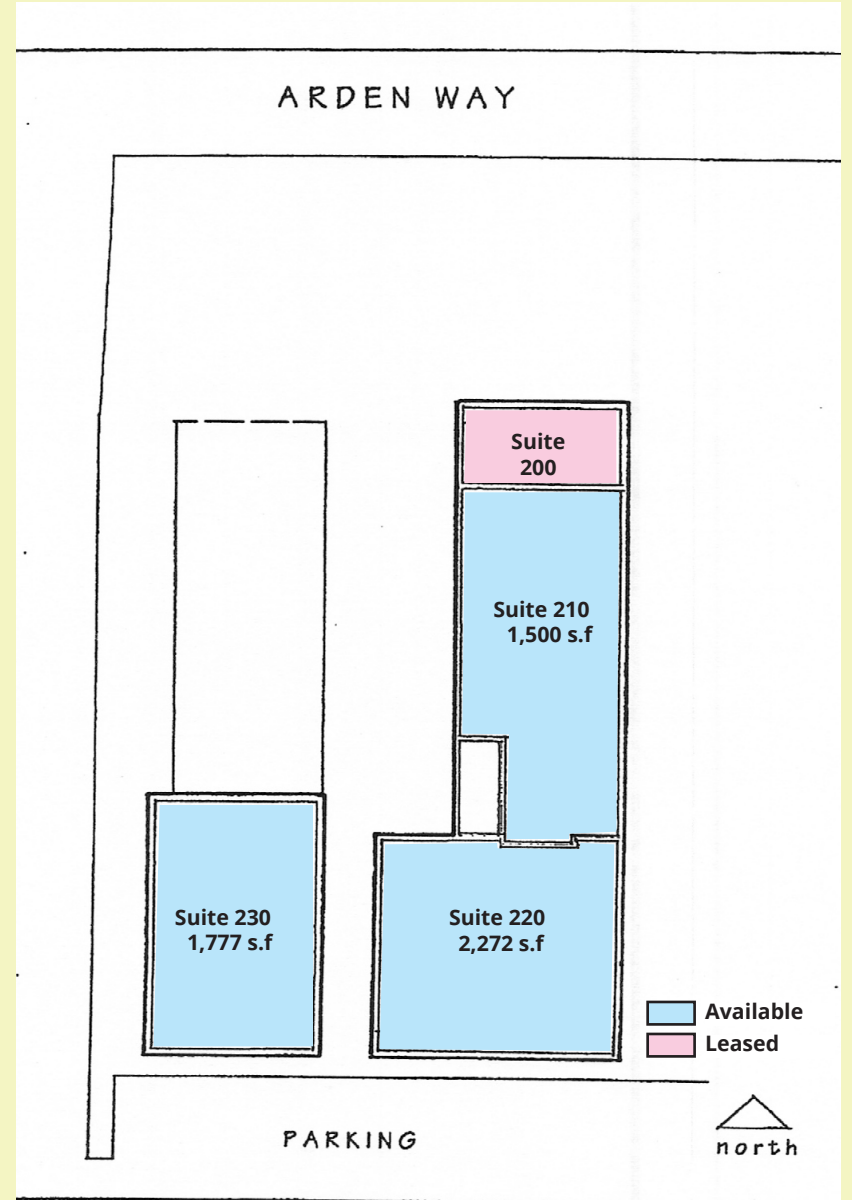


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# Floor Plan



First Floor



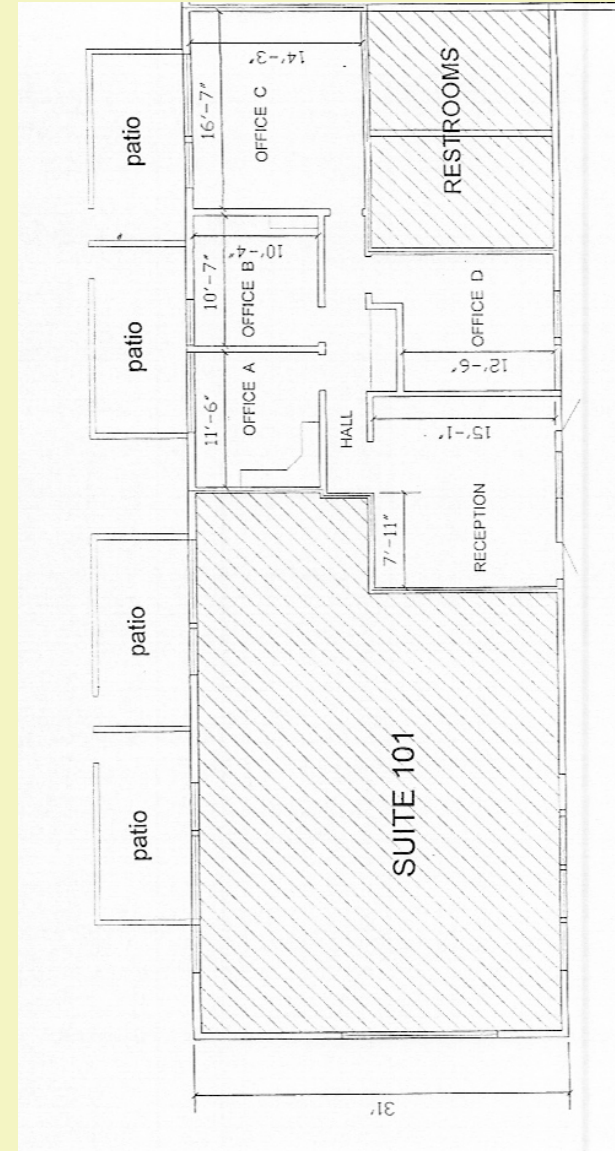
Second Floor

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Suite 130  
2,180 s.f.

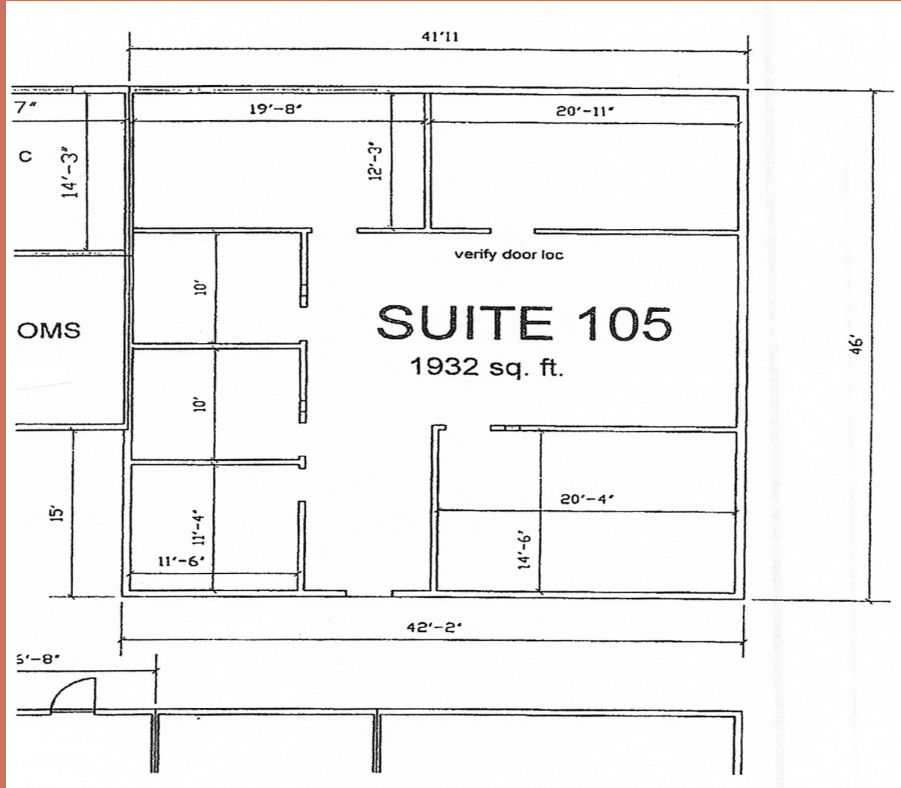
# Floor Plan



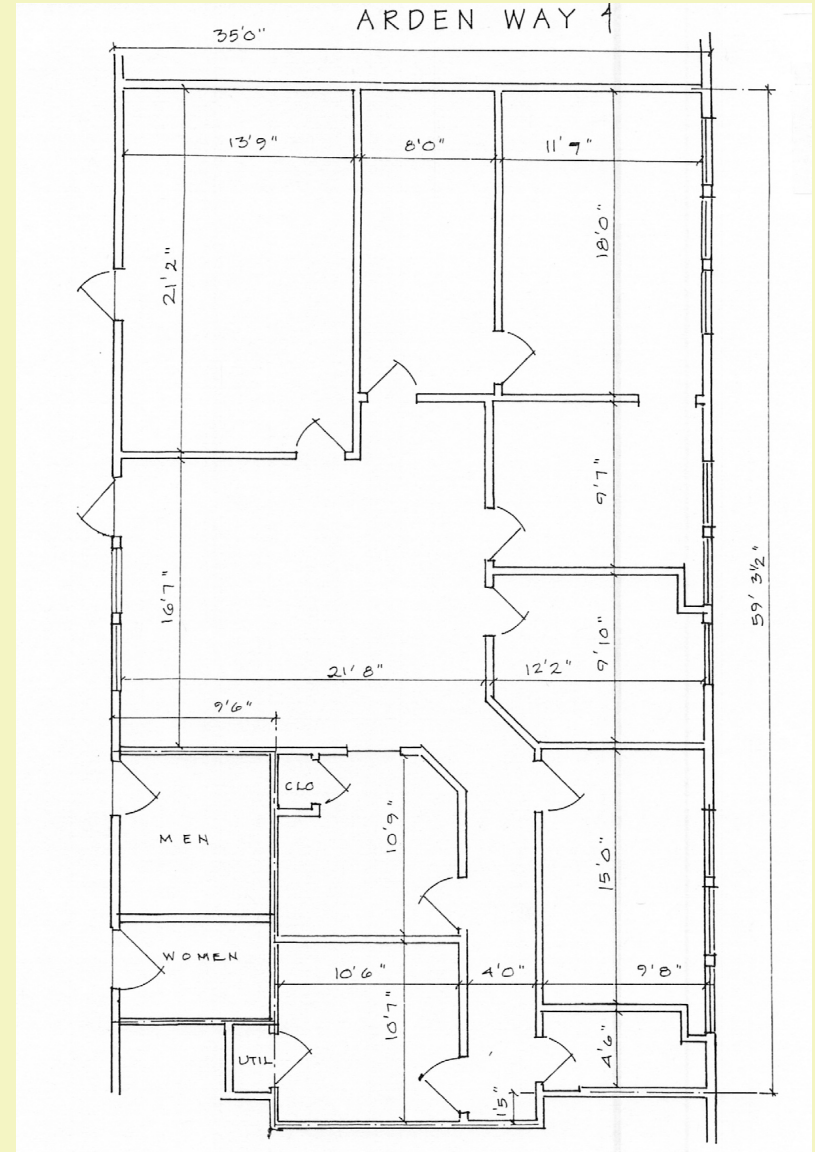
Suite 103  
1,062 s.f.

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# Floor Plan

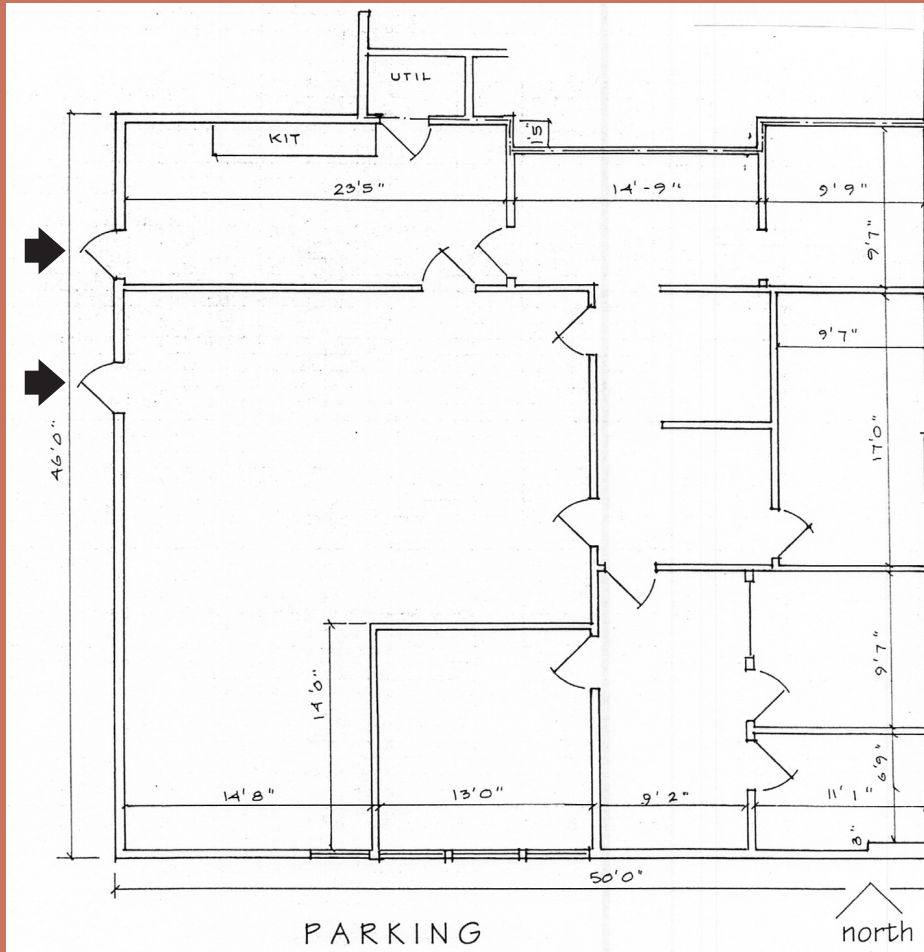


Suite 105  
1,932 s.f.



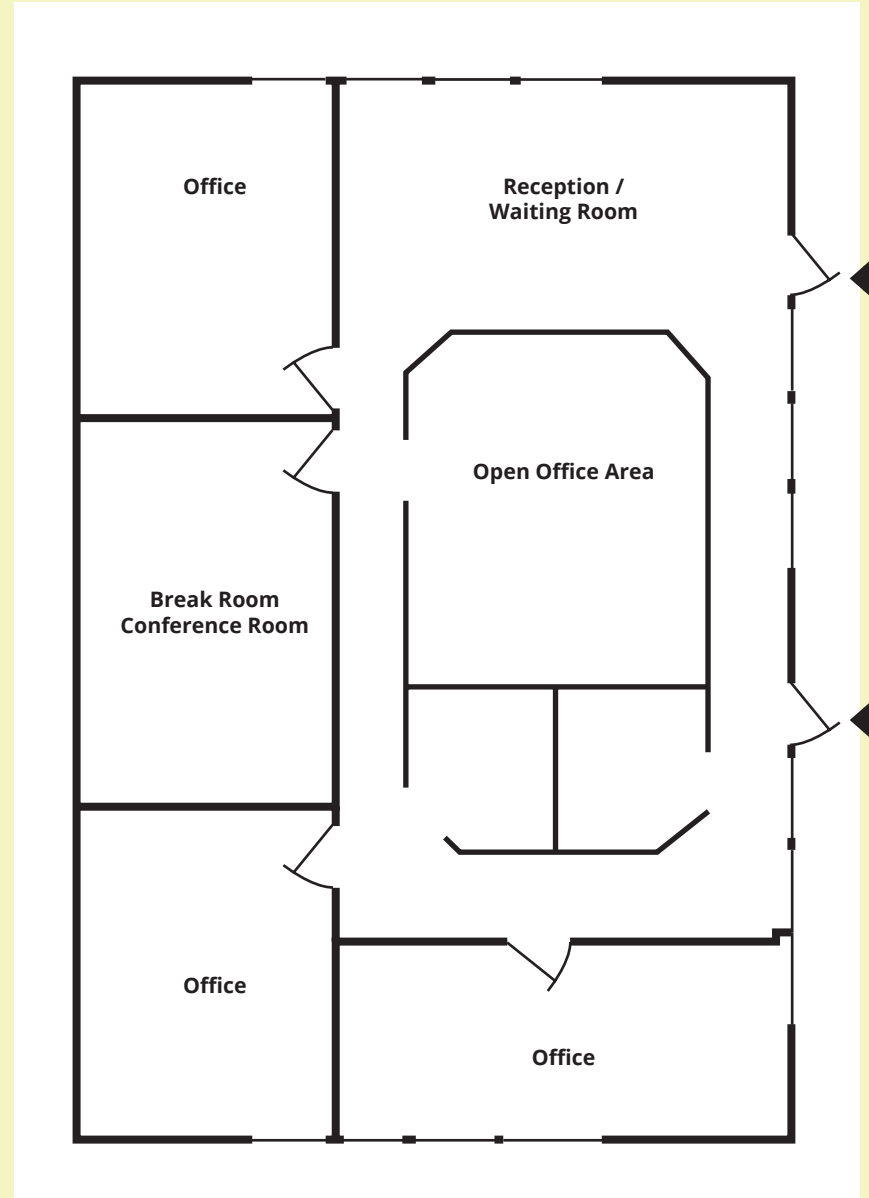
Suite 210-B  
1,500 s.f.

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Suite 220  
2,272 s.f.

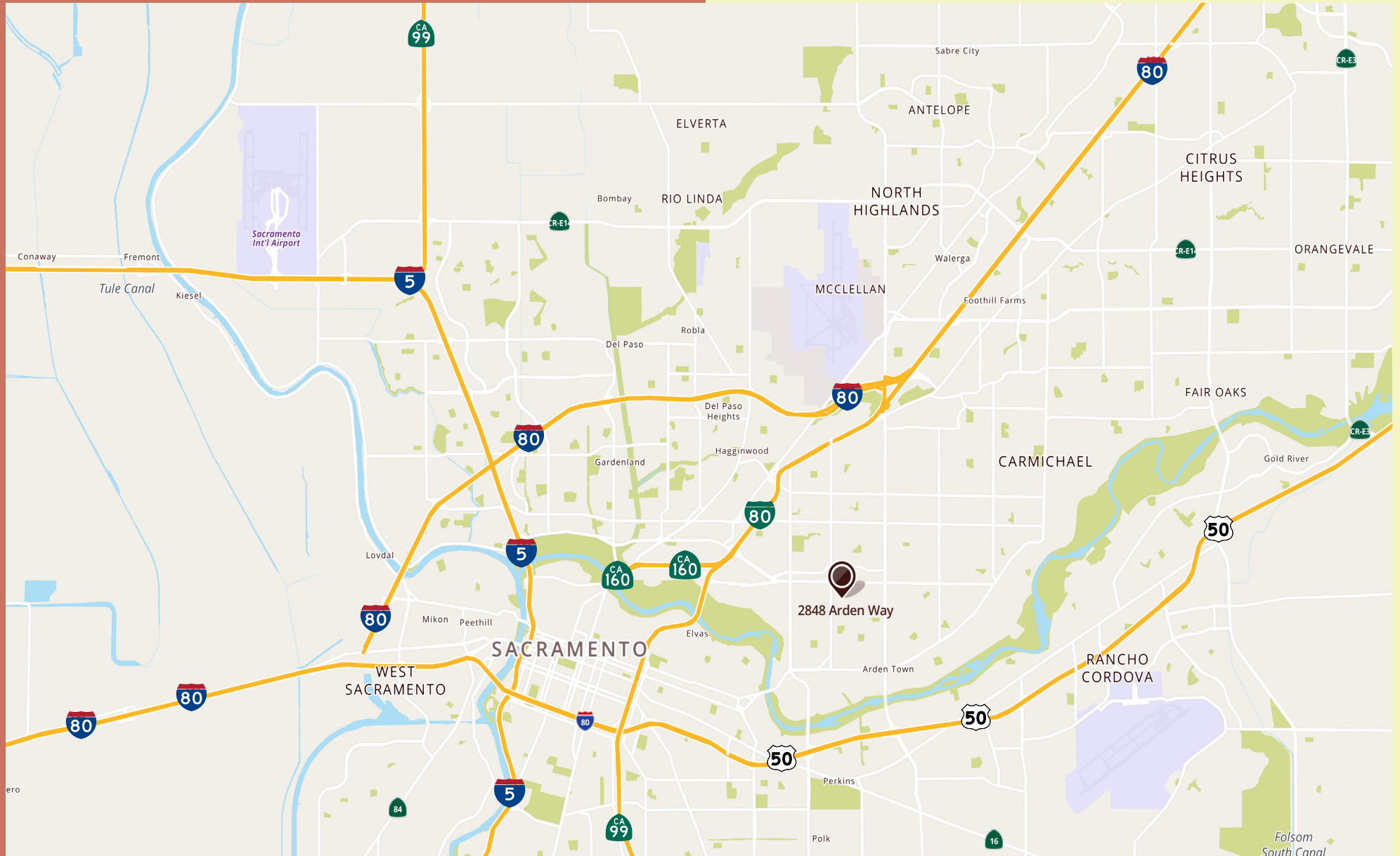
# Floor Plan



Suite 230  
1,777 s.f.

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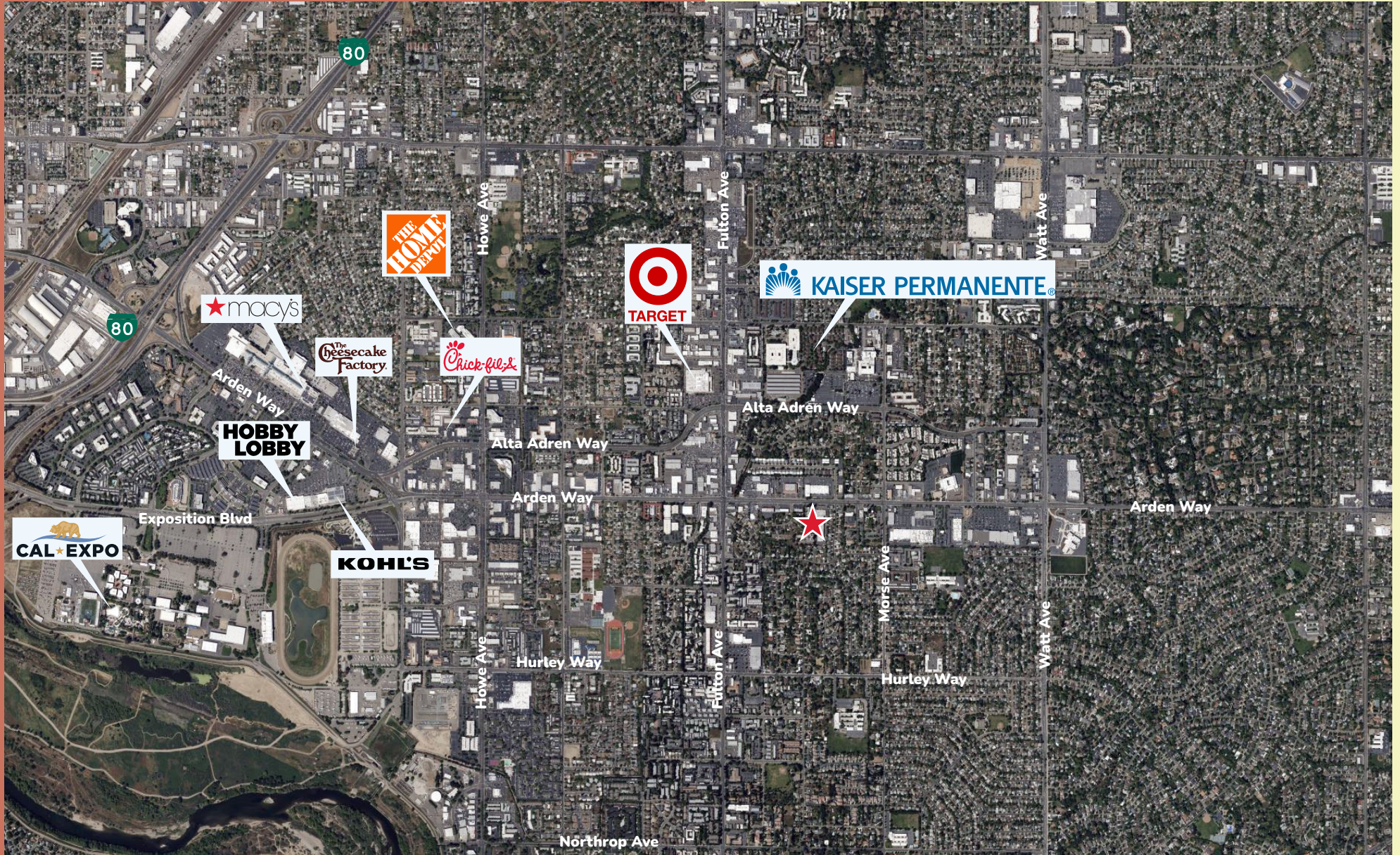
# Location Map





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# Vicinity Map



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# Demographics

## Key Facts 5-mile Radius



**362,296**  
Total Population (2022)



**\$85,651**  
Average Household Income



**24,030**  
# Businesses



**200,121**  
Daytime Employees



**71,271**  
Owner Occupied Households



**\$78,885**  
Median Home value

ADT Arden Way at Morse (W) **26,387** (2022)

Data obtained from CoStar