

Permitted Assembly Space For Lease | 23,240 SF

1921 Arena Blvd, Ste. 100, Sacramento, CA (North Natomas)



PROPERTY DESCRIPTION

Building Size: +/- 47,430 Sq. Ft.
APN: 225-1390-003
Parcel Size: 3.39 acres
Zoning: M-1S-PUD (Light Industrial / Site Improvements / PUD)
Year Built: 2001
Construction: Tilt-up concrete
Power: 1,600 amps / 277-480v / 3-phase
Clear Height: 22-24 feet with insulated roof
Grade Level Doors: Five (12' x 14')
Dock Loading Doors: Two (10' x 10')
Fire Sprinklers: In place



SPACE DESCRIPTION

Assembly Space: +/- 23,240 Sq. Ft.
Availability: Starting 10/1/26 with 60 days prior notice to vacating tenant
Conditional Use Permit In Place: 556 seat auditorium (approved 7/11/13)
Auditorium Size: +/- 6,610 sf (118' x 56')
Auditorium Clear Height: 19'4" (beneath drop ceiling)
HVAC: Fully conditioned, except 1,134 sf warehouse space
Grade Level Door: One (12' x 14')
Dock Loading Doors: Two (10' x 10')
Restrooms: Men & Women (7 stalls each) plus unisex
Fenced Yard: +/- 2,500 sf (in front of grade level rollup door)
Permitted Parking: 114 spaces
Walk-through Video Link: www.tinyurl.com/1921ArenaBlvd



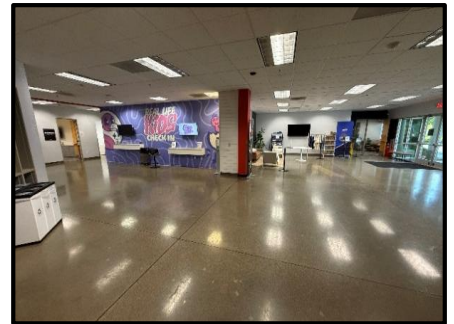
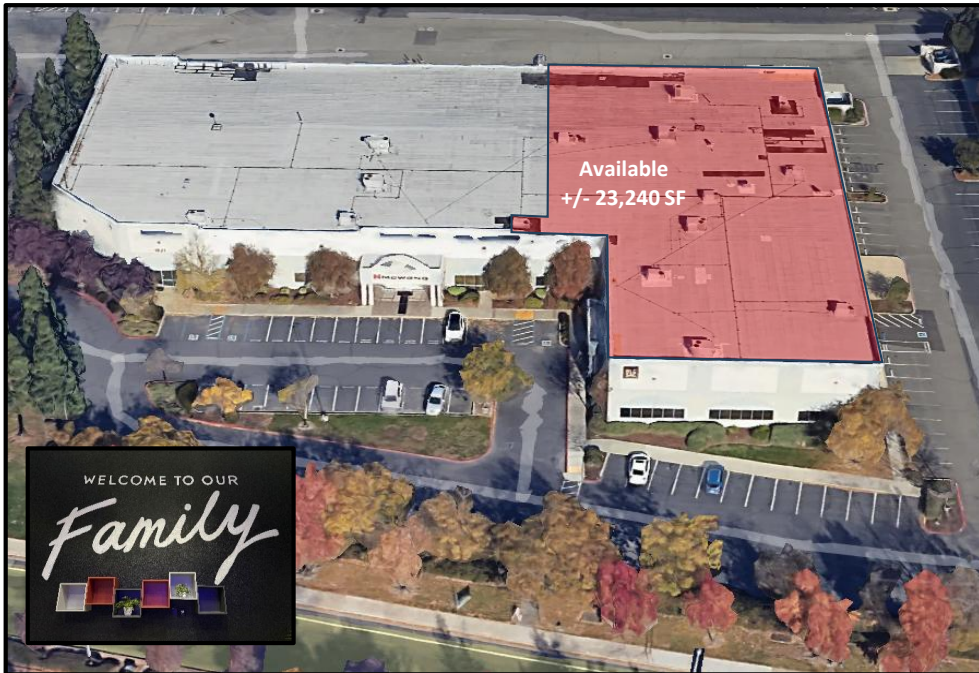
Lease Rate: \$1.35 psf + 0.15 psf NNN
(Assuming church exemption for property taxes)

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.
Jacks Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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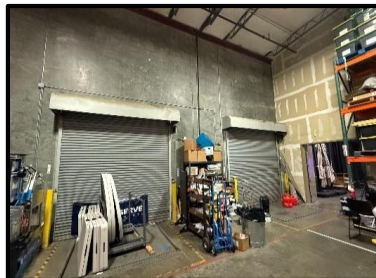
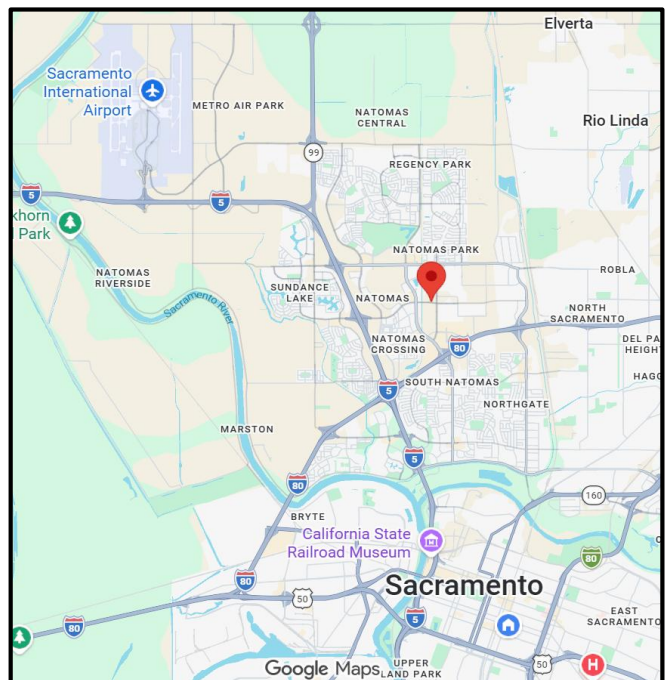
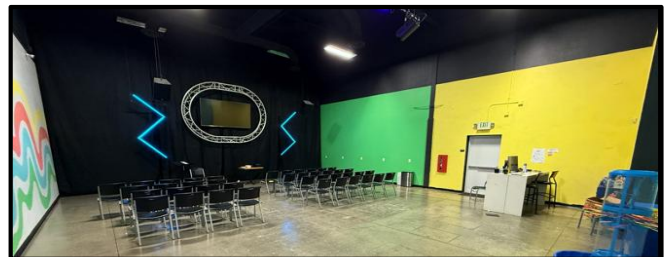
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LOCATION HIGHLIGHTS

- Prominent North Natomas location with excellent visibility along heavily traveled Arena Blvd near I-5 and I-80
- Centrally positioned within one of Sacramento's fastest-growing residential trade areas, surrounded by extensive new and established housing communities
- Strong regional accessibility with convenient access from Downtown Sacramento, West Sacramento, Roseville, Elk Grove, and surrounding communities
- Flexible interior configuration with a combination of auditorium/open assembly areas, classrooms, offices, kitchen/breakroom space, and support areas
- Potential suitability for a variety of alternative users including private schools, daycare/education operators, event or banquet facilities, fitness/wellness groups, nonprofit organizations, community service providers or corporate offices.



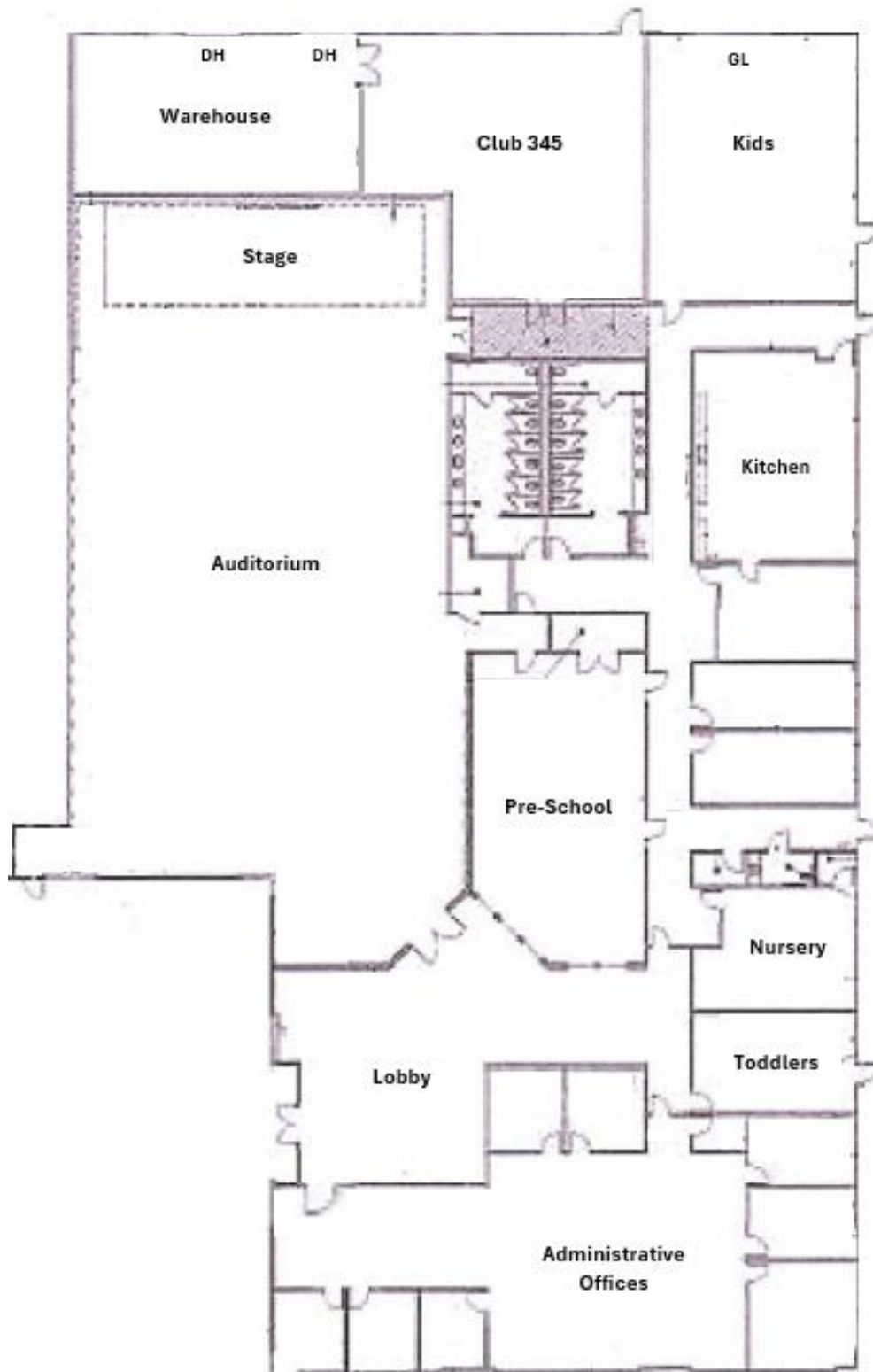
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As-Built Floor Plan



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