

END-CAP ANCHOR SPACE FOR LEASE

4211 ARDEN WAY - SUITE A
Sacramento, CA 95864

Zoned: SC - Shopping center

Great location

Monument signage

Available now!

This shopping center is located on the major intersection of Arden Way and Eastern Avenue. It is surrounded by well-established neighborhoods in a high desirable area. It is located across the street from Whole Foods Market, Starbucks and Walgreens, which all generate heavy traffic.

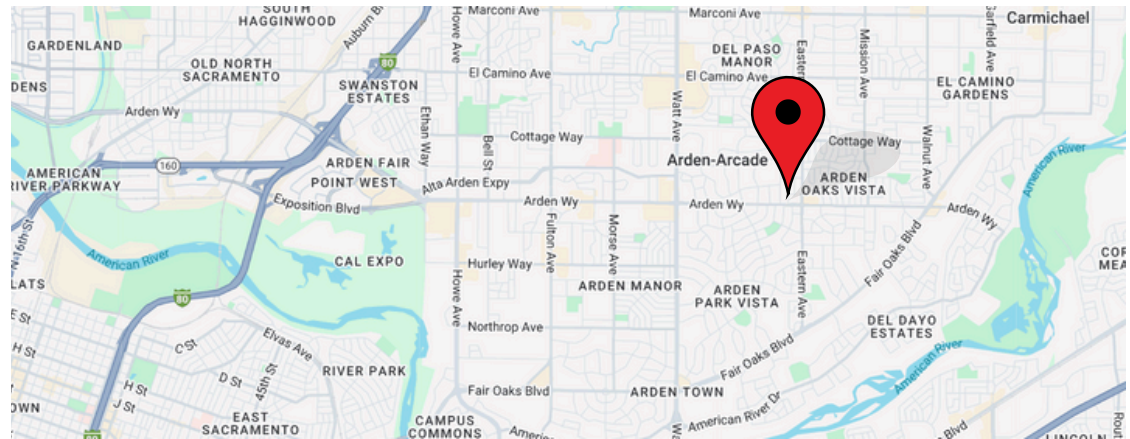
ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

clire.com

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.



± 3,670 SF
Rentable

NNN lease
Call for details



FOR LEASE

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SUITE HIGHLIGHTS

- Drive through style covered awning
- Great street visibility
- Private restroom
- Fully built-out as standard retail space
- ~15' clear ceiling height
- Mostly open floor plan layout
- Natural light
- Upsized gas meter
- 600 amp electrical panel
- Lease term: 5 years

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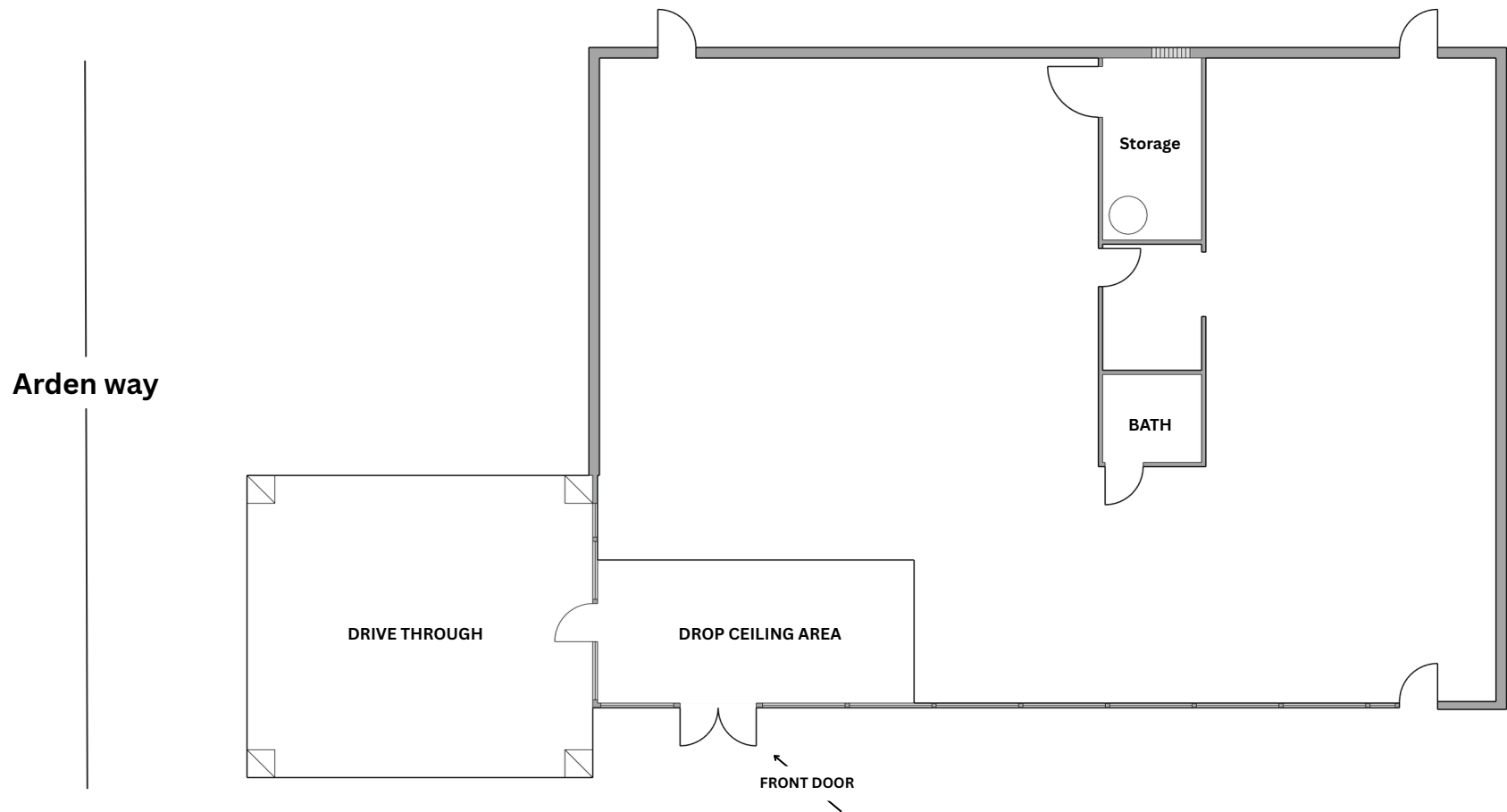


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FLOOR PLAN



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PROPERTY HIGHLIGHTS

- Monument signage
- Ample parking, including tenant and employee parking behind the building block
- Great location
- 1960s concrete building
- Easy access off Arden Way & Eastern Ave
- Close to I-80, HWY 50 and HWY 160

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TRAFFIC COUNT

| ON STREET | CROSS STREETS | TRAFFIC VOL. |
|----------------|----------------|--------------|
| Arden Way | Howe Avenue | 34,127 |
| Arden Way | Morse Avenue | 24,659 |
| Arden Way | Eastern Avenue | 24,379 |
| Arden Way | Las Pasas Way | 20,237 |
| Eastern Avenue | Vulcan Dr | 20,777 |

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DEMOGRAPHICS

| | 1-mile | 3-mile | 10-mile |
|-------------------|-------------|-------------|-------------|
| 2022 POPULATION | 11,410 | 151,711 | 228,637 |
| 2022 HOUSEHOLDS | 4,745 | 65,122 | 95,753 |
| MEDIAN AGE | 46.80 | 40 | 38.90 |
| MEDIAN HH INCOME | \$121,464 | \$65,760 | \$71,171 |
| MEDIAN HOME VALUE | \$1,042,099 | \$1,030,850 | \$1,006,521 |
| DAYTIME EMPLOYEES | 2,669 | 57,290 | 108,583 |

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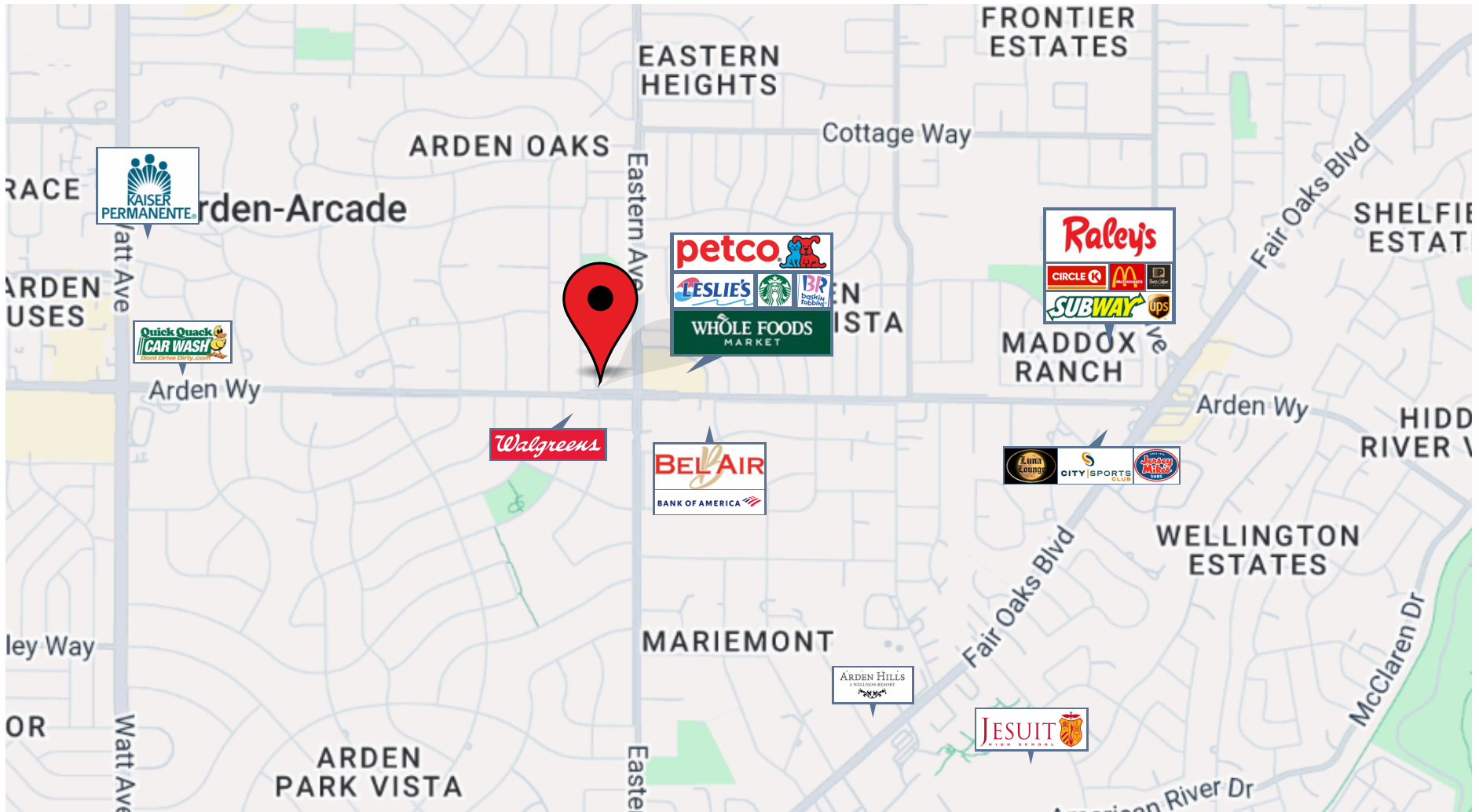


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LOCATION HIGHLIGHTS



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SACRAMENTO, CA 95864



END-CAP ANCHOR
SPACE

AVAILABLE FOR LEASE

Schedule a tour today!

Not quite what you're looking for? Give
us a call — we may have something else
that fits your needs.

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