

**FOR  
OR SALE  
LEASE**

**2210 ARDEN WAY,  
SACRAMENTO, CA**

**+/- 7,680 SF RETAIL BUILDING**



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**ROME**  
REAL ESTATE GROUP

# 2210 ARDEN WAY

FOR SALE	SIZE	SALE PRICE	NOTES
±7,680 SF Showroom on a ±14,810 SF Lot	±7,680 SF Building on a ±14,810 SF Lot	\$1,536,000.00 (\$200.00 PSF)	2nd Generation Showroom Space with GL Loading Door
FOR LEASE	SIZE	LEASE RATE	NOTES
±7,680 SF Showroom	±7,680 SF Retail Space	\$1.50 PSF, NNN (NNN COSTS: \$0.50, PSF)	2nd Generation Showroom Space with GL Loading Door

## PROPERTY HIGHLIGHTS:

- **Prime Arden Way Frontage:** Command attention on Sacramento's premier retail corridor, directly along Arden Way just moments from the Business 80 interchange. High visibility, nonstop traffic, and a proven retail draw put your brand in front of thousands every day.
- **Two Minutes From Arden Fair:** Leverage foot traffic and spillover demand from the region's dominant shopping hub — Arden Fair Mall and Market Square — home to 150+ national retailers, restaurants and destination anchors that keep customers circulating all day.
- **Dense & Diverse Trade Area:** Access nearly 150,000 residents within three miles and more than 400,000 within five — a wide customer base that supports everything from value retail to specialty services and high-frequency daily-needs uses.
- **Strong Daytime Population:** Surrounded by Point West's office, medical, hospitality and retail ecosystem, the property benefits from a steady daytime workforce that boosts lunch, service and after-work traffic throughout the week.
- **Easy Regional Access:** Immediate connectivity to Business 80 places downtown Sacramento, Roseville, Arden-Arcade, and Sacramento International Airport all within a short drive — making the site equally convenient for customers, employees and deliveries.



### STRONG TRAFFIC COUNTS

ARDEN WAY: 36,507 ADT  
HOWE AVE: 36,049 ADT



AVERAGE  
**\$93,533**  
WITHIN 3 MILE  
**HOUSEHOLD INCOME**



### PROPERTY ZONING

**LC (LIMITED COMMERCIAL)**  
SACRAMENTO COUNTY

ARDEN WAY:  
36,507 ADT

Brows N Style  
**KIKI'S**

**Arby's**

 **Right Cars Auto**  
✓ The Right Price ✓ The Right Way To Buy Cars

  
**Batteries  
+ Bulbs**

HOWE AVE:  
36,049 ADT

  
*ARIGATO SUSHI*  
 **arcpoint labs**  
*lazi cow*  
 **NAILS**  
 **IMMIGRATION  
SERVICES**  
 *Thai  
Terrace*  
 **TECH2U**

  
**Round  
Table  
PIZZA**

  
**ENCHAMBERED**  
LIVE ESCAPE ROOM ADVENTURE  
**HIGHER HEIGHTS  
COMMUNITY  
CHURCH**

**SITE PLAN**

# IMMEDIATE VICINITY AERIAL

**arden fair**  
**MALL 150+ Retailers**



MARCONI AVE

FULTON AVE

EL CAMINO AVE

**PROPERTY  
LOCATION**



ARDEN WAY

HOWE AVE

HURLEY WAY



EASTERN AVE



WATT AVE



American River



FAIR OAKS BLVD



# DEMOGRAPHIC SUMMARY REPORT

2210 ARDEN WAY, SACRAMENTO, CA 95825



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	22,495
3-MILE RADIUS	148,803
5-MILE RADIUS	400,882



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$60,941.00
3-MILE RADIUS	\$93,533.00
5-MILE RADIUS	\$93,920.00

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	22,747
3-MILE RADIUS	149,896
5-MILE RADIUS	404,440

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$48,065.00
3-MILE RADIUS	\$62,174.00
5-MILE RADIUS	\$68,378.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,677	73,158	189,755
BLACK	3,470	13,717	39,752
HISPANIC ORIGIN	6,941	38,619	109,831
AM.INDIAN & ALASKAN	388	1,984	5,775
ASIAN	3,060	15,798	43,455
HAWAIIAN/PACIFIC ISLANDER	244	1,266	3,684
OTHER	7,655	42,880	118,460

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS OPPORTUNITY!



*Chase Burke*

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