

AVAILABLE  
FOR SALE OR LEASE

2101-2105 ARDEN WAY  
SACRAMENTO, CA 95825  
+/- 15,110 SF of Structure on  
+/- 1.5 Acres 65,340 SF of Parcel

Location Location Location

ARDEN WAY



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CENTURY 21  
Select Real Estate, Inc



Sales Price \$4,000,000  
Rent \$20,000 Per Month

Excellent Location with one of a kind Parcel for Sale or Lease



# THE PROPERTY

**2101-2105 ARDEN WAY, SACRAMENTO, CA. 95825**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**ARDEN  
SACRAMENTO**  
APN: 278-0223-009



**-/+ 15,110  
SF BUILDING**  
**-/+ 1.5 PARCEL**



**GC - GENERAL  
COMMERCIAL**  
**GC - SPECIALTY  
CAR WASH**



**CARWASH/REPAIR  
/DETAIL**  
Carwash Tunnel, Auto  
Service, including  
Detailing Facility



**Asking Sales Price  
\$4,000,000.00**  
**Asking Rent Price  
\$20,000 Per Month**



This one of a kind **PARCEL** has become available for Sale or Lease. It is located within the a city of Sacramento and within walking distance to National Brands and Retailers.



The 1.5 acre parcel includes a car wash building with conveyor tracking, boutique building, 4 bay auto **service building (18,100 sq ft total)** plus 1 large **auto service building (7250sq ft.)**



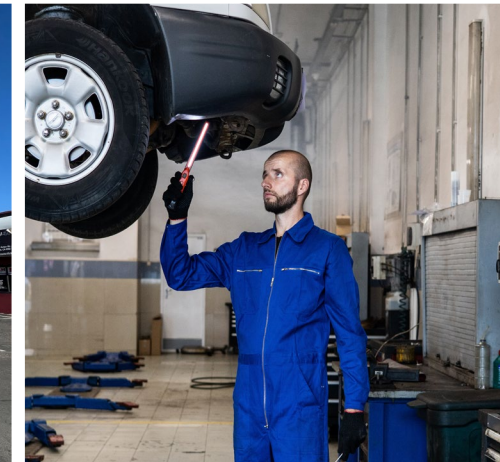
**APN: 278-0223-009**



The property offers an Excellent opportunity. It has operated as an **auto center** or the **1.5 acre parcel** could become your vision.



The asking price is **\$4,000,000** for sale or lease for **\$20,000** per month.



DOWNTOWN SACRAMENTO



CAL EXPO

Fair Grounds and Horse Racing Track

KOHL'S petco HOBBY LOBBY

Olive Garden

macy's

Black Bear Diner

The Cheesecake Factory

CINEMARK

HomeGoods

BEST BUY

Michaels NIKE ULTA HBA MOD PIZZA

The Container Store

Applebee's

ARCO

BUFFALO WILD WINGS

RACK ROAD VEHICLE OUTFITTERS SINCE 1991

MEN'S WEARHOUSE

IN-N-OUT BURGER

FISH GRILL carter's

IHOP

chili's

TFS Natural Home

DXL RADIANT

Goodwill Sacramento Valley & Northern Nevada

ALTA ARDEN EXPY

Jamba Juice

Starbucks

ARDEN WAY - 38,503 VPD

Stanton OPTICAL

Total Wine & MORE

Guitar Center

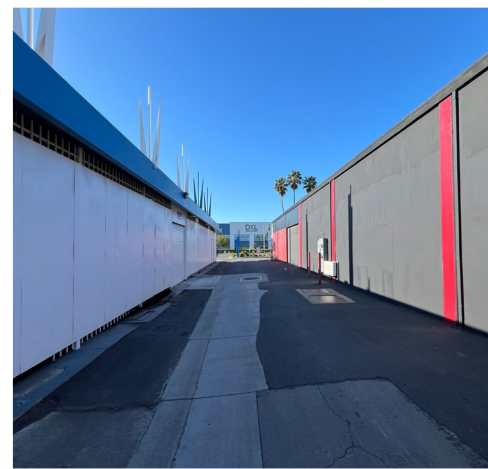
McDonald's

HOWE AVE.

CHIPOTLE MEXICAN GRILL

ups





# THE HISTORY & OPPORTUNITY

- The **Parcel** is **1.5 Acres** there are **no site restrictions** on the parcel. (environmental or building)
- The Parcel and the buildings will be available **January 1, 2025**. All **equipment** in the buildings including car wash equipment are the **property of the tenant** and is to be removed before January 1, 2025.
- The **Sale/Lease** includes the **Land**, the **Carwash** building with **Conveyor Tracking**, the **Boutique** building, the **Automotive Shop** and **Tint Shop** building that share a common barrier wall and the **Detail** building.
- The HISTORY  
The parcel has **been in the family for more than 100 Years**. The current Lessee has leased the land for 43 years. The Lease will **expire before January 1, 2025**. The Parcel will be for Sale or Lease on **January 1, 2025**.
- ZONING  
The Parcel is classified as **General Commercial & General Commercial Specialty CARWASH** and is TRANSFERABLE.
- **LOCATION, LOCATION, LOCATION!** This well-known axiom of real estate is exemplified in this property
- THE TENANTS  
The Parcel has been leased **since 1981**. Current tenants are:  
**Car Wash** business that includes a separate **4 bay Detail Building**  
**ClutchMart** auto shop  
**Automotive Tint** shop





## LOCATION LOCATION LOCATION

- The Carwash tunnel building (2,950 sq ft), the boutique building (1,710 sq ft) and the auto service building (7,250 sq ft) were built in the 1960's. The detail building best guess building date in the 70's or ,80's.



Auto Repair Building



Access Drive Way



# THE REGION

- California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.

## Location Location Location



**KOHL'S**  
**petco**  
**HOBBY LOBBY**

Olive Garden  
Black Bear Diner

The Cheesecake Factory

**BEST BUY**

macy's JCPenney VANS  
ANN TAYLOR Peets Coffee  
DeVons COLD STONE See's CANDIES

**ARCO**

MEN'S WEARHOUSE

**Goodwill**  
Sacramento Valley & Northern Nevada

TFS Natural Home  
By The Future Shop

**IN-N-OUT BURGER**

Mimi's  
BISTRO + BAKERY

BUFFALO WILD WINGS

ALTA ARDEN EXPY

chili's

**Goodwill**  
Sacramento Valley & Northern Nevada

**IHOP**

Guitar Center

**Total Wine & MORE**

California Physicians  
Eye Care Group



# DEMOGRAPHICS

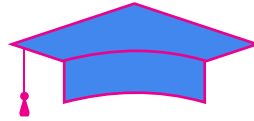
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



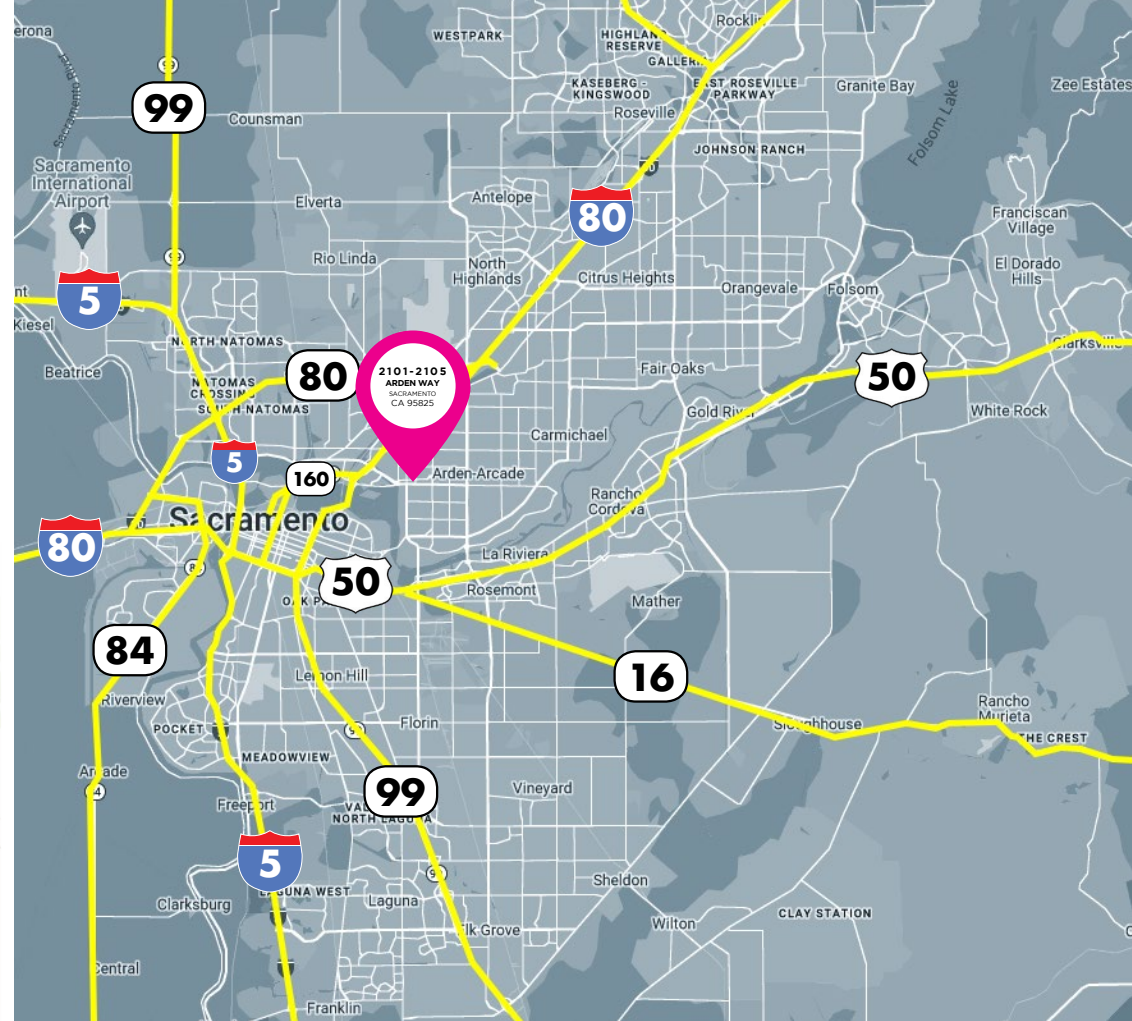
- 30% Some College, No Degree
- 20% Bachelor's Degree
- 20% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

## HOUSE HOLD INCOME

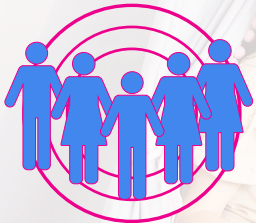


5 mile 2023 Households

< \$25K	32,438
\$25K - 50K	32,737
\$50K - 75K	28,364
\$75K - 100K	20,490
\$100K - 125K	16,812
\$125K - 150K	9,127
\$150K - 200K	12,149
\$200K+	14,440



## RESIDENT POPULATION



5 mile Population 2023

2010	345,294
2023	391,169
2028	402,386

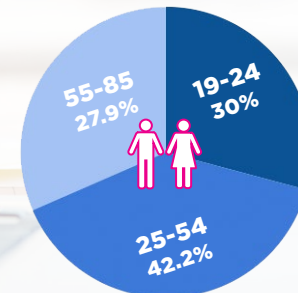
Data from Costar

## TRAFFIC COUNT



-/+ 38,503

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	30,969
5 mile	161,859
10 mile	444,431





# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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# LEASE or SALE

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