

AVAILABLE
FOR LEASE

2101 ARDEN WAY
Sacramento, CA

+/- 3,500 SF

\$1.85 NNN

ARDEN WAY +/-37,693 VPD

SUBJECT



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

GIOVANNI GIAMMONA

Director
916 662 4159
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
ggiammona@muellercommercial.com
Cal DRE#02384184

CENTURY 21.
Select Real Estate, Inc.



High-Visibility GC - General Commercial warehouse offering a multitude of uses along Arden Way corridor.



THE PROPERTY

 **2101 Arden Way, Sacramento, CA 95825**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
Sacramento
County



+/- 3,500 SF
Retail



Commercial



Street Visibility
Auto Repair/
Tinting



\$1.85 NNN



LOCATION HIGHLIGHTS

High-traffic corridor: Located on Arden Way with strong daily vehicle counts.

Freeway proximity: Quick access to the Interstate 80 corridor for easy commuting.

Established center: Situated on a proven, busy commercial retail corridor.

Excellent synergy: Co-tenant with active local draws like Prestige Motors, M&S Auto, Exclusive Motors, West Coast Auto Sales Center.

Dense demographics: Surrounded by a mature retail population and several car dealerships.



PROPERTY & SUITE FEATURES

Flexible floor plan: Suites customizable for Auto Tinting, Auto Repair, service use.

Maximum visibility: Prominent building and monument signage opportunities facing Arden Way.

Ample parking: Generous on-site parking stalls for employees and customers.

Move-in ready options: Select suites feature existing turn-key commercial buildouts.

Modern storefronts: High traffic on Arden Way offering prestige street visibility.



LEASE & INVESTMENT DETAILS

Flexible terms: Competitive lease rates with terms tailored to business growth.

Pro-business management: Responsive, professional property management and maintenance.

Strong daytime population: Capture consistent customer traffic throughout the day.

Thriving retail market: Located in a resilient, high-demand Sacramento market.

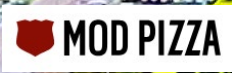




HOWE AVE

ARDEN WAY +/-37,693 VPD

2101
ARDEN WAY
SACRAMENTO
CA 95825





THE BUILDING

PROPERTY OVERVIEW

2101 Arden Way, Sacramento, CA 95825 offers a highly visible location in an established retail corridor with strong traffic and convenient access. The property is well suited for a tire and auto repair shop, providing excellent exposure to local residents and daily commuters. Its surrounding mix of national and local retailers creates an established consumer base and makes the site a strong opportunity for an automotive service business looking to expand in the Sacramento market.

LOCATION HIGHLIGHTS

Exceptional Traffic: Positioned along a major thoroughfare averaging 37,693 cars per day at the nearby key intersection.
Strong Retail Synergy: Located down the street from retail magnets like Prestige Motors, M&S Auto, Exclusive Motors, West Coast Auto Sales Center.
Excellent Accessibility: Quick, convenient access to Interstate 80 and public transit lines for easy customer commuting.
Established Co-Tenancy: Join a diverse roster of active local hot spots, including the popular Arden Mall.

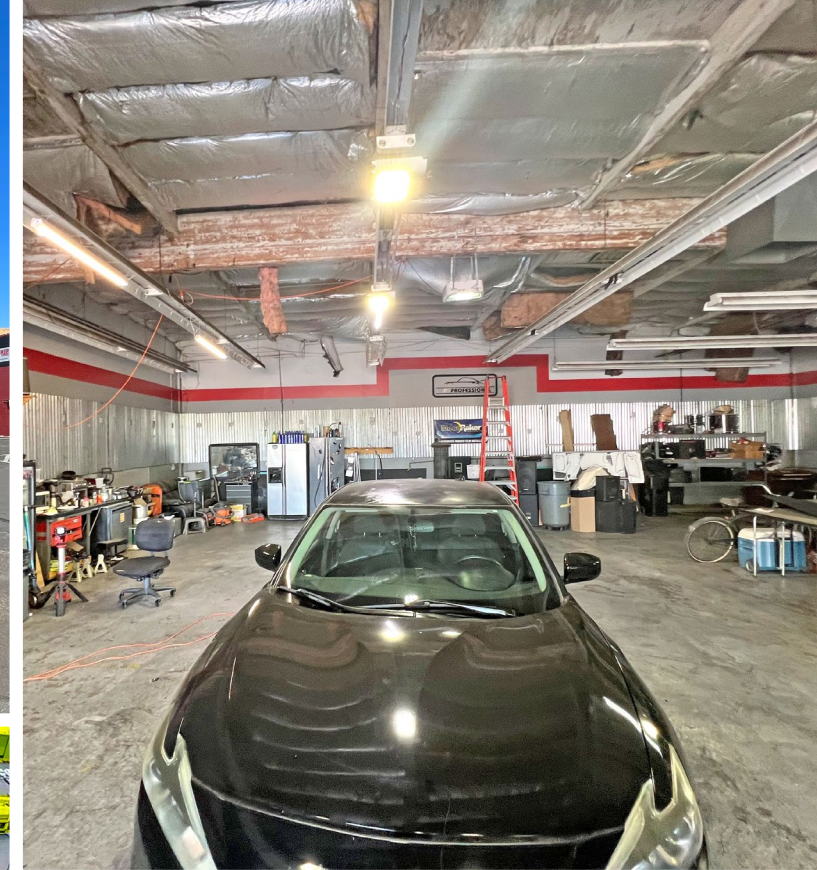
BUILDING & SPACE FEATURES

High-Impact Visibility: Monument signage options available to maximize your brand's street-level exposure.
Ample Shared Parking: Ample shared surface parking spaces ensure hassle-free parking for your staff and client base.
Flexible Layouts: Well-suited for a variety of uses including suites customizable for Auto Tinting, Auto Repair, service use.
Attractive Street Frontage: High traffic on Arden Way offering prestige street visibility.

SAMPLE CALL TO ACTION

Secure Your Space Today
 Do not miss the opportunity to position your business in one of Sacramento's most active commercial hubs.





THE AREA

2101 Arden Way is located within the prominent Arden & Howe Ave Retail Corridor in Sacramento, CA. This high-visibility commercial destination is surrounded by major national retailers and commands heavy traffic. Below is professional marketing copy tailored for use in a leasing brochure.

Property Overview & Strategic Location

High-Traffic Retail Hub: Positioned along Arden Way, one of Sacramento's most active commercial corridors, with intersection traffic counts reaching 37,693 cars per day.

National Retail Synergy: Benefit from high consumer draw generated by neighboring anchors like Prestige Motors, M&S Auto, Exclusive Motors, West Coast Auto Sales Center.

Excellent Tenant Mix: This corridor features established, traffic-driving local favorites including Arden Mall.

Abundant Parking: Total convenience for clients and staff with ample shared parking spaces available on site.

Premium Visibility: Features highly visible monument signage opportunities facing massive daily vehicle flows.

Market Demographics

Established Neighborhood Vibe: Positioned within a thriving regional trade zone.

Strong Consumer Spending: Complements an immediate market for auto repair/maintenance in the consumer spending for transportation & maintenance is \$1,238,429,613.

Active Consumer Base: Renders an accessible, prime demographic with a local average resident age of 43.

Lease Structure & Terms

Lease Rate: Negotiable, competitive market rates

Lease Type: Triple Net (NNN) lease structure.

Zoning: General Commercial (GC), flexible for Auto repair, Tinting, or service use.



DEMOGRAPHICS

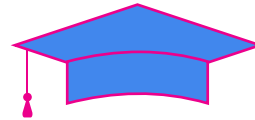
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2025



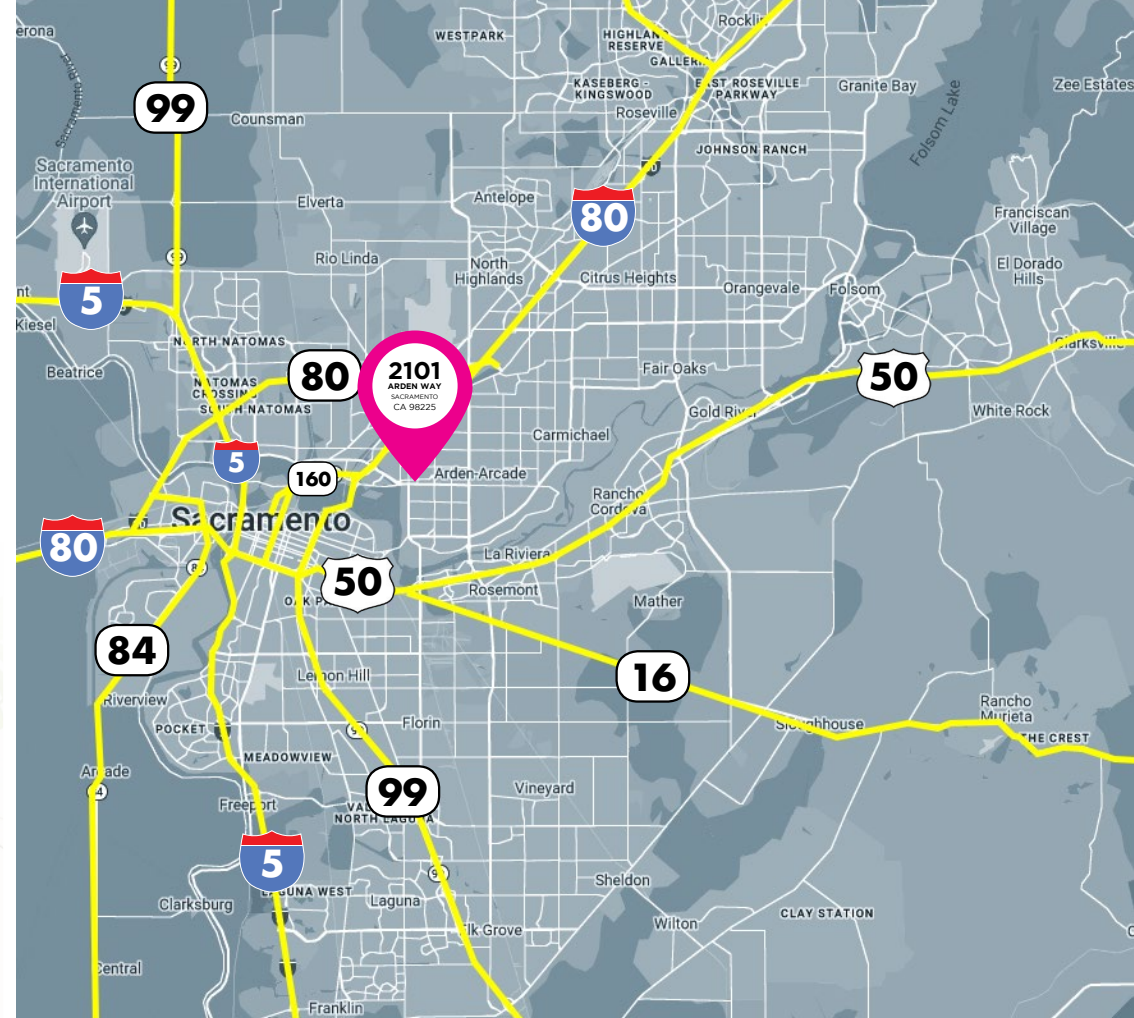
- 30% Some College, No Degree
- 21% Bachelor's Degree
- 19% High School Graduate
- 13% Advanced Degree
- 11% Some High School, No Diploma
- 6% Associate Degree

HOUSE HOLD INCOME

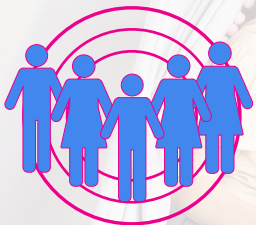


5 mile Radius - 2025

< \$25K	27,503
\$25K - 50K	25,122
\$50K - 75K	24,614
\$75K - 100K	21,513
\$100K - 125K	16,783
\$125K - 150K	10,765
\$150K - 200K	15,242
\$200K+	18,537



RESIDENT POPULATION



5 mile Population 2025

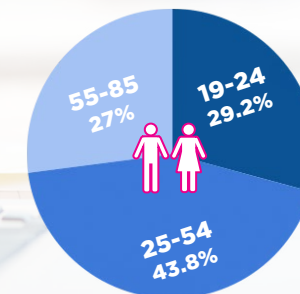
2025 405,002

TRAFFIC COUNT



-/+ 37,693

2025 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



2 mile	30,327
5 mile	160,079
10 mile	441,061



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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LEASE

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