

# AVAILABLE FOR LEASE | ±3,500 SF RETAIL BLDG

937 HOWE AVE, SACRAMENTO, CA 95825

LOCATED ON ONE OF SACRAMENTO'S MAJOR THOROUGHFARES WITH EXCELLENT VISIBILITY

**YOUR NAME HERE**



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# RETAIL SPACE FOR LEASE

SACRAMENTO, CA  
FREESTANDING RETAIL BUILDING

Rare single tenant retail property on major thoroughfare. Howe Ave is one of the main routes for access between Arden Fair Mall and Highway 50, next to Sacramento State University.

## Available For Lease

- ±3,500 SF Total

## Property Highlights

- Single Tenant Building
- Large Monument Signage Facing Howe Ave
- LC - Limited Commercial Zoning
- Ample Parking
- Average Daily Traffic Count:  
Howe Ave - 47,375 Cars Per Day



**LEASE RATE: \$2.25/SF/MONTH; NNN**

**NNN Estimated \$0.62/SF**

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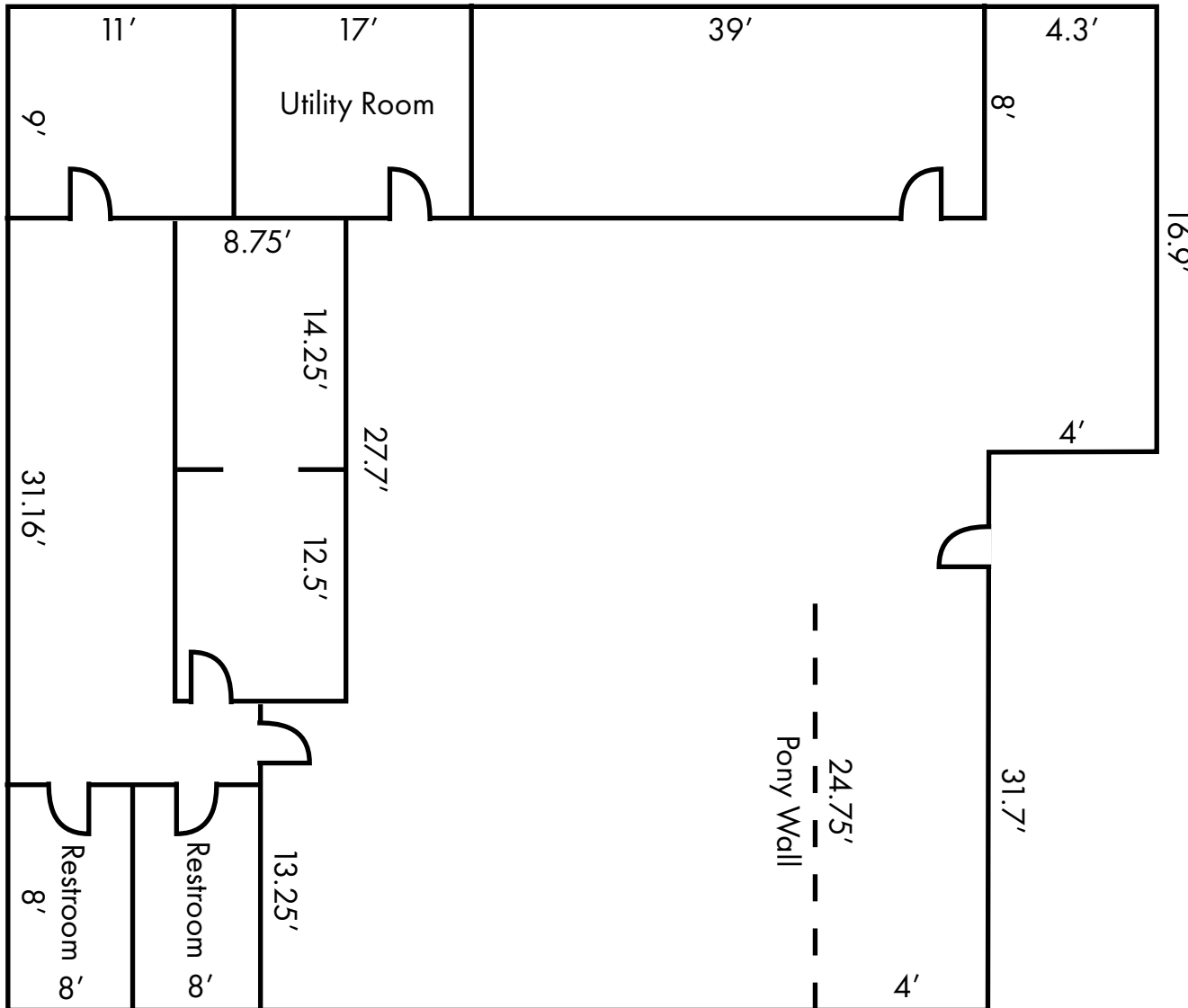


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## FLOOR PLAN

\*Not to Scale



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,859	138,049	402,453
Households	9,309	60,185	158,499
Average Household Income	\$71,460	\$94,061	\$87,930
Median Age	34.6	38.3	37.0
Total Businesses	1,639	8,634	20,151
Daytime Demographics 16+	22,719	139,206	385,314
White Collar Workers	61.6%	64.8%	60.9%
Blue Collar Workers	38.4%	35.2%	39.1%

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