

3600 - 3620
AMERICAN RIVER DRIVE



HIGHLIGHTS



Tenant lounge and conference center



Fitness center with shower facilities



Reserved covered parking available



Mature landscaping in a garden-style setting with water features



24-hour access via key-card



Professional ownership and management

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Raley's CVS pharmacy Starbucks THE ORIGINAL Malt

Loehmann's Plaza Shopping Center

BOUDIN LEMON GRASS CHIROPTE NOAH'S NY BAGELS
 JACKS URBAN EATS RESTAURANT TEASPOON
 THE ALIBI jamba Bath & Body Works Save Mart

The UV

Starbucks CAP TAP PEARLS POKE NOKE
 BENNETT'S BUCKHORN muenchies SAFEWAY
 ZÓCALO AT&T citi

Arden Town Shopping Center

Starbucks Jersey Mike's plan b Dukes
 CASABLANCA MAS TACO BAR SMASH BURGER

Fair Oaks Blvd

Watt Ave

American River

American River Dr

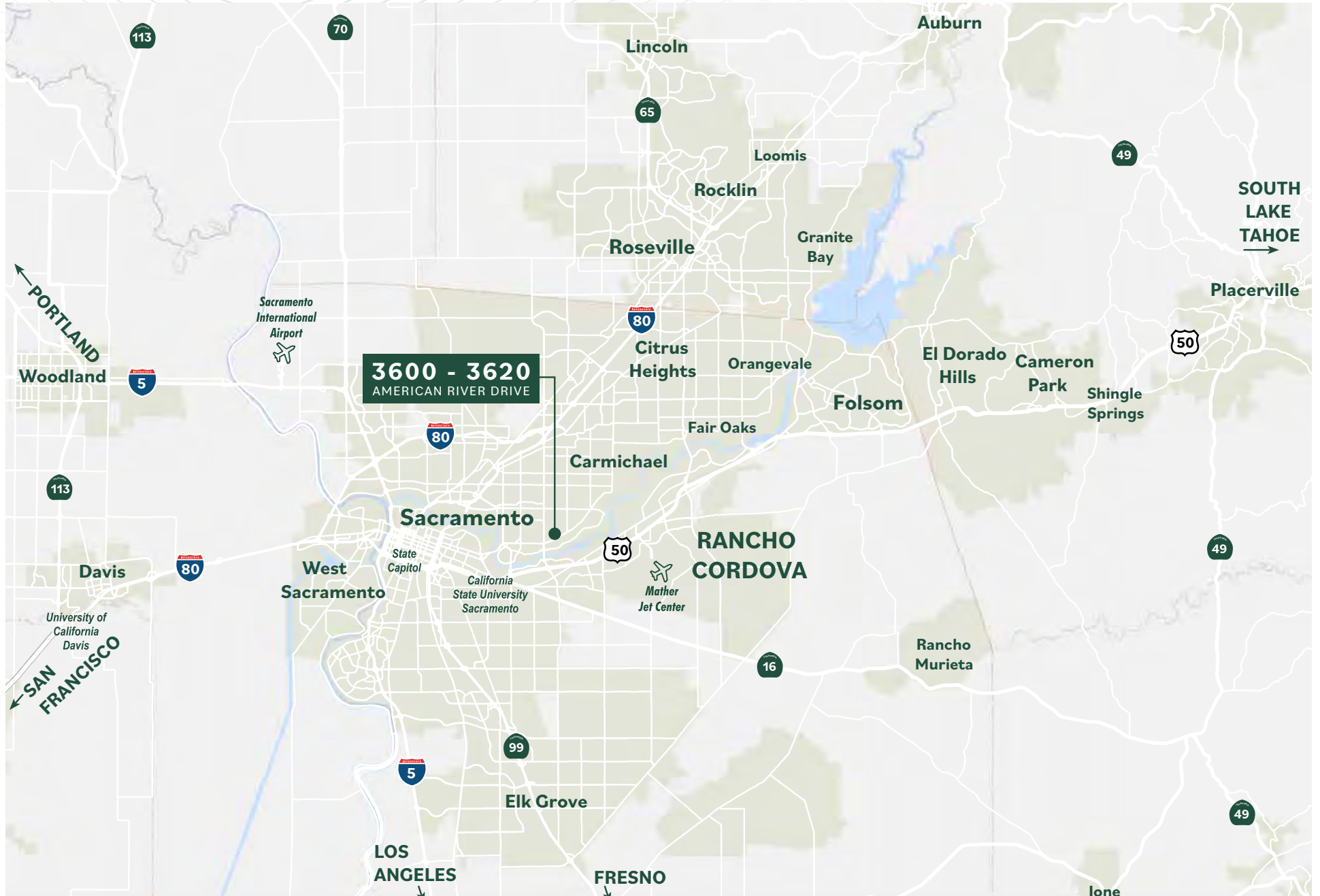
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 AMERICAN RIVER DRIVE

CAP'S PIZZA RIVERS EDGE CAFE
 DUTCH BROS Pitch & Fiddle
 SACRAMENTO, CA

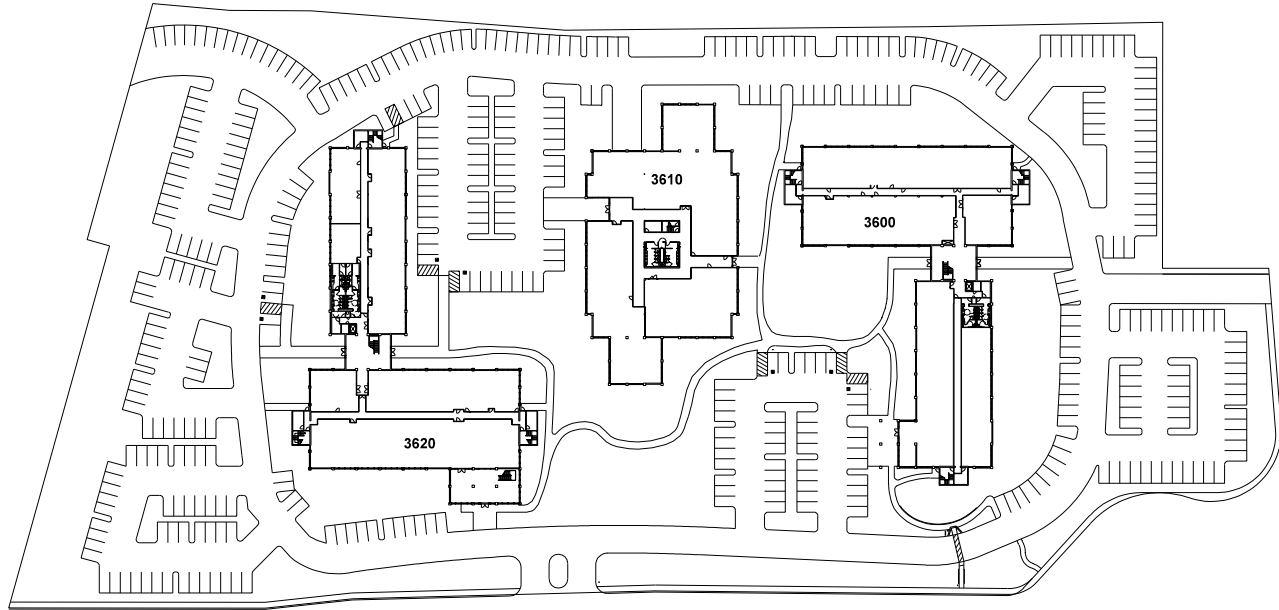


TALBOTS

LOCATION OVERVIEW

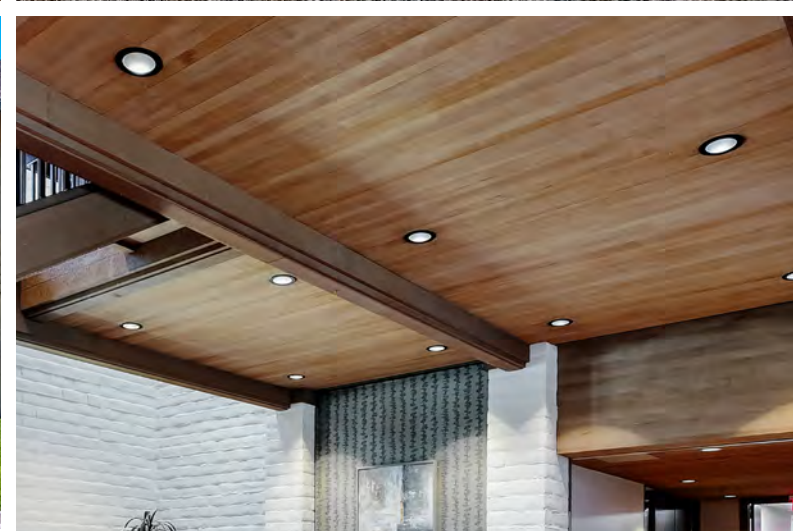


SITE PLAN



American River Dr.





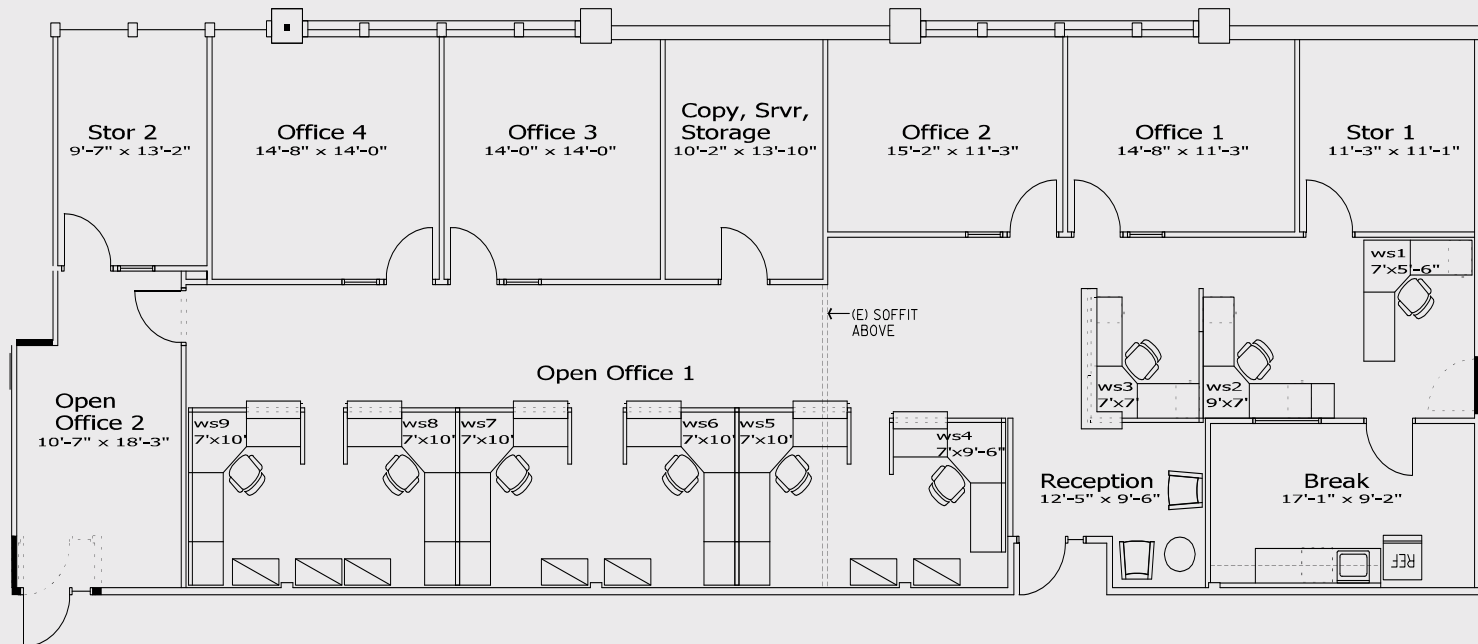




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AMERICAN RIVER DRIVE

SUITE 125 | ±3,459 SF

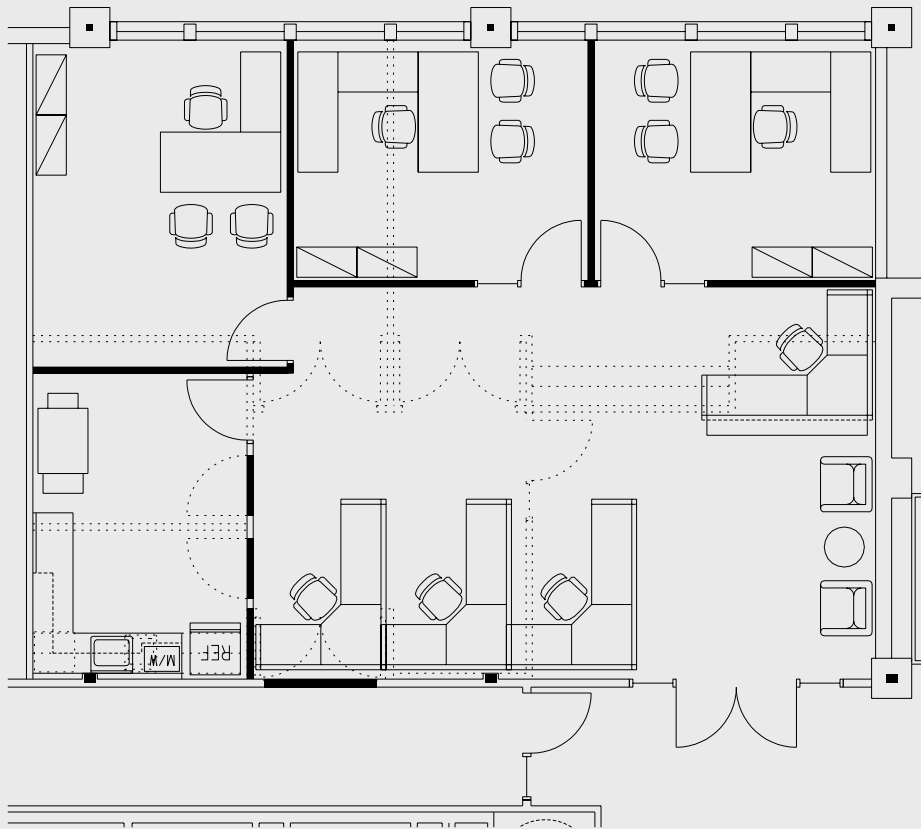


3620

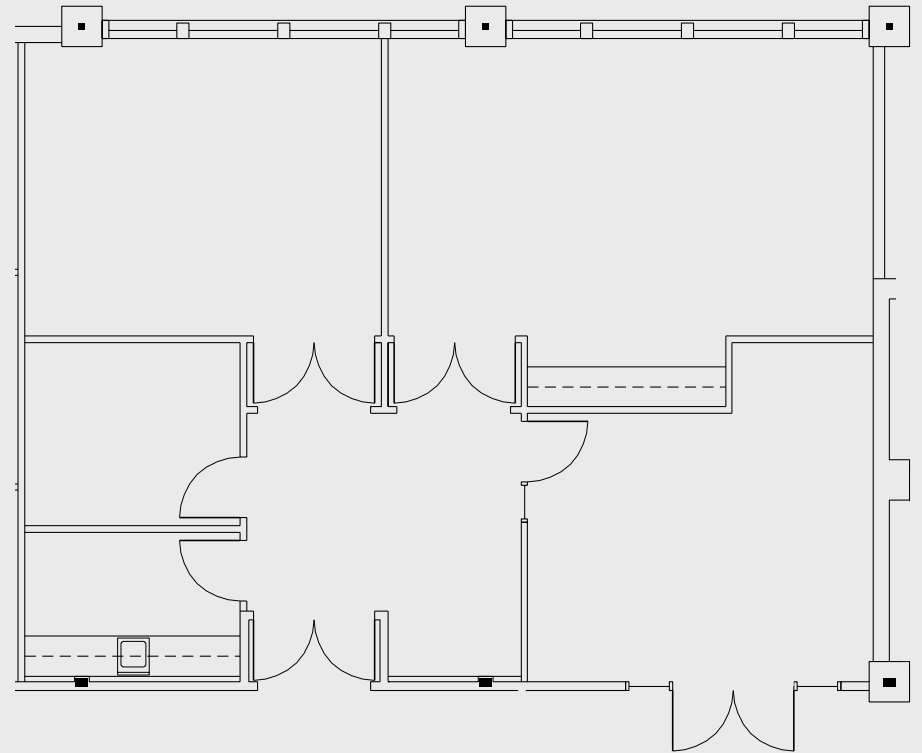
AMERICAN RIVER DRIVE

SUITE 135 | ±1,575 SF

SPECULATIVE BUILD-OUT



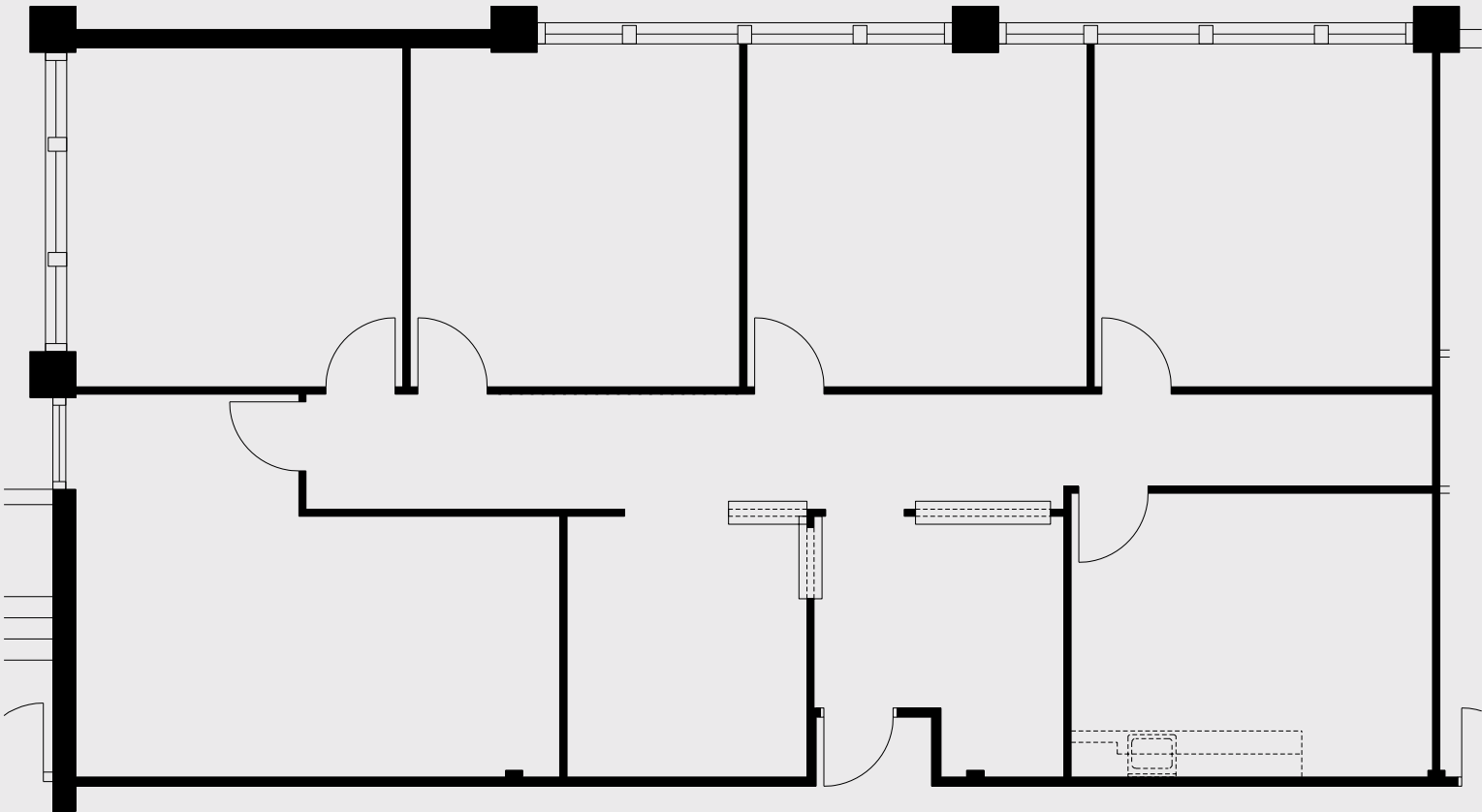
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

SUITE 215 | ±2,209 SF

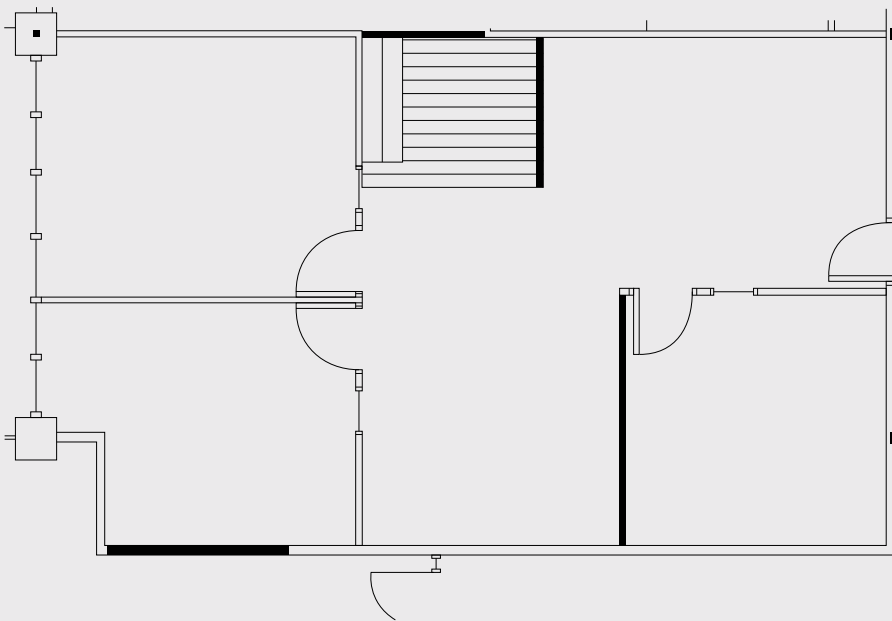


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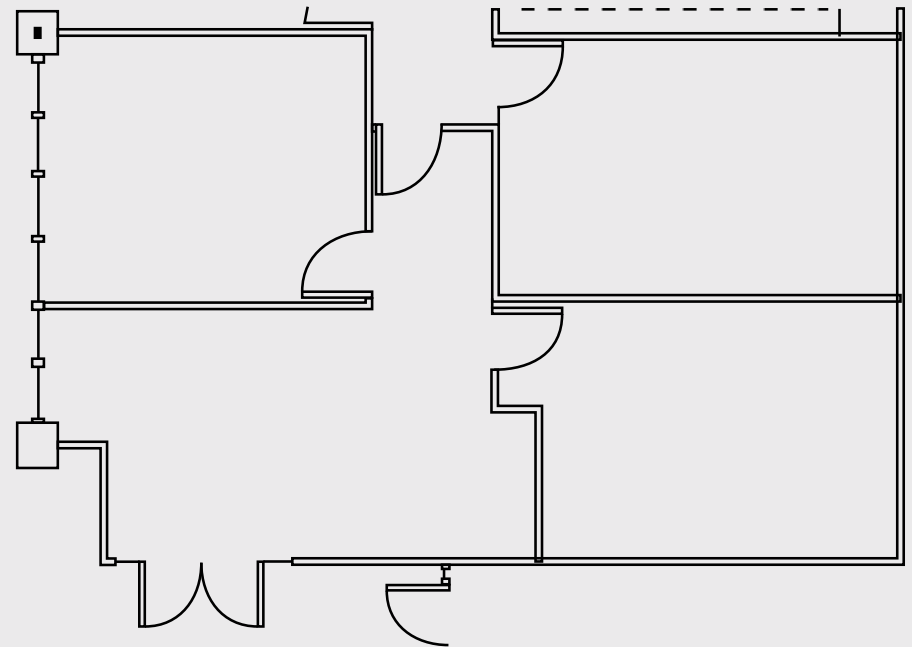
AMERICAN RIVER DRIVE

SUITE 235 | ±1,215 SF

SPECULATIVE BUILD-OUT



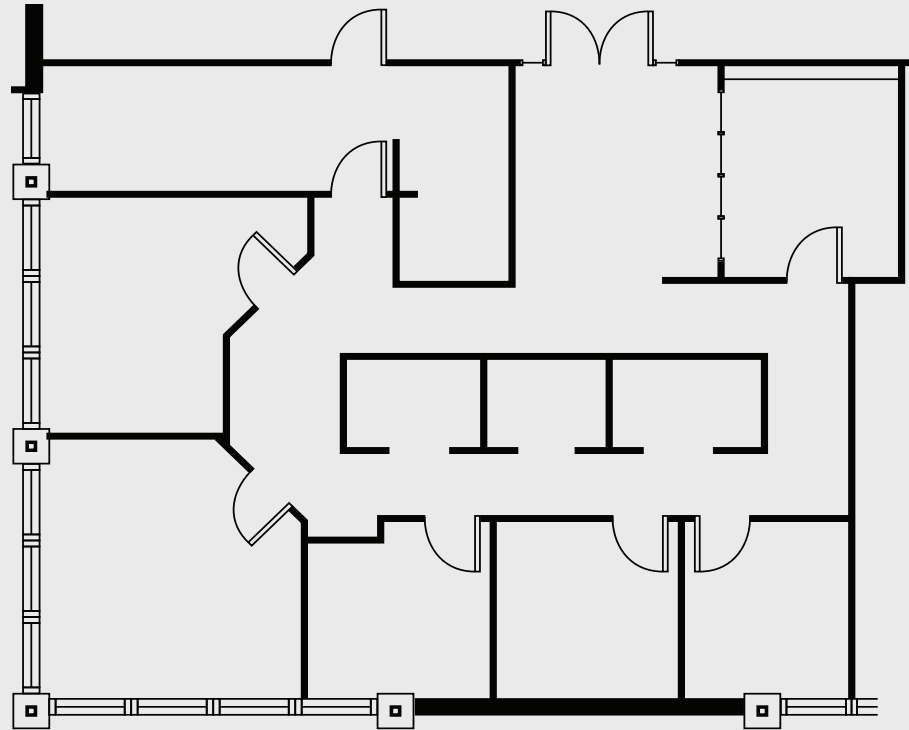
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

SUITE 250 | ±1,908 SF





FOR MORE INFORMATION, CONTACT



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