

**FOR
LEASE**

**2355-2377 ARDEN WAY,
SACRAMENTO, CA**

780 SF - 2,150 SF RETAIL SPACE AVAILABLE

CURRENTLY BEING REMODELED!



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

ABUNDANT RETAIL OPPORTUNITIES IN THRIVING SACRAMENTO HUB

780 SF - 2,150 SF RETAIL SUITES AVAILABLE

LEASE RATES: CONTACT BROKER FOR PRICING

- **Monument Signage Available:** Elevate your brand with prominent signage.
- **Easy Ingress/Egress:** Ensures easy and safe entry and exit.
- **Major Interstate Accessibility:** Direct access to Capitol City Freeway for convenient commuting.
- **High Visibility & Traffic Counts:** Benefit from a location that captures significant attention
- **Adjacent to Brand New Starbucks Drive-Thru:**
 - Leverage the heavy traffic generated by a popular neighbor.
- **Strong Traffic Counts:**
 - Arden Way: 29,284 ADT
 - Fulton Ave: 26,466 ADT
- **Property Zoning:** General Commercial
- **Parking Availability:** 45 spaces



ARDEN CENTER - SITE PLAN

3D Tour
Click Here



2363 Arden Way
LEASED

2365 Arden Way
±780 SF Available

2366 Arden Way
LEASED

2367 Arden Way
LEASED

2371 Arden Way
LEASED

2373 Arden Way
LEASED

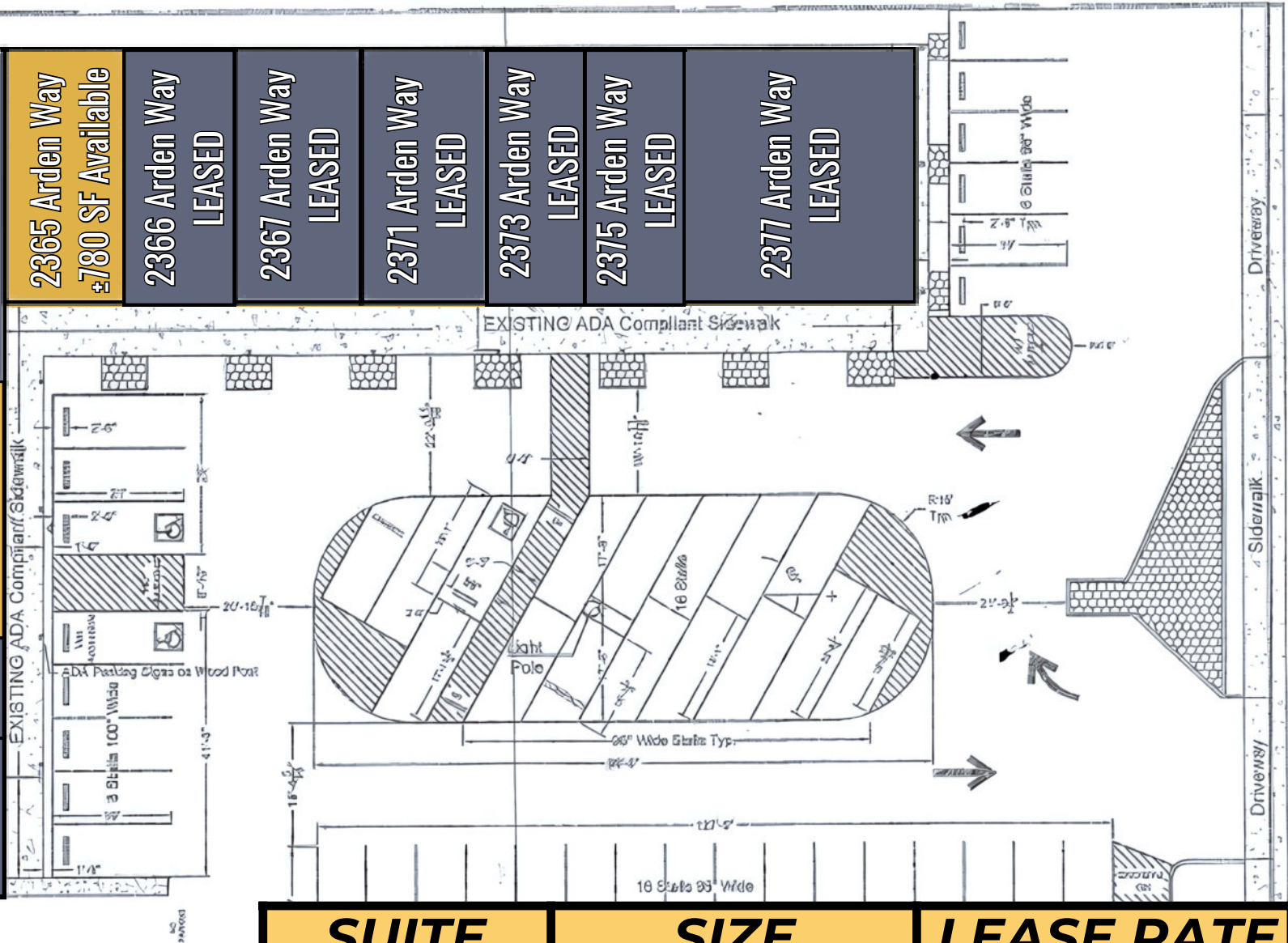
2375 Arden Way
LEASED

2377 Arden Way
LEASED

2359 Arden Way
±2,150 SF Available

2357 Arden Way
LEASED

2355 Arden Way
LEASED

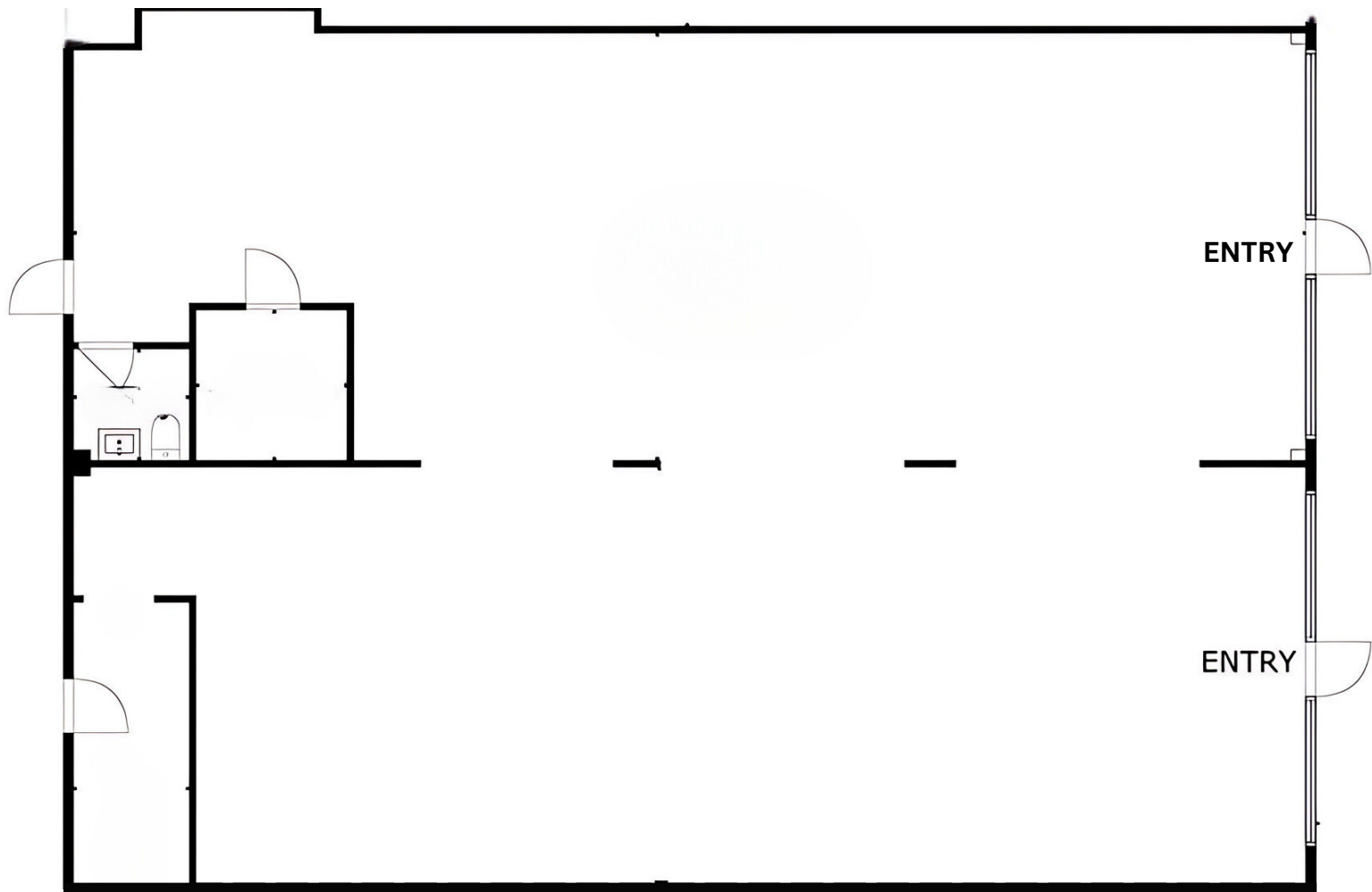


<u>SUITE</u>	<u>SIZE</u>	<u>LEASE RATE</u>
2359	2,150 SF	Contact Broker
2365	780 SF	Contact Broker

ARDEN CENTER - FLOOR PLAN

SUITE 2359

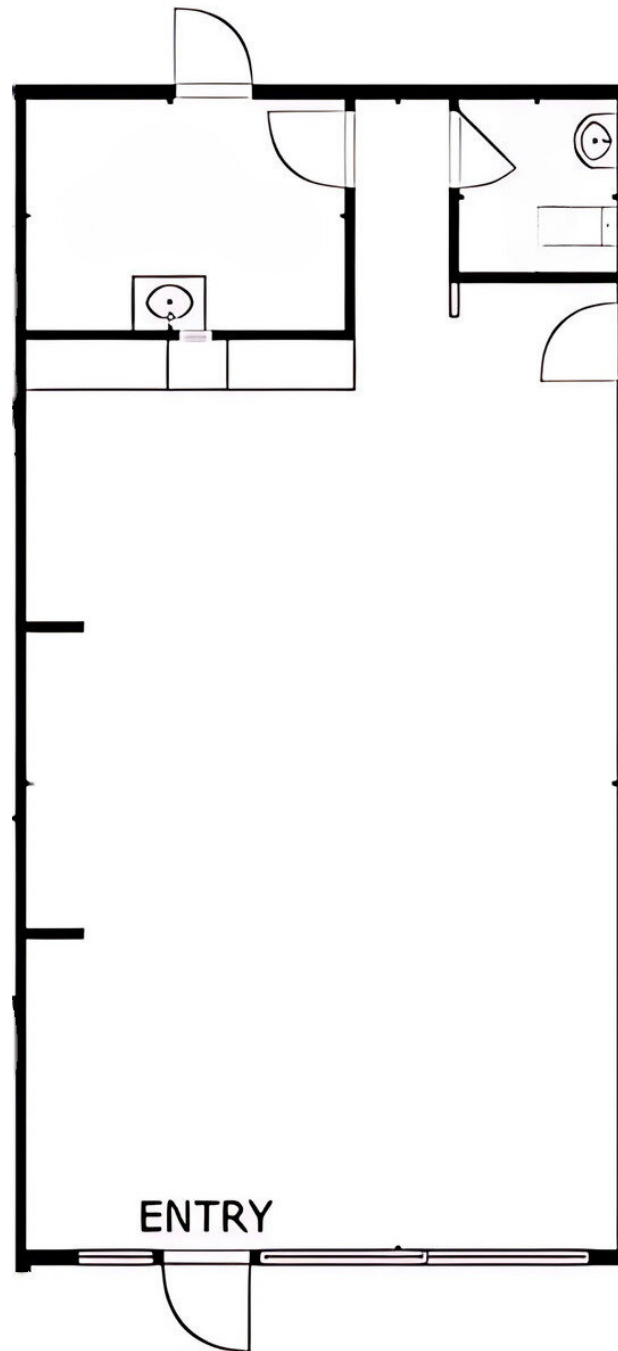
+/- 2,150 SF



ARDEN CENTER - FLOOR PLAN

SUITE 2365

+/- 780 SF



ATTRACTIONS AND KEY EMPLOYERS

- **Shopping Destinations:**

- Arden Fair Mall: Located just 0.5 miles to the east, this is Sacramento's go-to shopping hub, featuring over 165 stores and restaurants including Macy's, Nordstrom, H&M, Forever21, and Apple.
- Target: A large general merchandise retail store situated 0.7 miles to the southeast.

- **Event and Educational Centers:**

- Cal Expo: The venue for the California State Fair and various year-round events.
- Sacramento State University: A prominent educational institution in the area.

- **Healthcare Employers:**

- Kaiser Permanente: A major healthcare provider.
- Sutter Health: Another key employer in the healthcare sector.

- **Dining Options:**

- High-End Restaurants: Enjoy meals at Mikuni, Yard House, and Cheesecake Factory.
- Nation's Giant Hamburgers: A local restaurant chain located within the center.
- Additional Restaurants: Chili's and Olive Garden are also within a 1-mile radius.

- **Grocery and Daily Needs:**

- Trader Joe's: A specialty grocery store located 1 mile to the east.
- Safeway: A full-service supermarket 0.8 miles to the west.



IMMEDIATE VICINITY AERIAL



arden fair
MALL 150+ Retailers



MARCONI AVE

EL CAMINO AVE

FULTON AVE



SITE

ARDEN WAY

HOWE AVE

HURLEY WAY



EASTERN AVE



WATT AVE



American River



FAIR OAKS BLVD



DEMOGRAPHIC SUMMARY REPORT

2355-2377 ARDEN WAY, SACRAMENTO, CA 95825



POPULATION 2023 ESTIMATE

1-MILE RADIUS	25,328
3-MILE RADIUS	143,687
5-MILE RADIUS	387,157

POPULATION 2028 PROJECTION

1-MILE RADIUS	26,251
3-MILE RADIUS	147,549
5-MILE RADIUS	398,022



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$62,133.00
3-MILE RADIUS	\$88,525.00
5-MILE RADIUS	\$87,978.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$47,433.00
3-MILE RADIUS	\$59,005.00
5-MILE RADIUS	\$63,734.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,007	101,893	261,287
BLACK	4,080	14,868	44,207
HISPANIC ORIGIN	8,926	36,653	103,707
AM.INDIAN & ALASKAN	505	2,602	7,838
ASIAN	2,370	13,214	41,717
HAWAIIAN/PACIFIC ISLAND	292	1,477	4,544
OTHER	2,074	9,634	27,564

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



Chase Burke

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