



## DANIEL MUELLER

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

**CENTURY 21**  
Select Real Estate, Inc



# AVAILABLE FOR SALE

2424 ARDEN WAY BUILDING #400  
Sacramento, CA 95825

**For Sale: \$765,000**  
**\$159.57 PSF**

Building Size -/+4,794

**Excellent Owner user or Investment Opportunity for Sale**



# THE PROPERTY

 2424 Arden Way Building #400 Sacramento, CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**Sacramento**  
285-004-0046-0004



**For Sale:**  
+/-4,794 on  
0.15 AC



**BP -  
Business  
Professional**



**Excellent Owner  
user or Investment  
Opportunity for  
Sale**



**For Sale:**  
\$765,000.00  
\$159.57 PSF



Opportunity to own this versatile asset along Arden Way one of Sacramentos main arterials



The building has fire sprinklers throughout allowing for a wider range of uses.



The location offers easy access to major freeways.



The center offers ample parking with access to main breezeway.

**ESTELLE**  
— bakery & pâtisserie —



**weave**  
**enterprise**



**PUSHKIN'S**



CENTURY 21  
Select Real Estate, Inc.

**FOR SALE**





+/-29,882 CPD

weave



Spudnuts  
Donuts



AVAILABLE

ARDEN WAY

ESTELLE  
— bakery & pâtisserie —



FULTON AVE +/-27,801 CPD



Grandpa's Truck Construction Services

AGD COIN





# THE BUILDING

2424 Arden Way presents a highly attractive opportunity for businesses and investors seeking a strategically located office property in one of the Sacramento region's most established commercial corridors. Positioned along Arden Way, a major east-west thoroughfare, the property benefits from exceptional visibility, accessibility, and proximity to key business, retail, and residential districts.}

From an investment perspective, acquiring a building at 2424 Arden Way offers the opportunity to establish a long-term presence in a mature commercial market with consistent demand for office and professional space. Ownership provides control over occupancy costs, protection against future rent increases, potential appreciation of the underlying real estate asset, and the ability to customize the property to meet specific operational requirements.

The property's central Sacramento location, strong transportation access, established commercial surroundings, and long-term ownership benefits make 2424 Arden Way an ideal site for office operations, professional services firms, medical users, and owner-investors seeking a well-positioned commercial asset with enduring value.



# TRADE AREA HEAT MAP

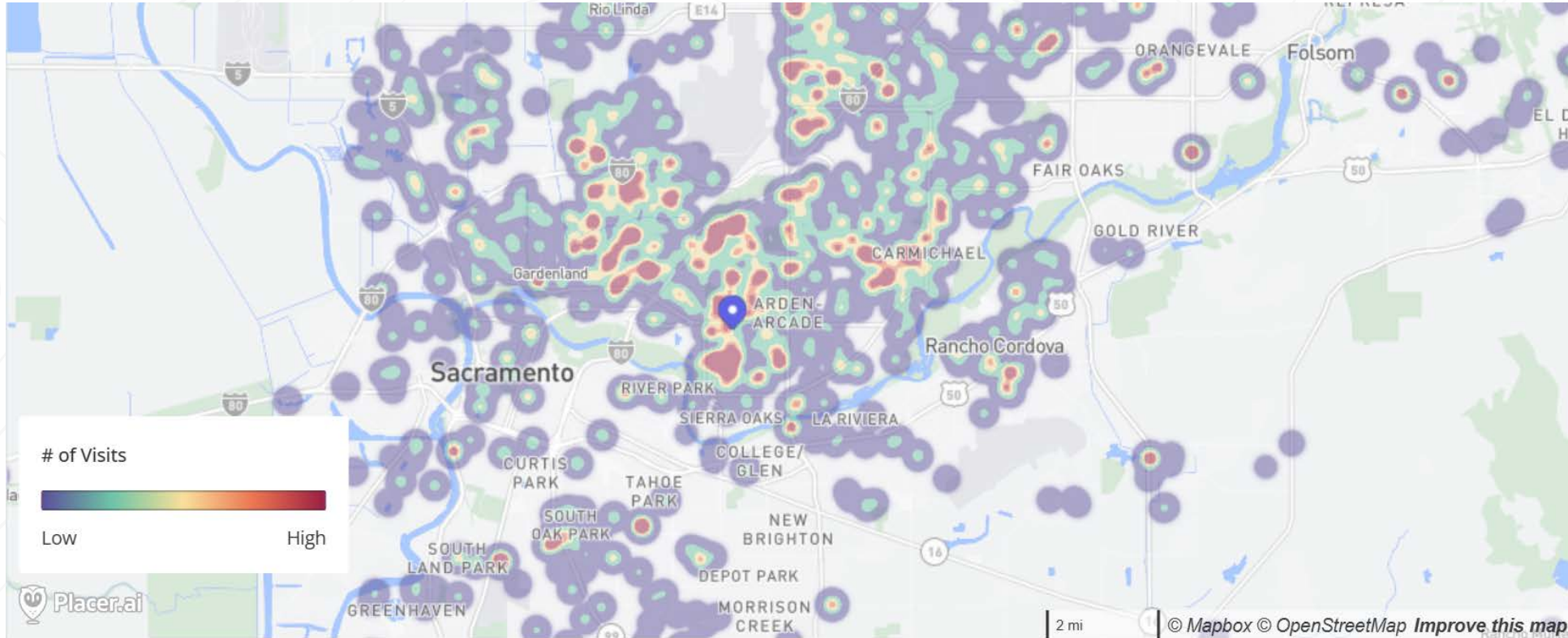


weave



ESTELLE  
— bakery & pâtisserie —

Spudnuts  
Donuts



2424 Arden Way (Nearby Activity 250 ft) / 2424 Arden Way, Sacramento, CA | Based on Home Location, by Visits | Min. Visits: 1 | Jun 1st 2025 to May 31st 2026 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)



---

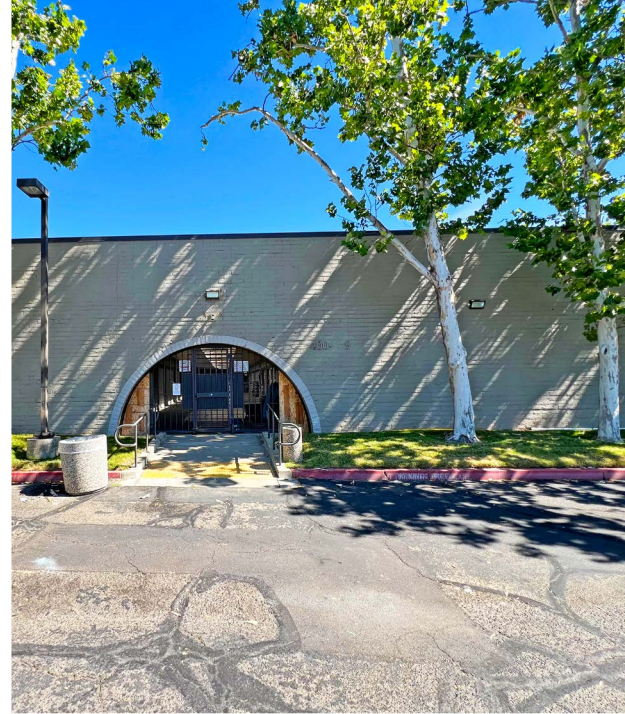
# THE AREA

---

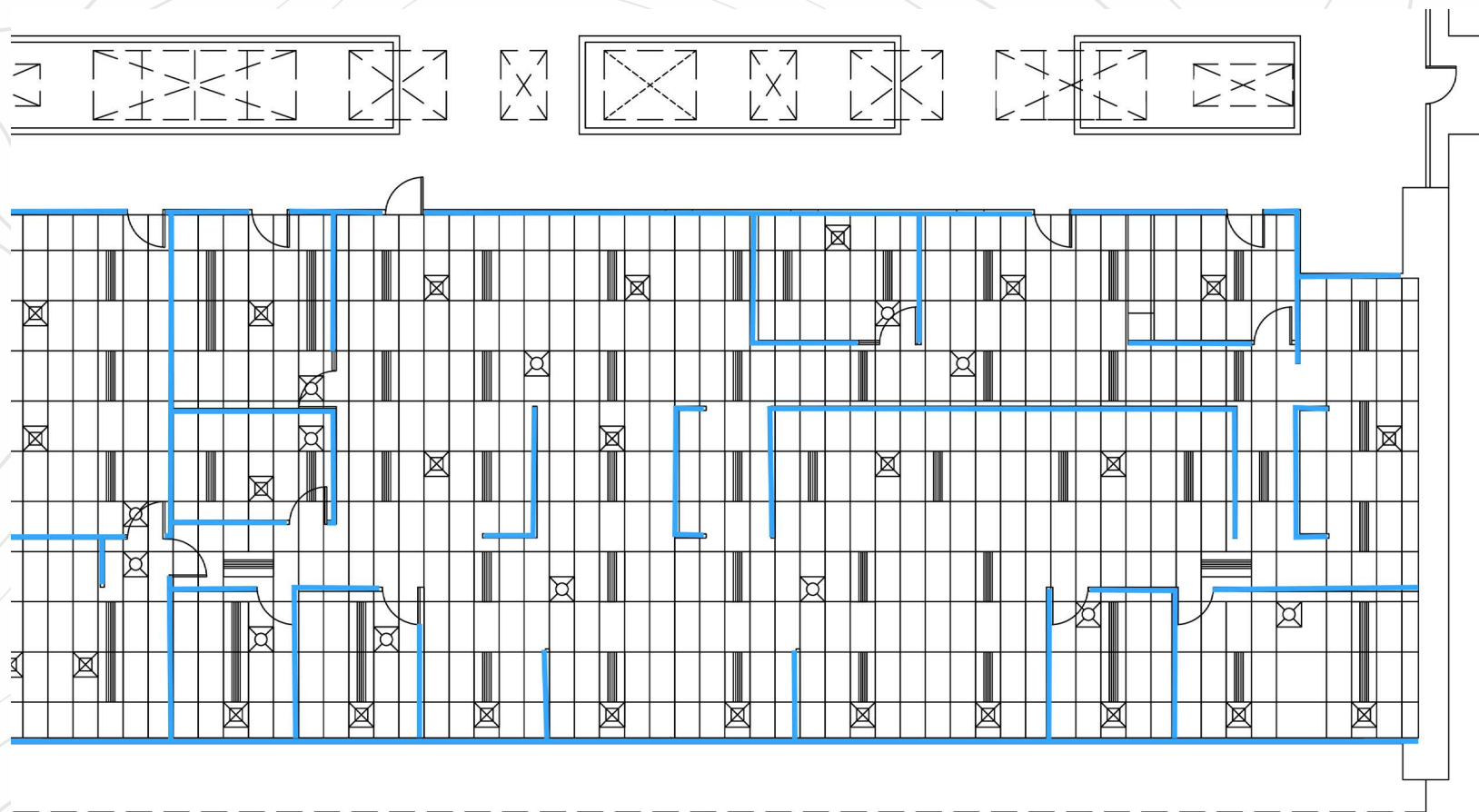
The location offers convenient access to Interstate 80, Business 80 (Capital City Freeway), and Highway 50, allowing employees, clients, and customers to reach the property easily from throughout the Sacramento metropolitan area. This central positioning supports efficient commuting and enhances connectivity to downtown Sacramento, Sacramento International Airport, and surrounding communities.

The surrounding area features a strong concentration of professional services, medical offices, financial institutions, retail centers, restaurants, and hospitality amenities, creating a vibrant business environment that supports both employee satisfaction and client convenience. Nearby shopping destinations and dining options provide additional value for businesses operating at the location.





# FLOOR PLAN



All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



# DEMOGRAPHICS

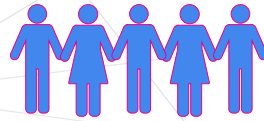
## CONSUMER SPENDING

5 miles Households

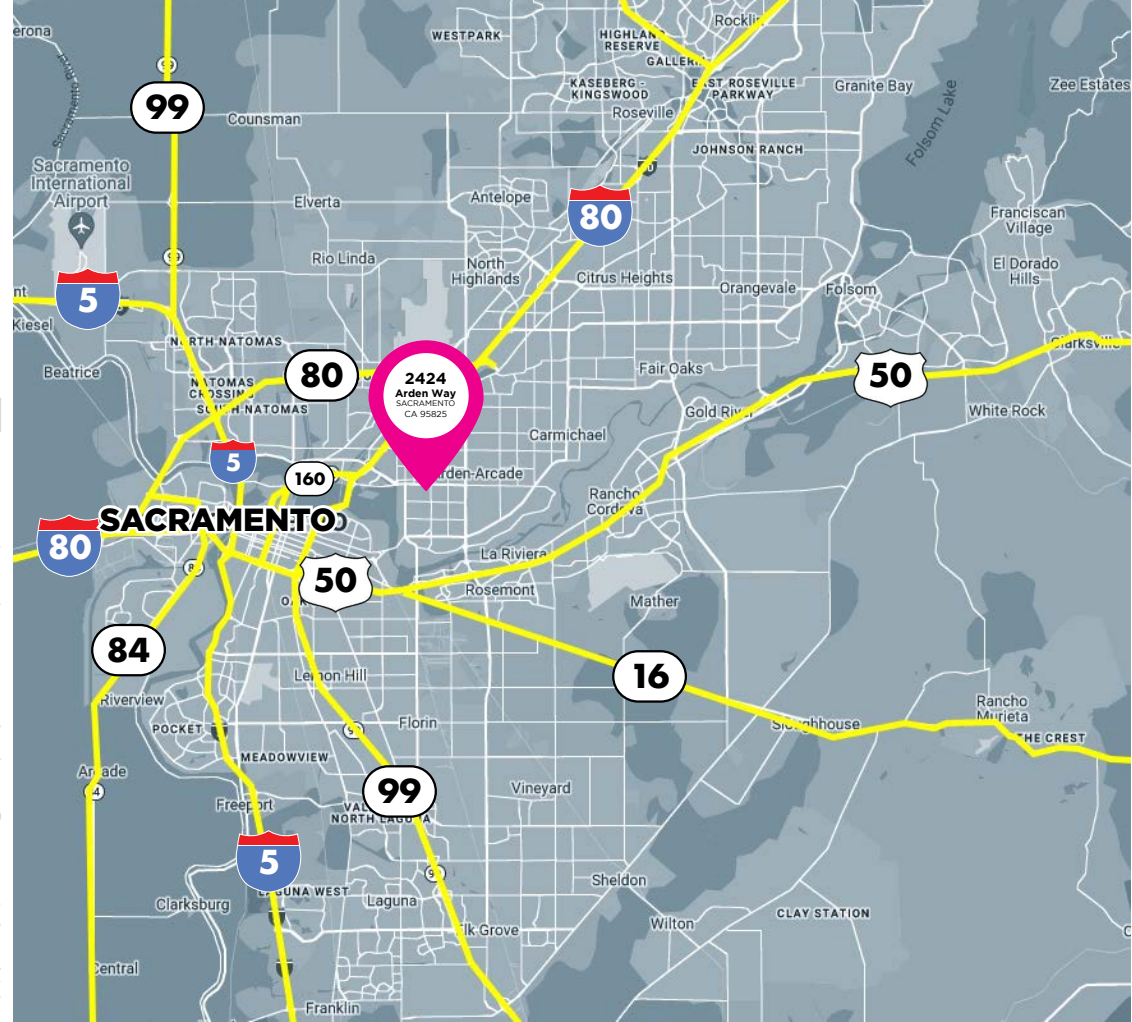


## Population by Race

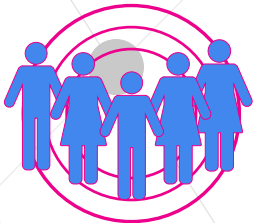
5 Mile Radius



- 188,903 White
- 37,369 Black or African American
- 5,359 American Indian & Alaskan
- 41,942 Asian
- 3,891 Native Hawaiian & Pacific Islander
- 117,543 Two or More Races



## RESIDENT POPULATION



2 Miles	71,039
5 Miles	395,007
10 Miles	1,228,600

## TRAFFIC COUNT



-/+ 29,882  
vehicles per day

## HOUSEHOLD INCOME

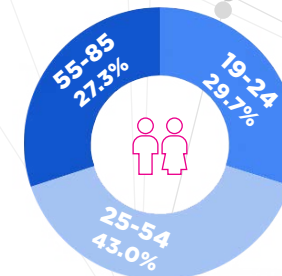


5 Mile Radius

< \$25K	26,394
\$25K - 50K	24,752
\$50K - 75K	24,013
\$75K - 100K	21,100
\$100K - 125K	16,464
\$125K - 150K	10,526
\$150K - 200K	14,779
\$200K+	17,684

## POPULATION BY AGE

3 Mile Radius



## TOTAL HOUSE HOLDS - 2024



2 miles	30,053
5 miles	155,713
10 miles	447,251



# TENANT 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.

**CENTURY 21.**  
Select Real Estate, Inc



## DANIEL MUELLER

Executive Director

**916 704 9341**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE#01829919

2026 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

**CENTURY 21.**  
Select Real Estate, Inc



# SALE

**CENTURY 21**  
Select Real Estate, Inc



2026 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

