

**FOR
LEASE**

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

±780 - 1,560 SF RETAIL SPACE AVAILABLE

CURRENTLY BEING REMODELED!



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

RETAIL OPPORTUNITIES IN THRIVING SACRAMENTO HUB

±780 - 1,560 SF RETAIL SUITE AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING

- **Monument Signage Available:** Elevate your brand with prominent signage.
- **Easy Ingress/Egress:** Convenient and safe access for customers and tenants.
- **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 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 



Elegant Designs

Sheremet Music
Academy

2365 Arden Way
±780 SF Available

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±780 SF Available

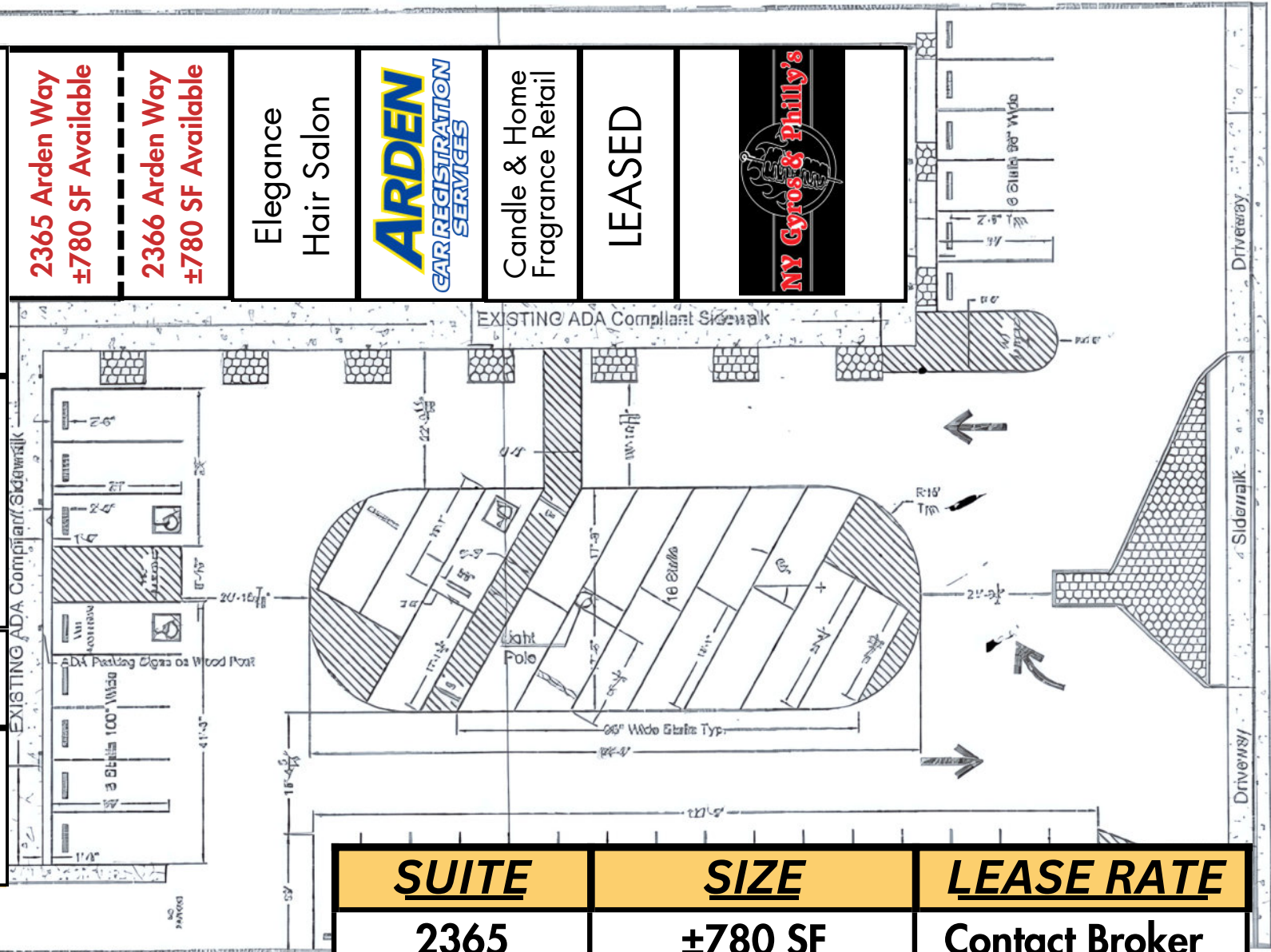
Elegance
Hair Salon

ARDEN
CAR REGISTRATION
SERVICES

Candle & Home
Fragrance Retail

LEASED

NY Gyros & Philly's



<u>SUITE</u>	<u>SIZE</u>	<u>LEASE RATE</u>
2365	±780 SF	Contact Broker
2366	±780 SF	Contact Broker
2365-2366	±1,560 SF	Contact Broker

SUITE 2365

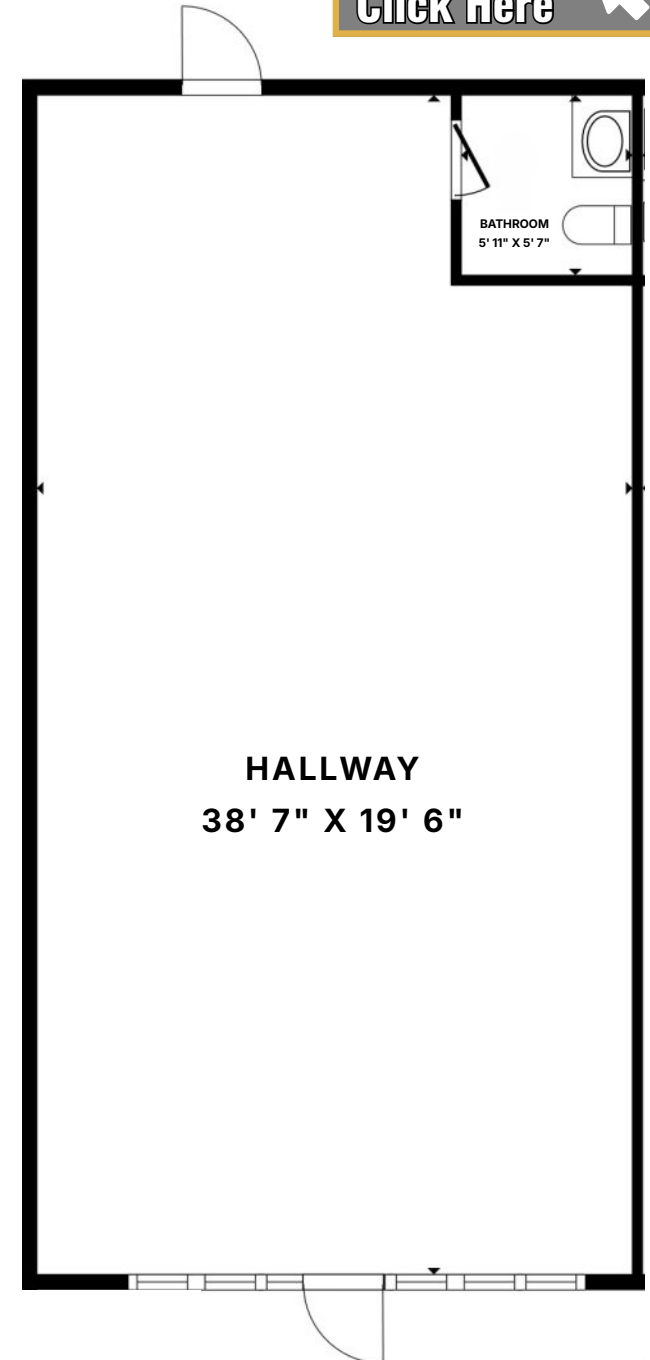
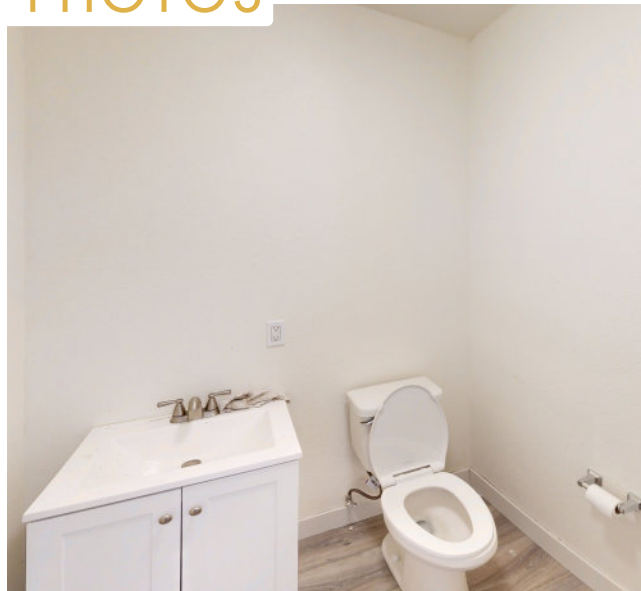
± 780 SF

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INTERIOR PHOTOS



SUITE 2366

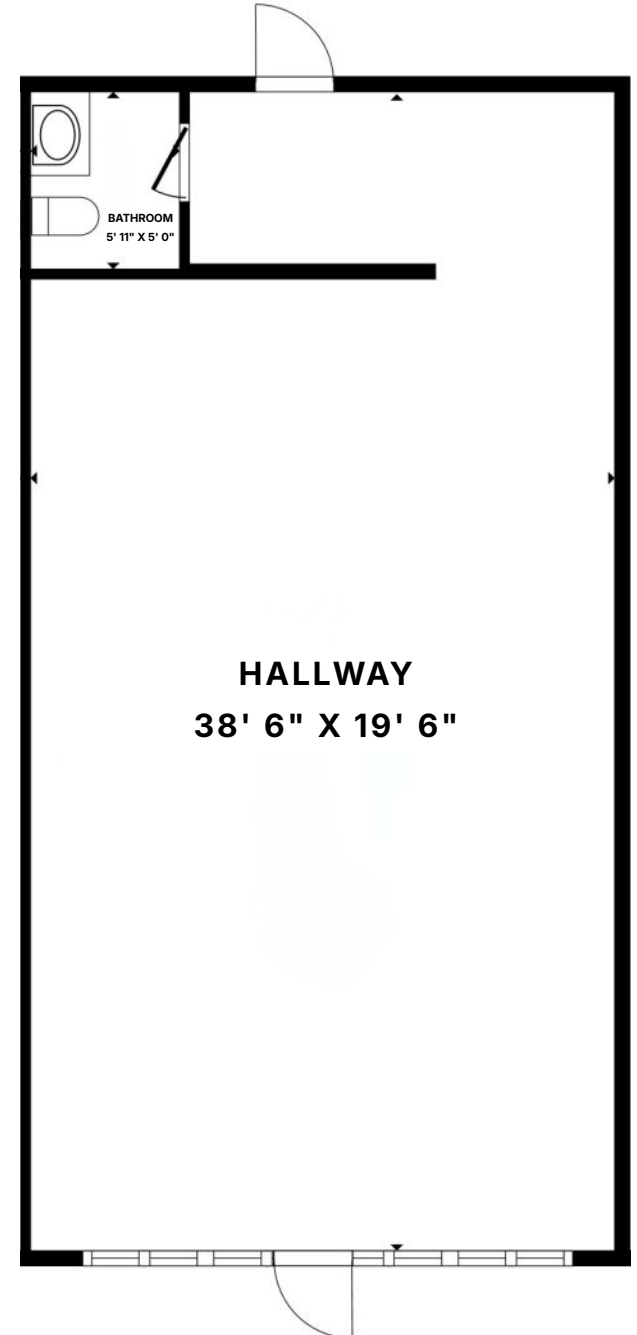
± 780 SF

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INTERIOR PHOTOS



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

planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER

MARCONI AVE

CENTURY THEATRES
HomeGoods
Burlington
NORDSTROM rack
MOD
Michael's

EL CAMINO AVE

FULTON AVE

TARGET
BMW

SAFeway
DOLLAR TREE
CVS pharmacy
CALIFORNIA Family Fitness
Quick Quack CAR WASH
McDonald's

ARDEN WAY

HOWE AVE

CAL EXPO

HURLEY WAY

24 HOUR FITNESS
Little Caesars
7 ELEVEN
RITE AID
76
MOUNTAIN MIKE'S PIZZA

EASTERN AVE

WATT AVE

American River

ROSS DRESS FOR LESS
SUBWAY
Dutch Bros
Marshall's

JACKS URBAN EATS
Save Mart
CHIPOTLE MEXICAN GRILL
jamba
Peet's Coffee
THE BEACH HUT DELI SINCE 1961
TEMPLE

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

HOUSEHOLD INCOME 2023 AVERAGE

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



POPULATION 2028 PROJECTION

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

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



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