

**FOR
OR SALE
LEASE**

**2210 ARDEN WAY,
SACRAMENTO, CA**

HOW 'BOUT ARDEN SHOPPING MALL



HOWE AVE
±36,049 ADT

ARDEN WAY
±36,507 ADT

±7,680 SF RETAIL BUILDING

**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

2210 ARDEN WAY

| FOR SALE | SIZE | SALE PRICE | NOTES |
|---|---|---|---|
| ±7,680 SF Showroom on a ±14,810 SF Lot | ±7,680 SF Building on a ±14,810 SF Lot | \$1,536,000.00 (\$200.00 PSF) | 2nd Generation Showroom Space with GL Loading Door |
| FOR LEASE | SIZE | LEASE RATE | NOTES |
| ±7,680 SF Showroom | ±7,680 SF Retail Space | \$1.50 PSF, NNN (NNN COSTS: \$0.50, PSF) | 2nd Generation Showroom Space with GL Loading Door |

PROPERTY HIGHLIGHTS:

- Prime Arden Way Frontage:** Command attention on Sacramento's premier retail corridor, directly along Arden Way just moments from the Business 80 interchange. High visibility, nonstop traffic, and a proven retail draw put your brand in front of thousands every day.
- Two Minutes From Arden Fair:** Leverage foot traffic and spillover demand from the region's dominant shopping hub — Arden Fair Mall and Market Square — home to 150+ national retailers, restaurants and destination anchors that keep customers circulating all day.
- Dense & Diverse Trade Area:** Access nearly 150,000 residents within three miles and more than 400,000 within five — a wide customer base that supports everything from value retail to specialty services and high-frequency daily-needs uses.
- Strong Daytime Population:** Surrounded by Point West's office, medical, hospitality and retail ecosystem, the property benefits from a steady daytime workforce that boosts lunch, service and after-work traffic throughout the week.
- Easy Regional Access:** Immediate connectivity to Business 80 places downtown Sacramento, Roseville, Arden-Arcade, and Sacramento International Airport all within a short drive — making the site equally convenient for customers, employees and deliveries.



STRONG TRAFFIC COUNTS

ARDEN WAY: 36,507 ADT
HOWE AVE: 36,049 ADT



AVERAGE
\$93,533
WITHIN 3 MILE
HOUSEHOLD INCOME



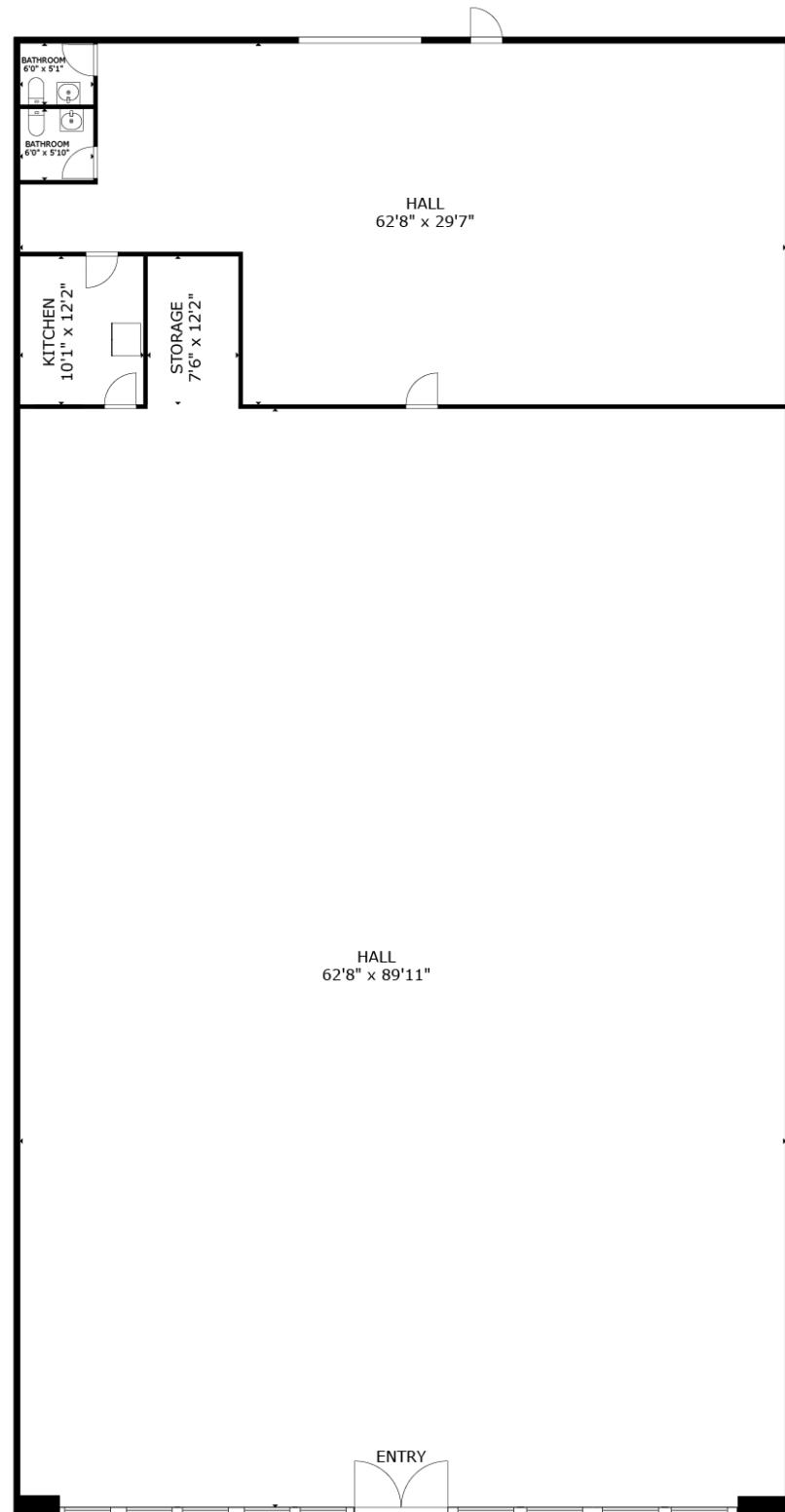
PROPERTY ZONING
LC (LIMITED COMMERCIAL)
SACRAMENTO COUNTY

FLOOR PLAN

±7,680 SF

2nd Generation Showroom Space
with GL Loading Door

3D Tour
Click Here





INTERIOR PHOTOS



ARDEN WAY:
36,507 ADT

Brows N Style
KIKI'S

Arby's

Right Cars Auto
✓ The Right Price ✓ The Right Way To Buy Cars

DEL TACO
Batteries + Bulbs

HOWE AVE:
36,049 ADT



metro by T-Mobile
ARIGATO SUSHI
lazycow
arcpoint labs
accurate, reliable, confidential testing.
Lavender NAILS premier
PRO IMMIGRATION SERVICES
Thai Terrace
TECH2U

TOY FUSION
ENCHAMBERED
LIVE ESCAPE ROOM ADVENTURE
HIGHER HEIGHTS COMMUNITY CHURCH

Round Table PIZZA

SITE PLAN

IMMEDIATE VICINITY AERIAL

arden fair
MALL 150+ Retailers



CENTURY THEATRES HomeGoods
Burlington PANDA EXPRESS MOD
NORDSTROM rack Michaels

planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER

MARCONI AVE

FULTON AVE

EL CAMINO AVE

PROPERTY
LOCATION

TARGET BMW

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

ARDEN WAY

HOWE AVE

HURLEY WAY

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

EASTERN AVE

CAL EXPO

WATT AVE

American River

ROSS DRESS FOR LESS
SUBWAY
Dutch Bros Coffee
Marshalls

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

FAIR OAKS BLVD



DEMOGRAPHIC SUMMARY REPORT

2210 ARDEN WAY, SACRAMENTO, CA 95825



POPULATION

2024 ESTIMATE

| | |
|---------------|---------|
| 1-MILE RADIUS | 22,495 |
| 3-MILE RADIUS | 148,803 |
| 5-MILE RADIUS | 400,882 |

POPULATION

2029 PROJECTION

| | |
|---------------|---------|
| 1-MILE RADIUS | 22,747 |
| 3-MILE RADIUS | 149,896 |
| 5-MILE RADIUS | 404,440 |



HOUSEHOLD INCOME

2024 AVERAGE

| | |
|---------------|-------------|
| 1-MILE RADIUS | \$60,941.00 |
| 3-MILE RADIUS | \$93,533.00 |
| 5-MILE RADIUS | \$93,920.00 |

HOUSEHOLD INCOME

2024 MEDIAN

| | |
|---------------|-------------|
| 1-MILE RADIUS | \$48,065.00 |
| 3-MILE RADIUS | \$62,174.00 |
| 5-MILE RADIUS | \$68,378.00 |



POPULATION

2024 BY ORIGIN

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| WHITE | 7,677 | 73,158 | 189,755 |
| BLACK | 3,470 | 13,717 | 39,752 |
| HISPANIC ORIGIN | 6,941 | 38,619 | 109,831 |
| AM.INDIAN & ALASKAN | 388 | 1,984 | 5,775 |
| ASIAN | 3,060 | 15,798 | 43,455 |
| HAWAIIAN/PACIFIC ISLANDER | 244 | 1,266 | 3,684 |
| OTHER | 7,655 | 42,880 | 118,460 |

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY!



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

