

# ±3,670 SF ENDCAP ANCHOR SPACE

4211 Arden Way, Sacramento, CA

Available For Lease



**ANTONIA GIAOURIS**

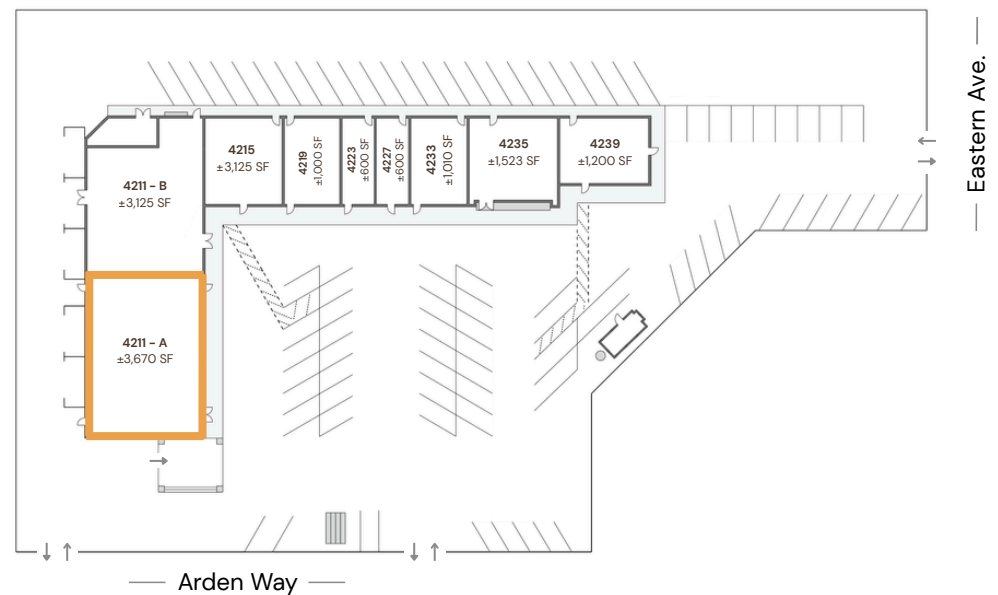
Executive Director of Leasing

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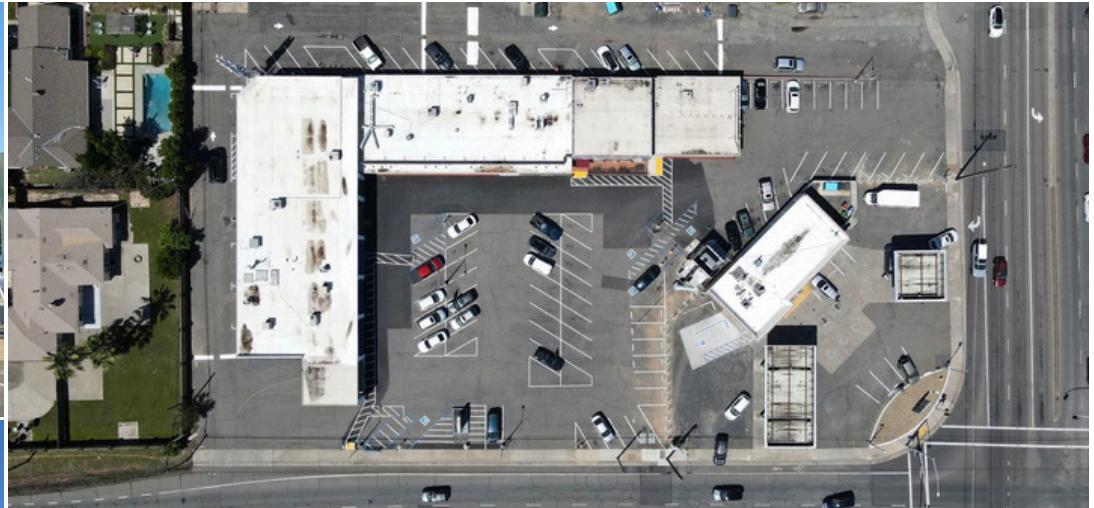


## PROPERTY HIGHLIGHTS

- Zoned: SC - Shopping center
- Located on the high traffic corner of Arden way and Eastern avenue
- Monument signage, strong street visibility.
- Close to I-80, HWY 50 and HWY 160
- Ample parking, including tenant and employee parking behind the building block
- Parking Ratio: 5.9:1000 (80 regular, 5 ADA)
- 1.75 AC lot | 14,455 SF gross leasable area

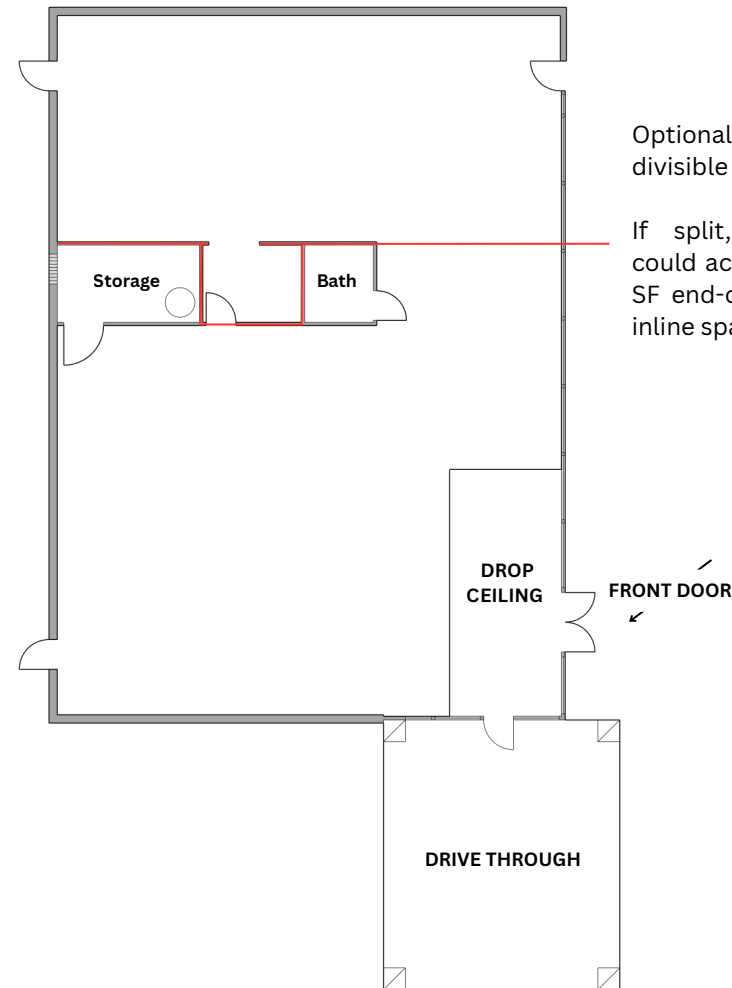


# PROPERTY PHOTOS



## SUITE HIGHLIGHTS

- Drive through style covered awning
- Private restroom, storage rooms, and a drop ceiling area.
- ~15' clear ceiling hight
- Electric: 600-Amp, 208Y/120 VAC, 3 phase; Lessee to verify service capacity
- Lease term: 5 years
- Competitive asking rent and significantly lower NNNs than comparable properties in the area. Please inquire for details.
- NNN Lease. Please call for details



Optionally, this space may be divisible for the right user.

If split, the configuration could accommodate a  $\pm 2,410$  SF end-cap and a  $\pm 1,260$  SF inline space.

Arden way

# SUITE PHOTOS



DEMOGRAPHICS	2 miles	5 miles	10 miles
<b>POPULATION</b>			
2025 Population	58,190	351,828	1,210,635
Median Age	41.9	38.2	38.3
Bachelors Degree or Higher	42%	30%	28%
<b>HOUSEHOLDS</b>			
2025 Total Households	23,430	136,256	441,834
<b>INCOME</b>			
Median Household Income	\$98,074	\$78,785	\$84,356
Households above \$100k	11,500	52,388	182,309

CONSUMER SPENDING	10 miles / yr
<b>TOTAL</b>	<b>\$14.7B</b>
Food & Alcohol	\$4.1B
Entertainment & Hobbies	\$2.2B
<b>DAYTIME POPULATION</b>	
<b>10 miles</b>	
<b>TOTAL</b>	<b>19,311</b>
Education & Health Services	5,669
Leisure & Hospitality	2,336
Financial Activities	3,432

Source: Costar 2026

# LOCATION



# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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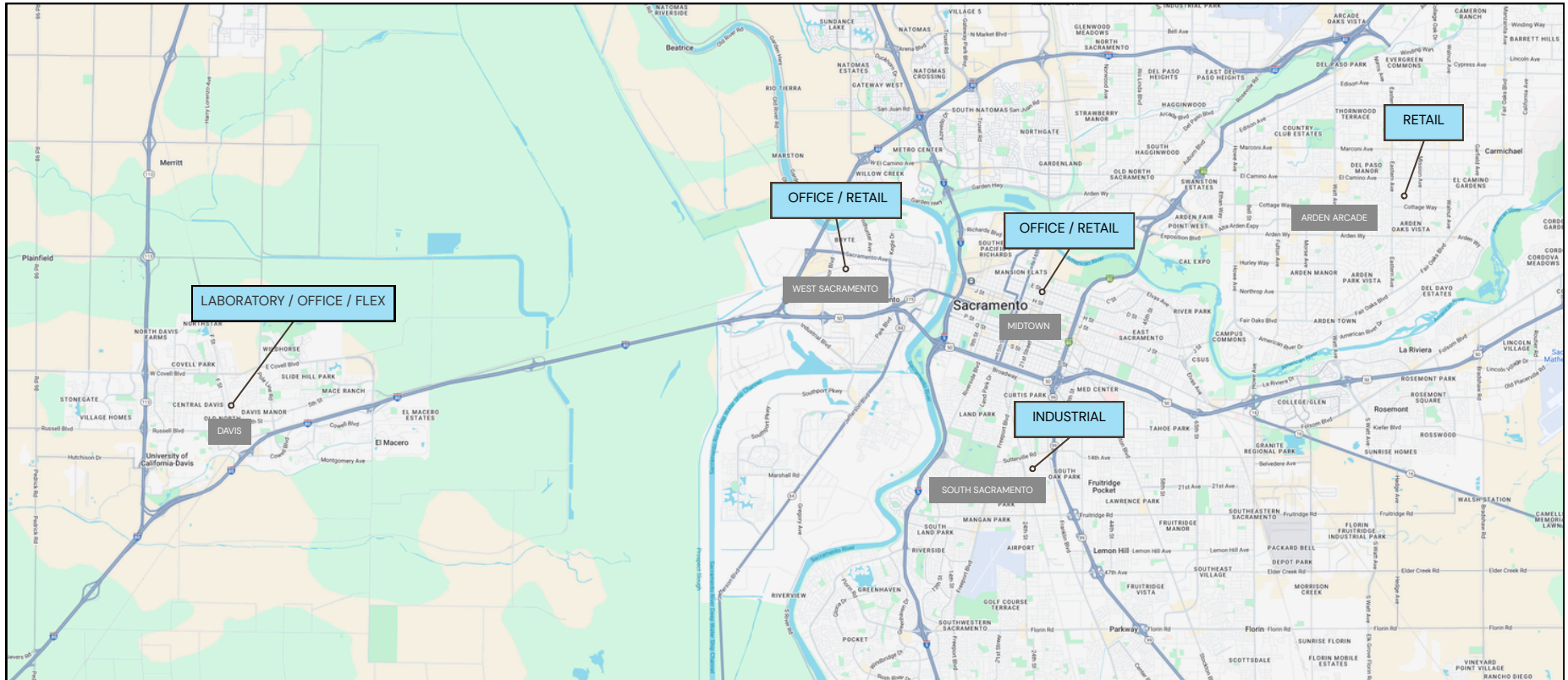
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