

**FOR LEASE**  
**Arden Howe Plaza**  
**600 - 7,400 SF Retail and**  
**Industrial/Flex Space Available**

1566-1612 Howe Ave  
2330 Arden Way  
Sacramento, CA 95825



**PDF**  
THE *PAUL D FRANK* Team



eXpCOMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



**39,000+ Daily Traffic Count**

# EXECUTIVE SUMMARY

**Arden Howe Plaza** presents a compelling retail and flex leasing opportunity strategically situated within Sacramento’s established and highly dynamic Arden-Arcade submarket. Spanning two adjacent, prominent addresses at 1566-1612 Howe Avenue and 2330 Arden Way, the property provides premier regional connectivity and seamless consumer access.

This high-traffic center offers a diverse range of flexible suite configurations to accommodate various retail and industrial footprints. Businesses will immediately benefit from exceptional visibility, high-impact monument signage options, and proximity to a dense surrounding residential population.

# PROPERTY DETAILS

- **Market:** Sacramento
- **Submarket:** Arden-Arcade
- **Property Type:** Retail, Flex/Industrial
- **Available Space:** 600 - 4,800 SF
- **Signage:** Monument Sign
- **Traffic Count:** 39,000+ VPD (Howe Ave)

| AREA DEMOGRAPHICS        |               |               |               |
|--------------------------|---------------|---------------|---------------|
| POPULATION               | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Total Population         | 22,967        | 146,709       | 388,445       |
| INCOME                   | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Median Household Income  | \$58,940      | \$73,319      | \$75,755      |
| Average Housedold Income | -             | \$110,000+    | -             |



## PROPERTY OVERVIEW

Arden Howe Plaza presents an exceptional multi-tenant retail, flex, and light industrial opportunity spanning a highly visible commercial corridor. Designed for operational versatility, the center accommodates a diverse tenant mix by offering adaptable suites ranging from 600 to 4,800 square feet. This structural flexibility positions the asset to attract a broad spectrum of users, including retail, light industrial, flex, professional service, and traditional office operators seeking a strong market presence.

## LOCATION ADVANTAGES

The prominent asset occupies a strategic position within the robust Arden-Arcade submarket, benefiting from a high-density residential base and a vibrant commercial ecosystem. The property features premier frontage along Howe Avenue and sits moments from the Arden Way intersection, guaranteeing exceptional, unbroken visibility and ease of access for the region's commuter traffic.

## INVESTMENT HIGHLIGHTS

### Prime Retail Corridor Positioning

Ideally situated along Howe Avenue, Sacramento's major retail artery. The high-traffic site benefits from exposure to over 39,000 vehicles daily, maximizing storefront visibility.

### Dense & Robust Demographics

Advantageously positioned in a dynamic submarket supported by over 146,000 residents within a three-mile radius, delivering a vast and established customer base.

### Affluent Consumer Base

The immediate trade area demonstrates extraordinary purchasing power, bolstered by average household incomes exceeding \$110,000 within a three-mile radius.

### Highly Adaptable Floorplans

The property offers versatile suite configurations ranging from 600 to 4,800 square feet, meticulously accommodating diverse retail concepts and operational requirements.

### Prominent Street-Facing Exposure

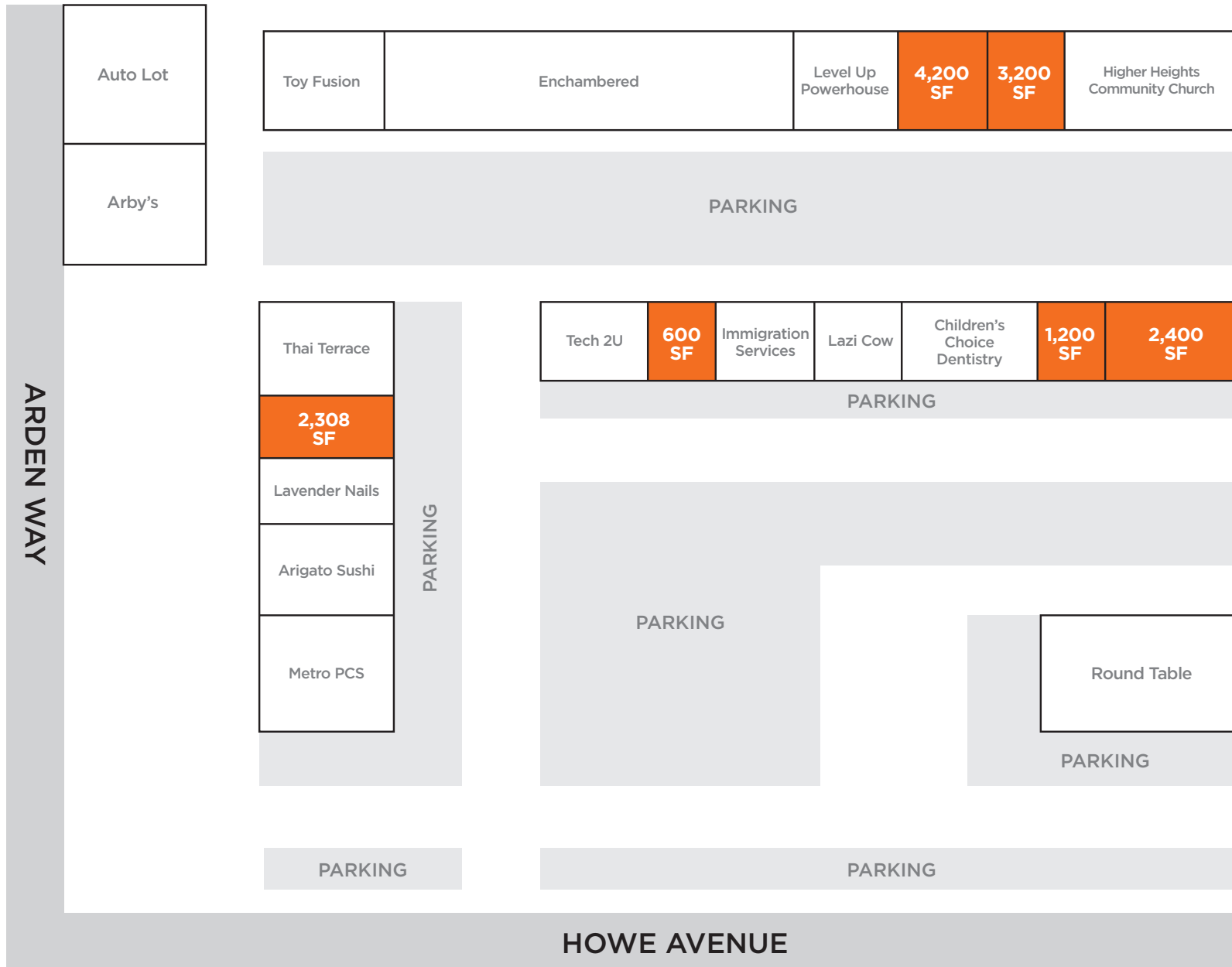
Exceptional sitelines are reinforced by high-profile monument signage, giving future tenants a commanding brand presence facing significant commuter transit ways.

### Substantial Commercial Presence

Anchored in the highly sought-after Arden-Arcade district—a thriving commercial hub widely recognized for strong economic fundamentals and seamless regional connectivity.



# SITE PLAN



| SUITE          | TENANT                      | SF    |
|----------------|-----------------------------|-------|
| 1566           | Round Table                 | 3,840 |
| 1574           | AVAILABLE                   | 2,400 |
| 1578           | AVAILABLE                   | 1,200 |
| 1580           | Children's Choice Dentistry | 3,000 |
| 1582           | Lazi Cow                    | 1,100 |
| 1586           | Immigration Services        | 1,200 |
| 1588           | AVAILABLE                   | 600   |
| 1590           | Tech 2U                     | 2,200 |
| 1596           | Thai Terrace                | 3,600 |
| 1600-1602      | AVAILABLE                   | 2,308 |
| 1604           | Lavender Nails              | 1,350 |
| 1608           | Arigato Sushi               | 4,084 |
| 1612           | MetroPCS                    | 4,000 |
| 2230 ARDEN WAY |                             |       |
| A              | Toy Fusion                  | 4,800 |
| B/C/D          | Enchambered                 | 8,350 |
| E              | Level Up Powerhouse         | 2,850 |
| F              | AVAILABLE                   | 4,200 |
| G              | AVAILABLE                   | 3,200 |
| H/I            | Community Church            | 6,400 |

# SURROUNDING AREA MAP



## LOCATION OVERVIEW

### Arden-Arcade, California

Situated within the highly established Arden-Arcade submarket, Arden Howe Plaza occupies a premier infill location that serves as a vital focal point for retail and commercial services in the Sacramento region. As a prominent economic hub characterized by dense neighborhood integration, the area provides substantial opportunities for sustained business performance and steady commercial growth.

The local business environment is deeply anchored by a diversified mix of retail centers, automotive dealerships, and essential professional services. A pivotal aspect of this submarket's continuous strength is the major intersection of Howe Avenue and Arden Way. This critical commercial node reliably generates significant consumer traffic through the corridor seven days a week, maximizing tenant visibility.

Exceptional regional connectivity further elevates the fundamental real estate value of this area. Positioned just minutes from the Capital City Freeway (Business 80), the property affords tenants and consumers alike seamless transit access. This strategic infrastructure allows for effortless travel directly to Downtown Sacramento, surrounding suburban communities, and the broader metropolitan trade area.

On a macro level, Sacramento stands as a dynamic cultural and governmental epicenter. Recognized nationally as America's Farm-to-Fork Capital, the city is defined by its rich agricultural heritage and vibrant urban forestry. Serving as the governmental seat of California, the region naturally fosters long-term institutional stability and infrastructural investment, driving an exceptionally compelling environment for commercial real estate.

Beyond its immediate retail appeal, the broader metropolitan area offers a strategic geographic advantage at the confluence of the Sacramento and American Rivers. Its central positioning in Northern acts as a gateway between the San Francisco Bay Area.





## FOR MORE INFORMATION

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