



For Sale / For Lease Drive-Thru Opportunity

1001 Howe Ave
Sacramento, CA 95825

DRIVE-THRU ENTITLEMENTS APPROVED

±0.6653 AC (≈28,979 SF of Land)

APN: 285-0231-001

ZONE: LC-T, SACRAMENTO

Est Demographics

	1 MILE
Population	19,594
Avg Household Income	\$93,268
Daytime Population	19,885
	3 MILE
Population	144,779
Avg Household Income	\$125,264
Daytime Population	110,048
	5 MILE
Population	411,430
Avg Household Income	\$116,398
Daytime Population	331,522

Source: 2026 esri



About the Property

- ±0.6653 AC with 253 feet of Howe Ave frontage — drive-thru entitlements approved
- Anchored in established retail submarket with strong co-tenancy (Marshalls, Raley's, Burlington, Ross, HomeGoods, Ulta Beauty). Adjacent to Cal Expo and Arden Fair Mall
- Exceptional regional access; 11 min to Sacramento Commuter Rail, 24 min to SMF International
- ±47,000 daily vehicles on Howe Ave —one of Sacramento's most trafficked retail corridors
- Signalized intersection ensures visibility and accessibility

Traffic Counts

Howe Ave	±47,000 CPD
Northrop Ave	±8,200 CPD
Doranjy Wy	±6,800 CPD

Source: CoStar

Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.



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