

MARKET SQUARE COMES ALIVE!

Announcing Chów by SACYARD



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PROPERTY HIGHLIGHTS



OPENING MAY 2026!

**BOOT
BARN**
NOW OPEN!

PROTEINHOUSE
HEALTHY • FIT • KITCHEN



**RESTAURANT
OPPORTUNITY
AVAILABLE**
800-2,940 SF



**977 SF
AVAILABLE**

fever
12,659 SF
AVAILABLE 05/26



**2,296 SF
AVAILABLE**

xfinity



ARDEN WAY

51,658 ADT

CHALLENGE WAY

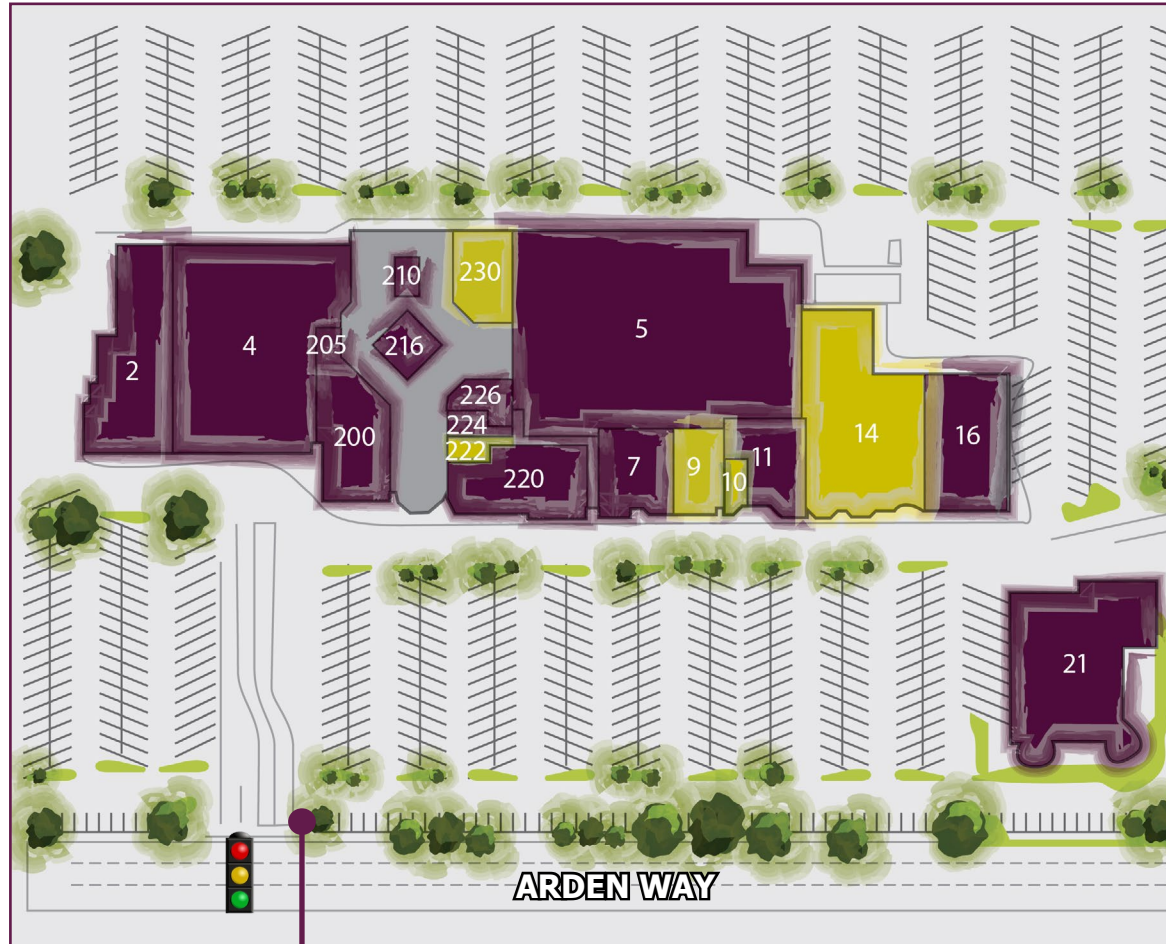


SITE PLAN

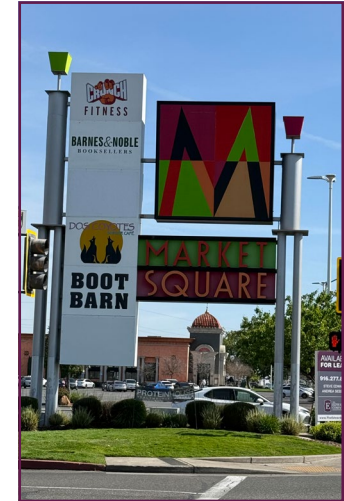


TENANT LIST

2	Boot Barn	10,521 sf + 2,000 sf mezzanine
4	Barnes & Noble	19,202 sf
5	Crunch Fitness NOW OPEN	36,860 sf
7	AT&T Wireless	3,517 sf
9	AVAILABLE virtual tour	2,296 sf
10	AVAILABLE	977 sf
11	Xfinity	3,849 sf
14	Fever - Titanic VR Experience Available May 2026	12,659 sf
16	FedEx Kinko's	6,411 sf
21	The Cheesecake Factory	10,000 sf
200	Pier 50 Sushi	5,661 sf
205	Subway	952 sf
210	Teriyaki Grill	386 sf
216	Chow by SACYARD	1,654 sf
220	California Pizza Kitchen	5,244 sf
222	AVAILABLE virtual tour	800 sf
224	unPHoGettable	766 sf
226	Protein House	1,249 sf
230	AVAILABLE virtual tour	2,940 sf



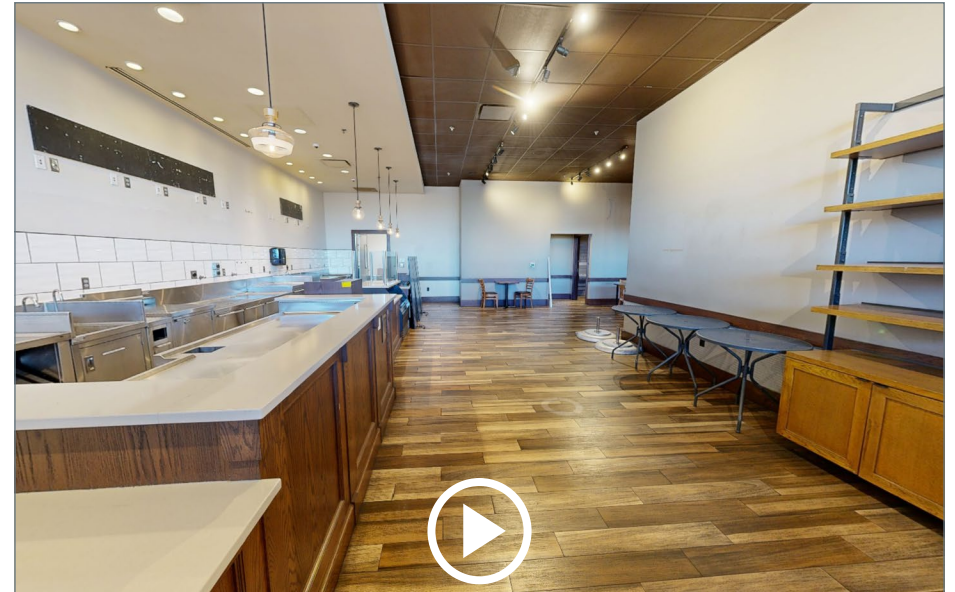
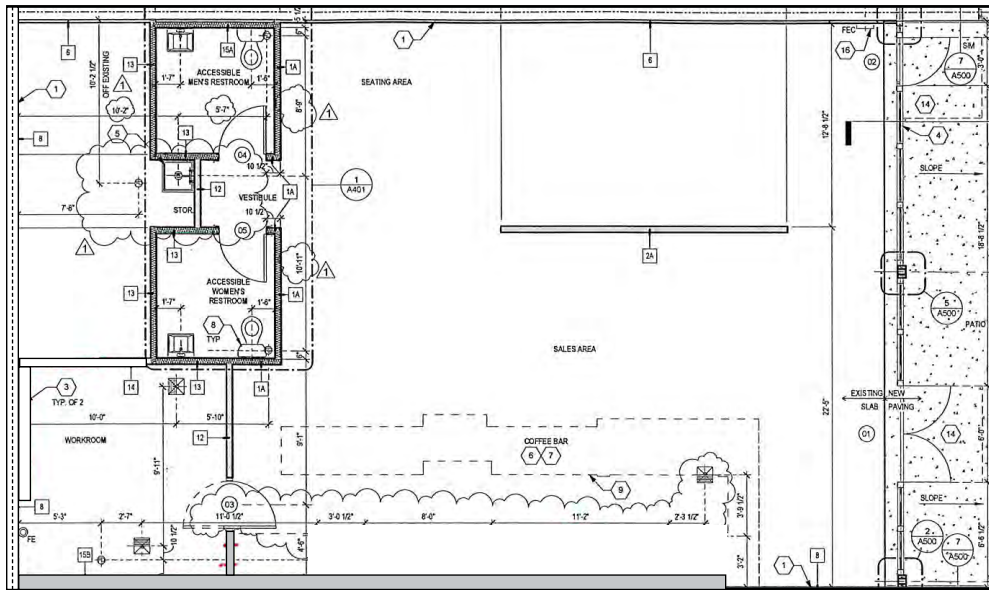
MONUMENT SIGN



FOOD COURT OPPORTUNITY



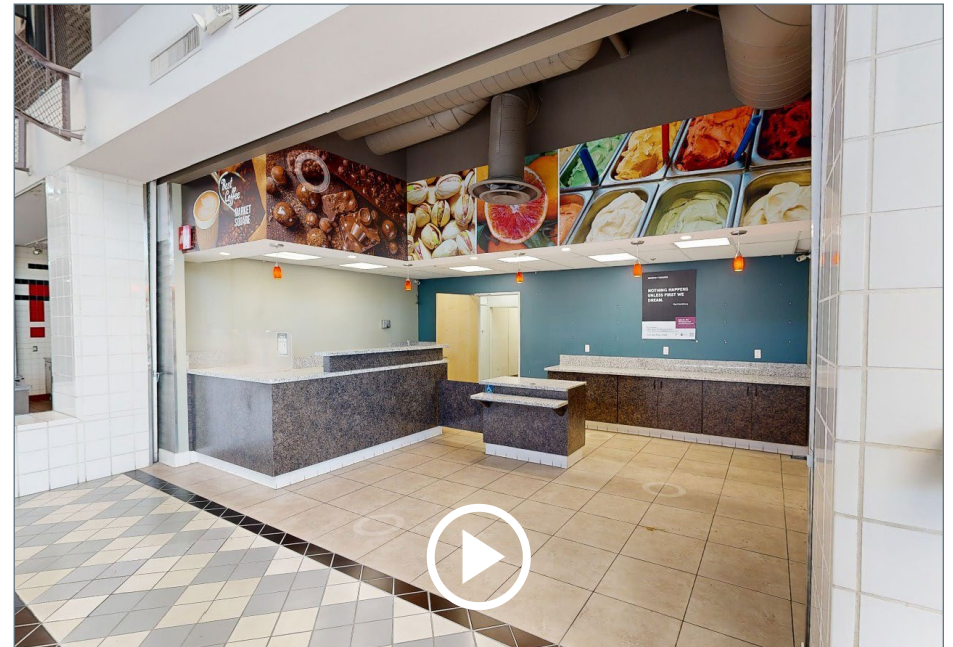
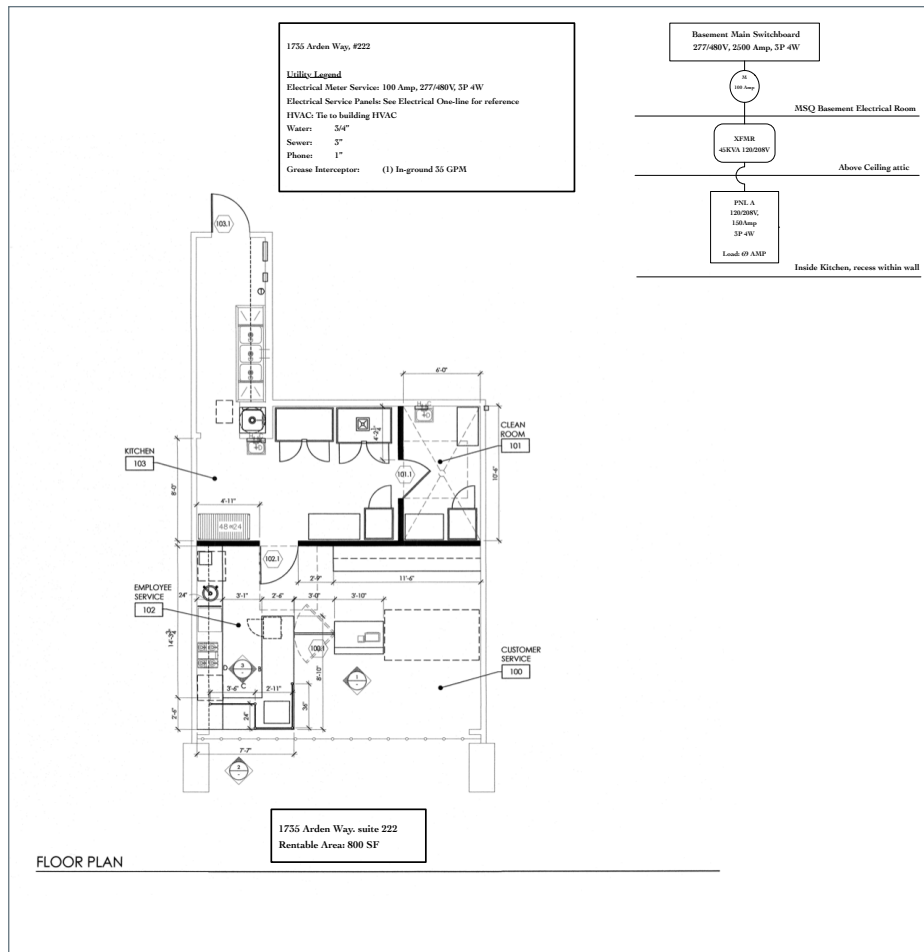
Suite 9 | 2,296 sf



FOOD COURT OPPORTUNITY



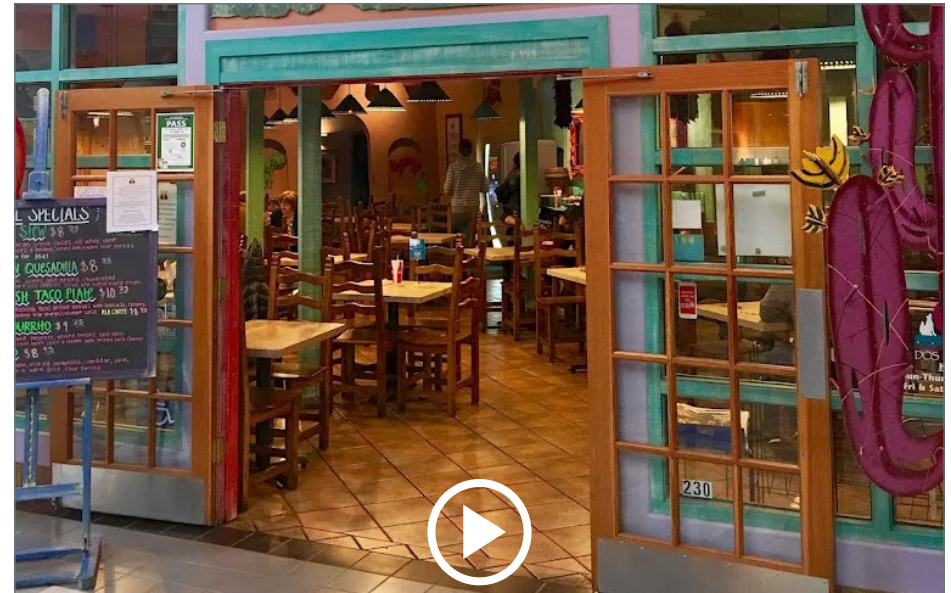
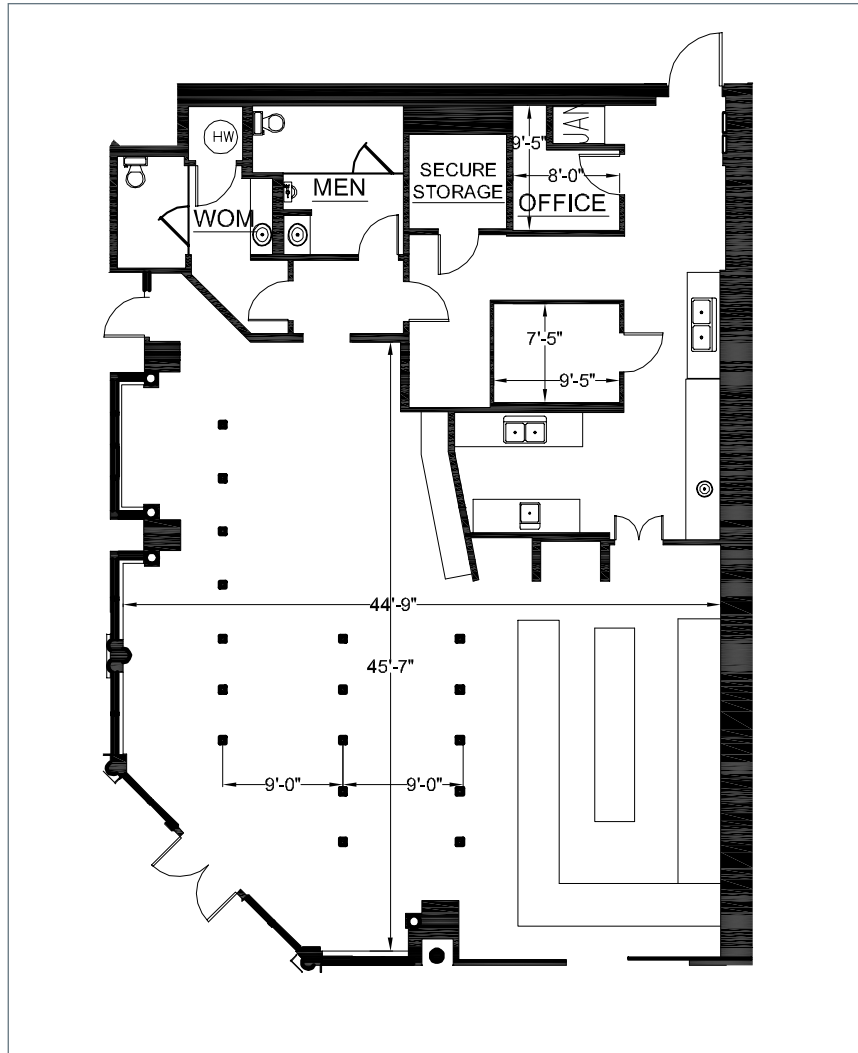
Suite 222 | 800 sf



FOOD COURT OPPORTUNITY



Suite 230 | 2,940 sf



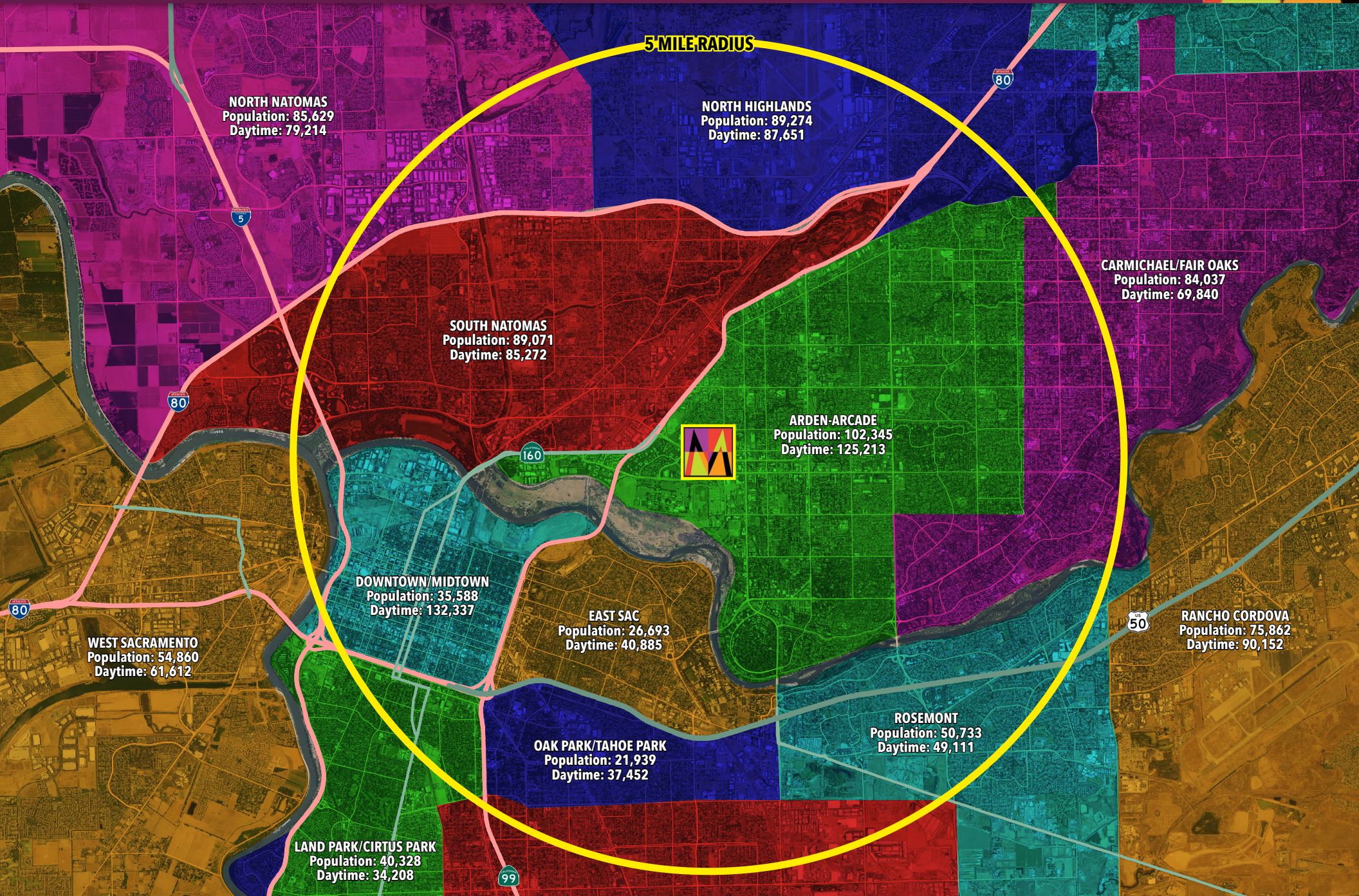
ARDEN-ARCADE AERIAL



PROPERTY PHOTOS



SACRAMENTO AERIAL



DEMOGRAPHICS

3 Mile Radius

147,580
POPULATION

2.4
AVE HH SIZE

\$85,418
AVE HH INCOME

36.0
MEDIAN AGE



HOME OWNERSHIP



33,500 **24,771**
RENTERS OWNERS

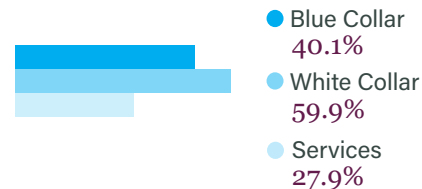


EDUCATION

22.8% **63.8%**
HS GRAD SOME COLLEGE
8.5% **33.8%**
ASSOCIATES BACHELORS



EMPLOYMENT



95.8% **4.2%**
EMPLOYED UNEMPLOYED



AVERAGE MONTHLY HOUSEHOLD SPENDING

53.1% **14.7%**
HOUSING FOOD
18.0% **3.5%**
VEHICLE FURNITURE
3.5% **1.3%**
APPAREL PERSONAL CARE
4.4% **5.6%**
TRAVEL ENTERTAINMENT



RACE & ETHNICITY

White 46.4%
Asian 13.6%
American Indian 1.3%
African-American 10.0%
Hispanic 27.4%
Two or More Races 14.3%



GENDER & AGE

48.7% **51.3%**
MEN WOMEN

- <19 = 25.4%
- 20-34 = 22.9%
- 35-49 = 17.3%
- 50-64 = 17.9%
- 65+ = 17.3%



INCOME BY HOUSEHOLD

- 0-34K 26.8%
- 35-49K 12.7%
- 50-74K 18.0%
- 75-99K 11.5%
- 100>K 32.8%