FOR LEASE 1901 ARDEN WAY, SACRAMENTO, CA



+/- 38,966 RETAIL SPACE

AVAILABLE

BUILDING IS OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS.

3D Tour
Click Here

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REAL ESTATE GROUP

1901 ARDEN WAY @ ARDEN FAIR

+/- 38,966 RETAIL SPACE AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING



Traffic Counts:

@ Arden Way: 48,578 ADT

@ Exposition Blvd: 35,732 ADT

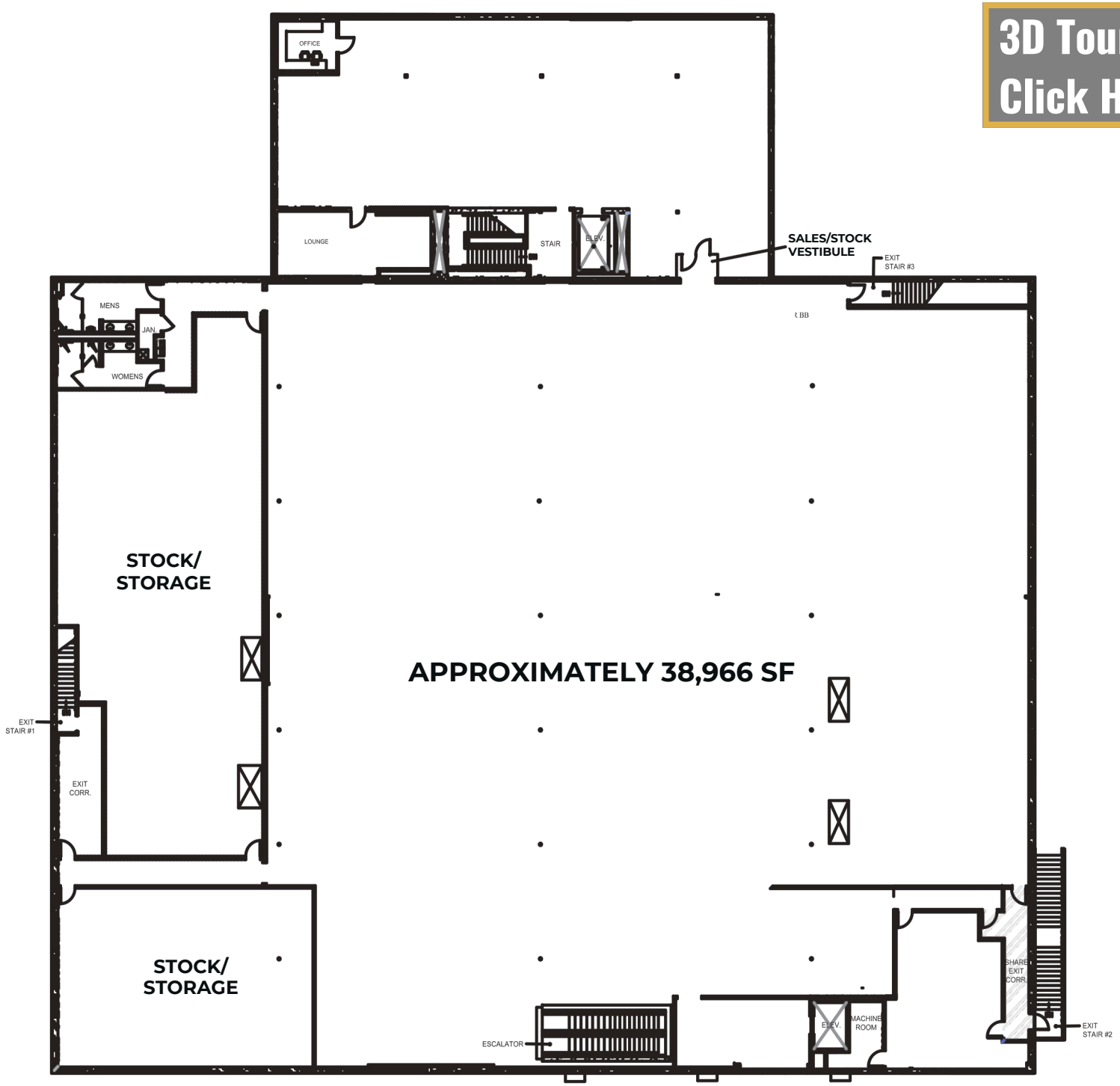
Property Zoning:

C-2 City of Sacramento

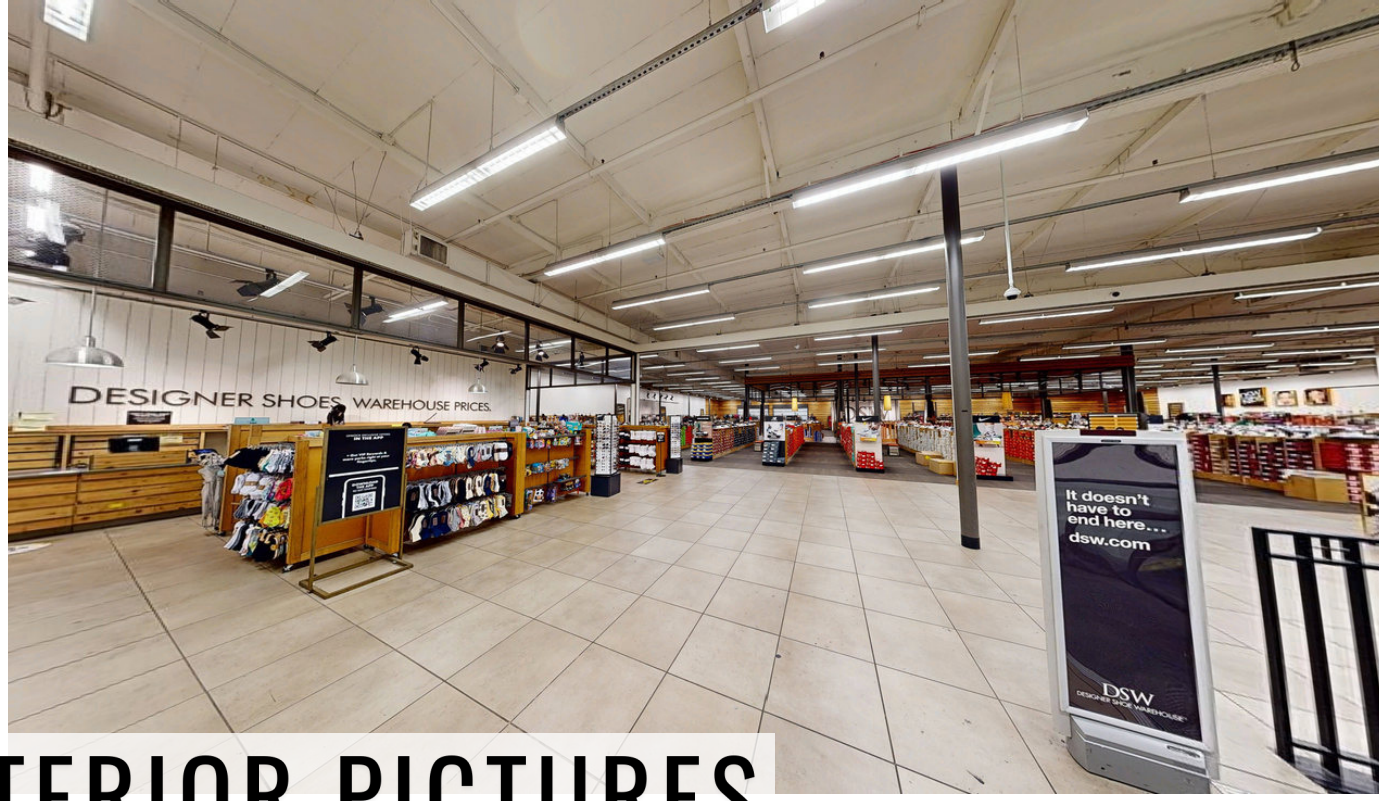
- **Prime Second Floor Retail Space Available:**
  - Ideal for a variety of retail businesses looking to capitalize on high foot traffic. Currently occupied by long-time tenant - DSW.
- **Power Center on Major Retail Corridor:**
  - Located adjacent to Arden Fair & Market Square at Arden Fair, attracting a steady stream of shoppers. Excellent Co-Tenancy includes: Best Buy, Macy's, JC Penney, Cheesecake Factory, Barnes & Noble, Party City, & More.
- **Strategic Location:**
  - Situated on Sacramento's major retail corridor along I-80 & Arden Way, providing excellent accessibility to and from I-80.
- **Ample Parking and Accessibility:**
  - The center is designed to accommodate a high volume of visitors with ample parking facilities, making it a convenient destination for customers.
- **Secure Designated Loading Dock on Ground Floor:** with freight elevator

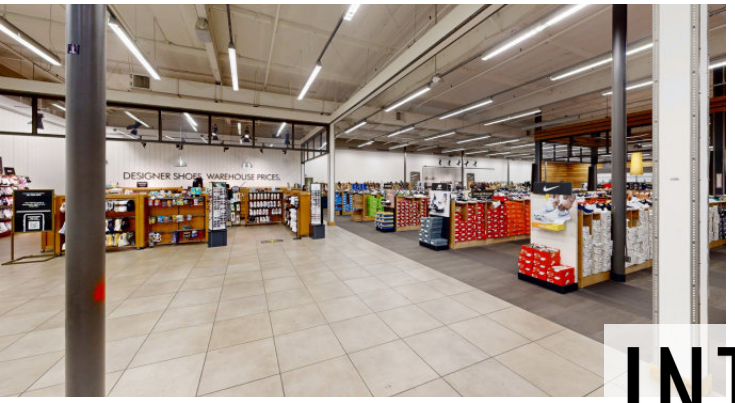
1901 ARDEN WAY - FLOOR PLAN

3D Tour Click Here



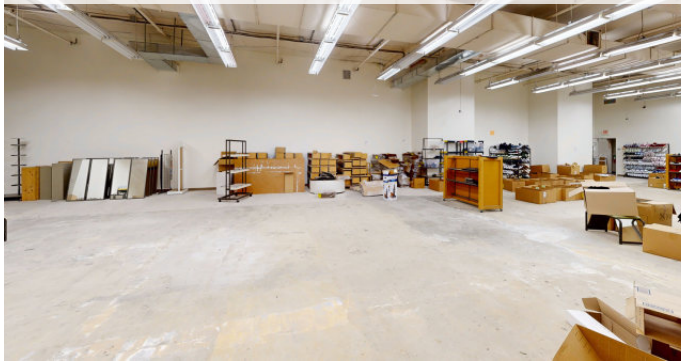




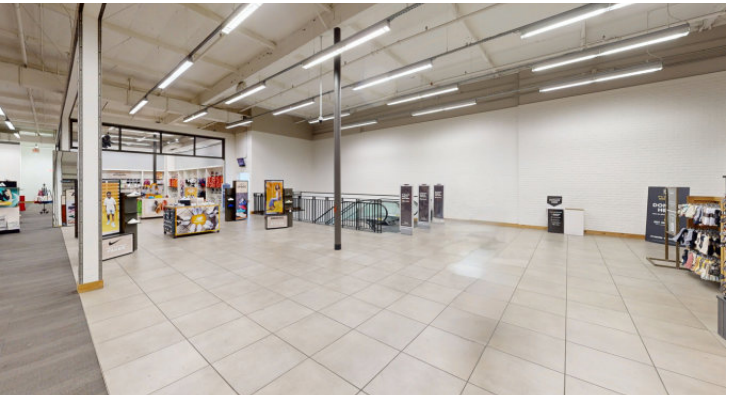


INTERIOR PICTURES



















EXTERIOR PICTURES













NEARBY ATTRACTIONS AND KEY EMPLOYERS

Shopping Destinations:

- **Arden Fair Mall:** the adjacent project to 1901 Arden, this is Sacramento's go-to shopping hub, featuring over 150 stores and restaurants including Macy's, JCPenney, H&M, Forever21, and Apple. **Attracts nearly 9 million shoppers annually.**
- **Others:** Target, Nordstrom Rack, Hobby Lobby, Kohl's, Cinemark, are notable retailers within this retail corridor.

Event and Educational Centers:

- **Cal Expo:** The venue for the California State Fair and various year-round events directly across the street. **Attracts over 3 million visitors per year.**
- **Sacramento State University:** A prominent educational institution in the area. **30,611 total students.**

Employers:

- Kaiser Permanente: A major healthcare provider has their Sacramento Medical Center located directly across the street.
- Point West Office: large office projects within this region, totaling approximately 2,000,000 SF.







IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

1901 ARDEN WAY, SACRAMENTO, CA 95815

POPULATION
2023 ESTIMATE

3-MILE RADIUS	146,256
5-MILE RADIUS	387,789
10-MILE RADIUS	1,055,974

POPULATION
2028 PROJECTION

3-MILE RADIUS	150,554
5-MILE RADIUS	399,096
10-MILE RADIUS	1,215,860

HOUSEHOLD INCOME
2023 AVERAGE

3-MILE RADIUS	$85,748.00
5-MILE RADIUS	$88,387.00
10-MILE RADIUS	$88,751.00



POPULATION
2023 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	98,866	258,752	730,638
BLACK	16,999	45,309	139,421
HISPANIC ORIGIN	41,123	108,031	315,842
AM.INDIAN & ALASKAN	2,944	7,977	21,873
ASIAN	15,647	44,044	190,851
OTHER	11,798	31,704	102,446

CONTACT US!

TO LEARN MORE ABOUT THIS RETAIL SPACE



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