FOR LEASE

2355-2377 ARDEN WAY, SACRAMENTO, CA

±780 - 1,560 SF RETAIL SPACE AVAILABLE

CURRENTLY BEING REMODELED!



3D Tour Click Here

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ROME REAL ESTATE GROUP

RETAIL OPPORTUNITIES IN THRIVING SACRAMENTO HUB

±780 - 1,560 SF RETAIL SUITE AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING

- **Monument Signage Available:** Elevate your brand with prominent signage.
- **Easy Ingress/Egress:** Convenient and safe access for customers and tenants.
- **Major Interstate Accessibility:** Direct access to Capitol City Freeway for convenient commuting.
- **High Visibility & Traffic Counts:** Benefit from a location that captures significant attention
- **Adjacent to Starbucks Drive-Thru:** Leverage the heavy traffic generated by a popular neighbor.
- **Strong Traffic Counts:**
  - Arden Way: 29,284 ADT
  - Fulton Ave: 26,466 ADT
- **Property Zoning:** General Commercial
- **Parking Availability:** 45 spaces



ARDEN CENTER - SITE PLAN

3D Tour Click Here

PRASAD ISLAND JK MARKET
HAYWARD & SACRAMENTO

TEAM MAXWELL BRAZILIAN JIU-JITSU

Elegant Designs

Sheremet Music Academy

2365 Arden Way ±780 SF Available

2366 Arden Way ±780 SF Available

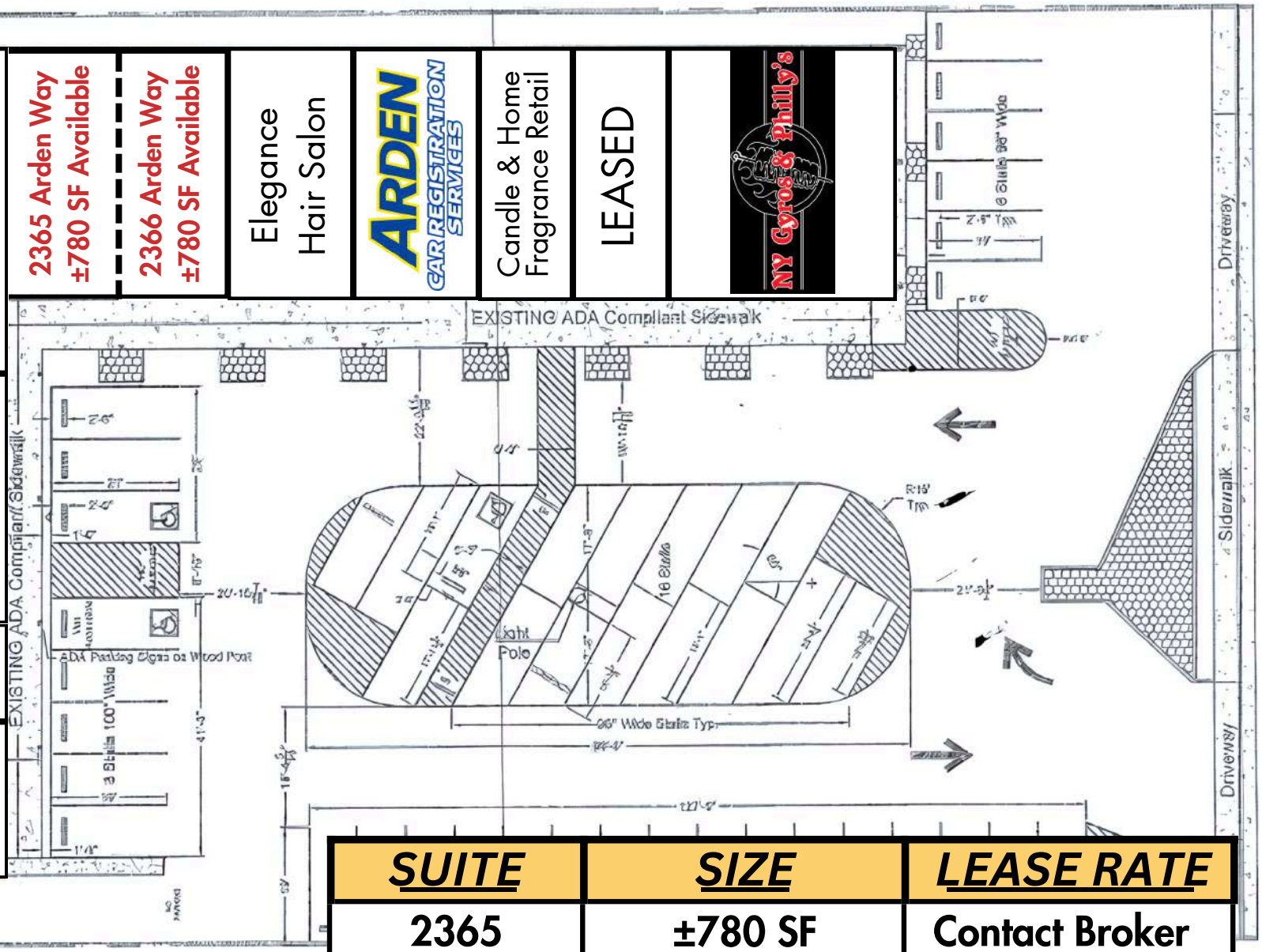
Elegance Hair Salon

ARDEN CAR REGISTRATION SERVICES

Candle & Home Fragrance Retail

LEASED

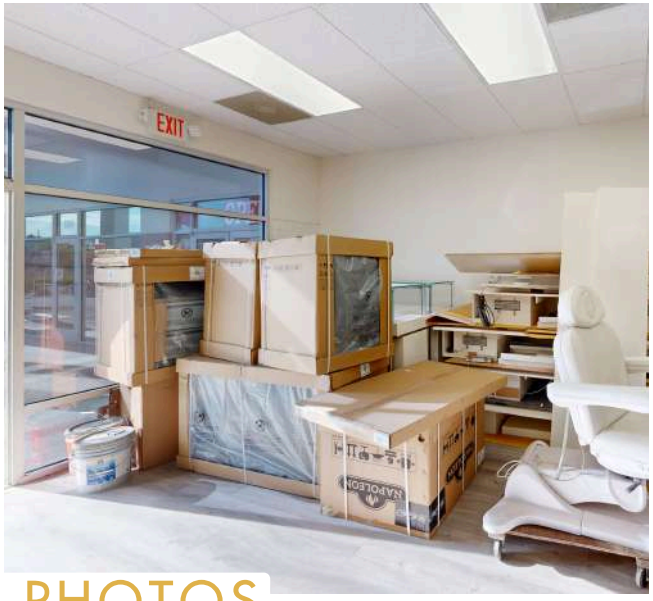
NY Gyros & Philly's



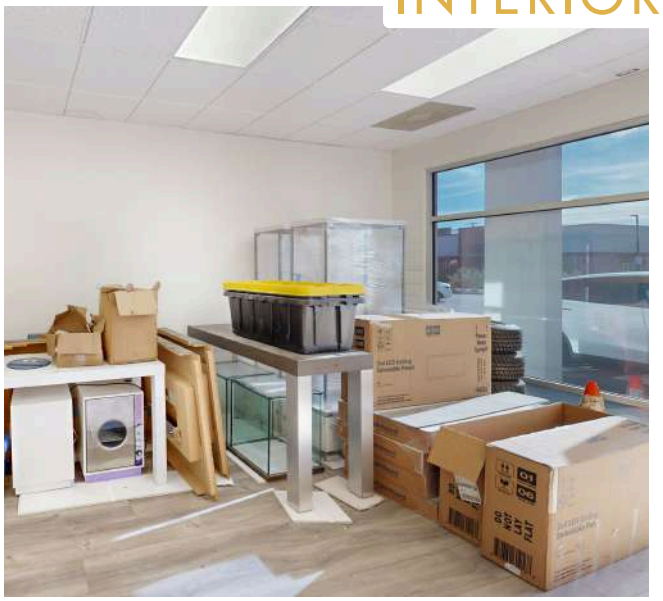
SUITE	SIZE	LEASE RATE
2365	±780 SF	Contact Broker
2366	±780 SF	Contact Broker
2365-2366	±1,560 SF	Contact Broker

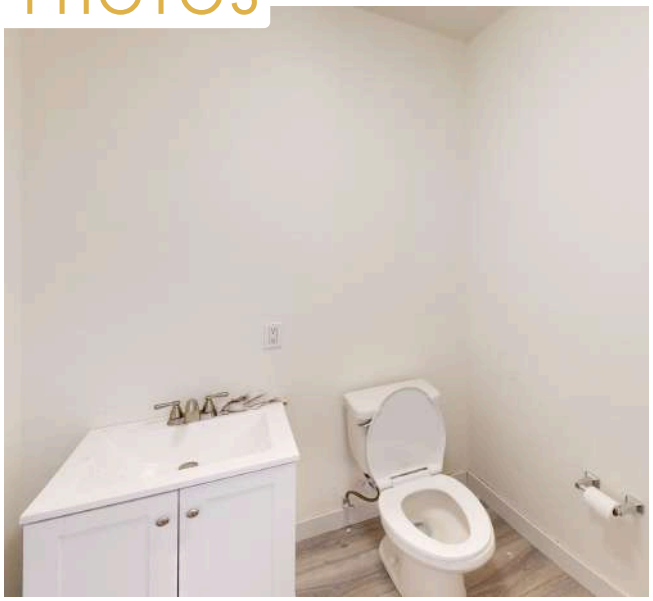
SUITE 2365
± 780 SF
LEASE RATE: CONTACT BROKER



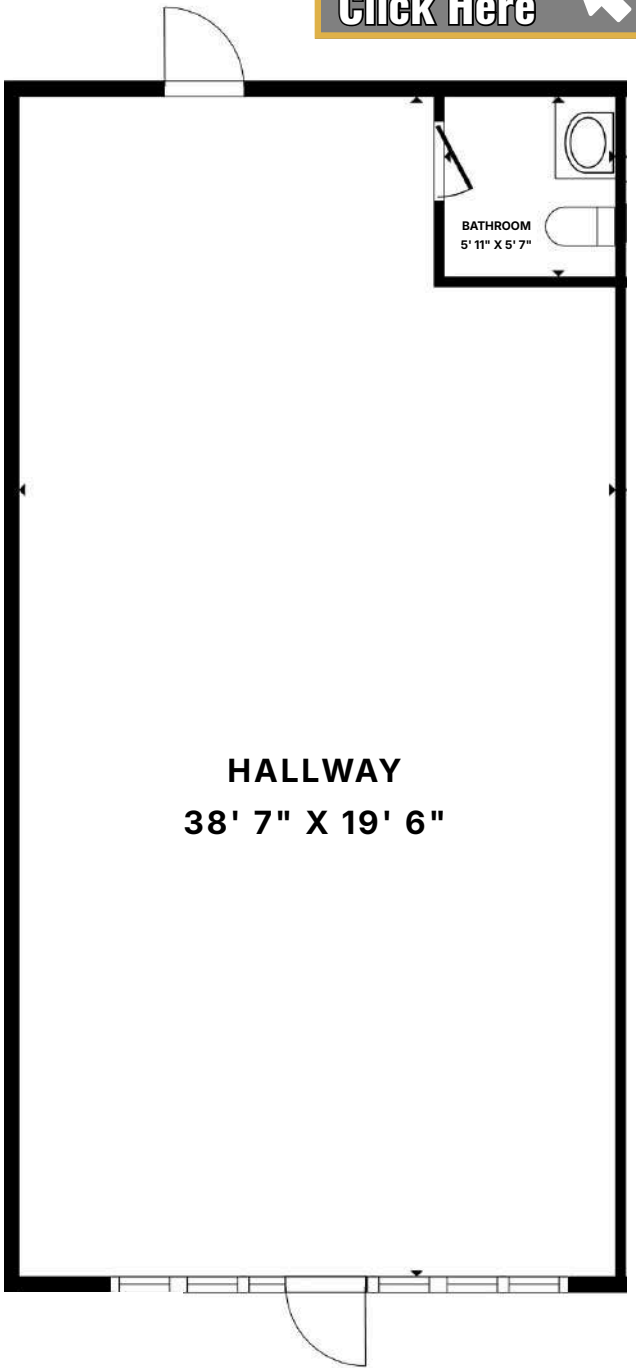


INTERIOR PHOTOS





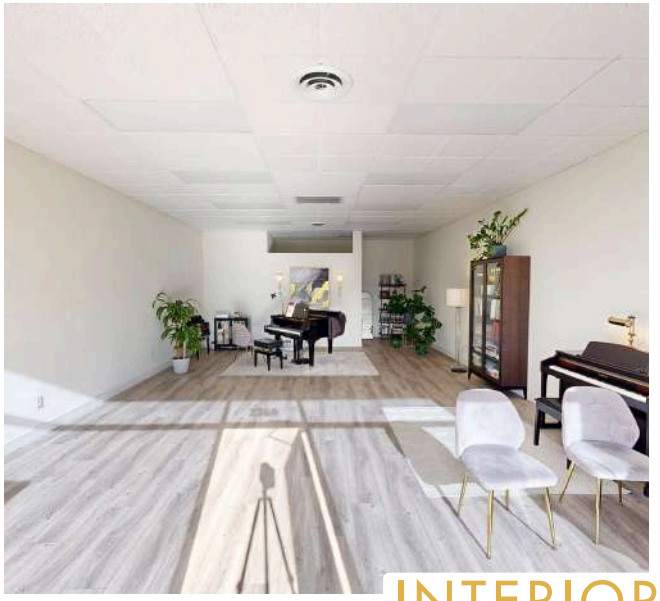
3D Tour Click Here

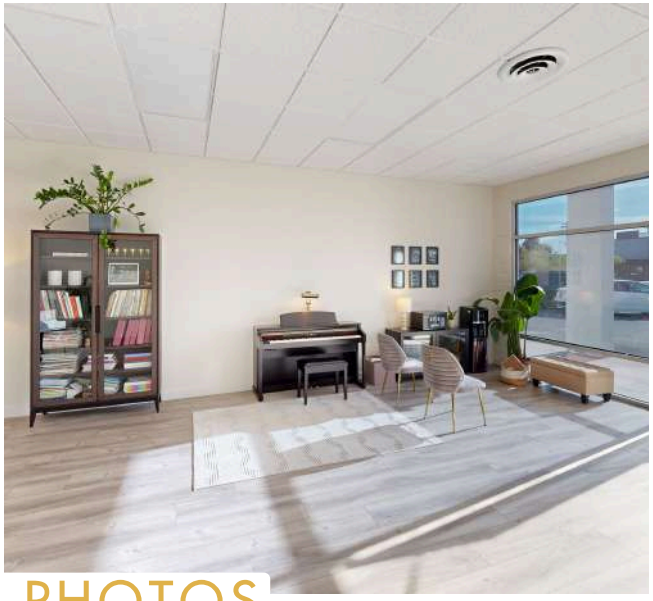


SUITE 2366
± 780 SF

LEASE RATE: CONTACT BROKER

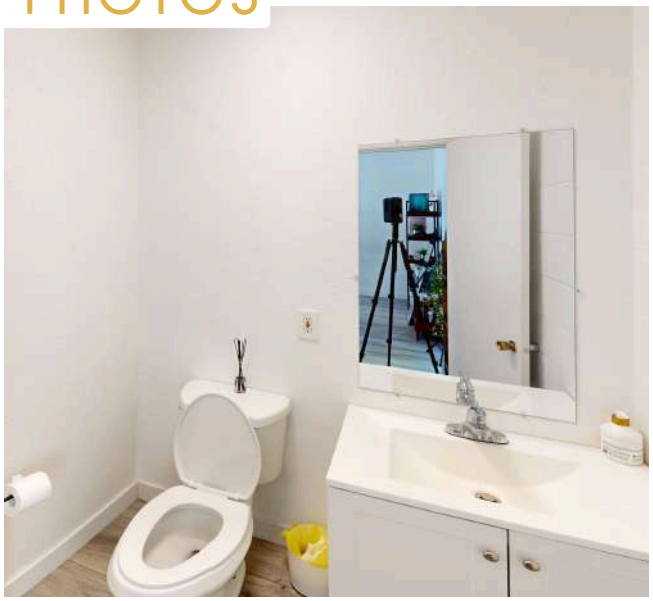
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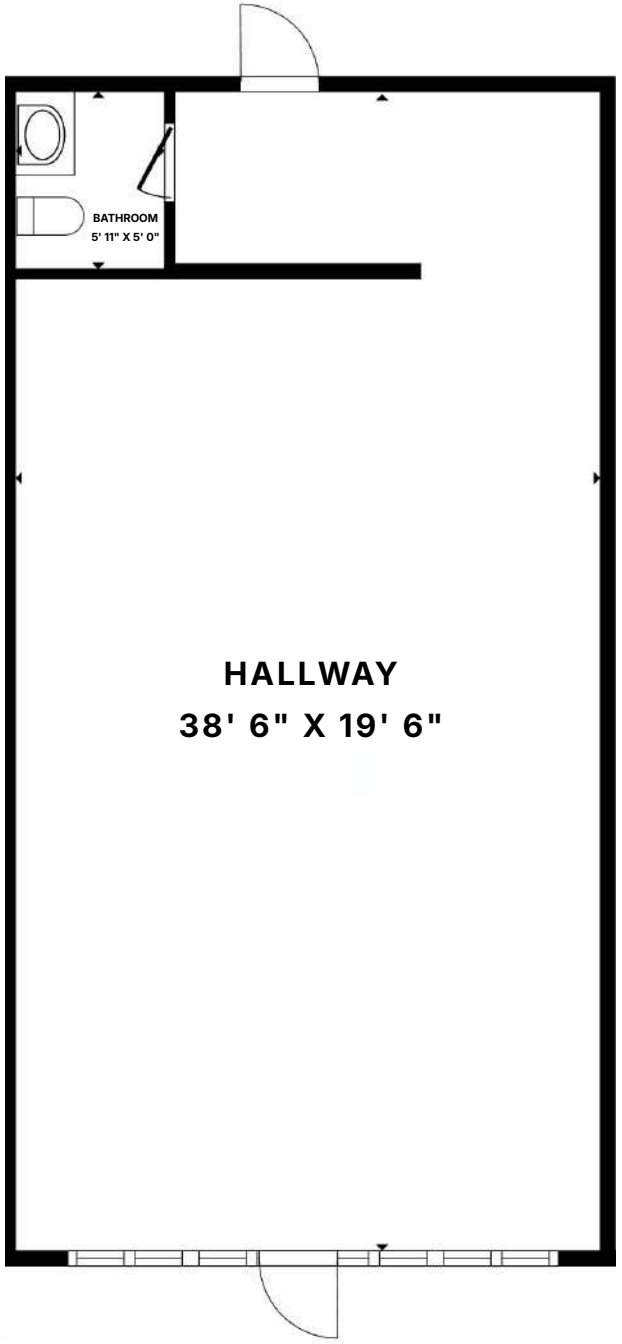




INTERIOR PHOTOS







ATTRACTIONS AND KEY EMPLOYERS

- **Shopping Destinations:**
  - Arden Fair Mall: Located just 0.5 miles to the east, this is Sacramento's go-to shopping hub, featuring over 165 stores and restaurants including Macy's, Nordstrom, H&M, Forever21, and Apple.
  - Target: A large general merchandise retail store situated 0.7 miles to the southeast.
- **Event and Educational Centers:**
  - Cal Expo: The venue for the California State Fair and various year-round events.
  - Sacramento State University: A prominent educational institution in the area.
- **Healthcare Employers:**
  - Kaiser Permanente: A major healthcare provider.
  - Sutter Health: Another key employer in the healthcare sector.
- **Dining Options:**
  - High-End Restaurants: Enjoy meals at Mikuni, Yard House, and Cheesecake Factory.
  - Nation's Giant Hamburgers: A local restaurant chain located within the center.
  - Additional Restaurants: Chili's and Olive Garden are also within a 1-mile radius.
- **Grocery and Daily Needs:**
  - Trader Joe's: A specialty grocery store located 1 mile to the east.
  - Safeway: A full-service supermarket 0.8 miles to the west.







IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

2355-2377 ARDEN WAY, SACRAMENTO, CA 95825



POPULATION
2023 ESTIMATE

1-MILE RADIUS	25,328
3-MILE RADIUS	143,687
5-MILE RADIUS	387,157

POPULATION
2028 PROJECTION

1-MILE RADIUS	26,251
3-MILE RADIUS	147,549
5-MILE RADIUS	398,022



HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$62,133.00
3-MILE RADIUS	$88,525.00
5-MILE RADIUS	$87,978.00

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	$47,433.00
3-MILE RADIUS	$59,005.00
5-MILE RADIUS	$63,734.00



POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,007	101,893	261,287
BLACK	4,080	14,868	44,207
HISPANIC ORIGIN	8,926	36,653	103,707
AM.INDIAN & ALASKAN	505	2,602	7,838
ASIAN	2,370	13,214	41,717
HAWAIIAN/PACIFIC ISLAND	292	1,477	4,544
OTHER	2,074	9,634	27,564

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



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