FOR SALE OR LEASE

2210 ARDEN WAY, SACRAMENTO, CA



±7,680 SF RETAIL BUILDING

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ROME REAL ESTATE GROUP

2210 ARDEN WAY

FOR SALE	SIZE	SALE PRICE	NOTES
±7,680 SF Showroom on a ±14,810 SF Lot	±7,680 SF Building on a ±14,810 SF Lot	$1,536,000.00 ($200.00 PSF)	2nd Generation Showroom Space with GL Loading Door
FOR LEASE	**SIZE**	**LEASE RATE**	**NOTES**
±7,680 SF Showroom	±7,680 SF Retail Space	$1.50 PSF, NNN (NNN COSTS: $0.50, PSF)	2nd Generation Showroom Space with GL Loading Door

PROPERTY HIGHLIGHTS:

- **Prime Arden Way Frontage:** Command attention on Sacramento's premier retail corridor, directly along Arden Way just moments from the Business 80 interchange. High visibility, nonstop traffic, and a proven retail draw put your brand in front of thousands every day.
- **Two Minutes From Arden Fair:** Leverage foot traffic and spillover demand from the region's dominant shopping hub — Arden Fair Mall and Market Square — home to 150+ national retailers, restaurants and destination anchors that keep customers circulating all day.
- **Dense & Diverse Trade Area:** Access nearly 150,000 residents within three miles and more than 400,000 within five — a wide customer base that supports everything from value retail to specialty services and high-frequency daily-needs uses.
- **Strong Daytime Population:** Surrounded by Point West's office, medical, hospitality and retail ecosystem, the property benefits from a steady daytime workforce that boosts lunch, service and after-work traffic throughout the week.
- **Easy Regional Access:** Immediate connectivity to Business 80 places downtown Sacramento, Roseville, Arden-Arcade, and Sacramento International Airport all within a short drive — making the site equally convenient for customers, employees and deliveries.



STRONG TRAFFIC COUNTS

ARDEN WAY: 36,507 ADT

HOWE AVE: 36,049 ADT



AVERAGE

$93,533

WITHIN 3 MILE

HOUSEHOLD INCOME



PROPERTY ZONING

LC (LIMITED COMMERCIAL)

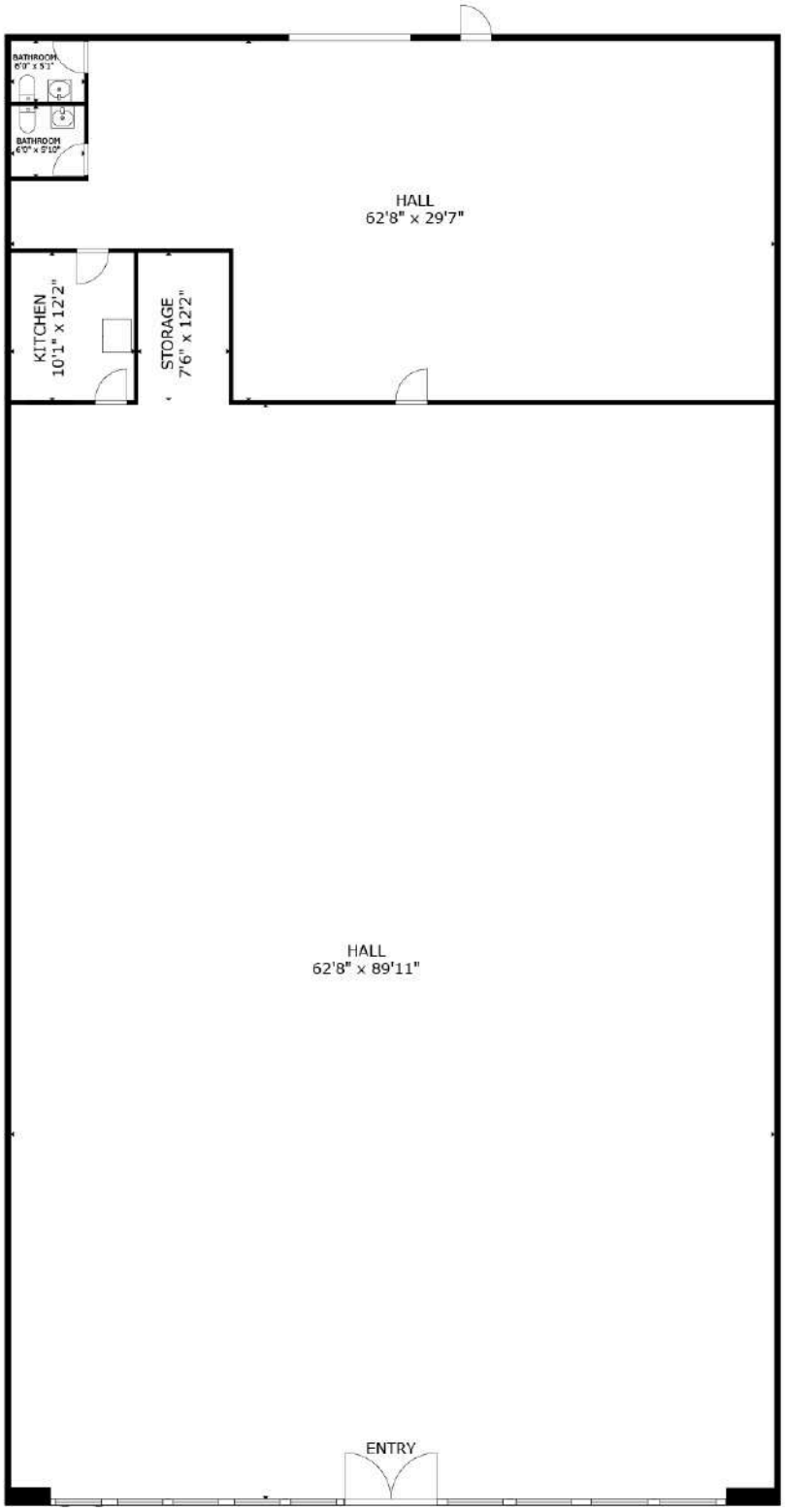
SACRAMENTO COUNTY

FLOOR PLAN

±7,680 SF

2nd Generation Showroom Space
with GL Loading Door

3D Tour Click Here









INTERIOR PHOTOS



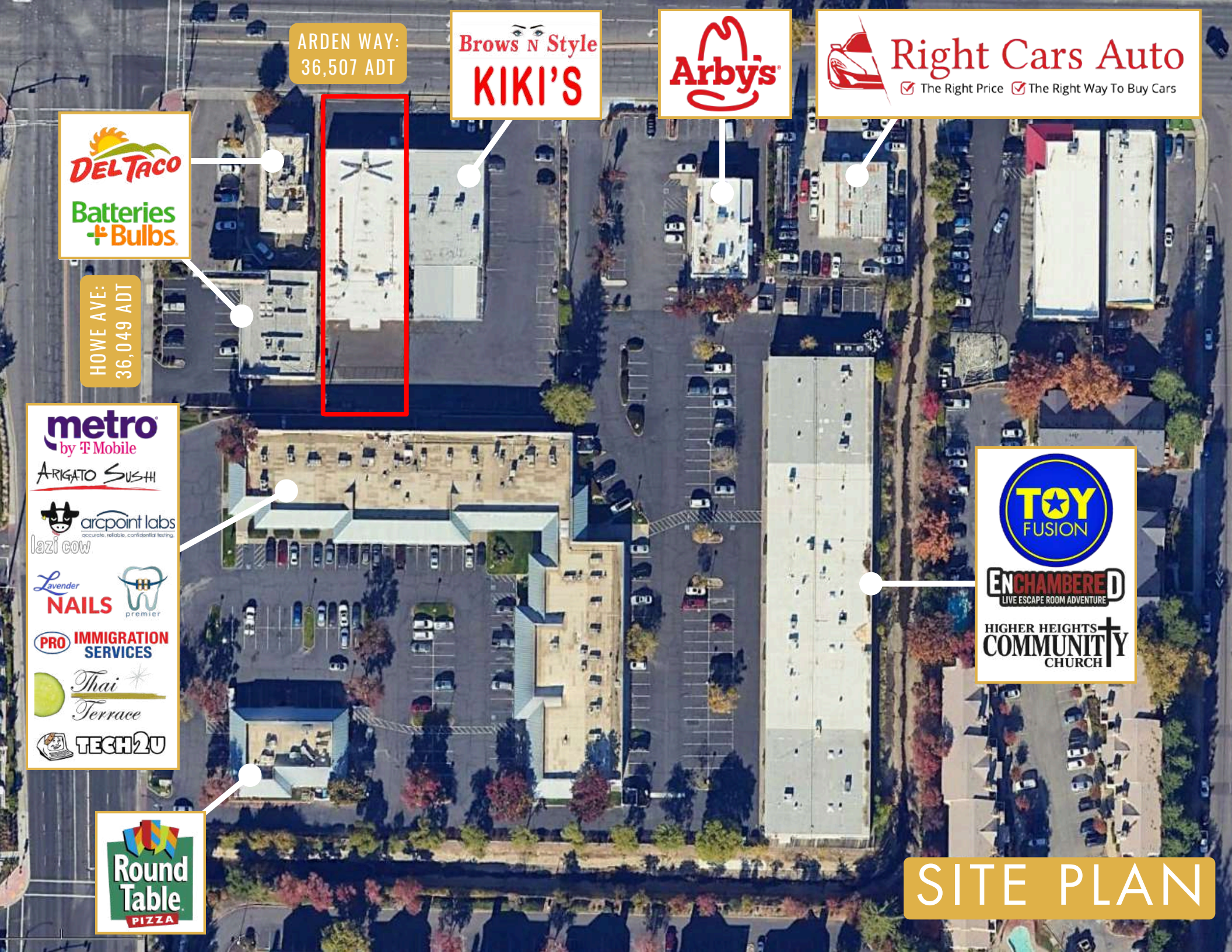











ARDEN WAY:
36,507 ADT
Brows N Style
KIKI'S
Arby's
Right Cars Auto
The Right Price
The Right Way To Buy Cars
DEL TACO
Batteries
Bulbs
HOWE AVE:
36,049 ADT
metro
by T-Mobile
ARIGATO SUSHI
arcpoint labs
accurate. reliable. confidential testing.
lazi cow
Lavender
NAILS
premier
PRO IMMIGRATION SERVICES
Thai
Terrace
TECH2U
Round
Table
PIZZA
TOY
FUSION
ENCHAMBERED
LIVE ESCAPE ROOM ADVENTURE
HIGHER HEIGHTS
COMMUNITY
CHURCH

SITE PLAN

IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

2210 ARDEN WAY, SACRAMENTO, CA 95825

POPULATION
2024 ESTIMATE

1-MILE RADIUS	22,495
3-MILE RADIUS	148,803
5-MILE RADIUS	400,882

POPULATION
2029 PROJECTION

1-MILE RADIUS	22,747
3-MILE RADIUS	149,896
5-MILE RADIUS	404,440

HOUSEHOLD INCOME
2024 AVERAGE

1-MILE RADIUS	$60,941.00
3-MILE RADIUS	$93,533.00
5-MILE RADIUS	$93,920.00

HOUSEHOLD INCOME
2024 MEDIAN

1-MILE RADIUS	$48,065.00
3-MILE RADIUS	$62,174.00
5-MILE RADIUS	$68,378.00

POPULATION
2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,677	73,158	189,755
BLACK	3,470	13,717	39,752
HISPANIC ORIGIN	6,941	38,619	109,831
AM.INDIAN & ALASKAN	388	1,984	5,775
ASIAN	3,060	15,798	43,455
HAWAIIAN/PACIFIC ISLANDER	244	1,266	3,684
OTHER	7,655	42,880	118,460

CONTACT US!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY!



Chase Burke

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