

# END-CAP ANCHOR SPACE FOR LEASE

4211 ARDEN WAY - SUITE A  
Sacramento, CA 95864

Zoned: SC - Shopping center

Great location

Monument signage

Available now!

This shopping center is located on the major intersection of Arden Way and Eastern Avenue. It is surrounded by well-established neighborhoods in a desirable area. It is located across the street from Whole Foods Market, Starbucks and Walgreens, which all generate heavy traffic.

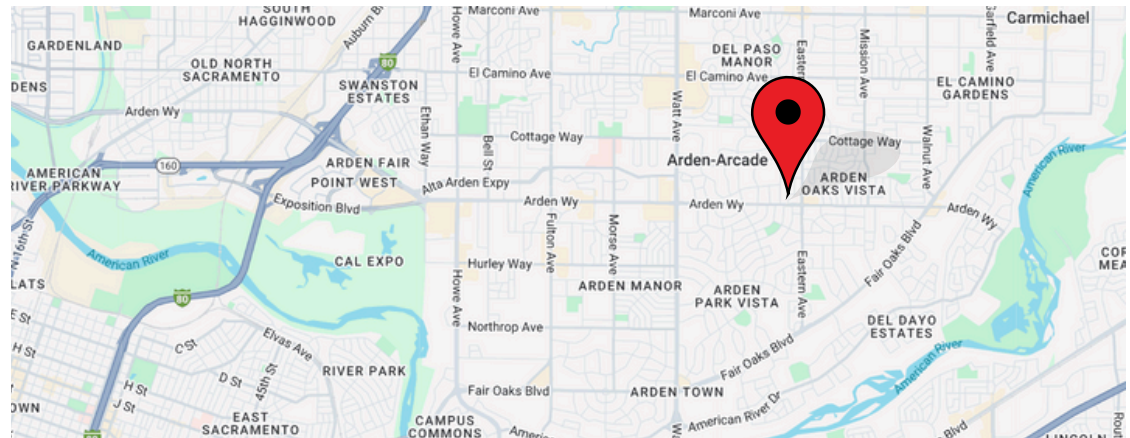
## ANTONIA GIAOURIS

Executive Director of Leasing

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Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.



± 3,670 SF  
Rentable

NNN lease  
Call for details



**FOR LEASE**

## 4211 ARDEN WAY - SUITE A

Sacramento, CA 95864



### SUITE HIGHLIGHTS

- Drive through style covered awning
- Great street visibility
- Private restroom
- Fully built-out as standard retail space
- ~15' clear ceiling height
- Natural light
- Upsized gas meter
- 600 amp electrical panel
- Lease term: 5 years
- Competitive asking rent and significantly lower NNNs than comparable properties in the area. Please inquire for details.

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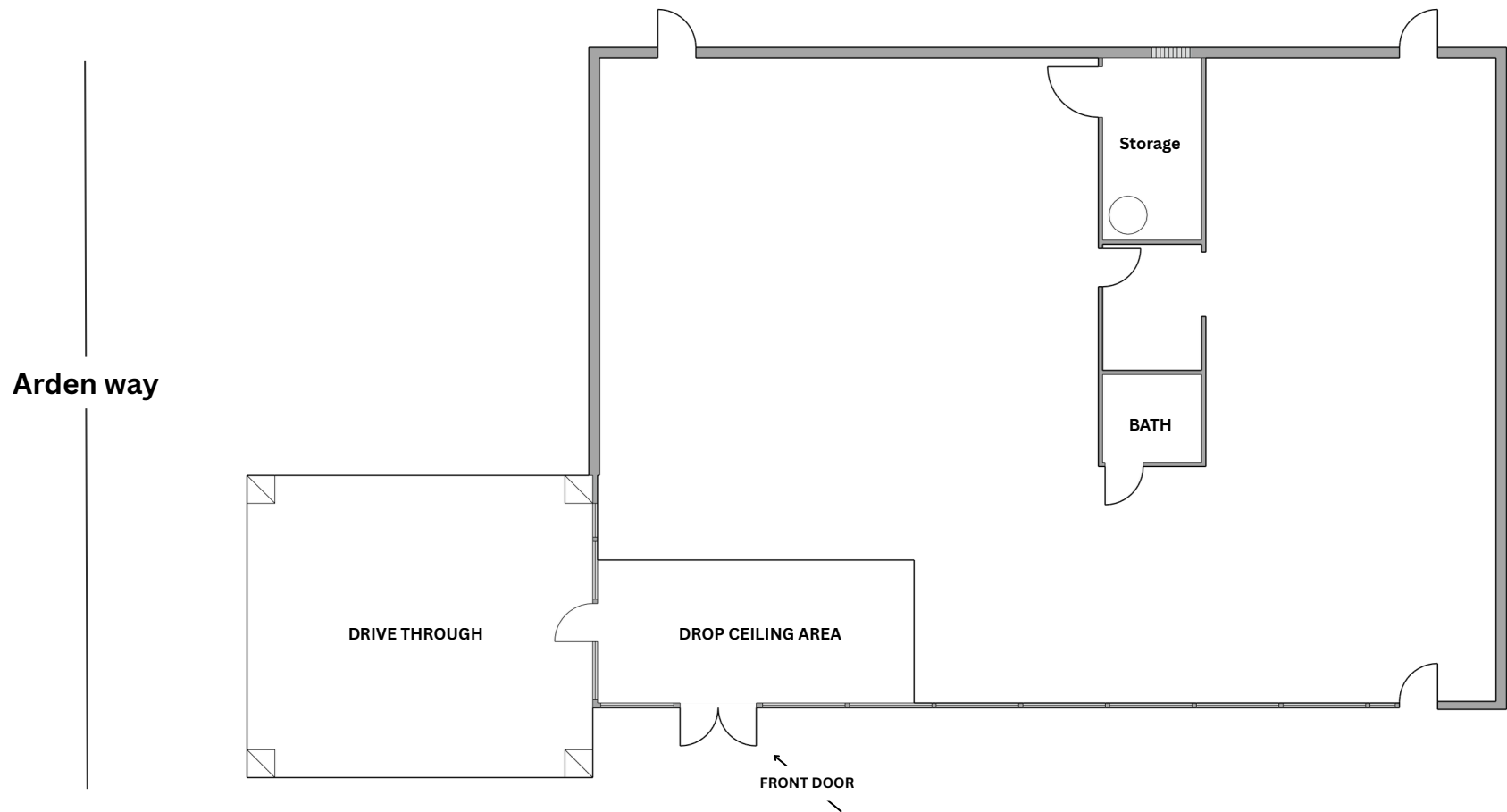


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## FLOOR PLAN



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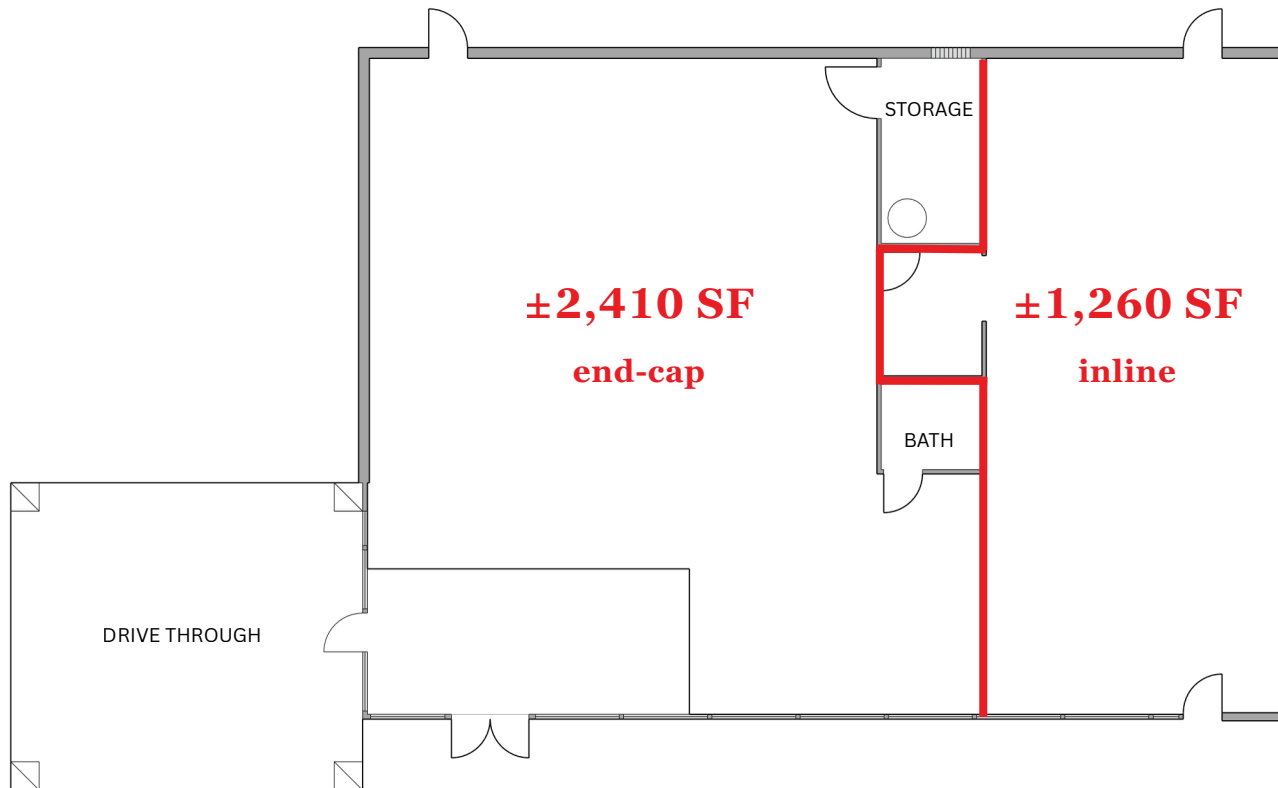


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### FLOOR PLAN (DIVIDED)



Optionally, this  $\pm 3,670$  SF end-cap space may be divisible for the right user.

If split, the configuration could accommodate a  $\pm 2,410$  SF end-cap and a  $\pm 1,260$  SF inline space.

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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Sacramento, CA 95864



## PROPERTY HIGHLIGHTS

- Monument signage
- Ample parking, including tenant and employee parking behind the building block
- Great location
- 1960s concrete building
- Easy access off Arden Way & Eastern Ave
- Close to I-80, HWY 50 and HWY 160

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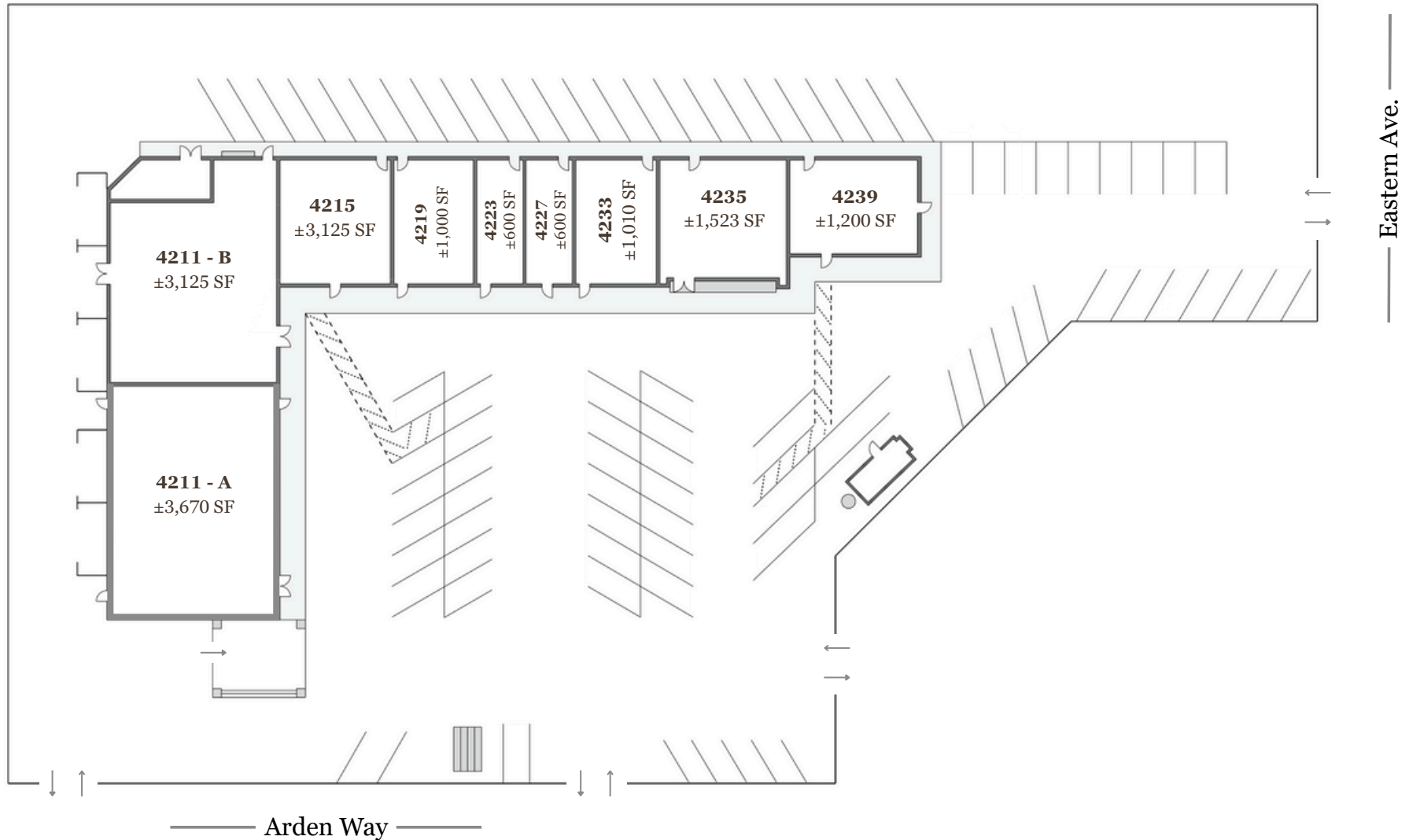


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## SITE PLAN



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## TRAFFIC COUNT

| ON STREET      | CROSS STREETS  | TRAFFIC VOL. |
|----------------|----------------|--------------|
| Arden Way      | Howe Avenue    | 34,127       |
| Arden Way      | Morse Avenue   | 24,659       |
| Arden Way      | Eastern Avenue | 24,379       |
| Arden Way      | Las Pasas Way  | 20,237       |
| Eastern Avenue | Vulcan Dr      | 20,777       |

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## DEMOGRAPHICS

|                   | 1-mile      | 3-mile      | 10-mile     |
|-------------------|-------------|-------------|-------------|
| 2022 POPULATION   | 11,410      | 151,711     | 228,637     |
| 2022 HOUSEHOLDS   | 4,745       | 65,122      | 95,753      |
| MEDIAN AGE        | 46.80       | 40          | 38.90       |
| MEDIAN HH INCOME  | \$121,464   | \$65,760    | \$71,171    |
| MEDIAN HOME VALUE | \$1,042,099 | \$1,030,850 | \$1,006,521 |
| DAYTIME EMPLOYEES | 2,669       | 57,290      | 108,583     |

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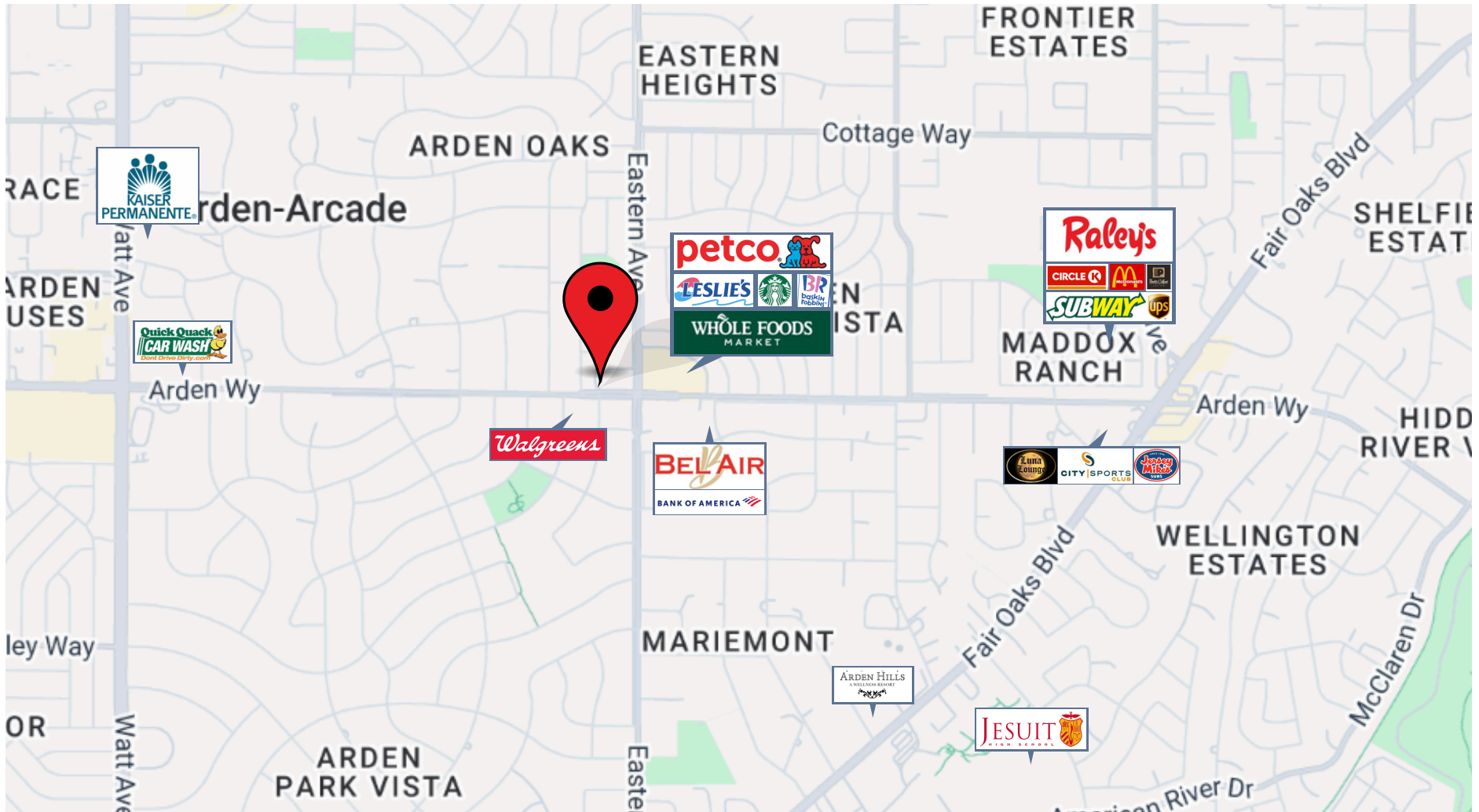


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## LOCATION HIGHLIGHTS



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# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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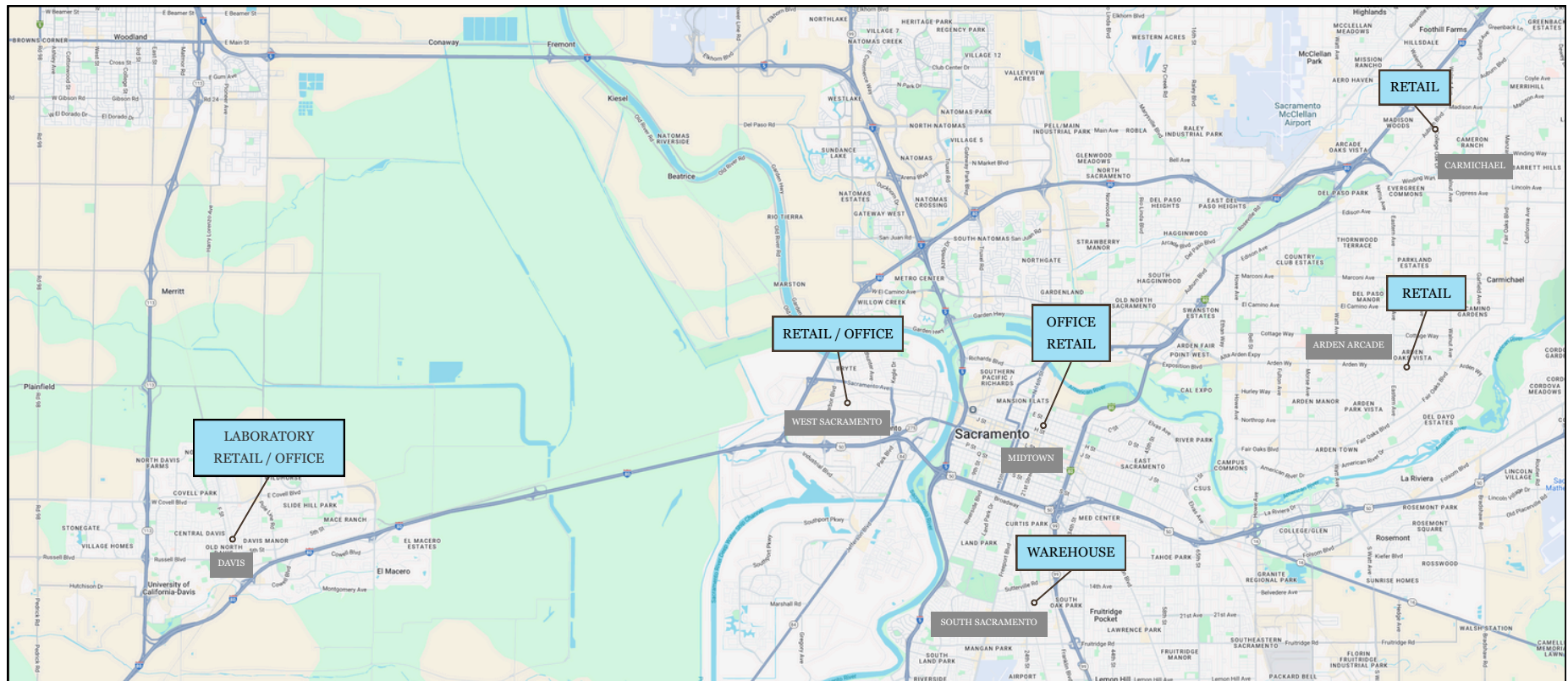
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## END-CAP ANCHOR SPACE FOR LEASE

Schedule a tour today!

Not quite what you're looking for? Give us a call — we may have something else that fits your needs.

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