

4211

**ARDEN WAY,
SUITES B & C**

SACRAMENTO, CA 95864

FOR LEASE

RENT \$1.31 + NNN

+/- 3,125 SF



ABOUT THIS PROPERTY:

This shopping center is located on the major intersection of Arden Way and Eastern Avenue. The property is surrounded by well established neighborhoods and offers an attractive tenant mix including: New World Cleaners, Wenelli's Pizza, Lucero's Hair Design, Barber Joe's, 19 Handles Bar & Grill, and The Long Shot. We are proud to have had many successful tenants who have been around for a long time. This location is in a highly desirable area and well maintained.

FOR MORE INFORMATION CONTACT:

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916-457-9900 x6
DRE#01394813

Commercial Lessors, Inc.
3801 W. Pacific Ave., Suite A
Sacramento, CA 95820
www.clire.com
DRE#00242785

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THE PROPERTY

- Built in 1960
- Building Type: Concrete Block
- Great Location
- Excellent Parking
- Easy access off Arden & Eastern Avenue

SUITE FEATURES

- Zoned SC: General retail & commercial uses
- 3 sinks
- 2 single occupant private restrooms
- 3 entry/exit doors
- 6 private offices

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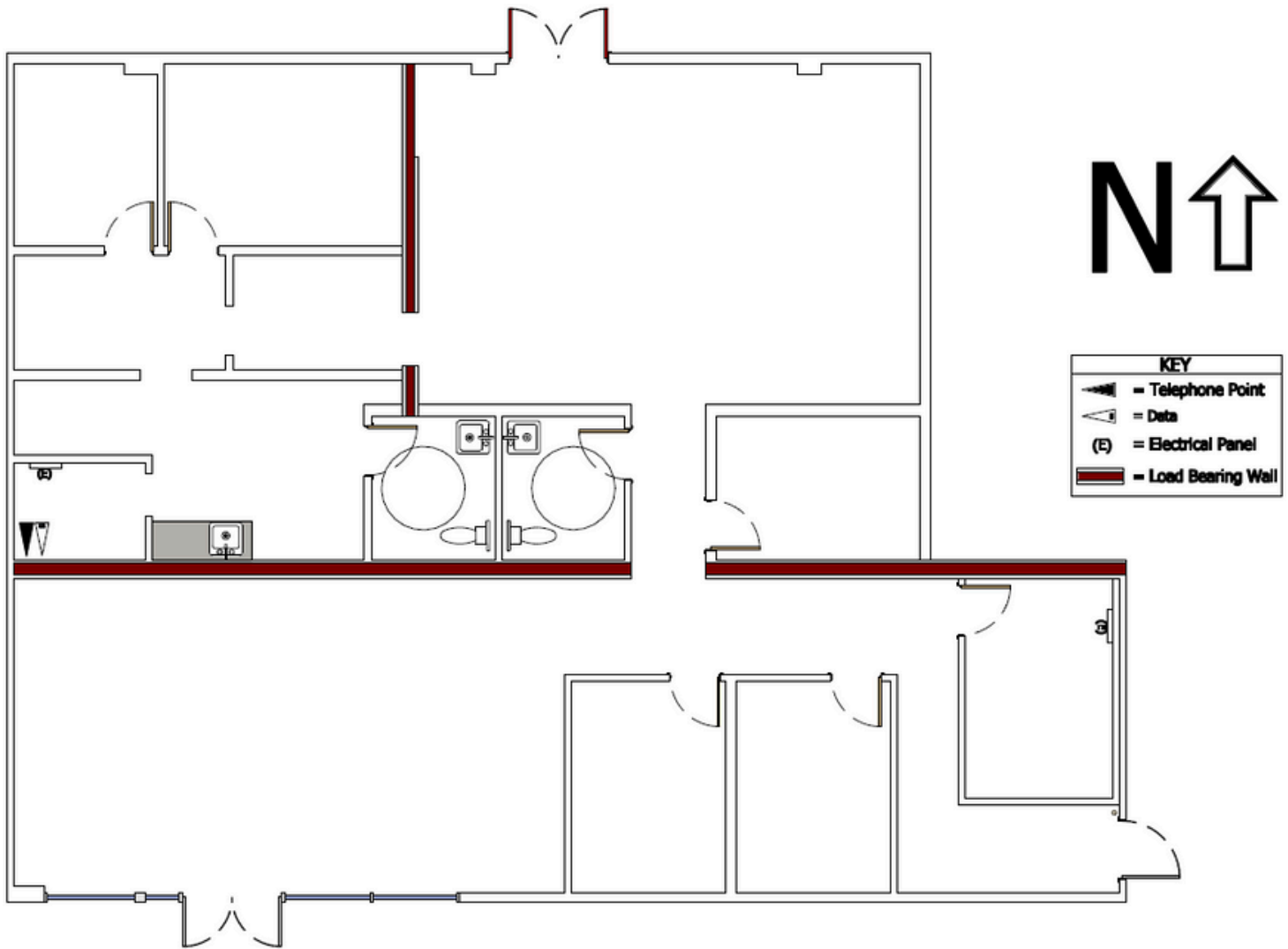
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Information herein deemed reliable but not guaranteed

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FLOOR PLAN



Disclaimer: All measurements are approximate. Information deemed reliable but not guaranteed.



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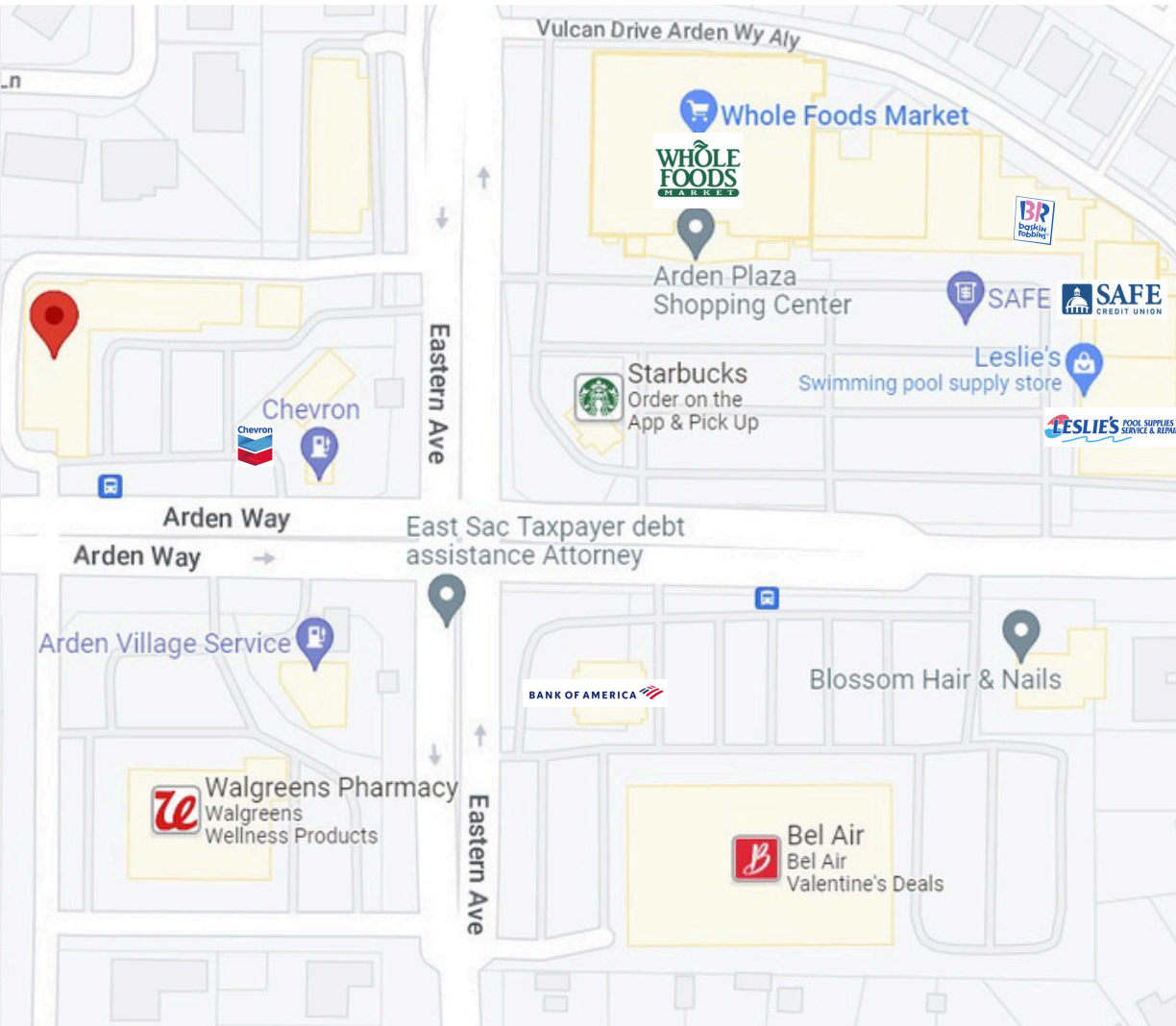
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Nearby:



Demographics (2022):

<u>RADIUS</u>	<u>1-Mile</u>	<u>3-Miles</u>
Population	11,281	146,947
Daytime Employees	2,471	57,259
Avg. Household income	\$121,530	\$63, 210

Source: CoStar

Traffic Count (2022):

<u>STREETS</u>	<u>TRAFFIC VOL.</u>
Arden Way at Las Padas Way	20,237
Eastern Ave at Vulcan Dr	20,777
Arden Way at Vulvan Dr	16,036

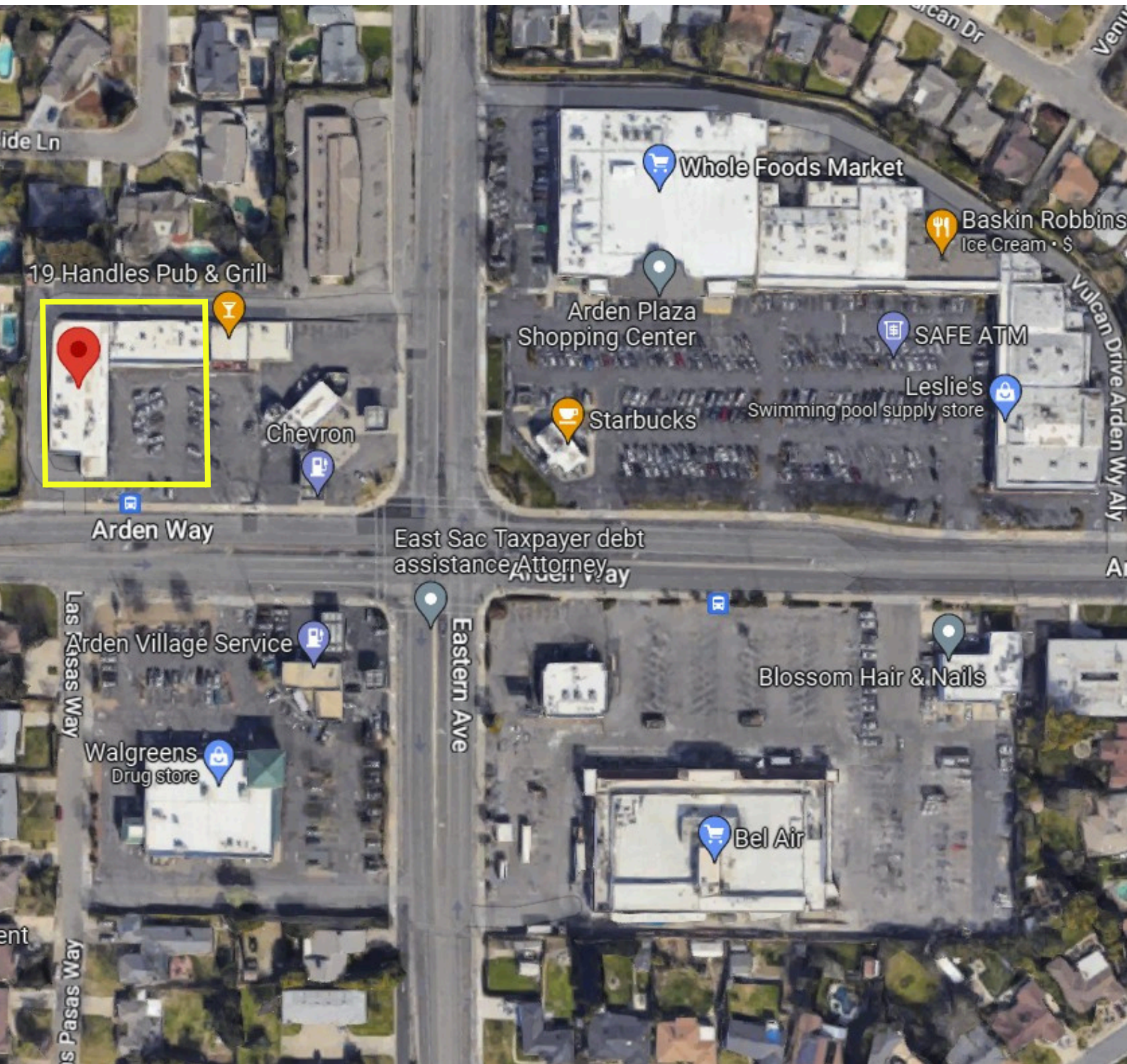
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RETAIL AERIAL VIEW



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