

END-CAP ANCHOR SPACE FOR LEASE

4211 ARDEN WAY - SUITE A

Sacramento, CA 95864

Zoned: SC - Shopping center

Great location

Monument signage

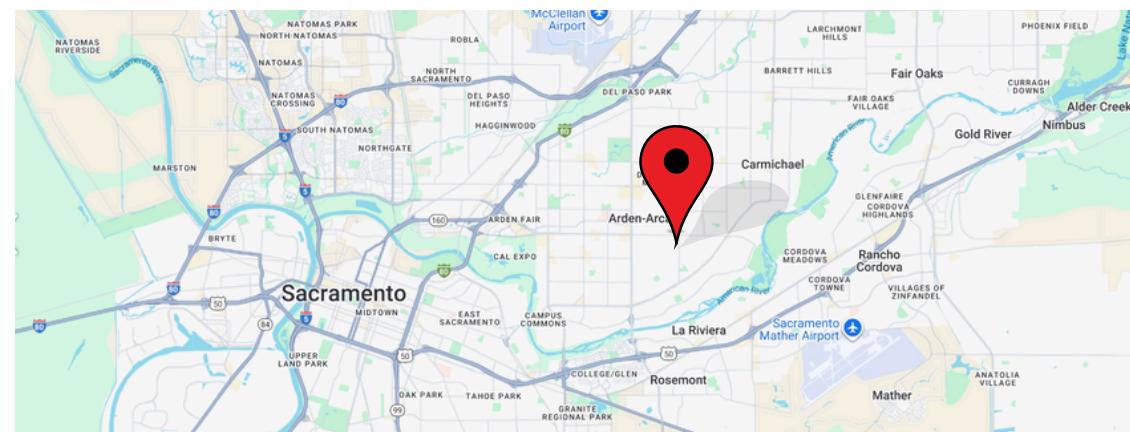
Available now!

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.

ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6



\pm 3,670 SF
Rentable

NNN lease
Call for details

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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.

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COMMERCIAL PROPERTIES

FOR LEASE

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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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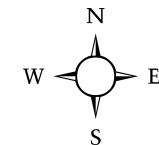
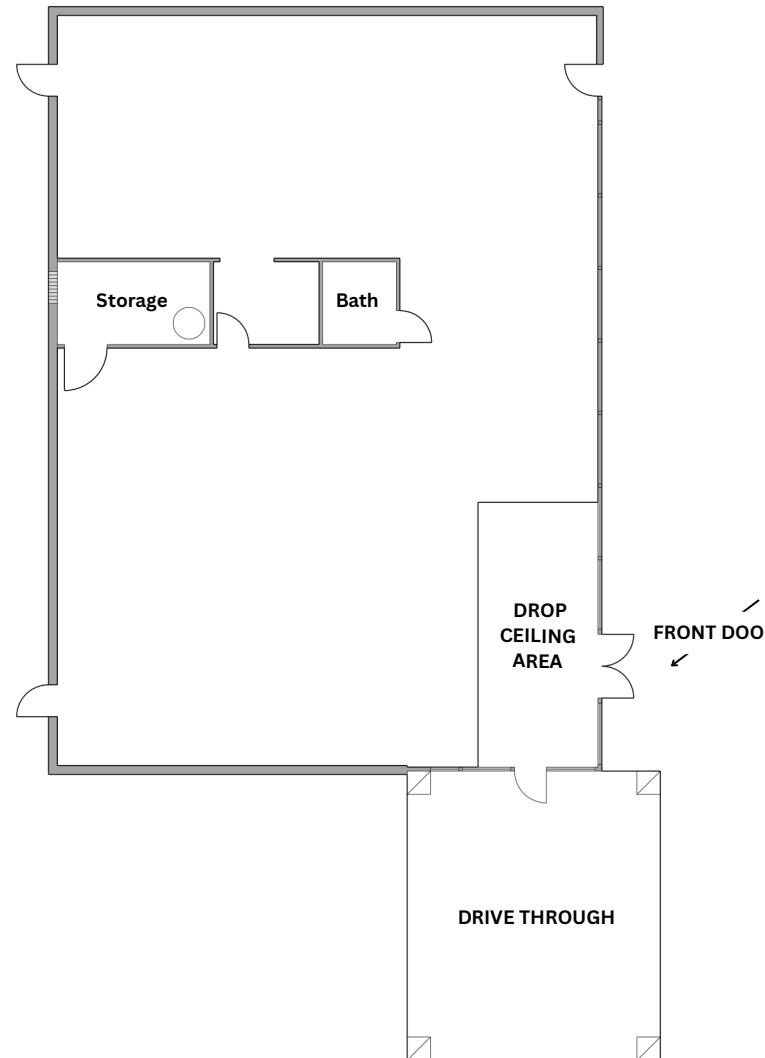
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FLOOR PLAN



Arden way

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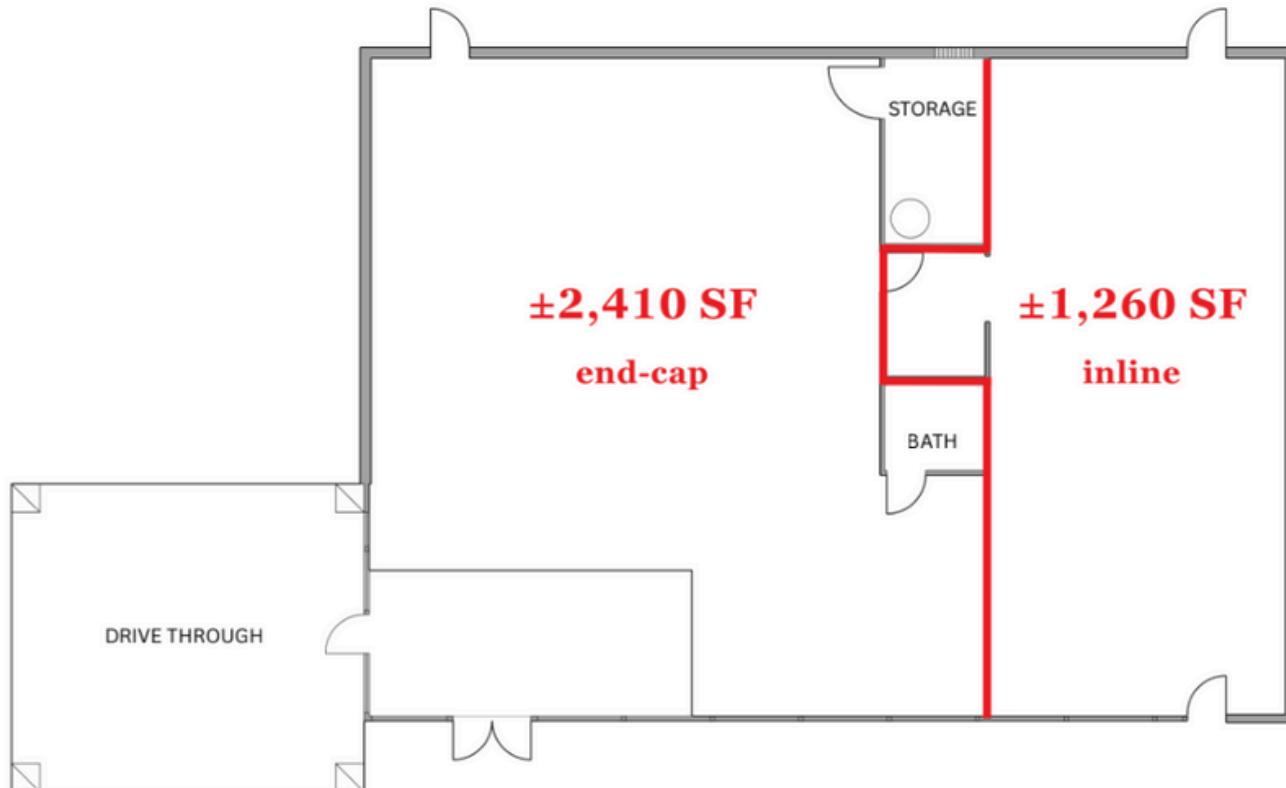
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FLOOR PLAN



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

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

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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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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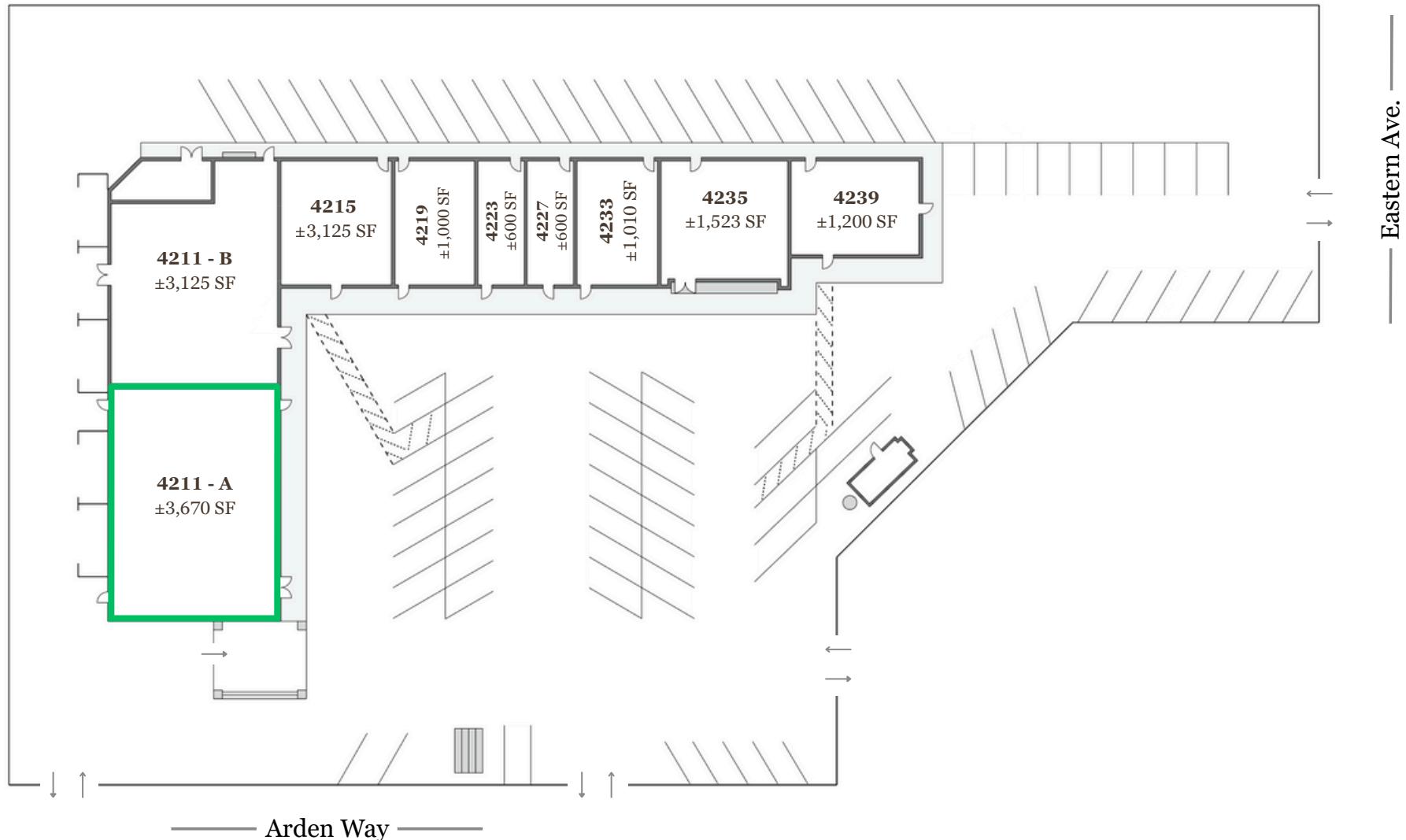
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SITE PLAN



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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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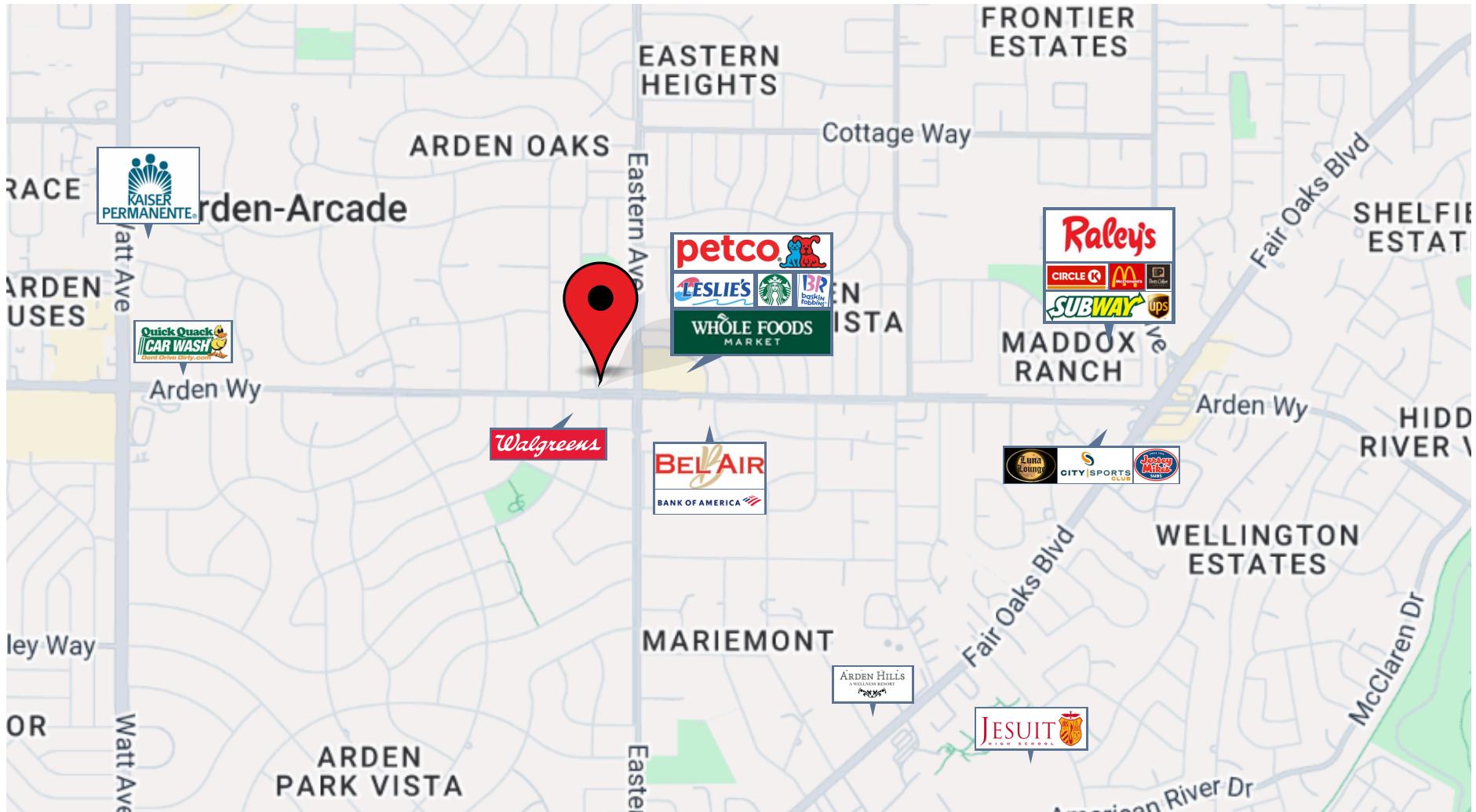


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LOCATION HIGHLIGHTS



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OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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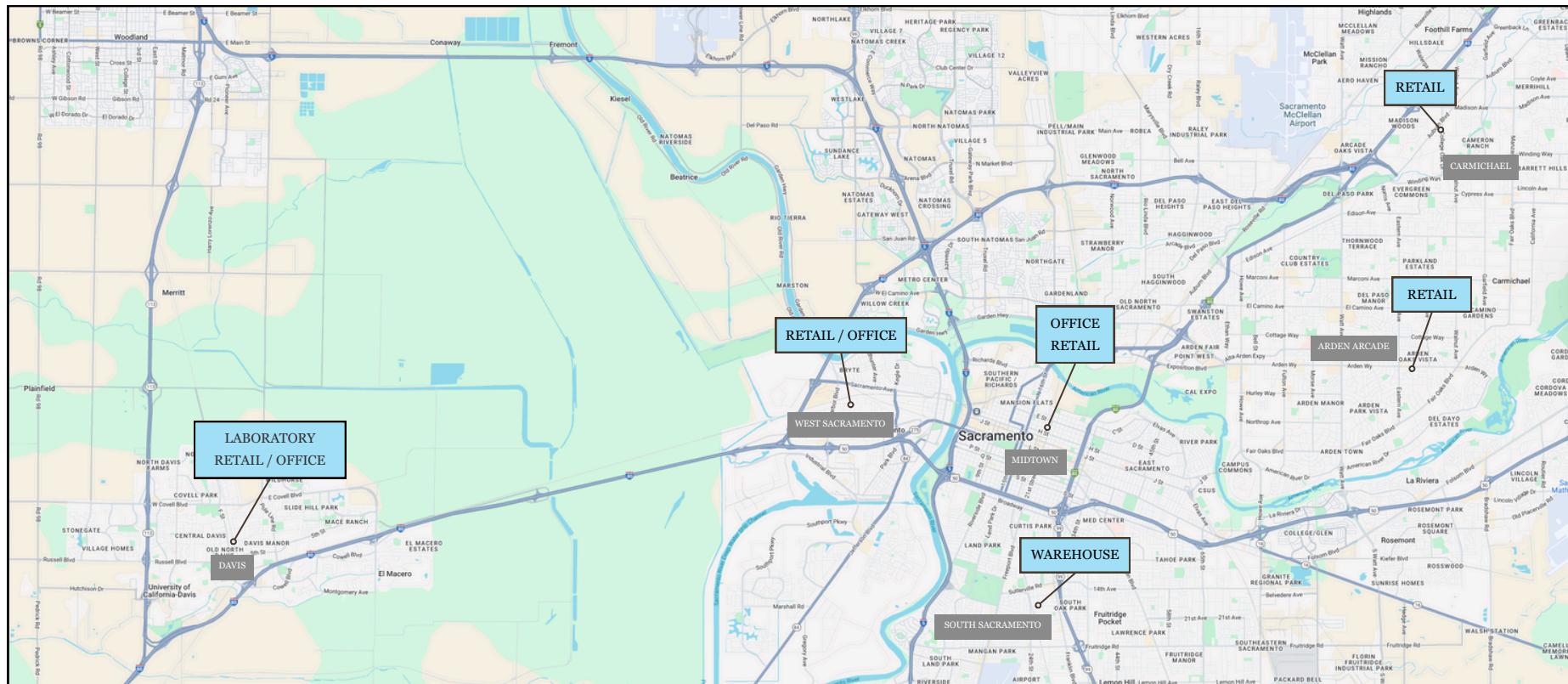
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Schedule a tour today!

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

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