

RETAIL SPACE FOR LEASE

4223 ARDEN WAY

Sacramento, CA 95864

Zoned: SC - Shopping center

Excellent location. Proven center.

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.

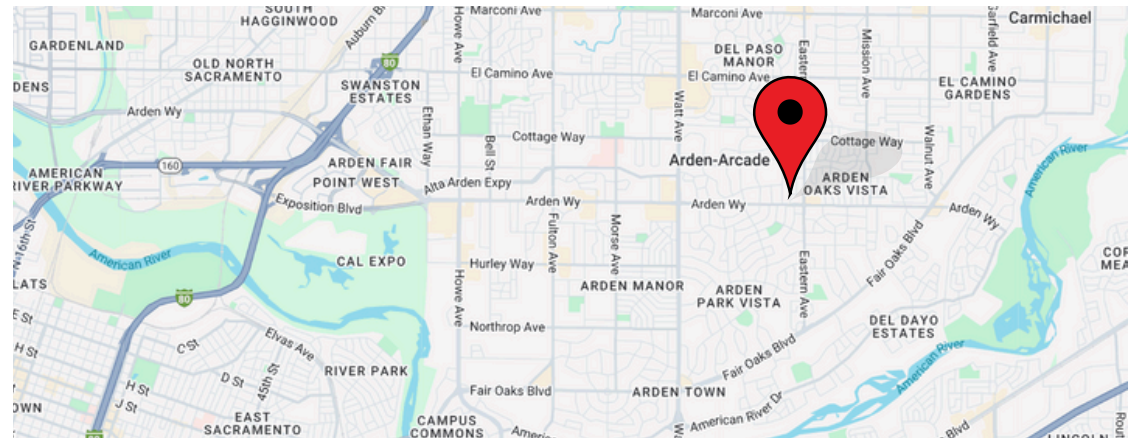
ANTONIA GIAOURIS

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.



± 600 SF
Rentable

\$1,944
per month



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PROPERTY HIGHLIGHTS

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

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SUITE HIGHLIGHTS

- One private single occupant restroom
- Storage closet
- Great street visibility
- Mostly open floor plan layout
- Great natural light
- Prior use was a hair salon
- Rent total: \$1,944
 - Base: \$1,544
 - NNN: \$400
- 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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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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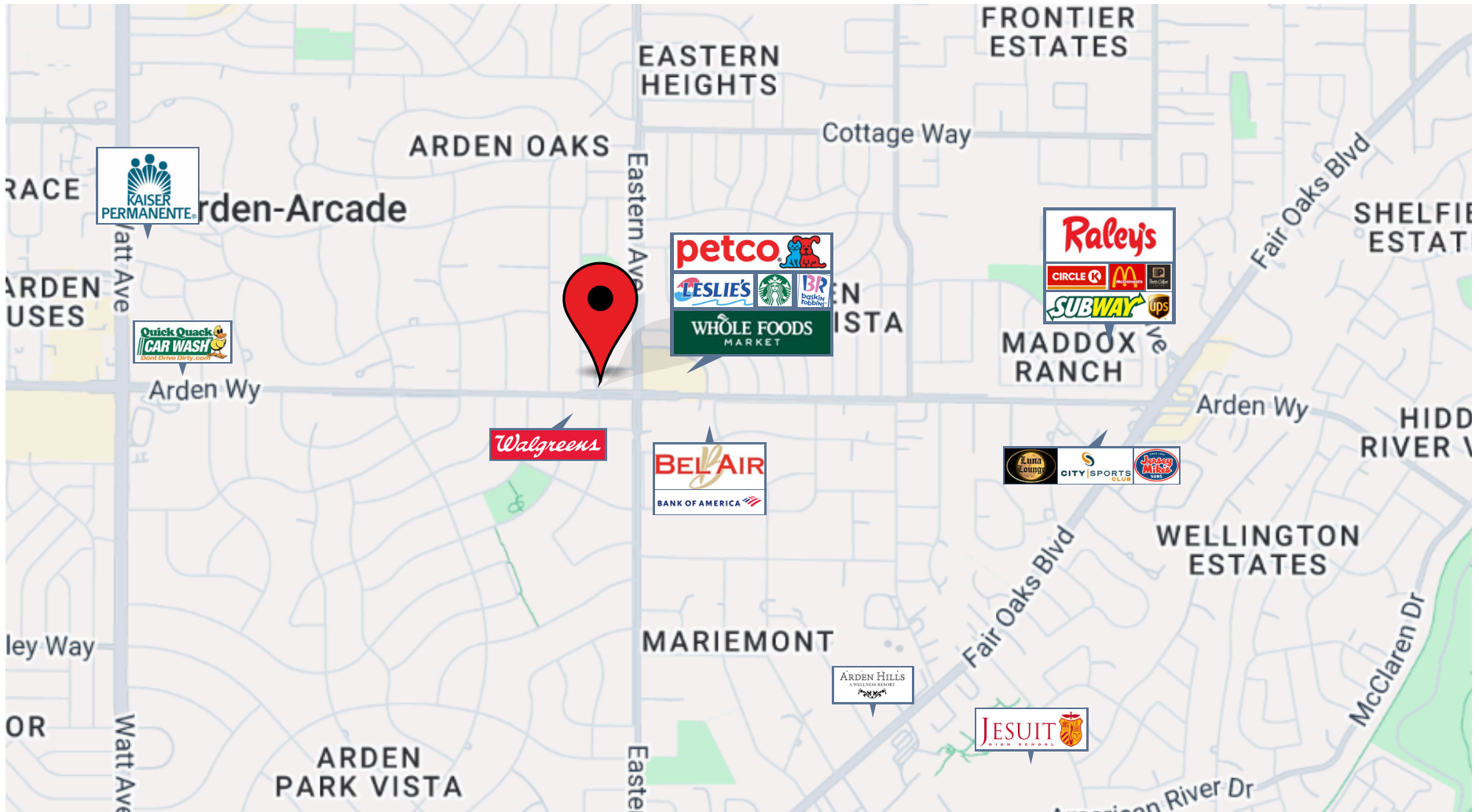


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LOCATION HIGHLIGHTS



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4223 ARDEN WAY

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RETAIL SPACE FOR LEASE

SCHEDULE A TOUR TODAY!

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