

NOW LEASING

High Visibility Arden Way Retail/Office/Warehouse

3137 - 3141 ARDEN WAY, SACRAMENTO, CA 95825

±6,858 SQ. FT. UP TO ±20,155 SQ. FT. SHOP SPACE WITH WAREHOUSE

RETAIL



CONTACT US

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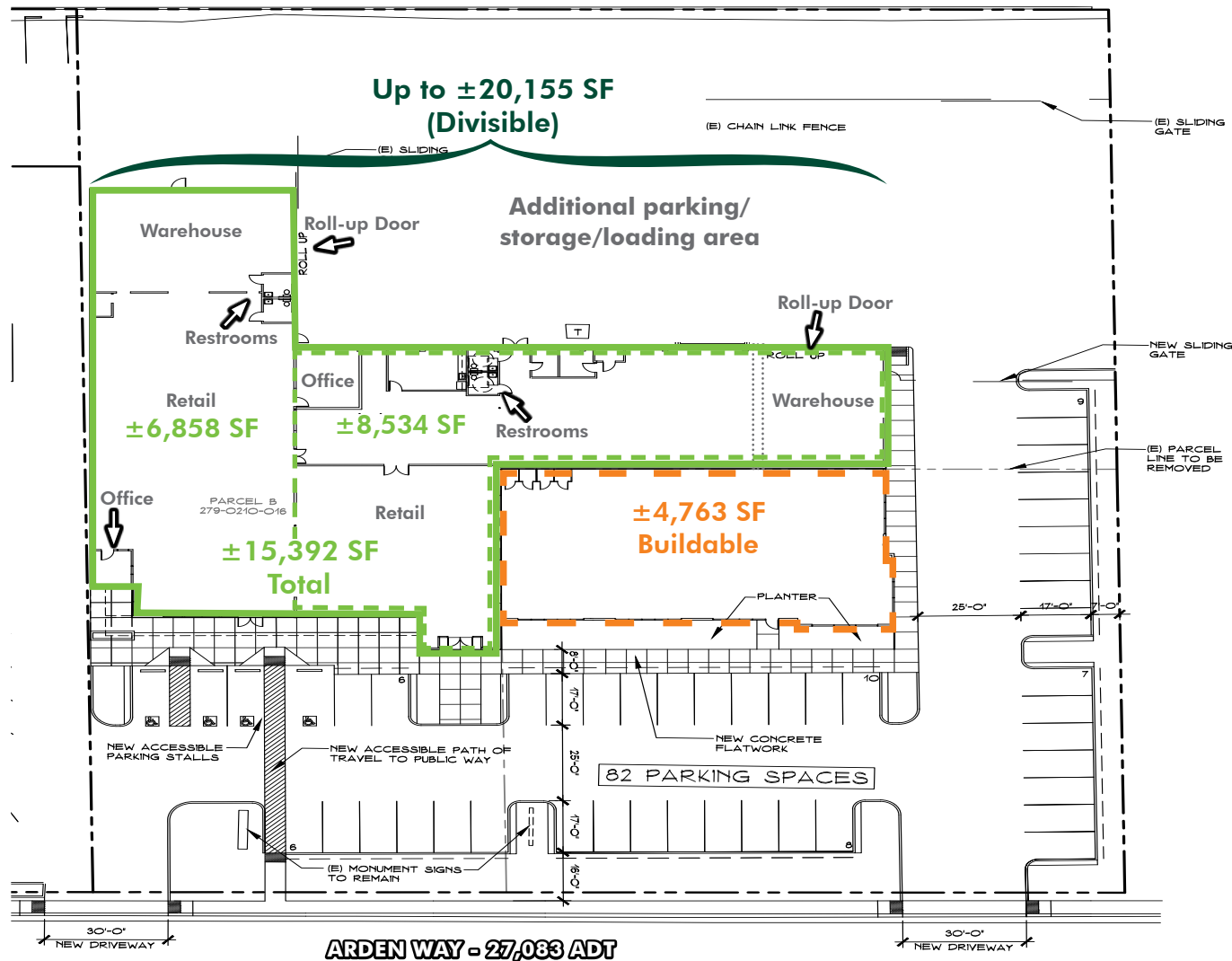
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SITE PLAN



SITE PLAN NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.



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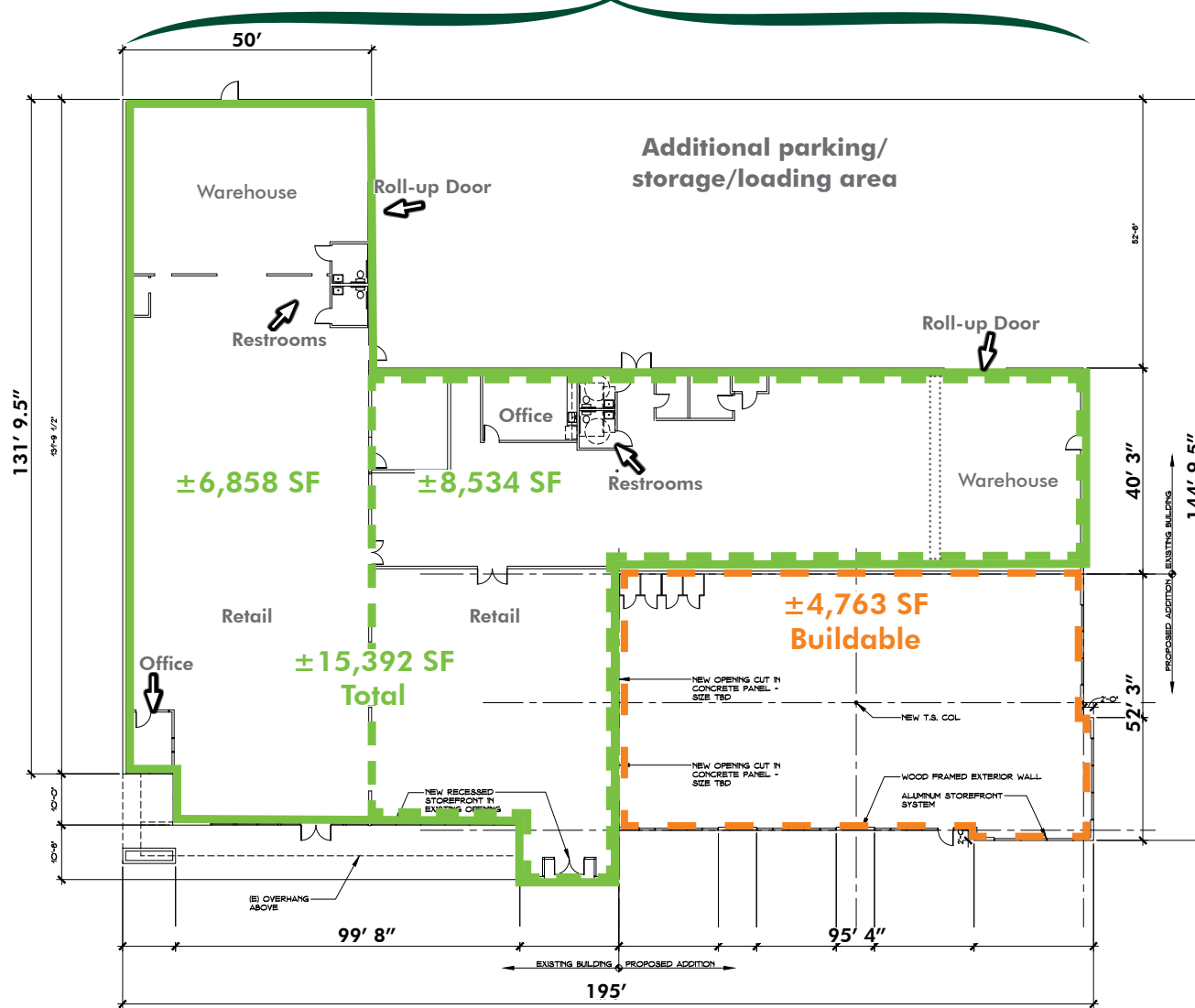


FLOOR PLAN

Up to $\pm 20,155$ SF
(Divisible)



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ARDEN WAY - 27,083 ADT

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EXISTING INTERIOR



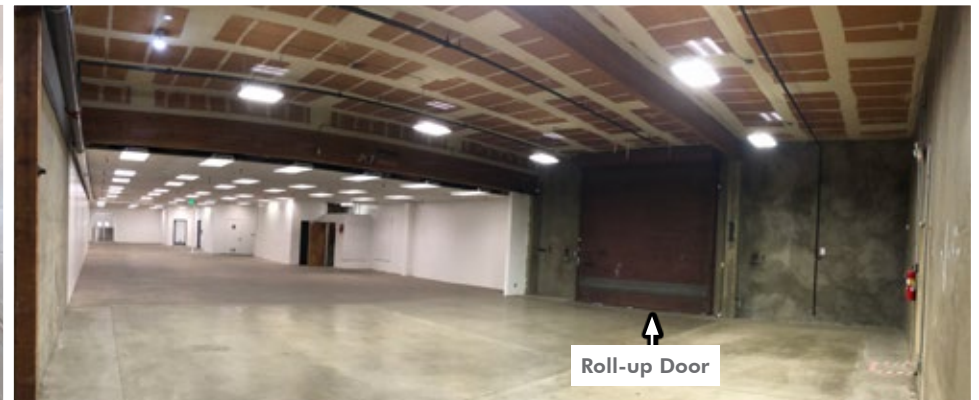
MAIN SALES AREA



ADDITIONAL SALES AREA



REAR WAREHOUSE AREA



MAIN WAREHOUSE/LOADING AREA



ADDITIONAL PARKING/STORAGE/LOADING AREA

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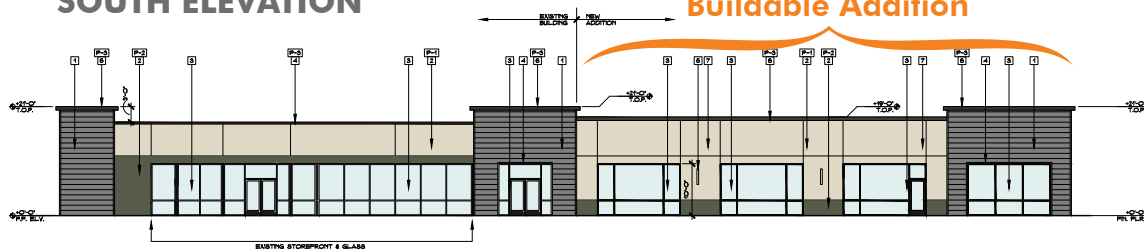
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POTENTIAL EXPANSION (REMODEL)



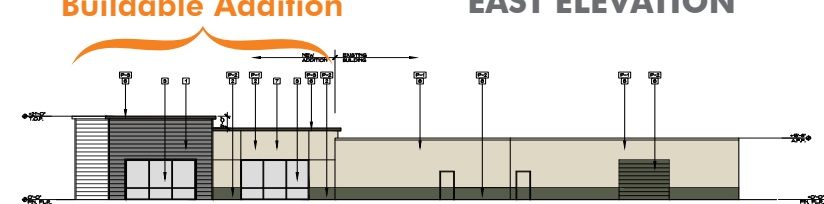
SOUTH ELEVATION

Buildable Addition



Buildable Addition

EAST ELEVATION



3-D RENDERING

Buildable Addition



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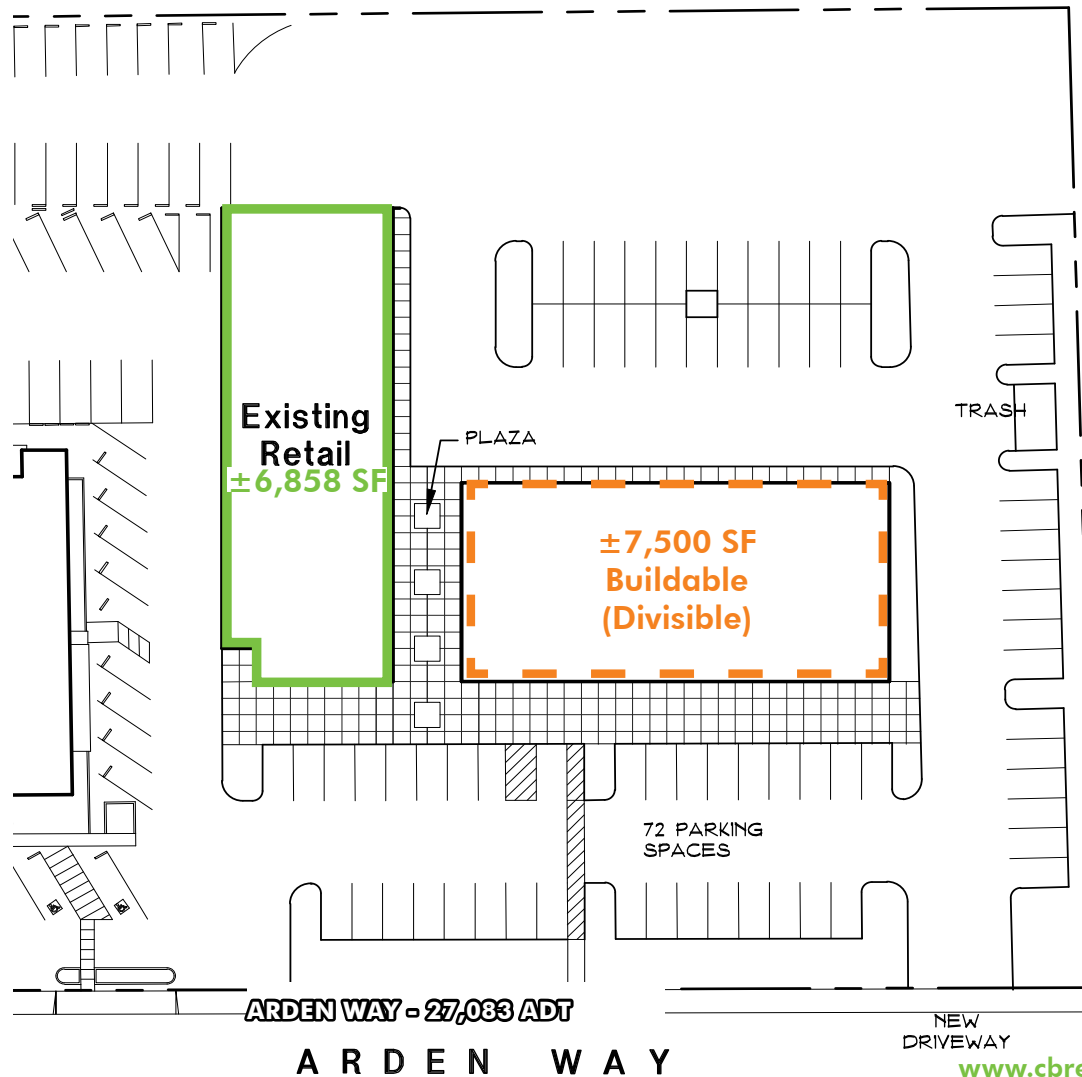
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OPTIONAL SITE PLAN (REDEVELOPMENT)



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PROPERTY FEATURES

- + ±6,828 sq. ft. to ±15,392 sq. ft. space available (Divisible)
 - Combination of Retail, Office, and Warehouse
 - ±4,763 sq. ft. buildable addition
 - up to ±20,155 sq. ft. available with buildable expansion
 - Optional redevelopment - up to ±7,500 sq. ft. buildable
 - Additional, secure parking in rear with potential for storage and loading areas
 - Building and monument signage
- + Located on busy Arden Way, near Watt Avenue
- + Excellent visibility to and access from Arden Way
- + Strong Retail corridor—across from BevMo, Office Max and Joann Fabric-anchored shopping center
- + Major Retail in the immediate area include, Safeway, CVS, Big 5, Smart & Final, Rite Aid, Starbucks, and more
- + Near Kaiser Permanente Medical Center
- + Near St. Ignatius School and Arden Middle School
- + Surrounded by dense residential
- + Strong demographics and daytime employment
- + Excellent traffic counts



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DEMOGRAPHICS (2019 est.)

Population

1-mile radius	18,574
3-mile radius	136,762

Average Household Income

1-mile radius	\$75,608
3-mile radius	\$87,601

Median Household Income

1-mile radius	\$52,980
3-mile radius	\$56,706

Daytime Employment (3-mile radius)

Employees	66,314
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Significant Employers (3-mile radius)

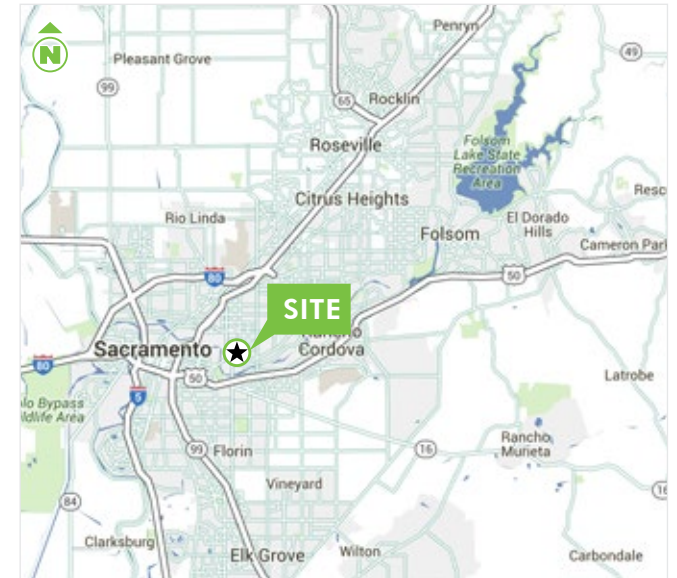
Employers	# Employees
CA Exposition & Fair	2,000
Securitas Security Service USA	1,100
C-Tech Systems	1,000
Golden 1 Credit Union	1,000
Step Inc	506
Kaiser Permanente Sacramento	400
US Congress	400

Source: Nielsen

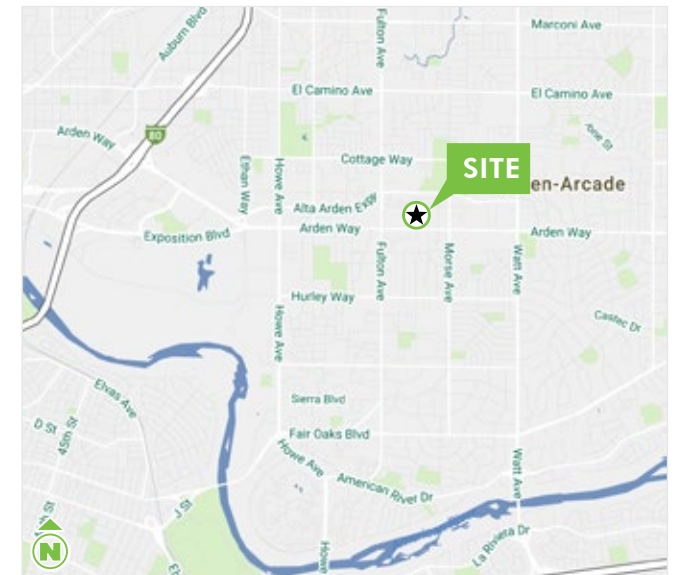
Traffic Counts

Arden Way (2017)	27,083 ADT
Fulton Ave (2015)	27,525 ADT

Source: County of Sacramento



MAPS NOT TO SCALE.

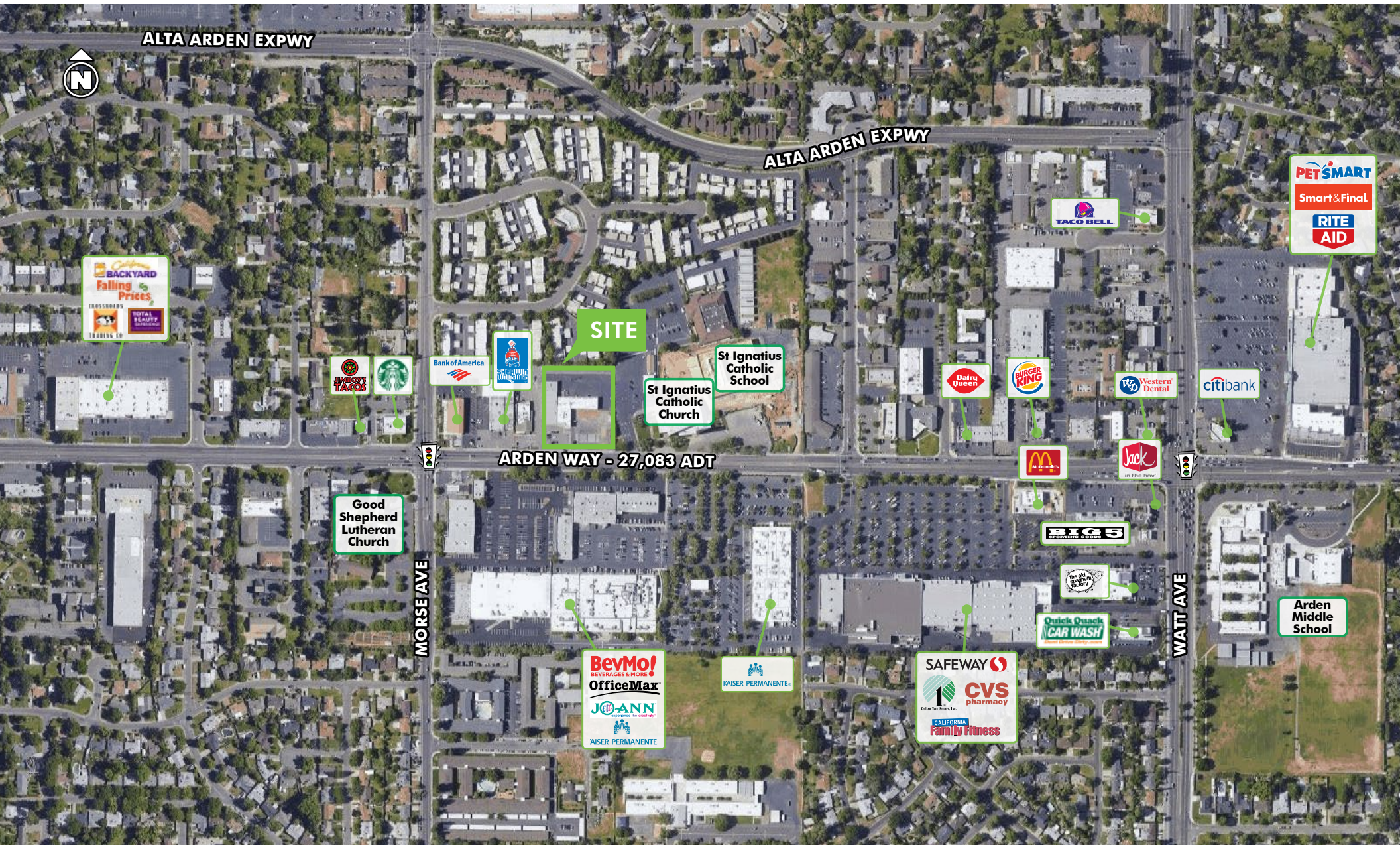


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