

AVAILABLE FOR LEASE

Alta Arden & Howe Ave Retail Center

1731-1735 HOWE AVENUE & 2100 ALTA ARDEN EXPWY, SACRAMENTO, CA 95825

RETAIL



CONTACT US

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AVAILABILITY - FOR LEASE

- + **±4,816 Sq. Ft.** (Divisible)
- + **±4,125 Sq. Ft. Pad with Drive-Thru Capacity**

PROPERTY HIGHLIGHTS

- + Highly visible in-line retail space available along Howe Ave
- + Site is located at a signalized intersection one block off of Howe Avenue and Arden Way, which is the main intersection in the trade area
- + Street front signage opportunity and monument signage along Howe Ave available
- + Center is shadow anchored by Guitar Center and Total Wine & More
- + Pad available adjacent to Guitar Center – buildable up to ±10,000 sq. ft.

2018 ESTIMATED DEMOGRAPHICS

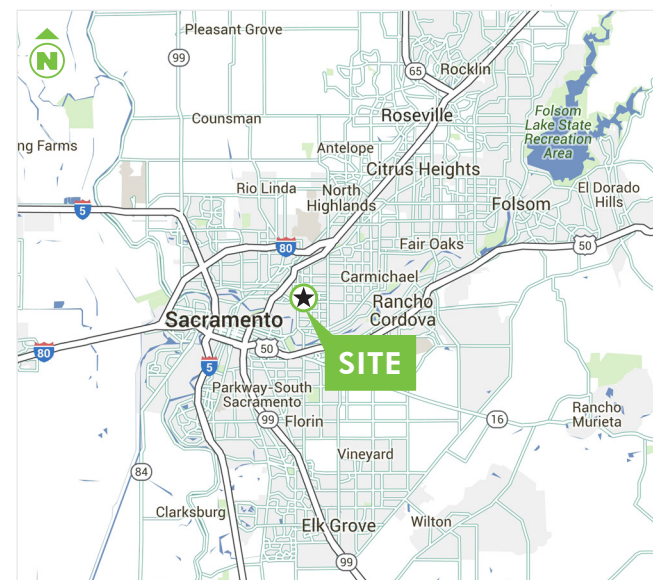
Radius	1.5-mile	3-mile	5-mile
Population	38,432	134,196	364,176
Avg. Household Income	\$57,556	\$78,915	\$75,508
Daytime Population	59,260	162,754	520,185

Source: Fast Report

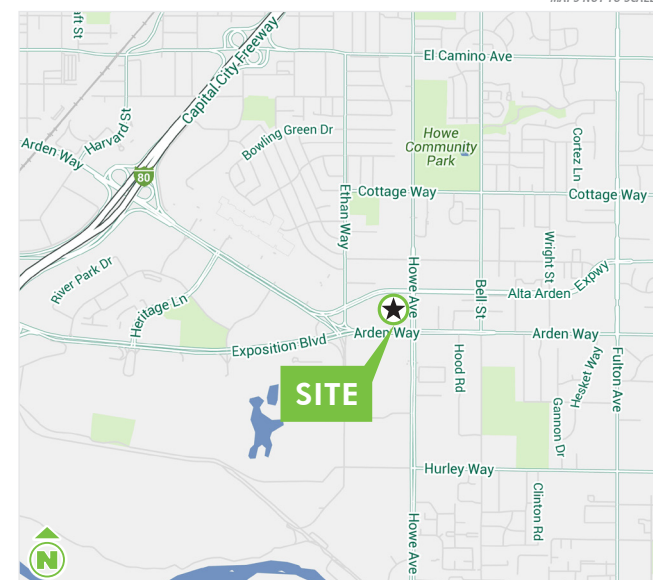
2017 TRAFFIC COUNTS

Howe Avenue @ Arden Way	37,845 ADT
Alta Arden Expressway @ Howe Avenue	25,977 ADT

Source: Fast Report



MAPS NOT TO SCALE.



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SITE PLAN



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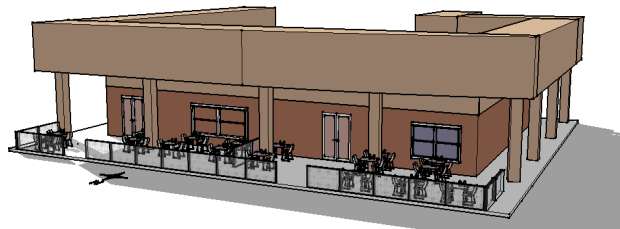
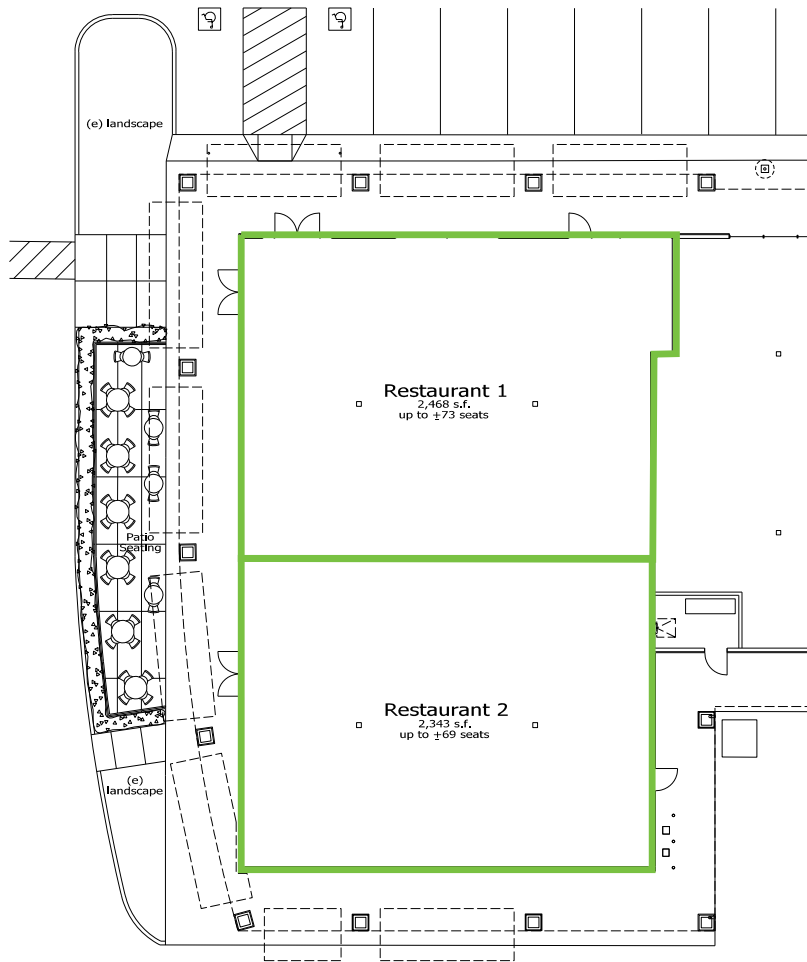
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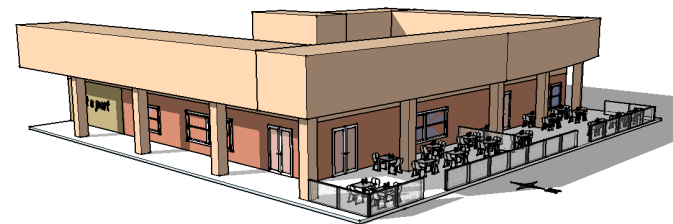
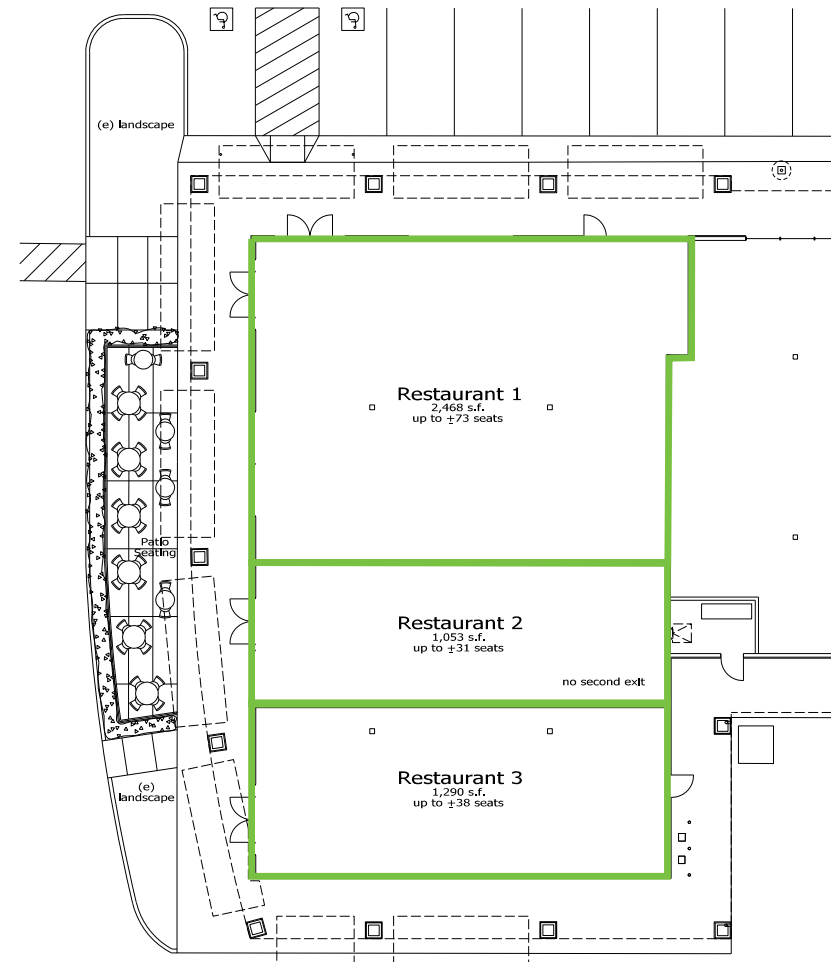
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PROPOSED RESTAURANT LAYOUT A



PROPOSED RESTAURANT LAYOUT B



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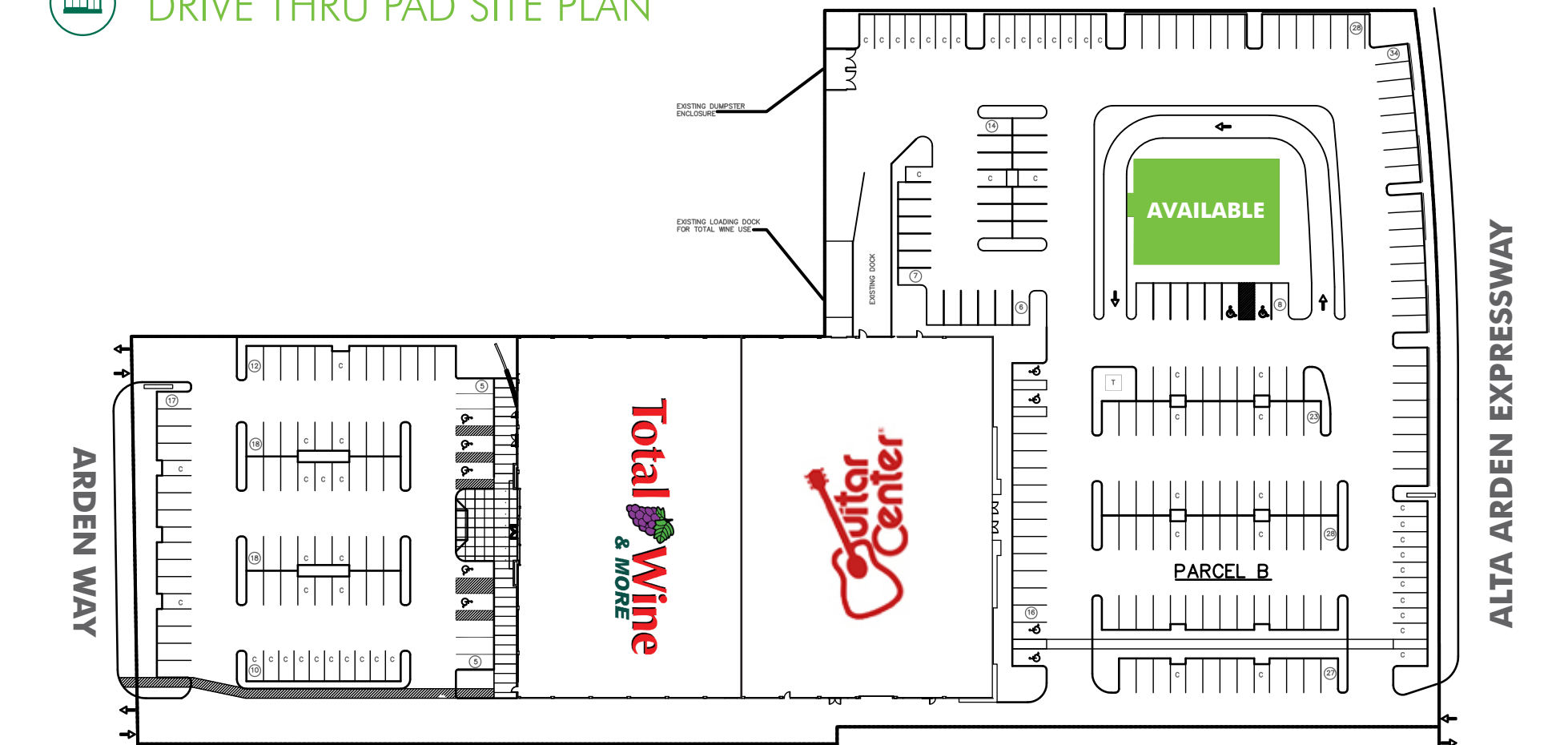
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DRIVE THRU PAD SITE PLAN



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