

1508 HOWE AVE
SACRAMENTO, CA
7,351 SF RETAIL FOR LEASE
FOR SALE
14,492 SF RETAIL BUILDING

ETHAN CONRAD
PROPERTIES INC.

**PROMINENT HOWE AVE
BUILDING AND MONUMENT
SIGNAGE AVAILABLE**



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

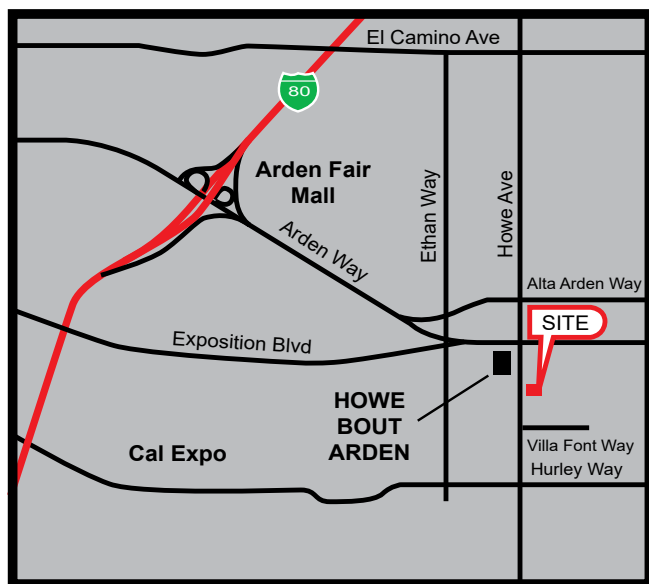
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FEATURES:

- Fully conditioned 7,351 SF retail showroom space consisting of a 4,820 SF showroom and 2,531 SF warehouse
- Signage facing Howe Ave available
- Large monument sign panel available
- Suite 100 (7,141 SF) is leased at \$1.68 PSF, NNN through April 14, 2028 equating to \$148,548.00 on a gross annual basis



PROPERTY DETAILS:

Just over 2 million square feet of retail within one mile, this building is strategically located in the middle of Sacramento’s strongest retail hubs. Along with the retail is the Point West Office Park which boasts a daytime population of over 9,500 employees, 30,000+ students from Sacramento State University and 80+ events annually at Cal Expo.

Across from the redeveloped Howe Bout Arden, whose major retailers include Century XD Theater, Nordstrom Rack, Homegoods, Container Store, and Burlington The Howe Ave corridor is active 7 days a week.

LEASE RATES:

Suite 120 AS-IS: 7,351 SF \$8,013.00 (\$1.09 PSF, NNN)
 Suite 120 All Showroom: 7,351 SF \$8,748.00 (\$1.19 PSF, NNN)

NNN costs are approximately \$0.26 PSF.

PURCHASE PRICE

\$2,869,000.00 (\$198.00 PSF)

DEMOGRAPHICS:

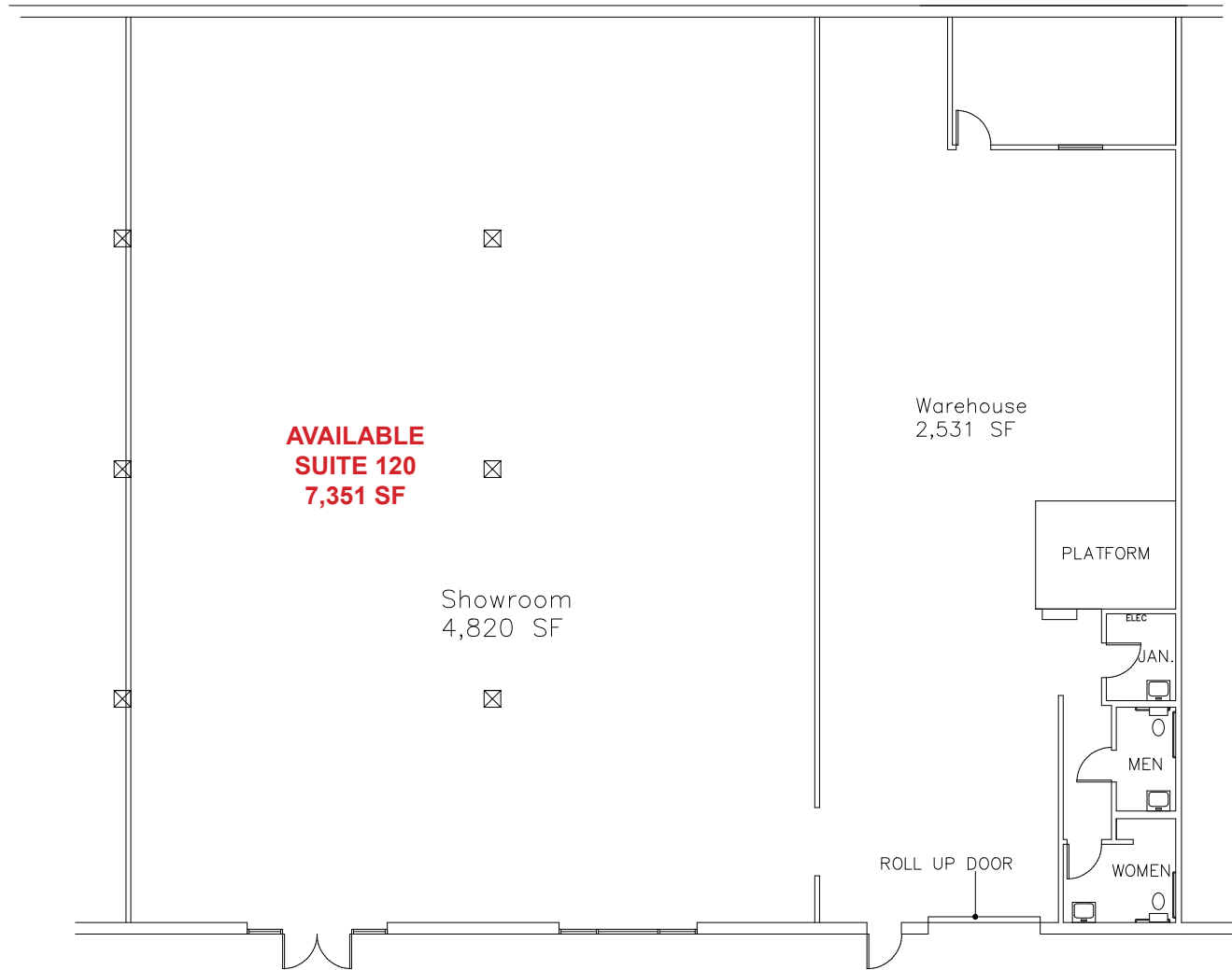
	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	21,848	141,455	386,148
2022 Average HH Income:	\$55,896	\$85,750	\$85,603
2022 Traffic Count @ Howe Ave:		35,205	

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FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

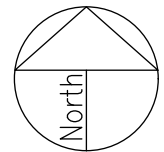
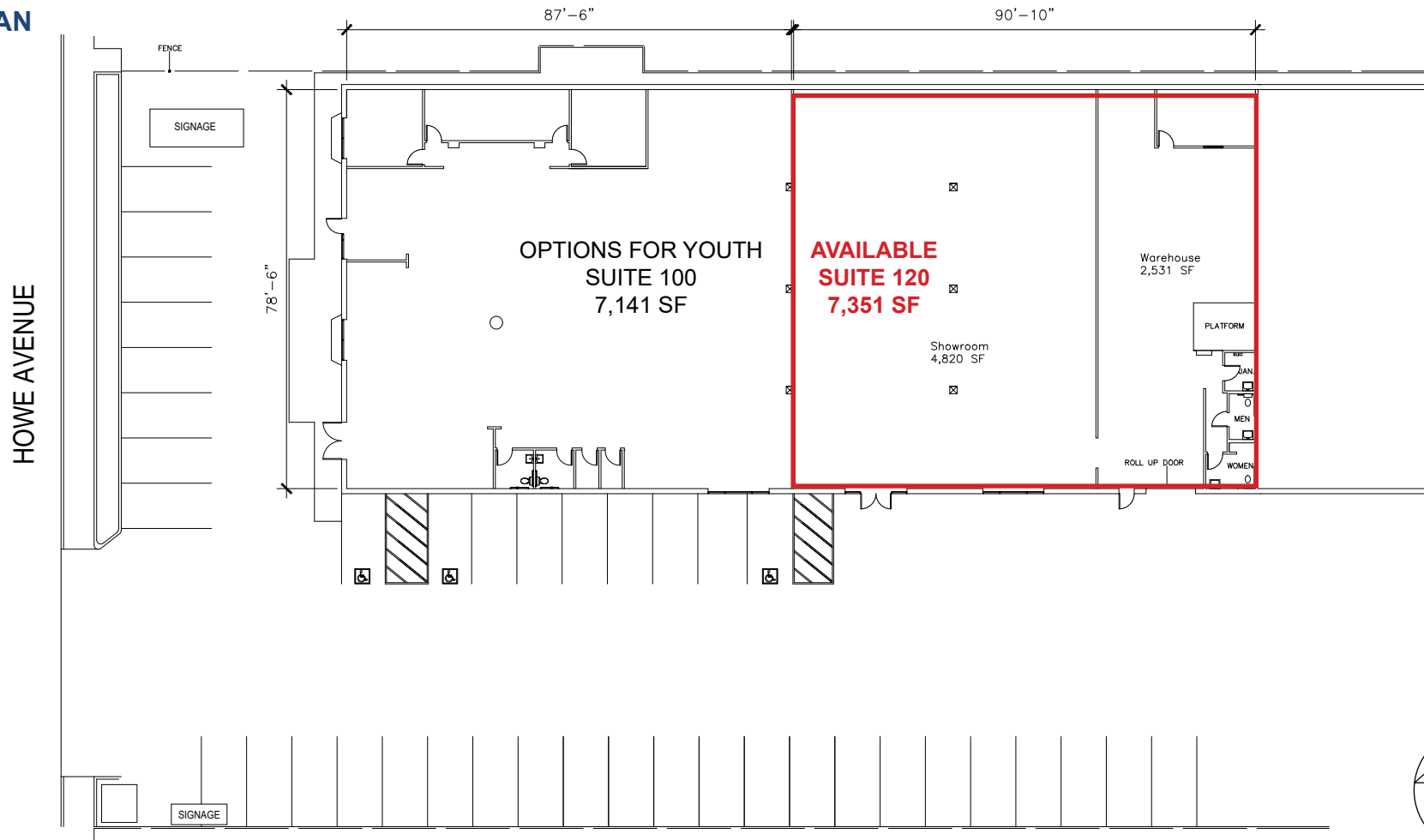
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SITE PLAN



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