

ARDENDALE SHOPPING CENTER

2901 - 2989 ARDEN WAY

SACRAMENTO, CA

FOR LEASE

217 SF - 7,060 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Located at the corner of Arden Way and Avondale Ave
- Excellent exposure on busy Arden Way
- Abundant parking
- Good mix of national tenants in the surrounding area
- Strong daytime and residential population

PROPERTY DETAILS:

Ardendale Shopping Center on Arden Way, one of Sacramento’s busiest commercial corridors. The property contains a little more than 50,000 SF and is leased to seven tenants, two of which have operated at the Center since the mid-1990s. Ardendale enjoys a superb retail location on the north side of Arden Way where Average Daily Traffic exceeds 28,000 vehicles.



LEASE RATE:

2939B Arden Way	217 SF	\$ 280.00 (\$1.29 PSF, NNN)
2947 Arden Way	7,060 SF	\$9,107.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.47 PSF.

DEMOGRAPHICS:

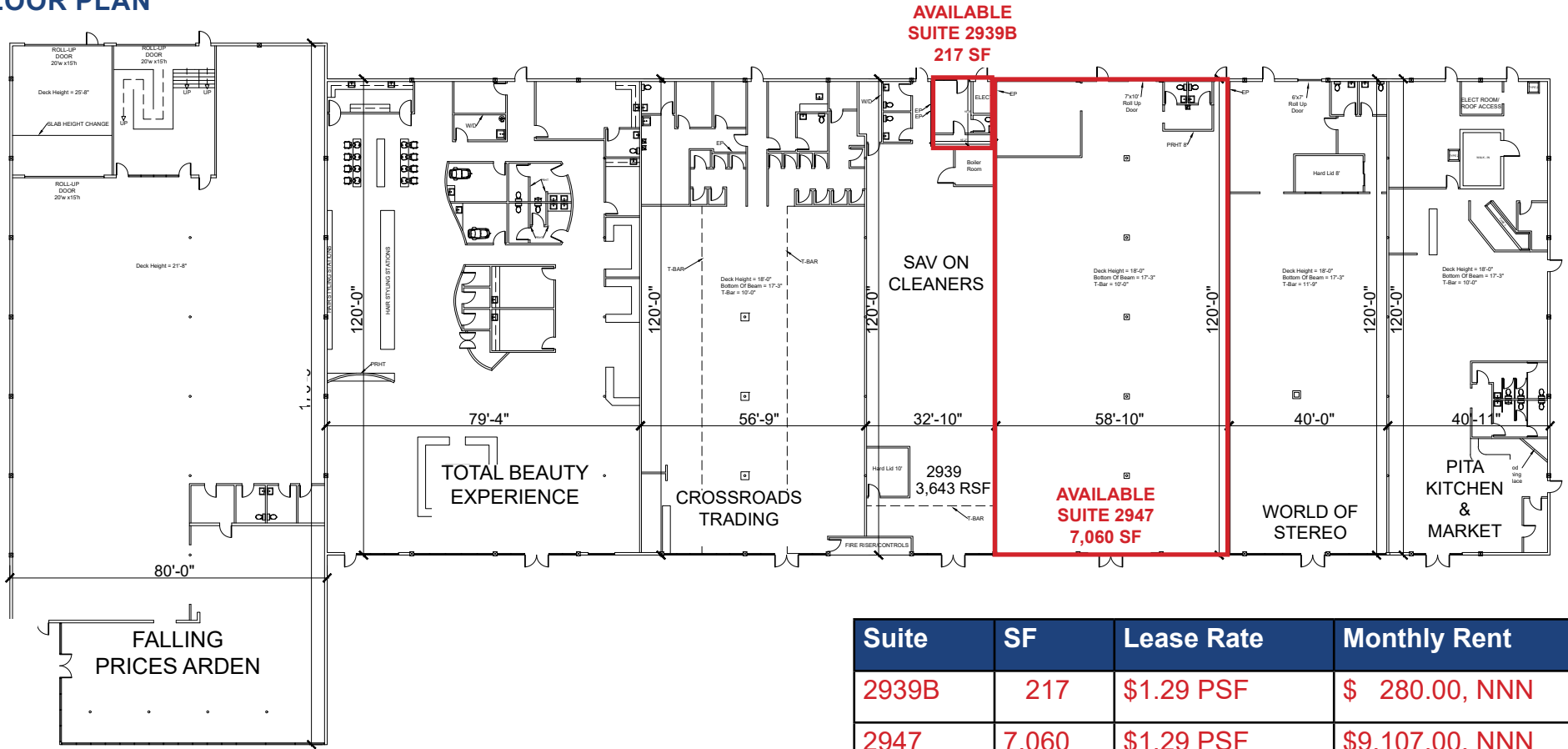
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	24,103	144,558	376,443
2023 Average HH Income:	\$80,197	\$103,540	\$101,212
Traffic Count @ Arden Way:	23,853		

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2939B	217	\$1.29 PSF	\$ 280.00, NNN
2947	7,060	\$1.29 PSF	\$9,107.00, NNN
NNN costs are approximately \$0.47 PSF.			

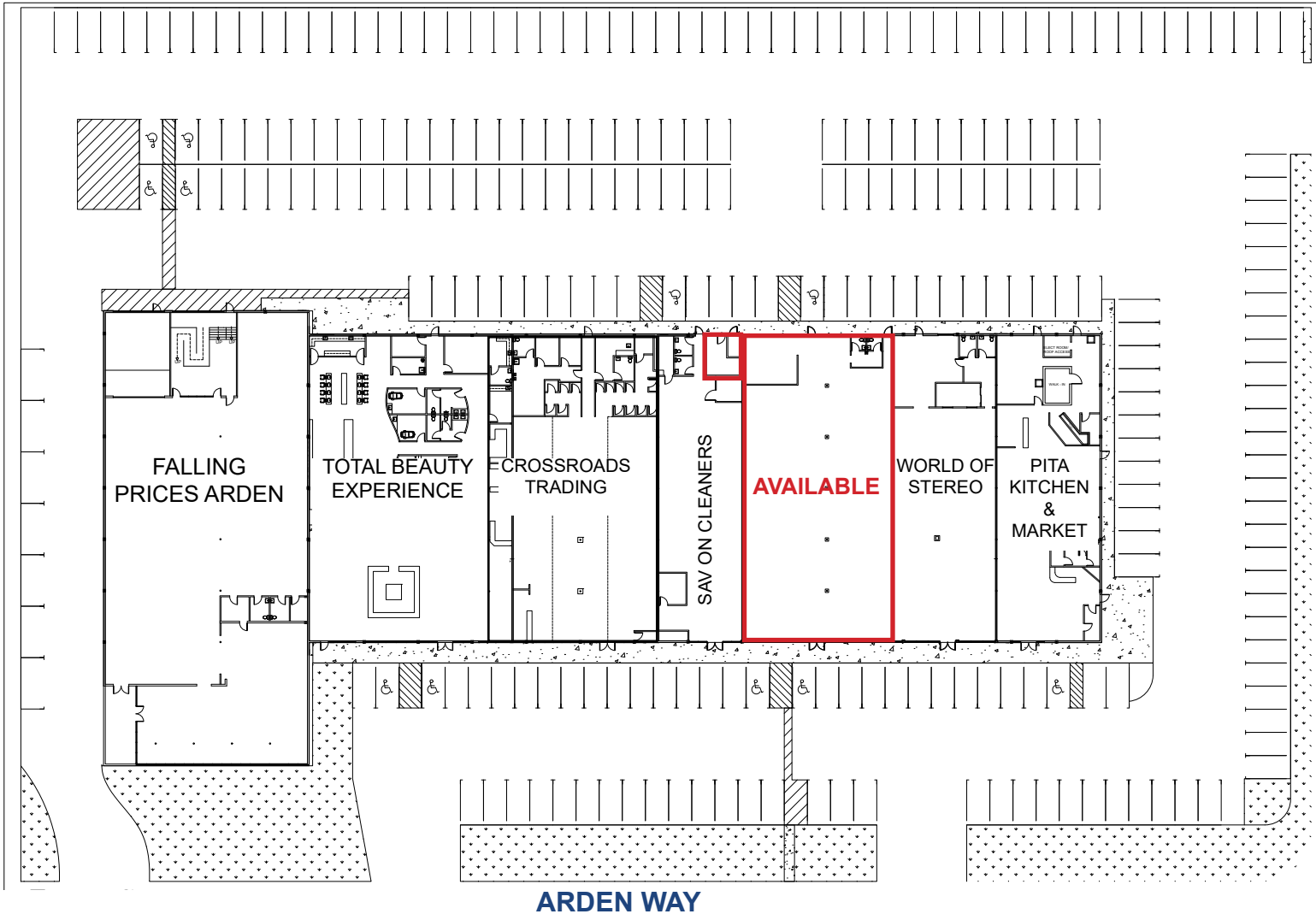
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SITE PLAN



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