

3333 Arden Way,
Sacramento, CA

For Sale/For Lease



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Property highlights

3333 Arden Way

- Building Size: 5,738 SF
- Zoned: LC (Light Commercial)
- Built: 2007
- Three vacancies
 - Ste. 100- 1,224 SF (Endcap)
 - Ste. 200- 1,400 SF (Inline)
 - Ste. 300- 3,000 SF (Endcap)

Tenants in immediate area include

SAFeway

**RITE
AID**

PETSMART

DOLLAR TREE

JOANN
fabric and craft stores®

BevMo!

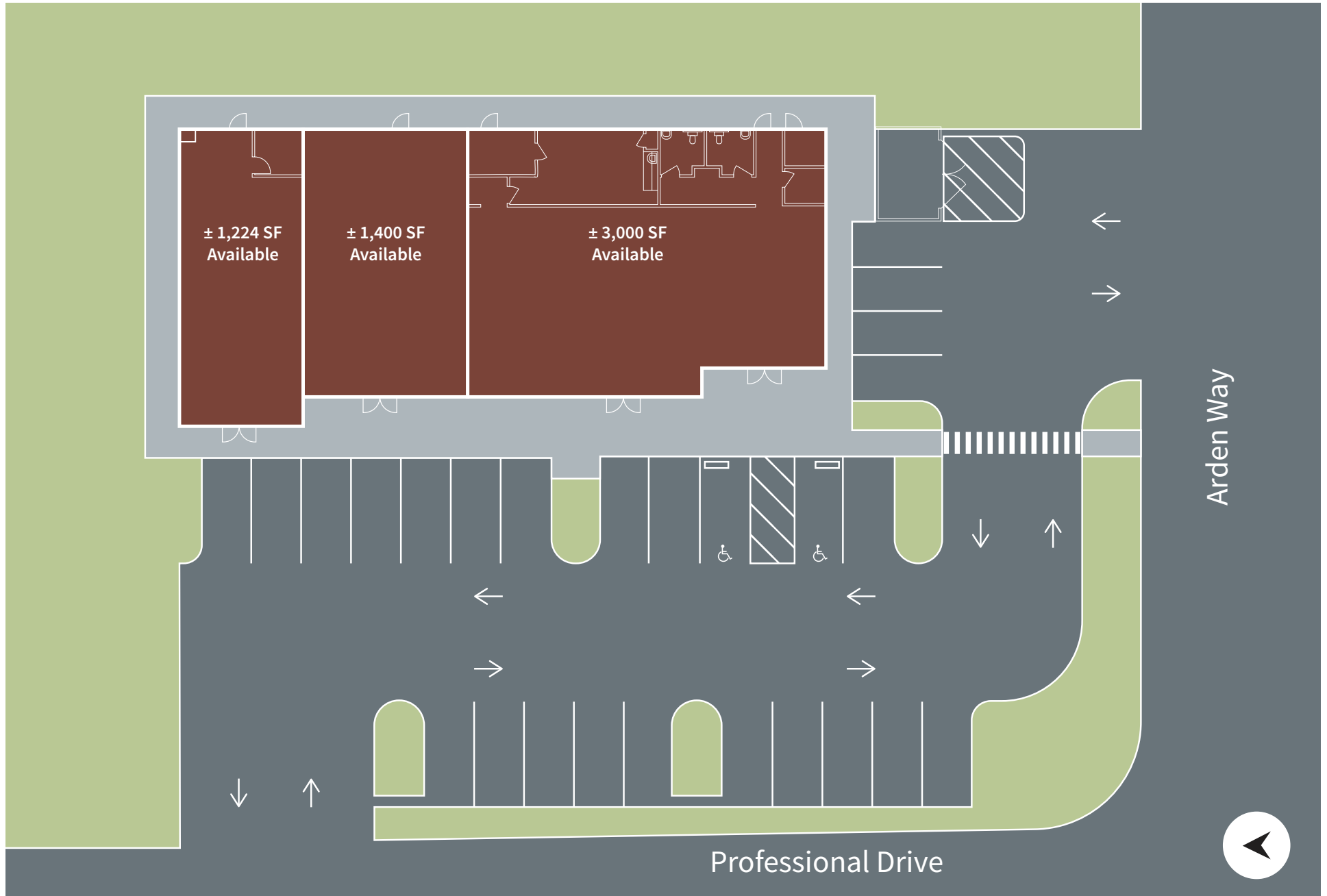
BIG 5
SPORTING GOODS

Smart&Final.



	1.5 Miles	3 miles	5 Miles
Population	44,431	150,722	366,075
Average HH Income	\$99,115	\$104,176	\$99,872
Daytime Population	44,741	163,746	411,739

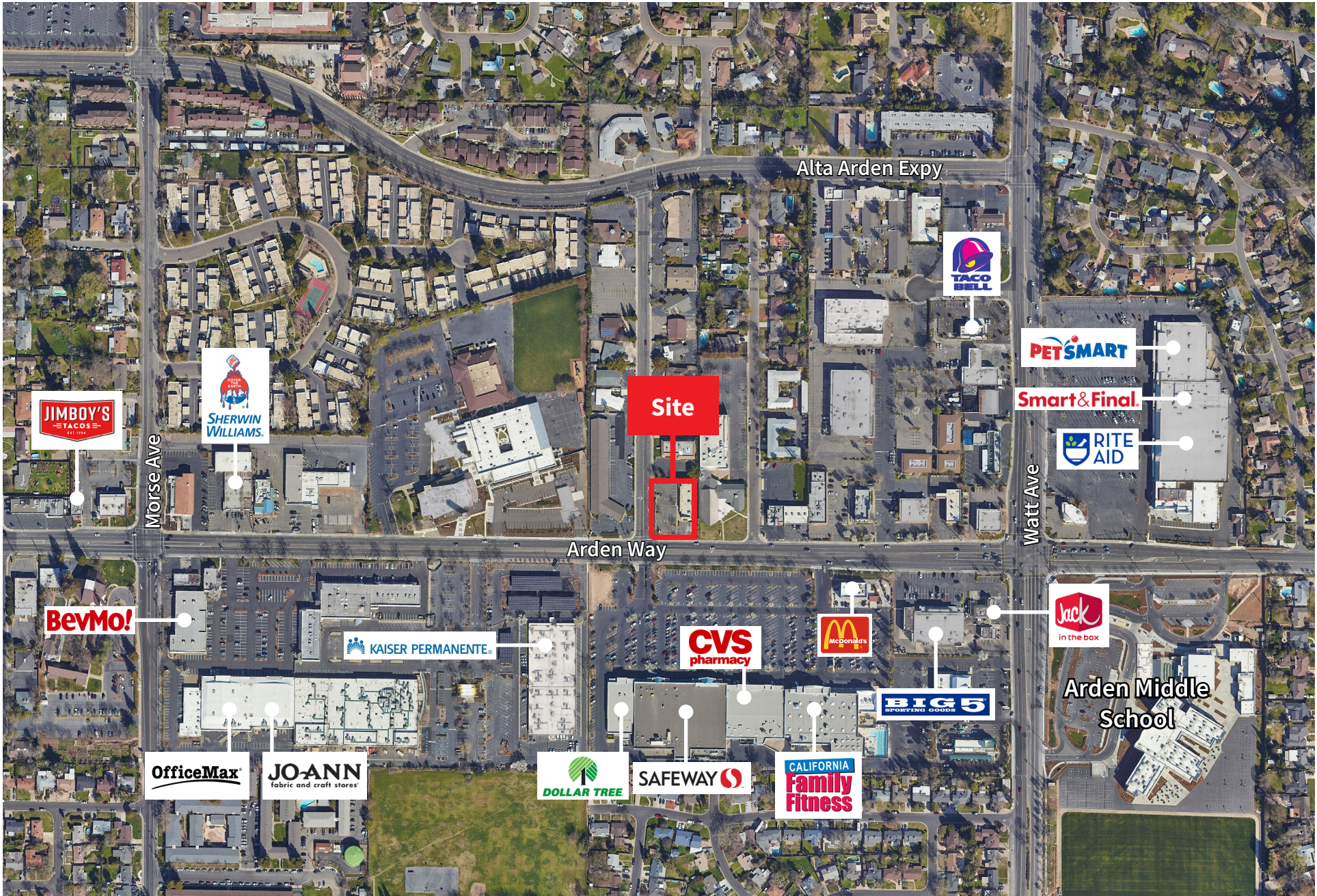
Site plan



Interior photos



Aerial



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

