

# 1950 ARDEN WAY

SACRAMENTO, CA

SHOP SPACE  
AVAILABLE

DOWNTOWN

CAL EXPO



MEDICAL CAMPUS



ARDEN FAIR MALL

EXPOSITION – 35,732 VPD  
BLVD.

SITE

ARDEN – 48,586 VPD  
WAY

**Dave White**

+1 916 440 1831

dave.white@am.jll.com

RE License #01759894

**John Brecher**

+1 916 440 1826

john.brecher@am.jll.com

RE License #01897931

**Torren Ragan**

+1 916 440 1827

torren.ragan@am.jll.com

RE License #02046828



Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260



# HIGHLIGHTS



## SITE FACTS

### SITE SIZE

+/- 127,195 SF  
(2.92 Acre) Site

### ZONING

SC-R-PUD Zoning

### ACCESS

Driveways on Arden Way and Exposition Blvd

### TRAFFIC COUNTS

±84,000 ADT

### FRONTAGE

514 Feet on Arden Way and 469 Feet on Exposition Blvd



# STRATEGIC LOCATION



## WITHIN 3 MILES

137,033  
POPULATION

57,699  
HOUSEHOLDS

\$86,867  
AVERAGE HH INCOME

## CAL EXPO

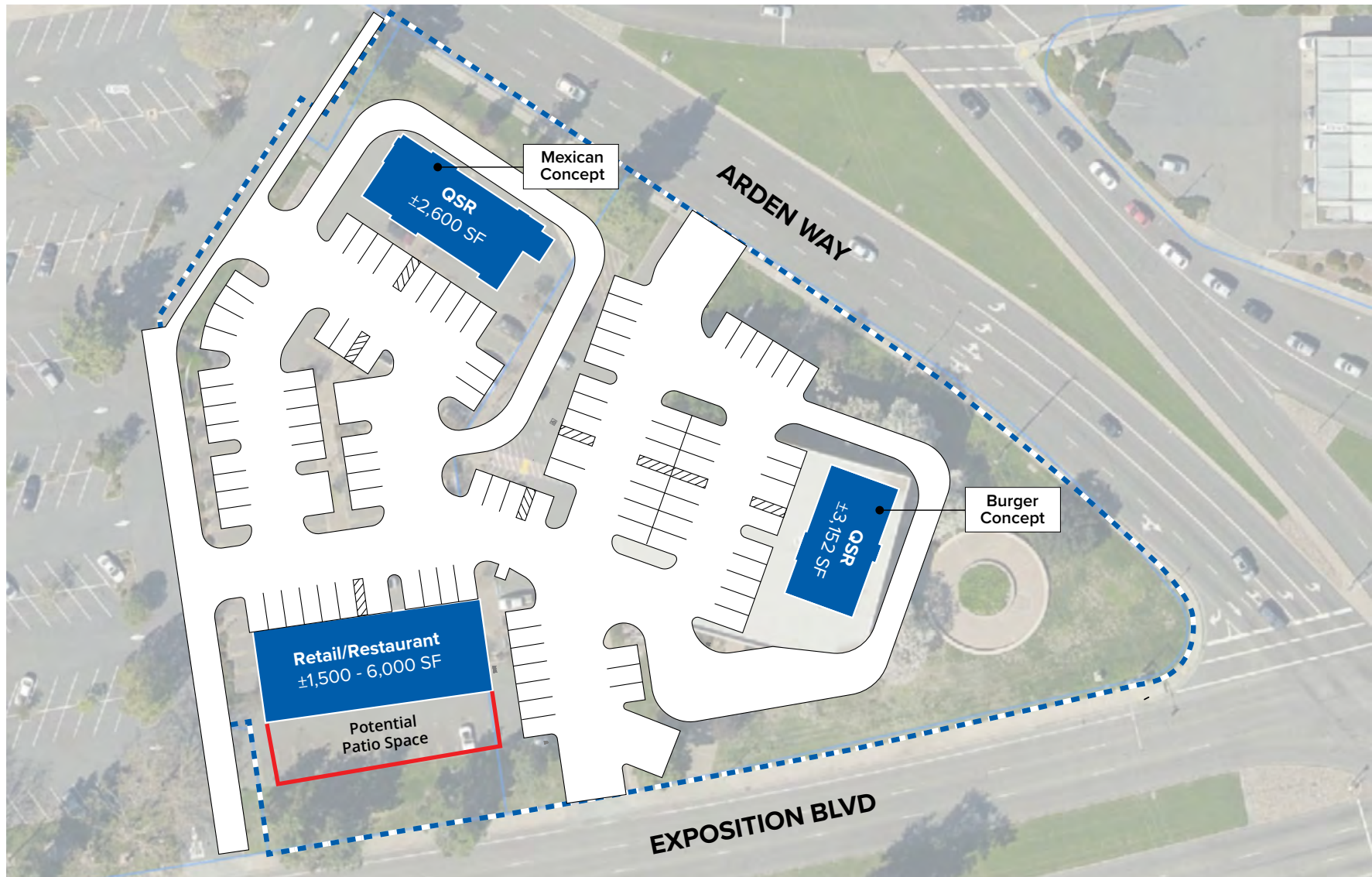
Immediately across the street, Cal Expo is home to over 200 large events a year that draw huge crowds including the California State Fair, sporting events, industry conventions, and trade shows. Raging Waters, Miller Lite Racetrack, Heart Health Park, and Rock and Brews are also attractions located within the grounds.

## NEARBY SHOPPING

Arden Fair Mall, Point West Plaza, and Howe Bout Arden are large retail developments located within a 0.5 mile walk from 1950 Arden Way. This means you are steps away from stores and food like Starbucks, Kohls, Olive Garden, Old Navy, The Container Store, Home Goods, Jamba Juice, Nordstrom Rack and Macy's.



# CONCEPTUAL SITE PLAN - OPTION 1





# AREA AMENITIES



1950 ARDEN WAY

**Arden Fair Mall**

JCPenney Season 52  
The Cheesecake Factory Farmers Market Peet's  
california PIZZA KITCHEN macy's Peet's COFFEE  
KUNZ BARNES & NOBLE  
RESTAURANT BREWHOUSE

**Howe Bout Arden**

MOD LOFT OUTLET HomeGoods  
Pete's Starbucks Applebee's  
Michael's HORDSTROM rack Jamba Juice  
The Container Store CENTURY ARDEN 14 AND 16

**Point West**

five BELOW  
PETCO.COM Black Bear Diner HOBBY LOBBY  
Olive Garden Starbucks BANK OF THE WEST  
KOHL'S CHASE OLD NAVY

**Cal Expo**

ROCK & BEER  
Raging Waters AT CAL EXPO Sacramento CA

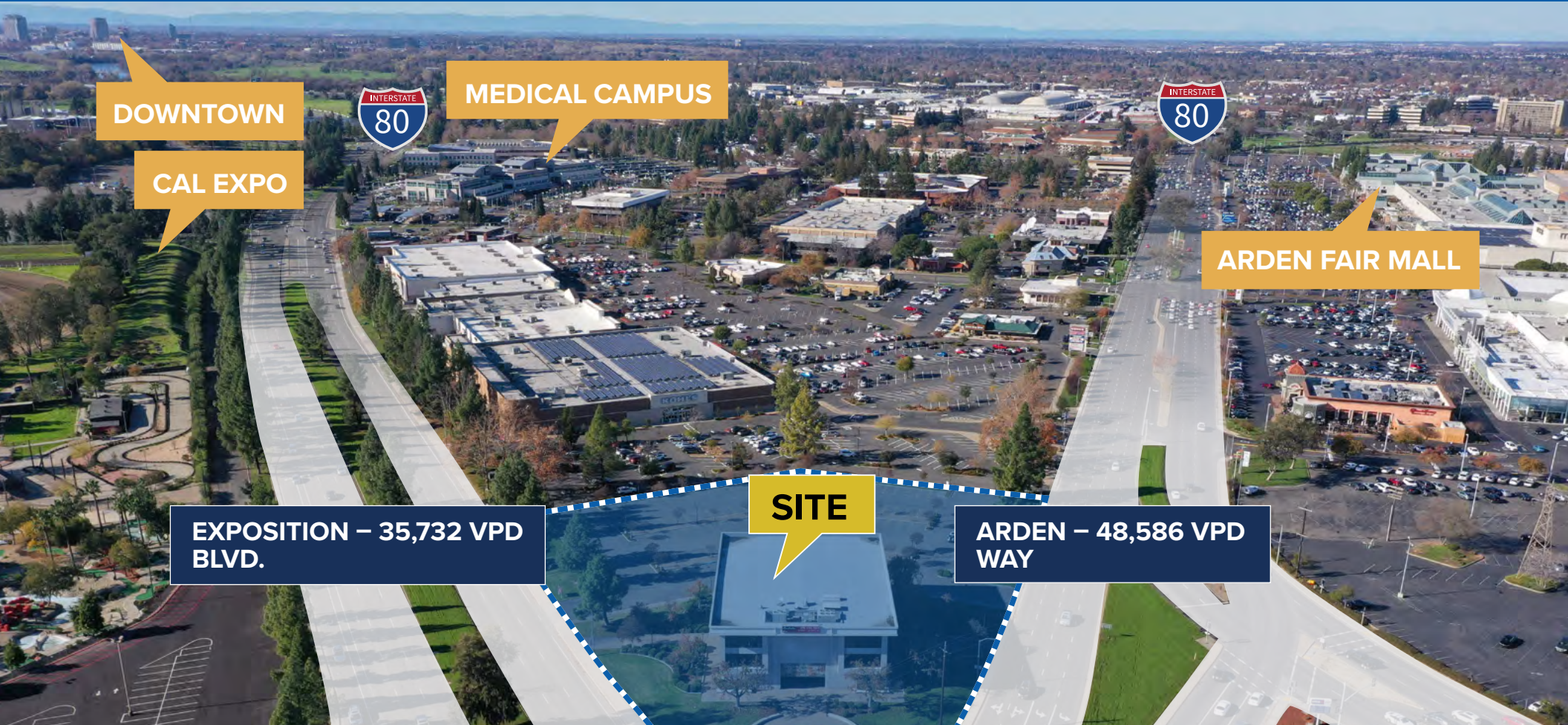
Medical Campus



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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.