

3600 - 3620
AMERICAN RIVER DRIVE



HIGHLIGHTS



Tenant lounge and conference center



Fitness center with shower facilities



Reserved covered parking available



Mature landscaping in a garden-style setting with water features



24-hour access via key-card



Professional ownership and management

Michael Stassi

Executive Vice President
+1 916 440 1824
michael.stassi@jll.com
License #: CA - 01198564

Daniel Baker

Vice President
+1 916 440 1839
Daniel.Baker@jll.com
License #: CA - 01705912



Raley's CVS pharmacy Starbucks THE ORIGINAL Malt

Loehmann's Plaza Shopping Center

BOUDIN LEMON GRASS RESTAURANT CHIPOTLE NOAH'S NY BAGELS
 JACKS URBAN EATS TEASPOON
 THE ALIBI jamba Bath & Body Works Save Mart

The UV

Starbucks CAP TAP PEARLS POKE NOKE
 SAFEWAY
 BENNETT'S BUCKHORN BBQ + GRILL menschie AT&T citi
 ZÓCALO

Arden Town Shopping Center

Starbucks Jersey Mikes Subs plan b Plates & Pints
 CASABLANCA MIDDLE EASTERN RESTAURANT MAS TACO BAR SMASH BURGER

Fair Oaks Blvd

Watt Ave

American River Dr

American River

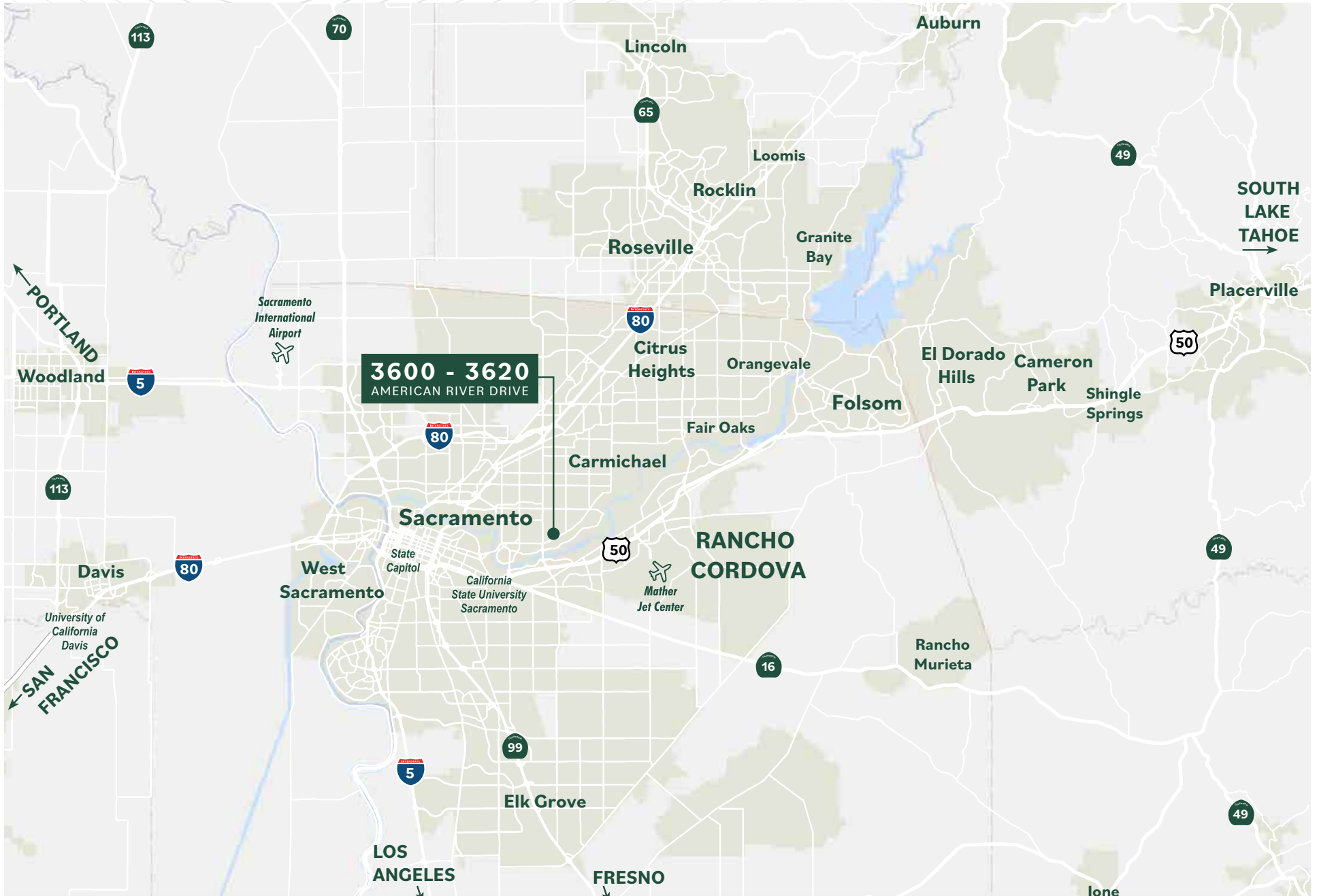
3600 - 3620 AMERICAN RIVER DRIVE

CAP'S PIZZA RIVERS EDGE CAFE
 DUTCH BROS Pitch & Fiddle SACRAMENTO, CA

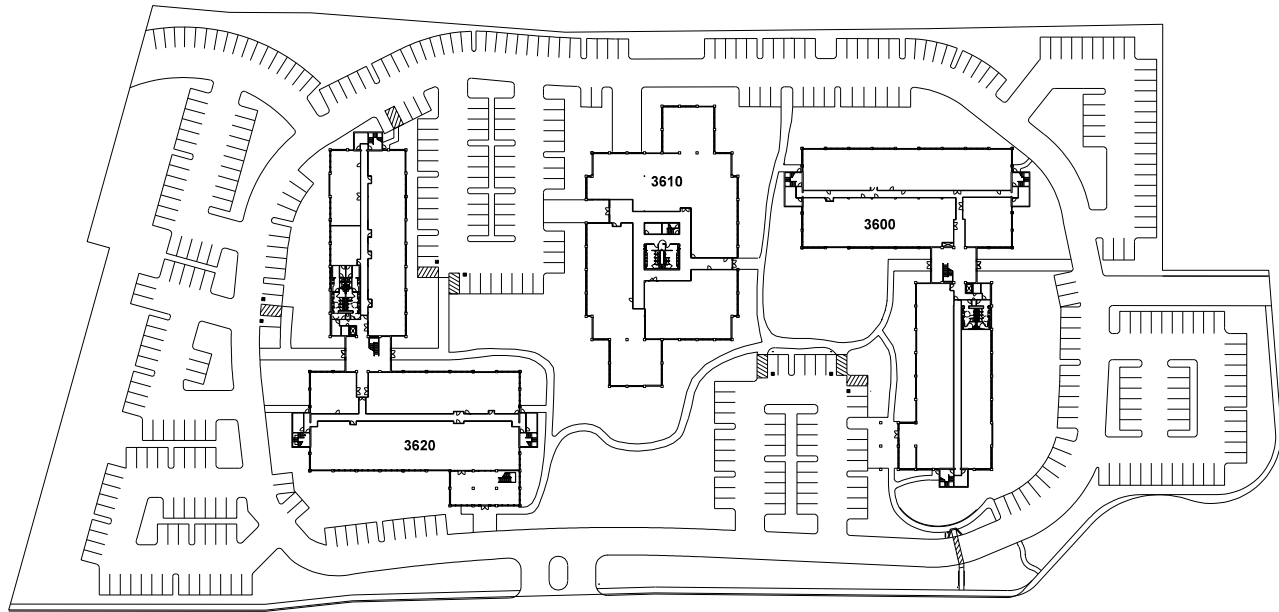
TALBOTS



LOCATION OVERVIEW



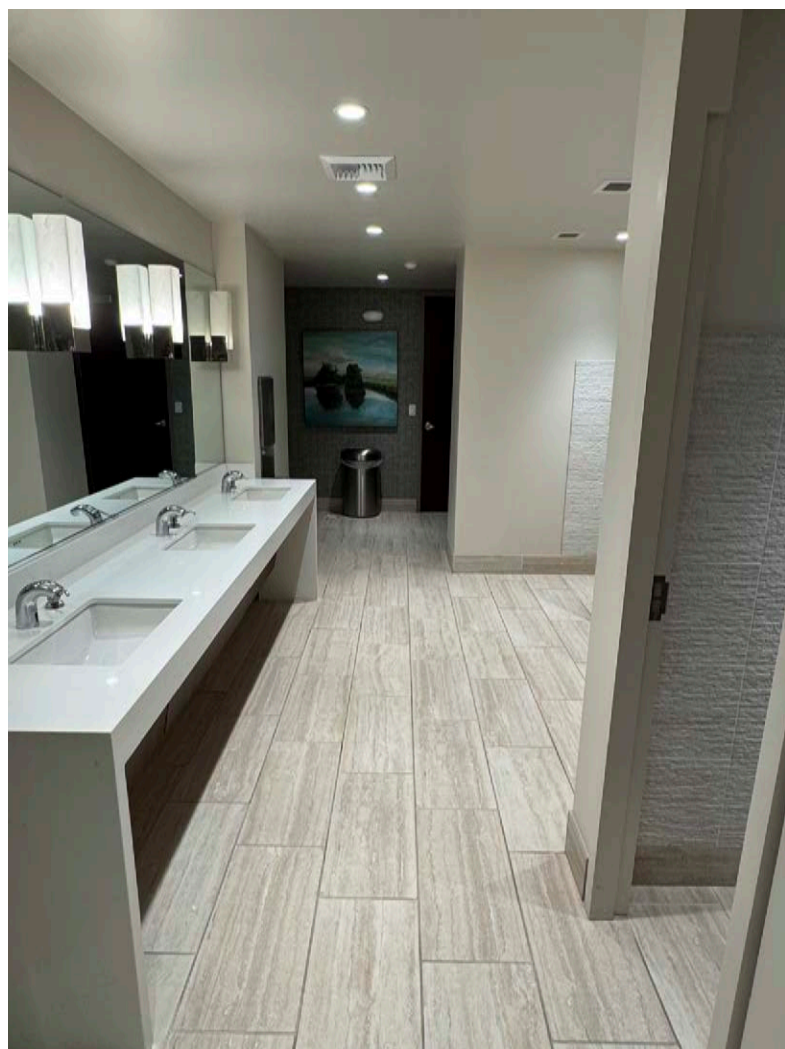
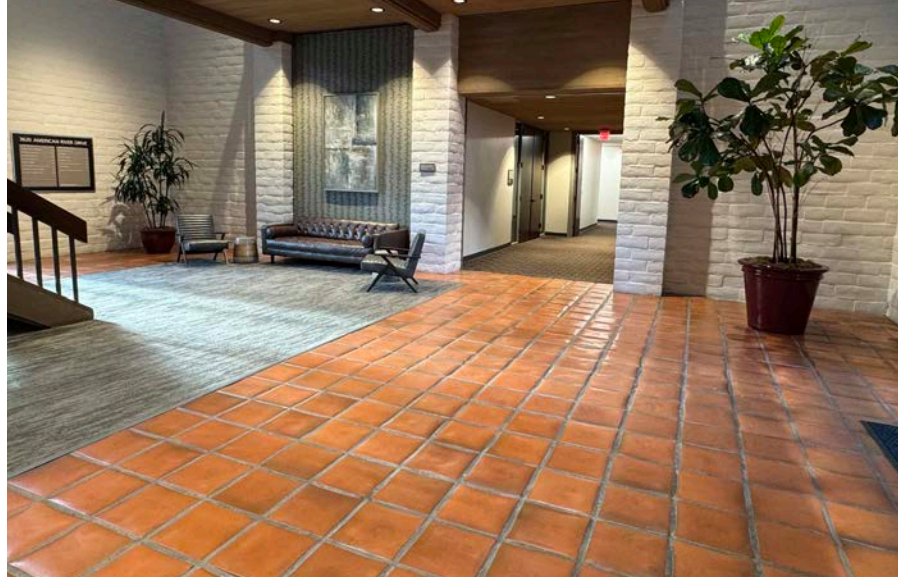
SITE PLAN



American River Dr.





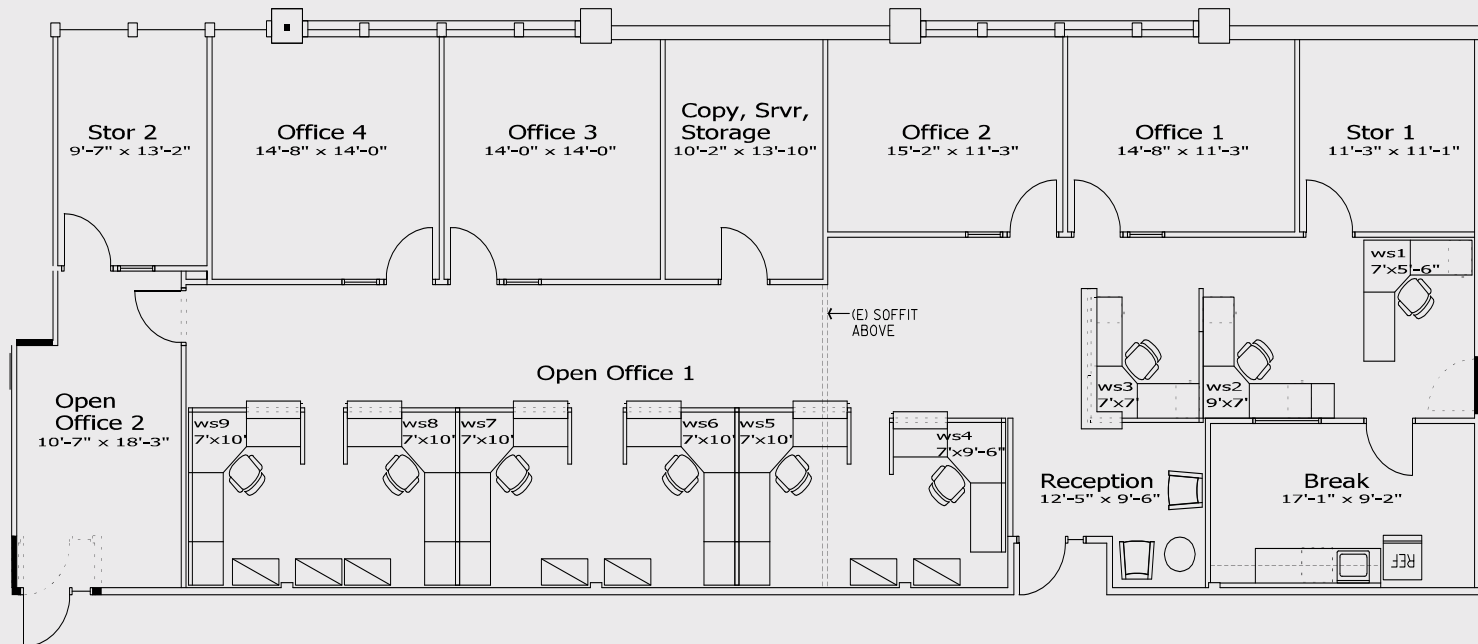




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AMERICAN RIVER DRIVE

SUITE 125 | ±3,459 SF

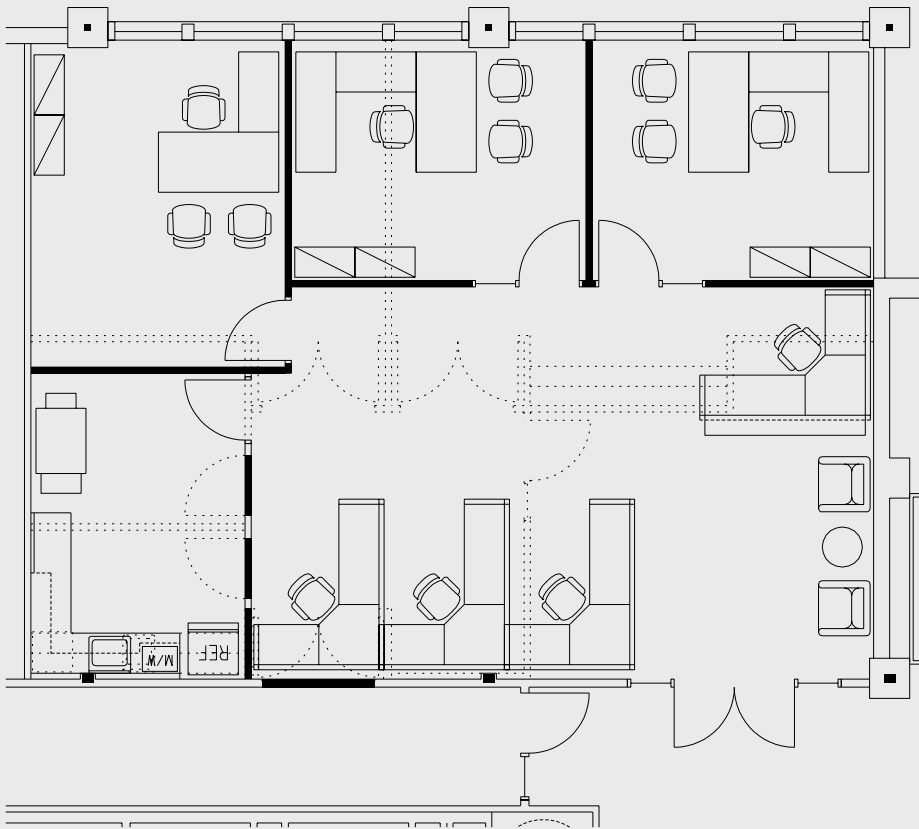


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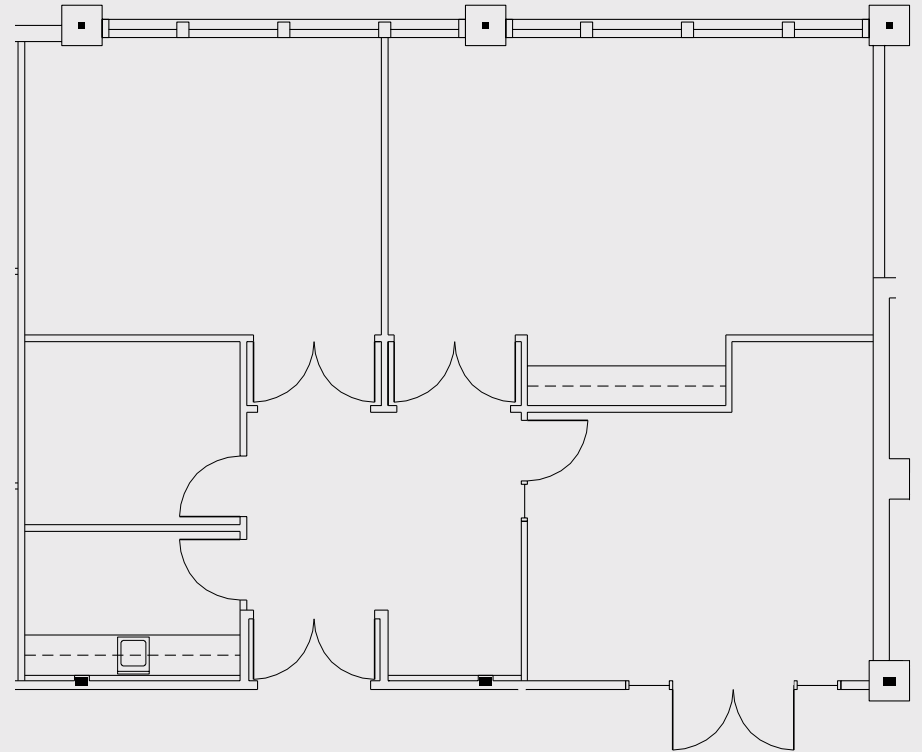
AMERICAN RIVER DRIVE

SUITE 135 | ±1,575 SF

SPECULATIVE BUILD-OUT



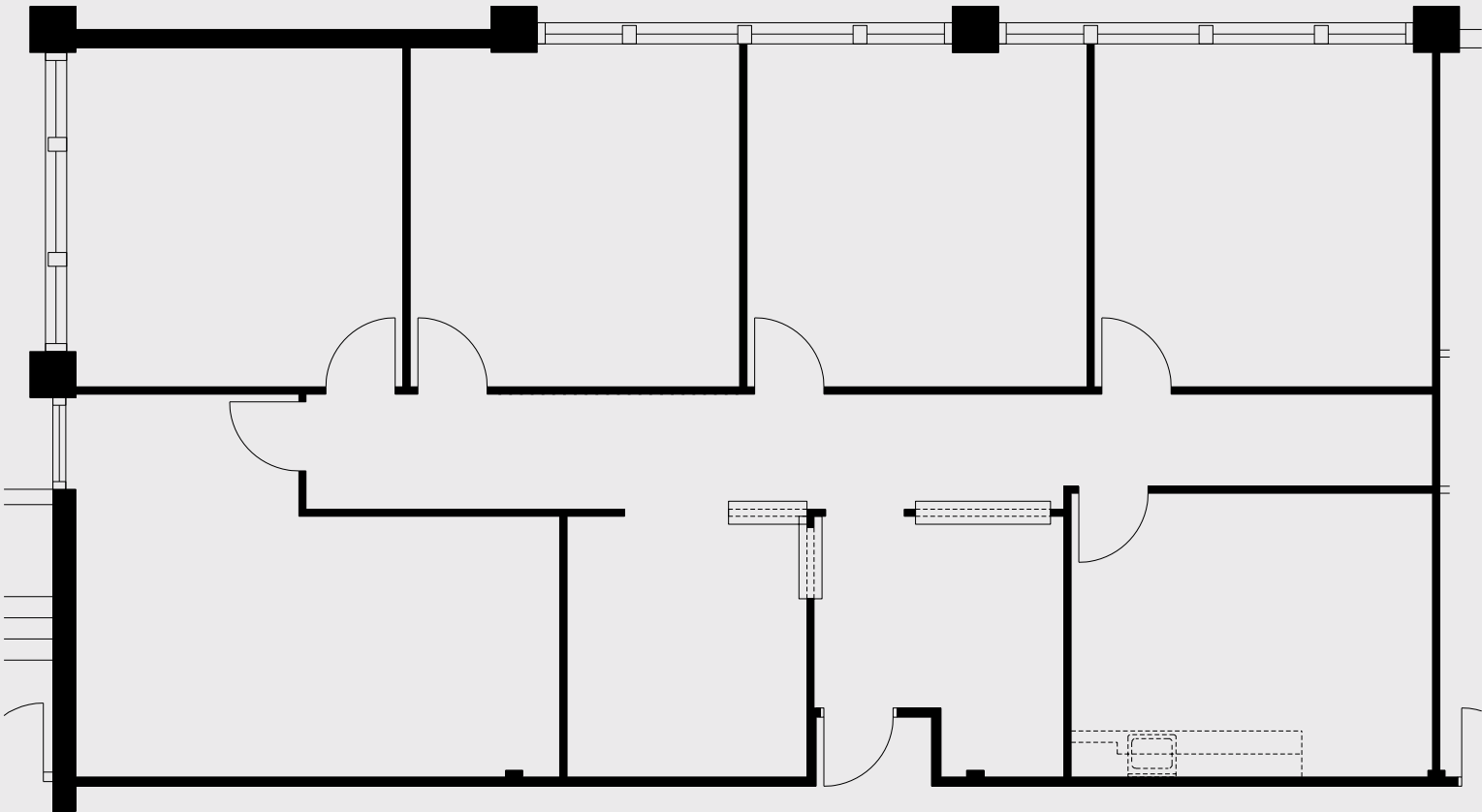
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

SUITE 215 | ±2,209 SF

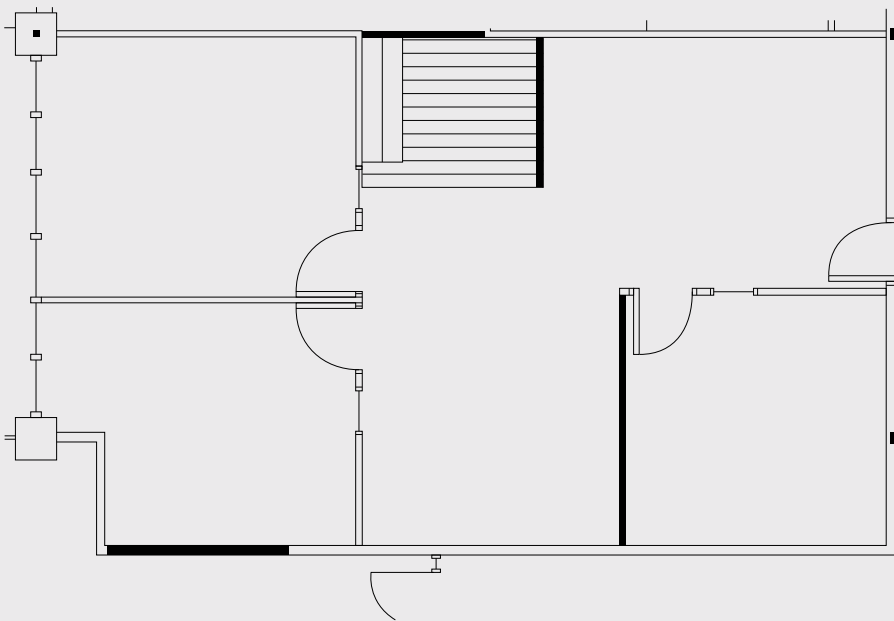


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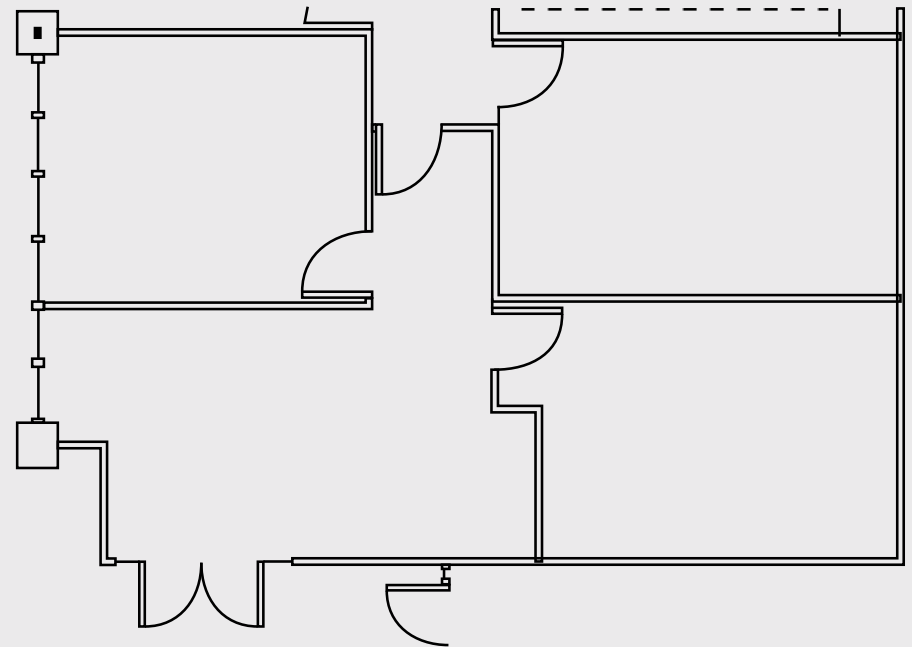
AMERICAN RIVER DRIVE

SUITE 235 | ±1,215 SF

SPECULATIVE BUILD-OUT



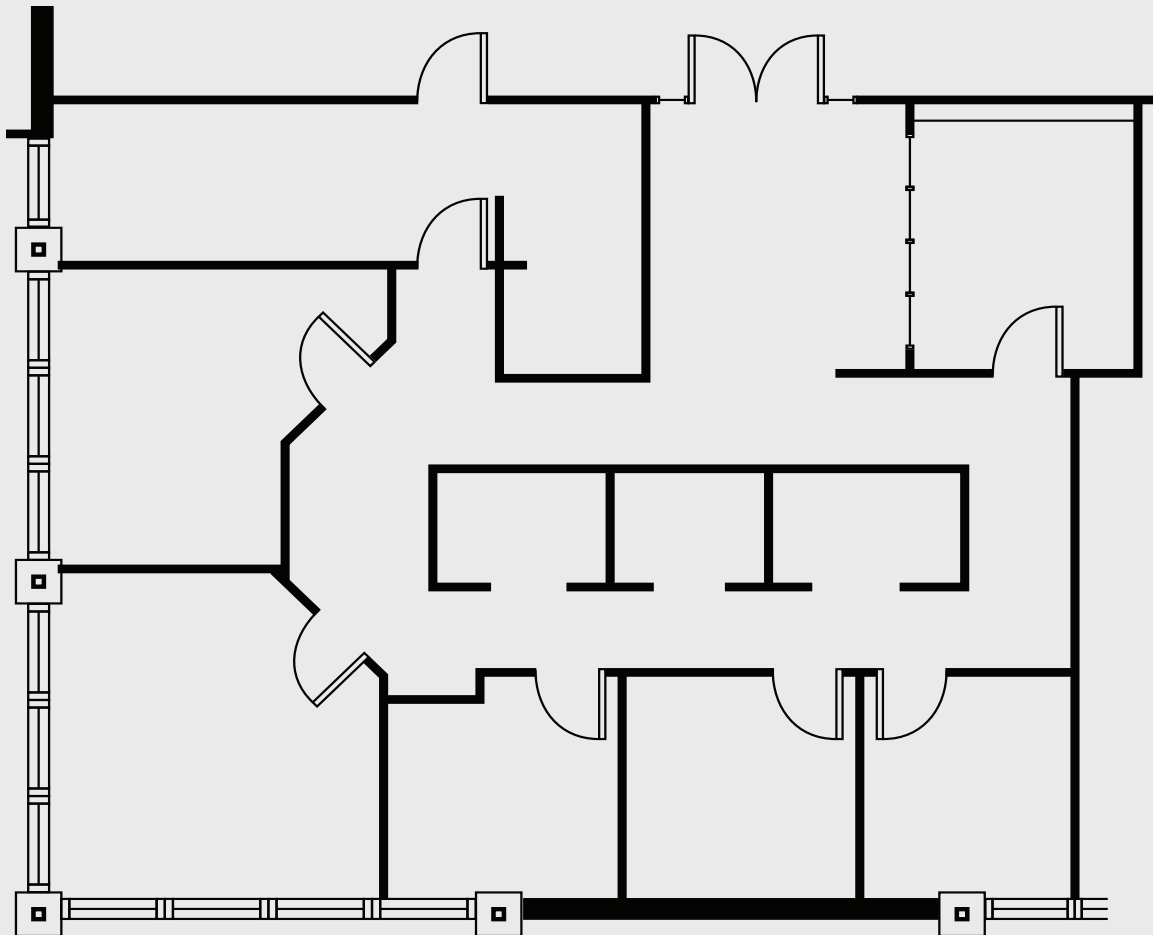
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

SUITE 250 | ±1,908 SF

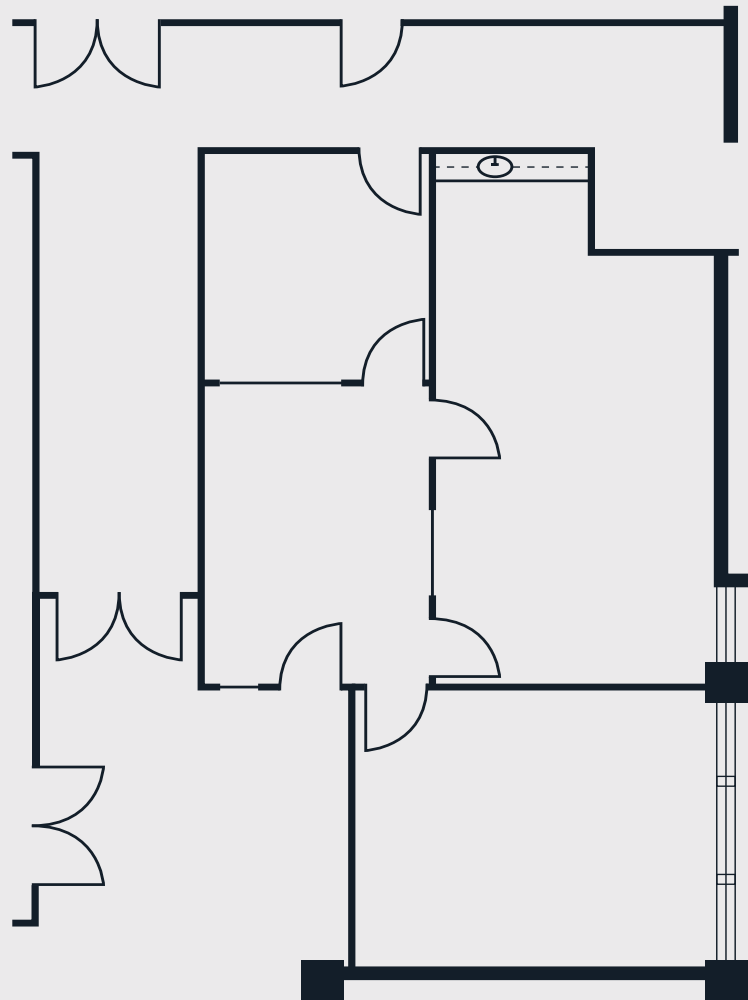


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AMERICAN RIVER DRIVE

SUITE 260 | ±1,035 SF

Available September 1, 2026





FOR MORE INFORMATION, CONTACT



Michael Stassi
Executive Vice President
+1 916 440 1824
michael.stassi@jll.com
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