

1950

ARDEN WAY

SACRAMENTO, CA

29,500 SF AVAILABLE
MEDICAL, OFFICE OR RETAIL



PLAY VIDEO

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

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.

AREA AMENITIES



SITE PLAN



SITE FACTS

SITE SIZE

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

ZONING

SC-R-PUD Zoning

ACCESS

Driveways on
Arden Way and
Exposition Blvd

PARKING

±128 Stalls (4.34
Stalls / 1,000 SF)

FRONTAGE

514 Feet on Arden
Way and 469 Feet
on Exposition Blvd.

BUILDING HIGHLIGHTS



**±29,500 SF
AVAILABLE**



**UNIQUE OPPORTUNITY
BUILDING SIGNAGE**



**HIGH TRAFFIC COUNTS
±84,000 VEHICLES PER DAY**



**ABUNDANT ON-SITE
PARKING AVAILABLE**



**CENTRALIZED LOCATION
PROMINENT TRADE AREA**



**BUSINESS 80 ACCESS
ARDEN/EXPOSITION 0.8 MILES**

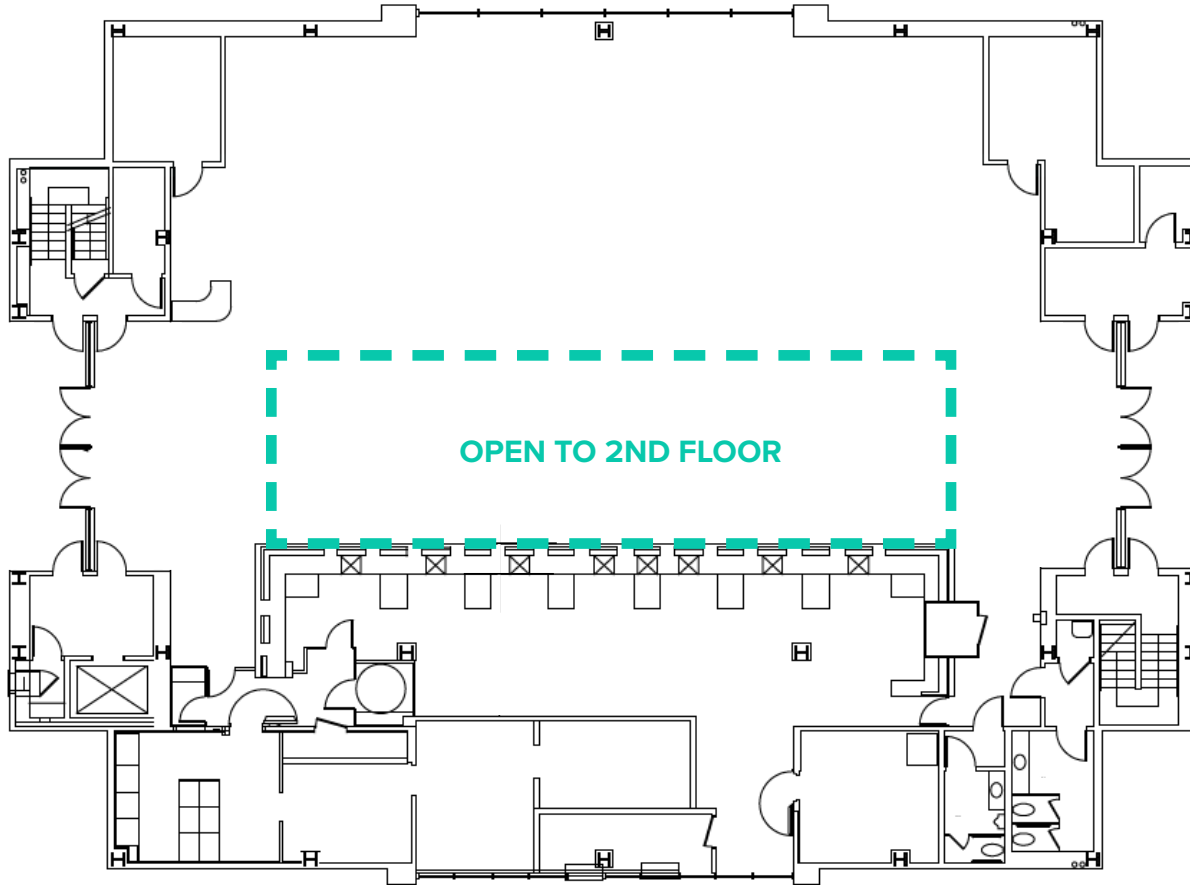


**WITHIN MINUTES OF
DOWNTOWN SACRAMENTO**



FIRST FLOOR

±9,500 SF



EXISTING

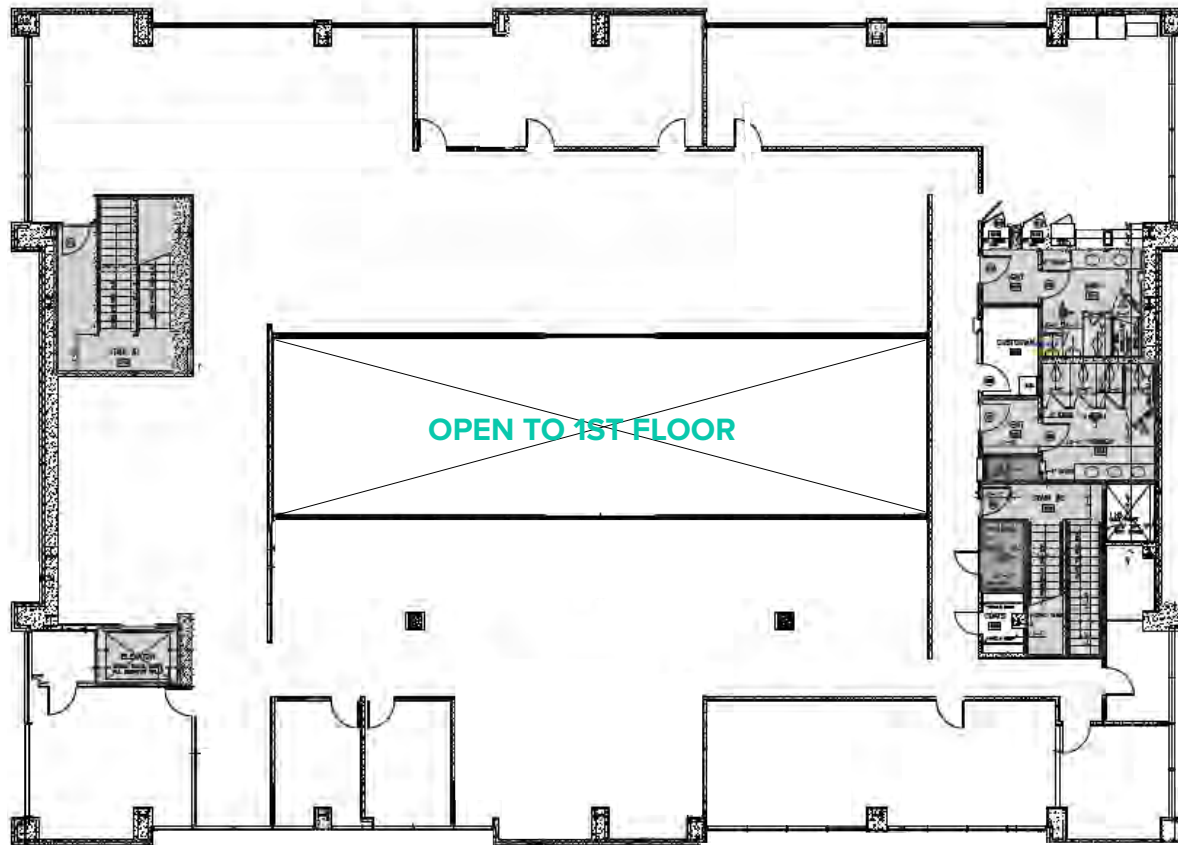


CONCEPTUAL



SECOND FLOOR

±10,000 SF



CONCEPTUAL

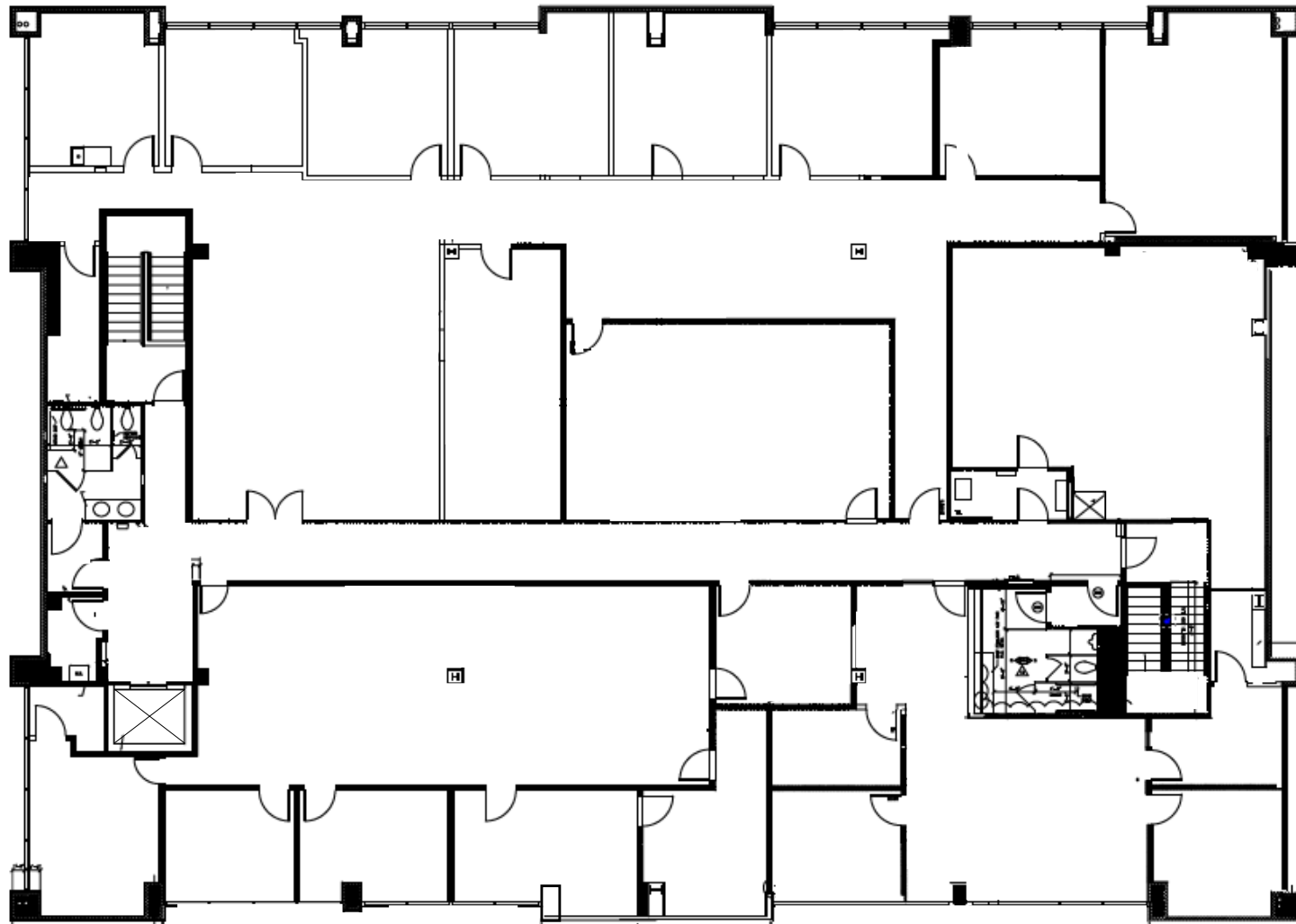


CONCEPTUAL



THIRD FLOOR

±10,000 SF



CONCEPTUAL - MEDICAL LAYOUT



CONCEPTUAL



CONCEPTUAL





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