

SAC CENTRAL SHOPPING CENTER

1250 HOWE AVE., SACRAMENTO, CA 95825

±2,181 - 42,057 SF RETAIL SPACES & ANCHOR SPACE AVAILABLE / FOR LEASE



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OVERVIEW

FOR LEASE

PREMISES

SEC Howe Ave and Hurley Way

ANCHOR SPACE AVAILABLE $\pm 33,768$ SF UP TO $\pm 42,057$ SF

$\pm 2,181$ – $\pm 42,057$ SF RETAIL SPACES AVAILABLE

ZONING

Commercial

LEASE TYPE

NNN

ASKING RENT

Upon Request

NEIGHBORS

El Pollo Loco, Dutch Bros Coffee, Paris Baguette, Fire Wings, Sourdough & Co., Taco Bell, Denny's and Outback Steakhouse & more

PROPERTY HIGHLIGHTS

- Located in the Arden retail area
- Sits along the dynamic Arden retail corridor
- Highly visible on the southeast corner intersection of Howe Avenue and Hurley Way; a busy signalized intersection
- Ample parking
- 2nd generation salon & fitness spaces available



SAC CENTRAL SHOPPING CENTER

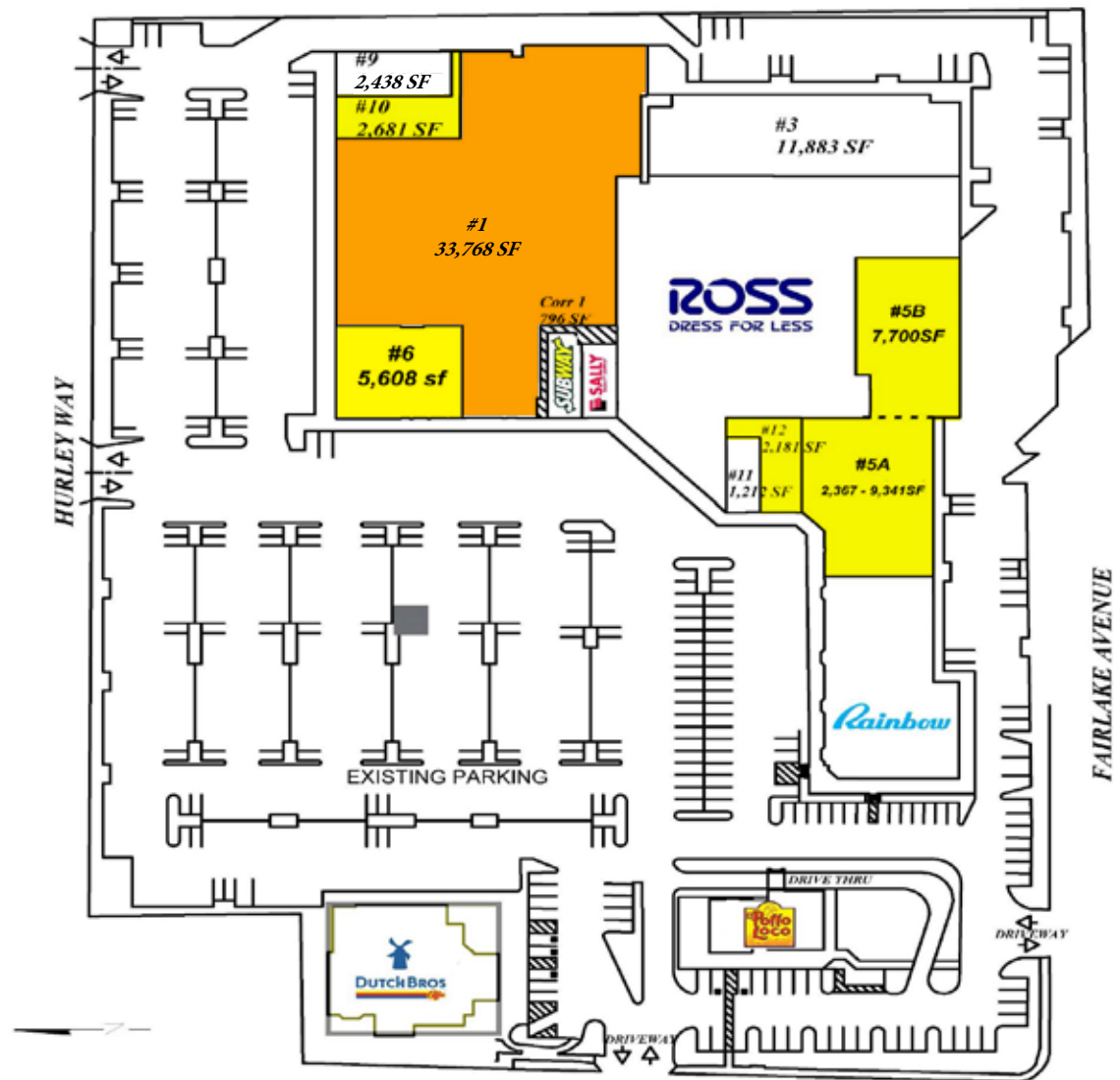
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SITE PLAN

FOR LEASE

1	AVAILABLE (2/1/2028)	33,768 - 42,057 SF*
2	Ross	34,721 SF
3	Great Escape Games	11,883 SF
4	Rainbow	11,772 SF
5A	AVAILABLE	2,367 - 9,341 SF
5B	AVAILABLE	7,700 SF
6	AVAILABLE	5,608 SF
7	Subway	1,367 SF
8	Sally Beauty Supply	1,367 SF
9	Oasis Laundry	2,438 SF
10	AVAILABLE	2,681 SF
11	Premier Nails & Spa	1,200 SF
12	AVAILABLE	2,181 SF
13	Dutch Bros.	850 SF
14	El Pollo Loco	2,976 SF

*by adding spaces #1, #6 and #10 on the site plan

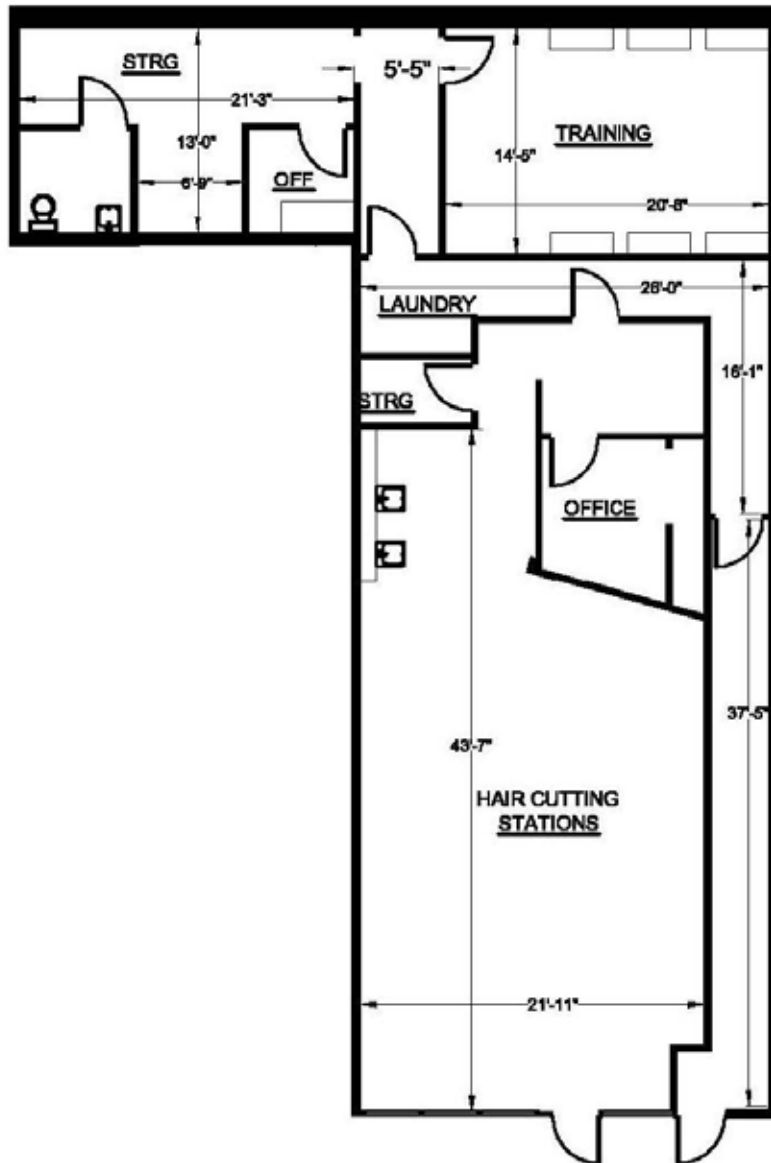


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SPACE 12 - ±2,181 SF

FOR LEASE

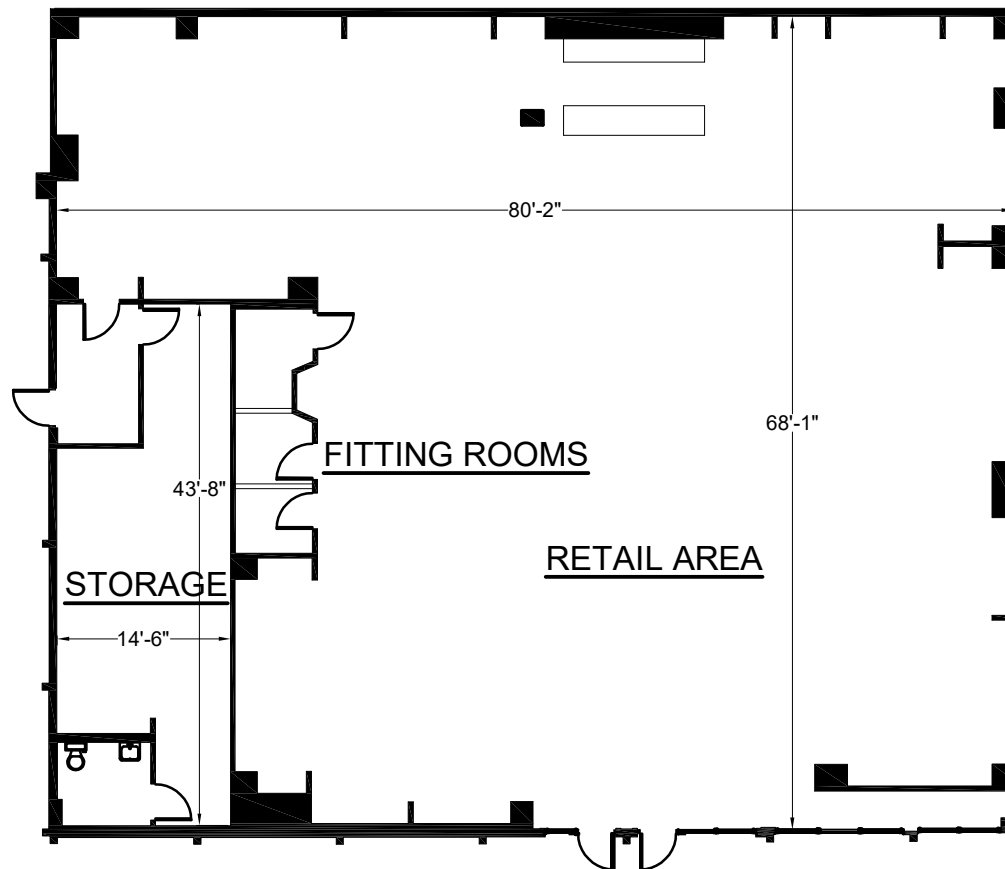


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SPACE 6 - ±5,608 SF

FOR LEASE

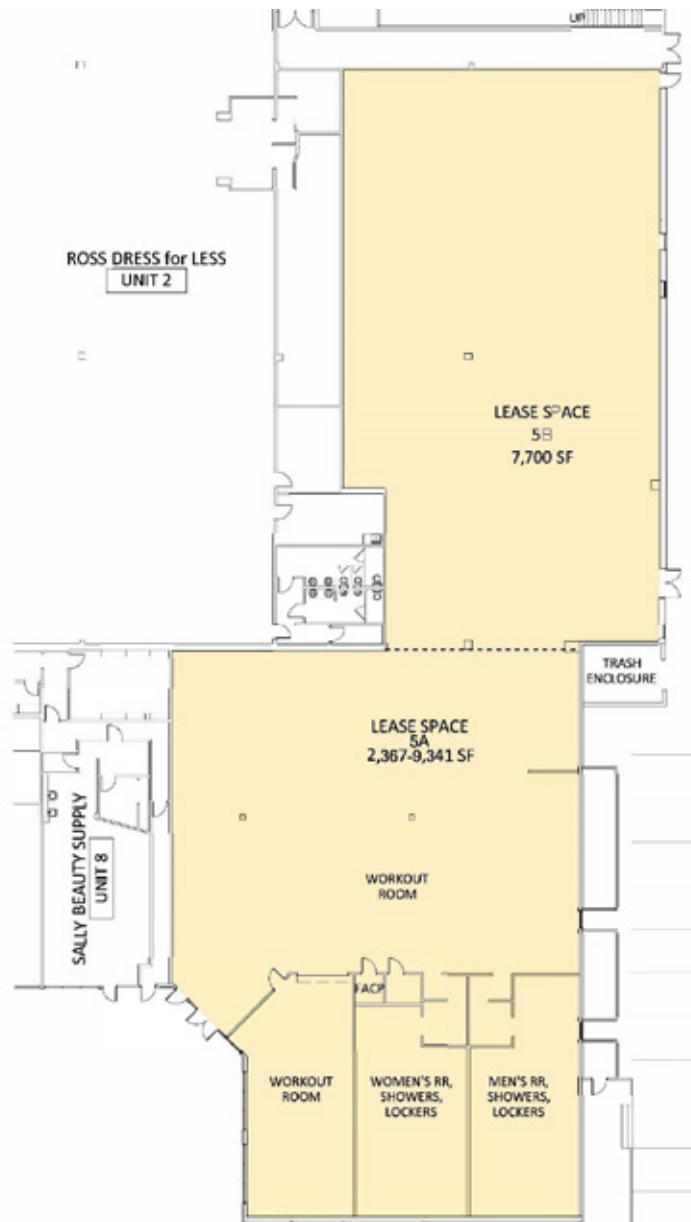


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SPACE 5A & 5B - $\pm 2,367 - 9,341$ SF | $\pm 7,700$ SF

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SPACE 5 DEMISING OPTIONS

FOR LEASE



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NEIGHBORHOOD MAP

FOR LEASE



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DEMOGRAPHICS

FOR LEASE



TOTAL POPULATION

1 MILE

22,065

3 MILE

150,067

5 MILE

405,676



DAYTIME POPULATION

1 MILE

34,114

3 MILE

181,300

5 MILE

541,194



MEDIAN AGE

1 MILE

31.8
YEARS OLD

3 MILE

37.5
YEARS OLD

5 MILE

37.1
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$50,257

3 MILE

\$69,336

5 MILE

\$70,216



TRAFFIC COUNTS



HURLEY WAY — — — — — > ±23,635 ADT



HOWE AVE. — — — — — > ±47,689 ADT

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