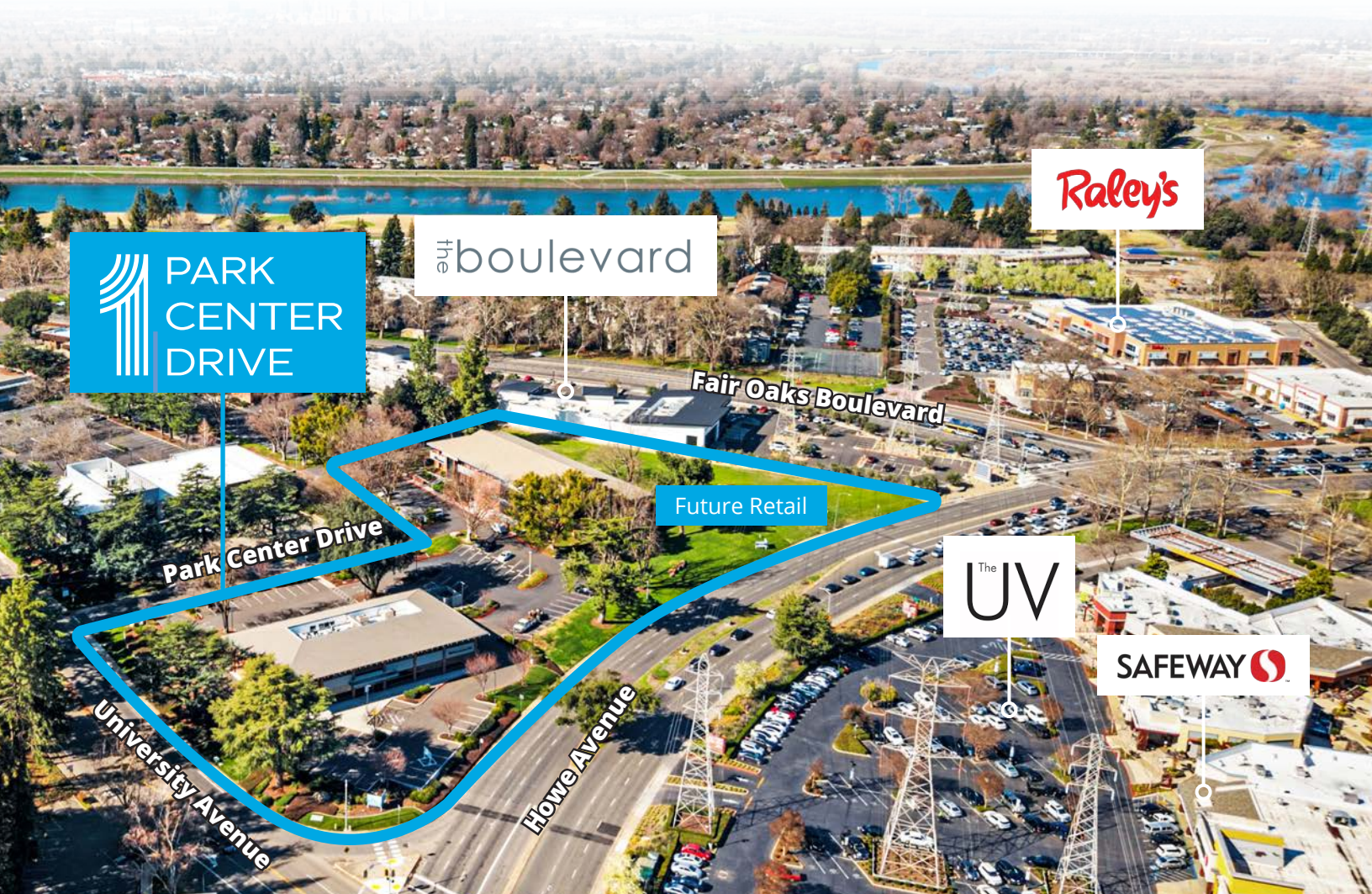


PARK CENTER DRIVE



For Lease ±2,878 Retail Space Available at 1 Park Center Drive

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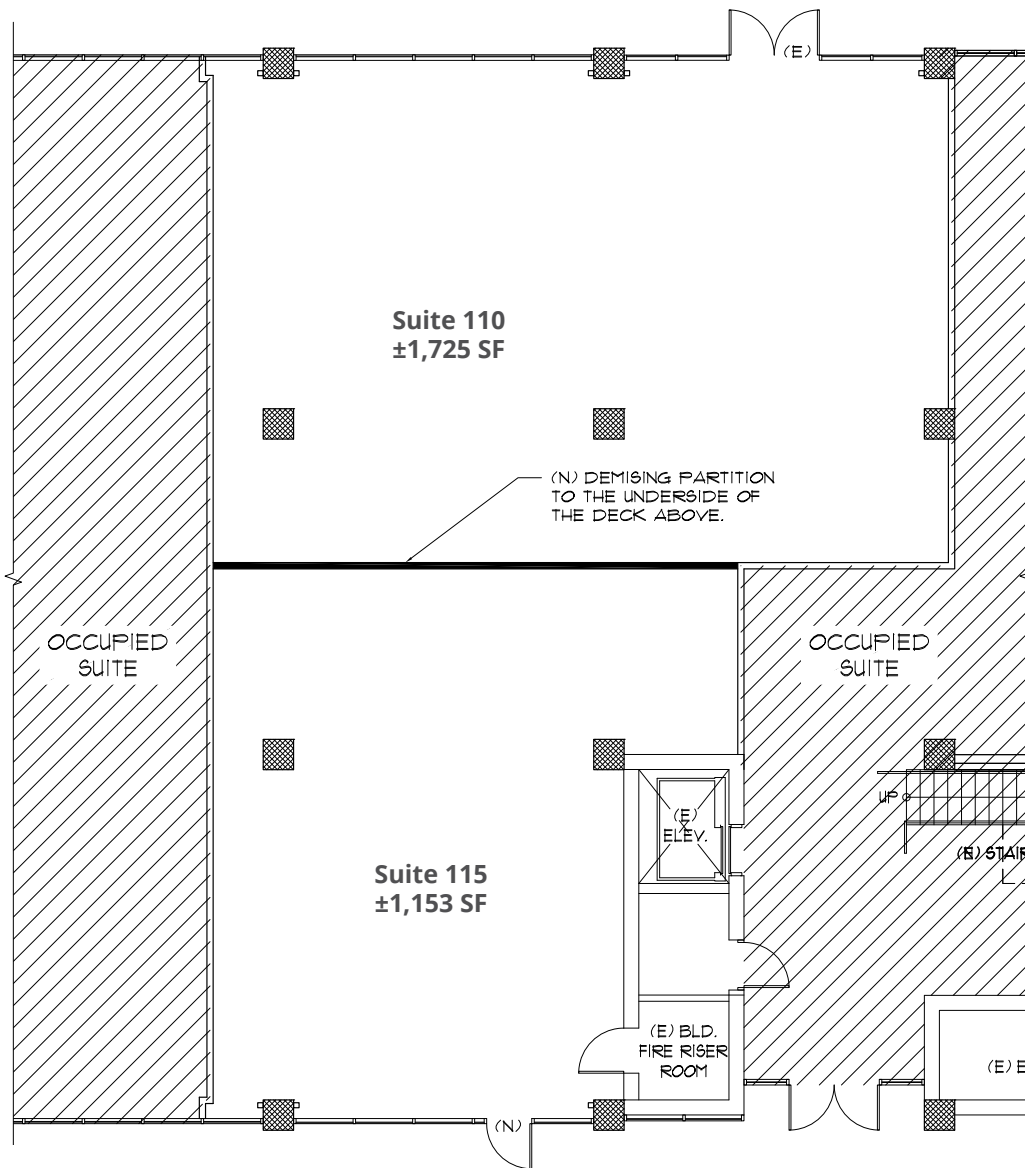
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Floor Plan

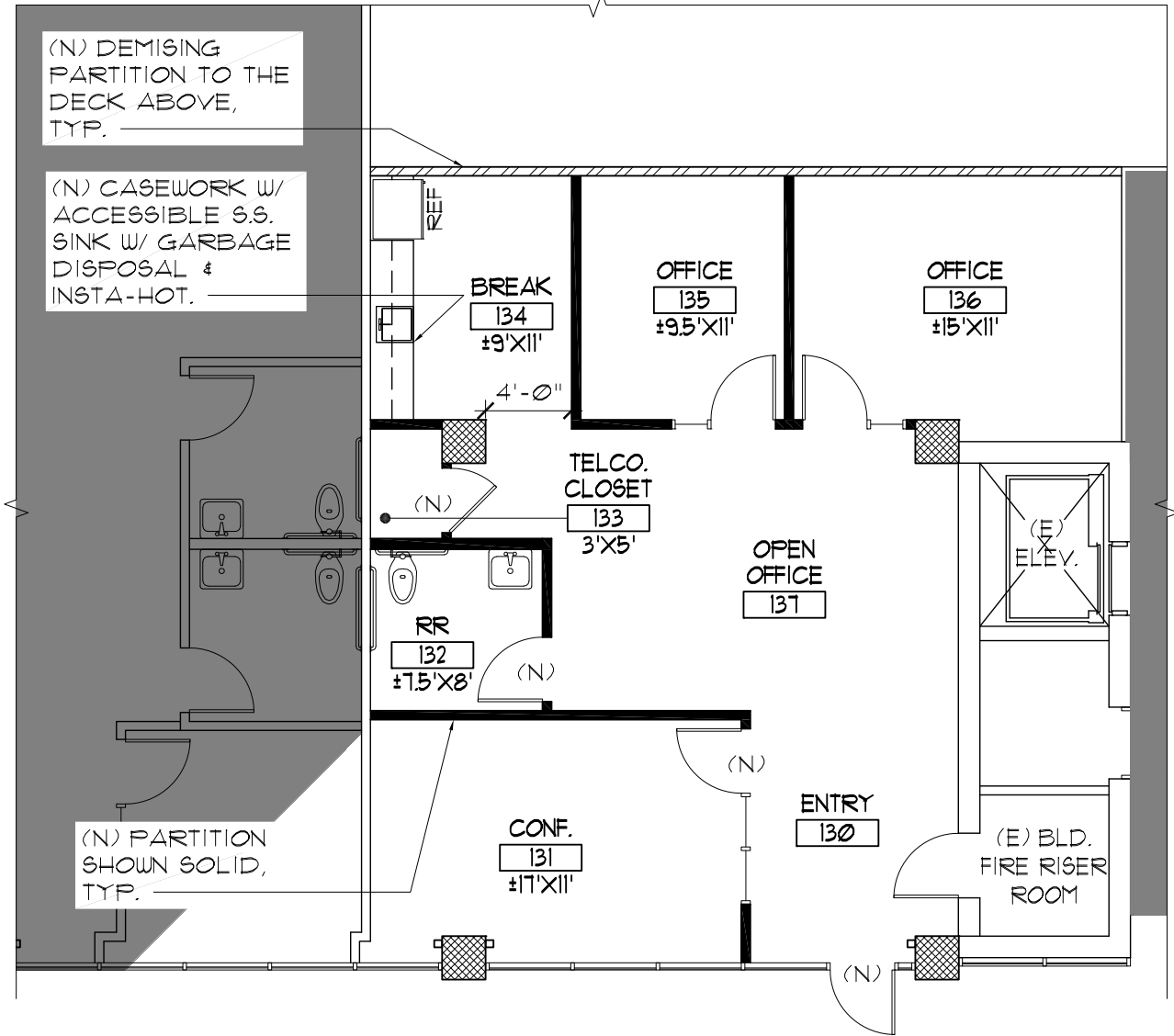


Demising Floor Plan

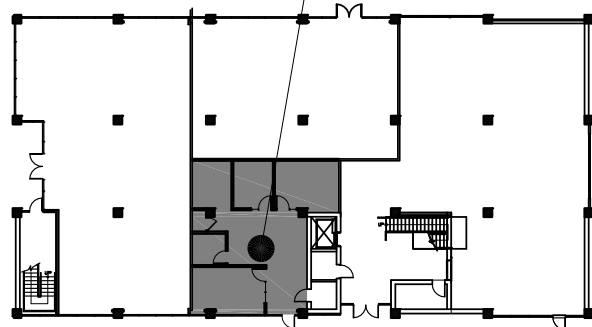


Suite	SF	SF Rate	Base Rent	NNN*	NNN/SF	Rent + NNN	Lease Type	# Office	Description
115	1,153	\$3.25	\$3,750.00	\$818.63	\$0.71	\$4,568.63	NNN	2	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue. Suite includes 2 private offices, conference room, break room, and private restroom.
110	1,725	\$3.25	\$5,605.00	\$1,224.75	\$0.71	\$6,829.75	NNN	BTS	Ground floor office space with incredible exposure at corner of Howe Avenue and University Avenue.
110 & 115	2,864	\$3.25	\$9,310.00	\$2,033.44	\$0.71	\$11,343.44	NNN	BTS	Ground floor retail/office space with incredible exposure at corner of Howe Avenue and University Avenue. Building and monument signage available.

Suite 115 Test Fit | 1,123 SF



PREMISES



Nearby Amenities



1 The UV Shopping Center

2 The Boulevard

4 The Pavilions



3 Raley's Shopping Center



A strategic location backed by premier demographics

1 Park Center Drive is surrounded by a thriving, well-educated community with strong purchasing power and a dynamic workforce. Its prime location offers seamless access to affluent households and a growing professional market, making it ideal for success.

**** Excluding The Boulevard****

1.79% Vacancy Rate

283,600 SF Total Retail

5,068 SF Vacant

**** Including The Boulevard****

7% Vacancy Rate

314,656 SF Total Retail

22,091 SF Vacant

Walking distance to
CSU Sacramento

32,000+ students

118,054

ADT

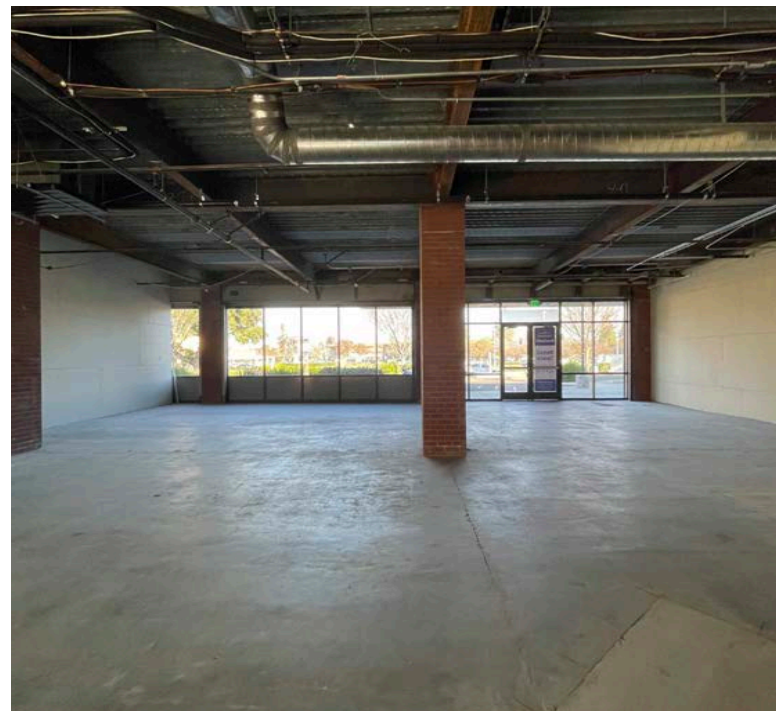


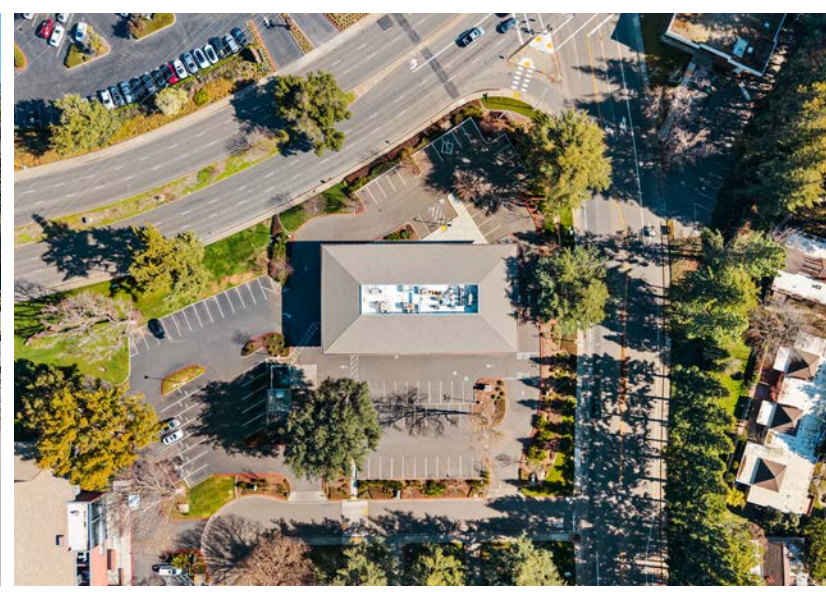
1 Park Center Drive is a prime retail space on the ground floor of a two-story building

This high-visibility location is well parked and offers excellent signage opportunities for tenants.

Current tenants include Banner Bank and First American Title Company.

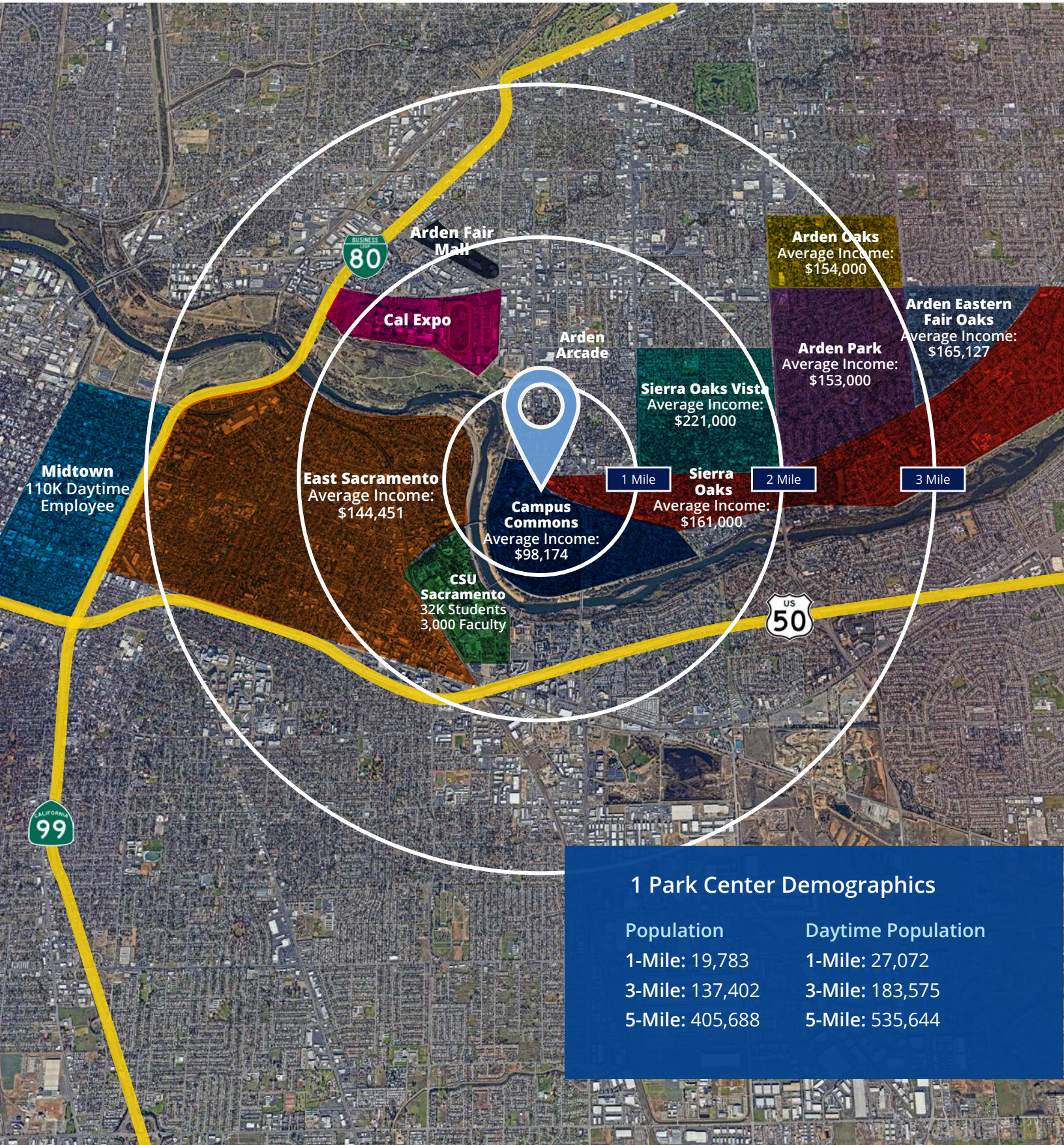
- » 2,878 SF of ground floor retail, medical/professional office space available at the corner of Howe Avenue and University Avenue
- » Property is located within University Office Park, a six building office campus offering roughly 130,000 square feet of the office, medical and retail space
- » Street frontage on Howe Avenue the main thoroughfare connecting Highway 50 and Interstate 80
- » High profile location with multiple tenant signage opportunities
- » High daytime population
- » Zoned C-1 for retail, medical and professional office uses
- » Surrounded by high concentration of upscale amenities







Regional Overview



1 Park Center Demographics

Population	Daytime Population
1-Mile: 19,783	1-Mile: 27,072
3-Mile: 137,402	3-Mile: 183,575
5-Mile: 405,688	5-Mile: 535,644



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