AVAILABLE

FOR LEASE

3508 CODY WAY

SACRAMENTO, CA 95825

130-7,700 SF

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CENTURY 21
Select Real Estate, Inc

MUELLER COMMERCIAL TEAM

THE PROPERTY

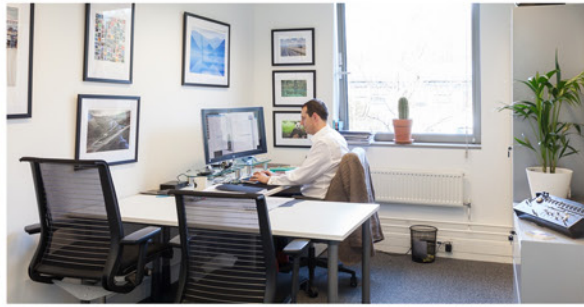
3508 CODY WAY, SACRAMENTO, CA 95825

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
SACRAMENTO, CA	130 - 7,700 SF	BP - BUSINESS AND PROFESSIONAL OFFICE	OFFICES / GALLERY	NEGOTIABLE

CENTURY 21

FOR LEASE

MUELLER COMMERCIAL TEAM



3508
CODY WAY
CAPITAL CITY FREEWAY
KAISER MEDICAL CENTER
MARCONI AVE
Wendy's
COUNTRY CLUB LANES
McDonald's
DOLLAR TREE
EMIGH ACE Hardware
ELLIOTT'S
See's CANDIES
COUNTRY CLUB SHOPPING CENTER
EL CAMINO AVE. +/- 18,260 VPD
COSTCO WHOLESALE
WELLS FARGO
BANK OF THE WEST
GIVENCHY'S
NAILS & HAIR SALON
SAKURA GRILL
FIX MY GADGET
CELL PHONE STORE
WinCo FOODS
LA Z BOY FURNITURE GALLERIES
BUTANO DRIVE
FABRICLAND
CODY WAY
SUBJECT
+/-49,430 VPD
WATT AVE.
FIRST US Community Credit Union
MARYAL DRIVE
CENTURY 21
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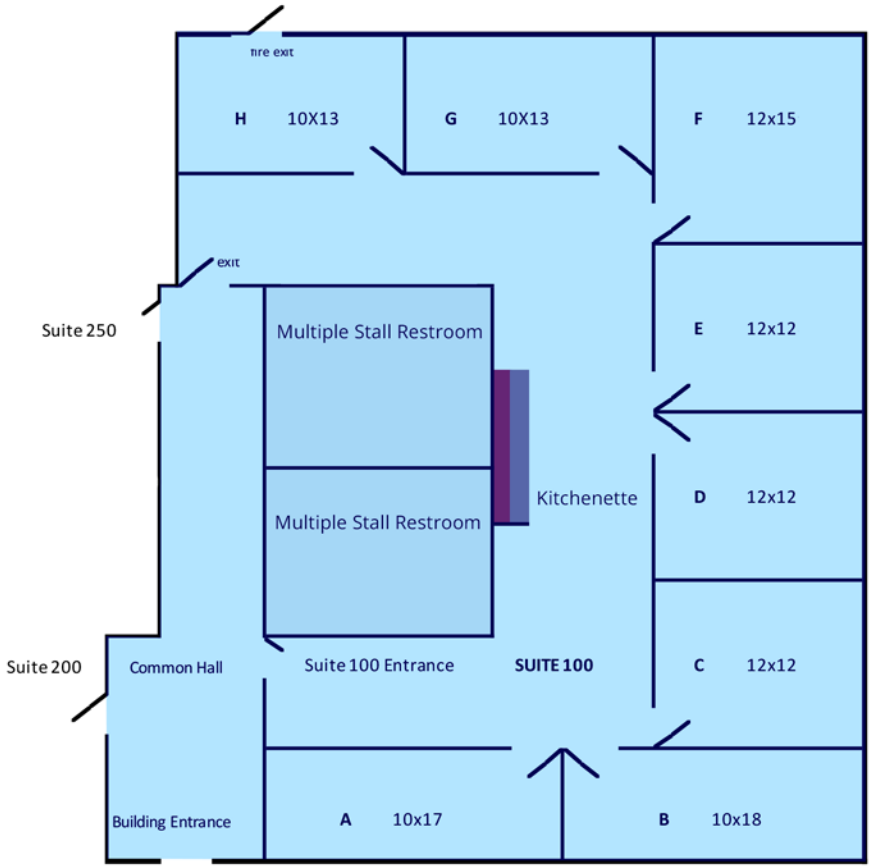
FLOOR PLAN

130-7,700 SF - **FOR LEASE**

3508
CODY WAY

SUITE 100

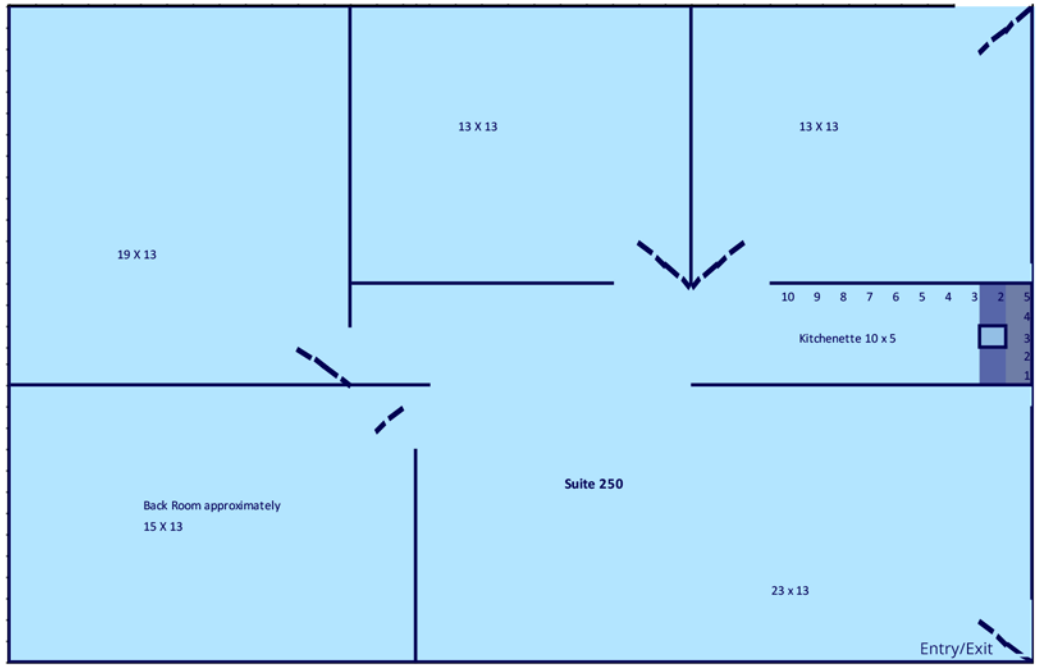
NORTH GARDEN & CODY WAY



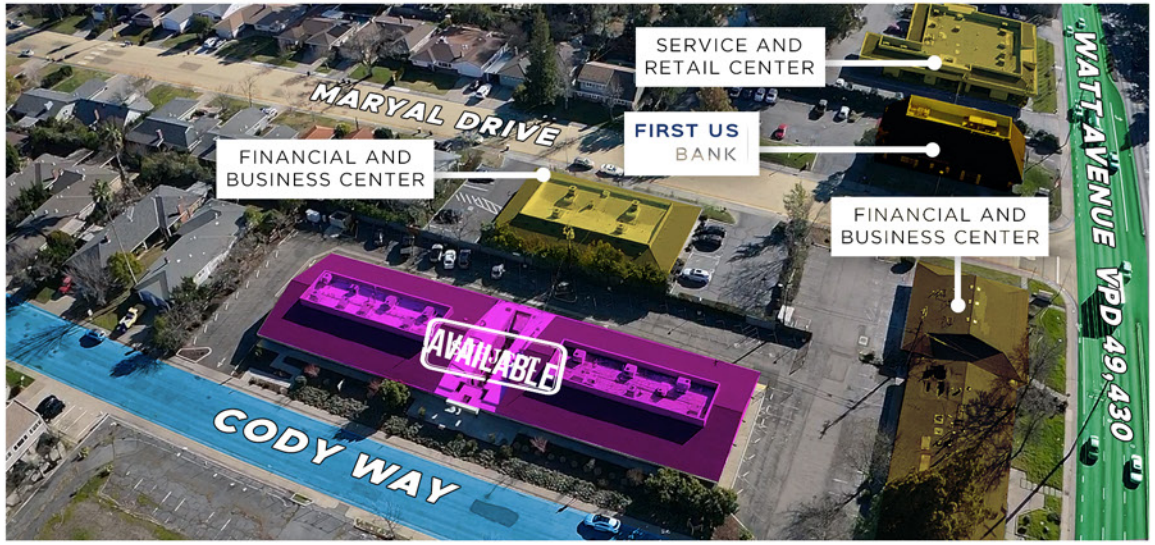
SOUTH PARKING AREA

130SF -1931 SF Available

SUITE 250

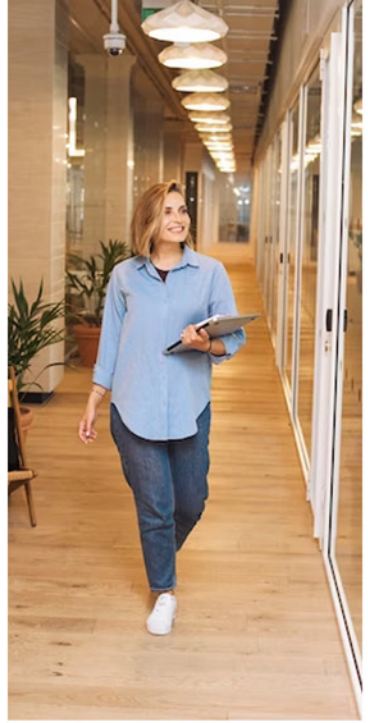


160 SF - 1329 SF Available

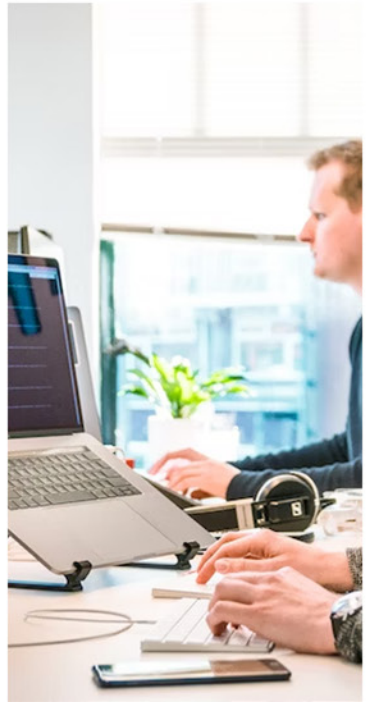


THE BUILDING

This building stands near the intersection of Cody Way and highly driven Watt Avenue in the Arden-Arcade area of Sacramento. It is nestled in a diverse location filled with single and multi-family residences, office and financial business centers, healthcare, and national and boutique retail shopping centers. Currently, the building has two available office suites sized from +/-1,320 SF to +/-1,931 SF with an additional +/-242 SF of common area including two multi-stall restrooms. The suites are divisible, with individual offices from +/-130 SF to +/-247 SF available. A creative space consisting of +/-7,700 Sf is available with the opportunity to customize to fit your business plan. The property offers monument signage to maximize street visibility for new potential clients. Additionally, the property offers two ingress and egress points for ease of access, with an ample parking area. Clients and employees both can enjoy the nearby amenities of national retailers and a variety of national restaurant chains and local eateries.



3508
CODY WAY



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THE AREA

The greater Sacramento region is growing and continues to expand in large part to higher costs of living in the Bay Area, which brings an influx of new population to the area. More specifically, the Arden Arcade area of Sacramento has a dense mix of office, medical, retail and restaurants. The largest features of the area are the Cal Expo Fairgrounds, which also houses the Sacramento Republic FC Soccer Club's stadium and an outdoor concert venue that hosts variety of popular multi-award-winning music performers, the sprawling Arden Fair Mall, healthcare facilities, and business parks. Within a short distance of the property are various amenities such as McDonalds, Chipotle Mexican Grill, Wendys, Starbucks, Arco, Shell, Costco, Walgreens Drug Store, and Kaiser Permanente. Positioned on the busy Watt Avenue corridor, with a VPD (Vehicles Per Day) of +/- 49,000 vehicles traveling through the area and located between HWY 80 and HWY 50, this location provides convenient accessibility for current and future clients and employees.

3508
CODY WAY

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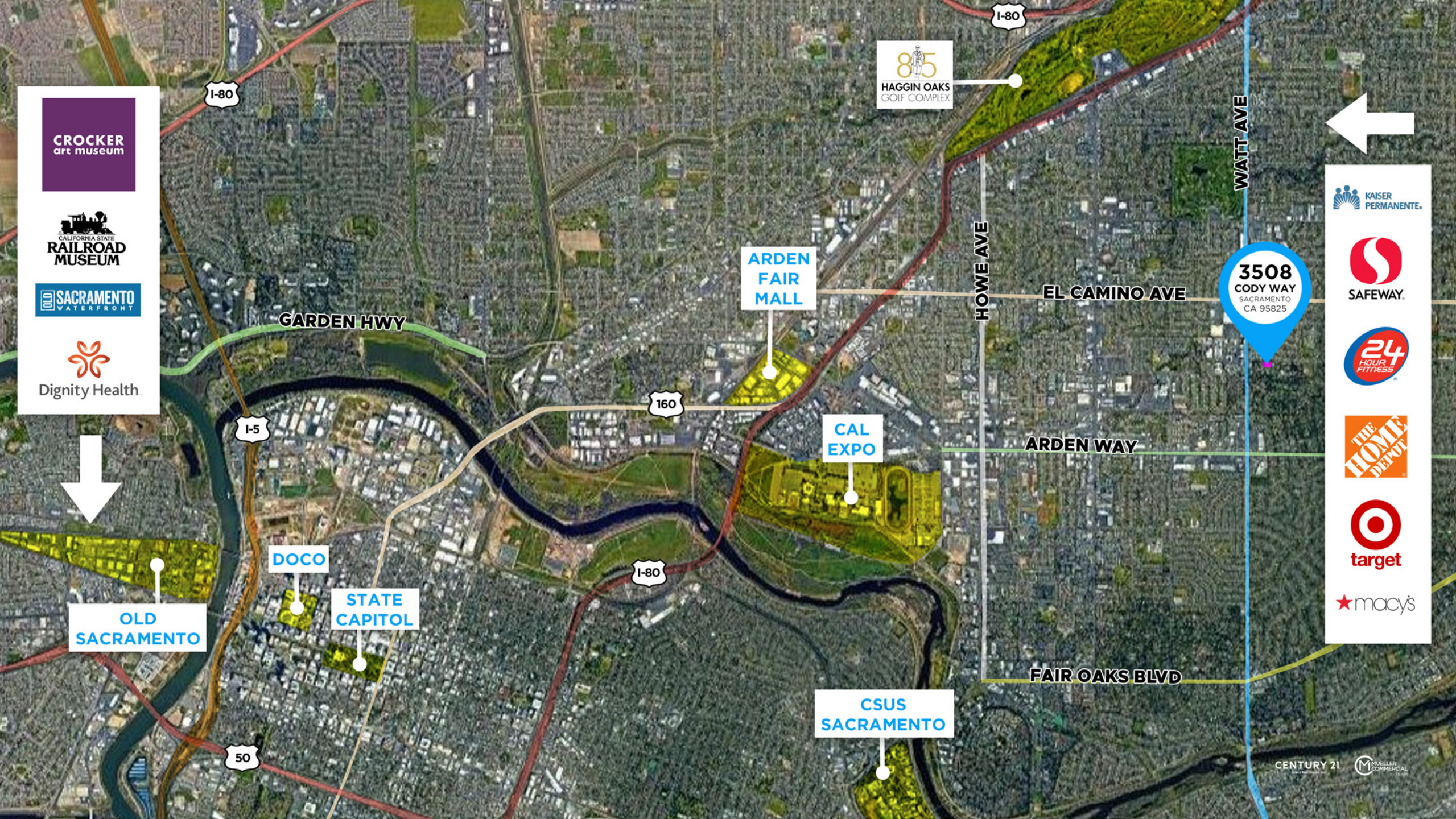
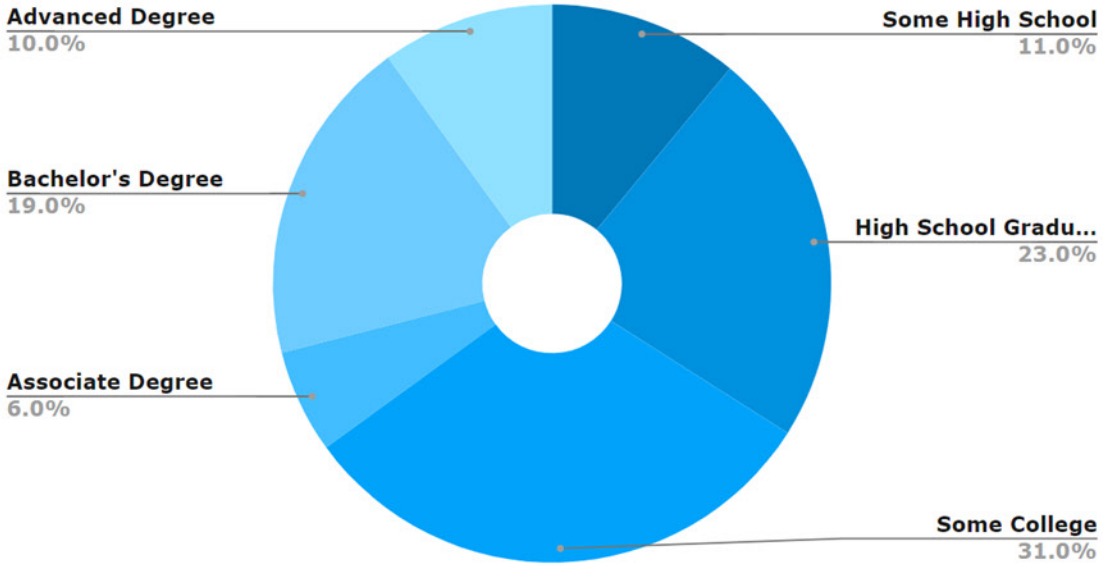


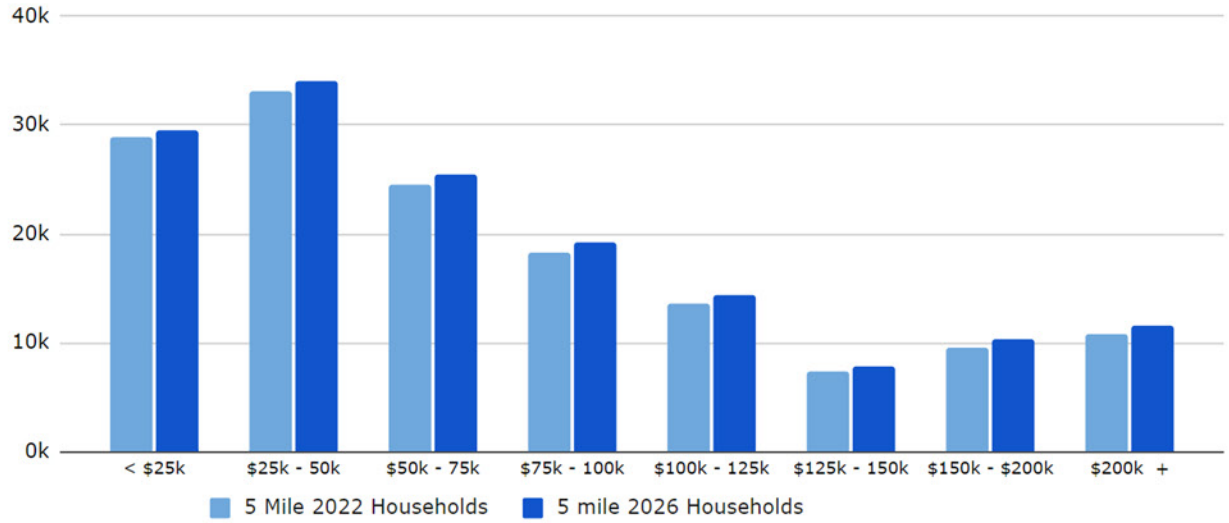
CROCKER art museum
CALIFORNIA STATE RAILROAD MUSEUM
SACRAMENTO WATERFRONT
Dignity Health
I-80
I-5
160
50
GARDEN HWY
HAGGIN OAKS GOLF COMPLEX
ARDEN FAIR MALL
CAL EXPO
DOCO
STATE CAPITOL
OLD SACRAMENTO
CSUS SACRAMENTO
HOWE AVE
EL CAMINO AVE
ARDEN WAY
FAIR OAKS BLVD
WATT AVE
3508 CODY WAY SACRAMENTO CA 95825
KAISER PERMANENTE
SAFEWAY
24 HOUR FITNESS
THE HOME DEPOT
target
macy's
CENTURY 21
MUELLER COMMERCIAL

DEMOGRAPHICS I

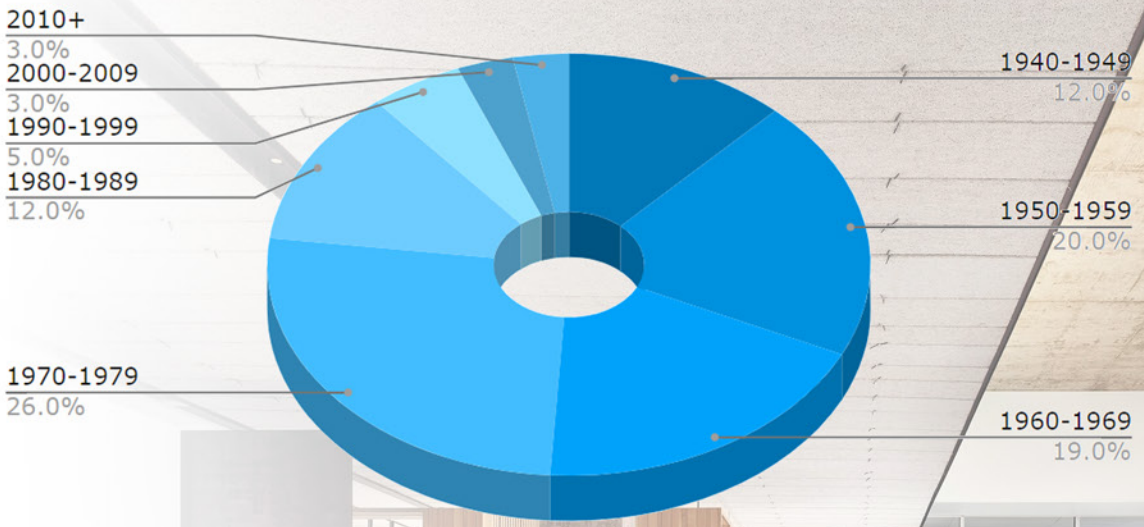
Educational Attainment



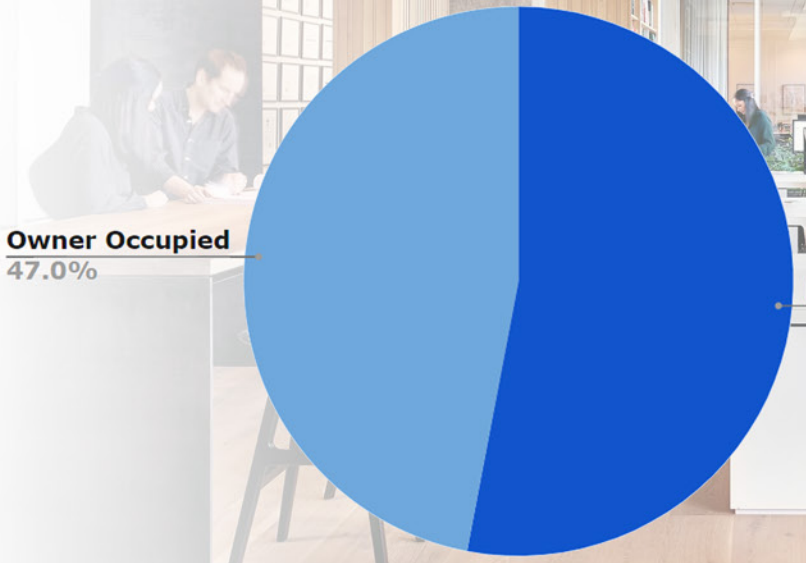
Monthly House Hold Income



Homes Built by Year

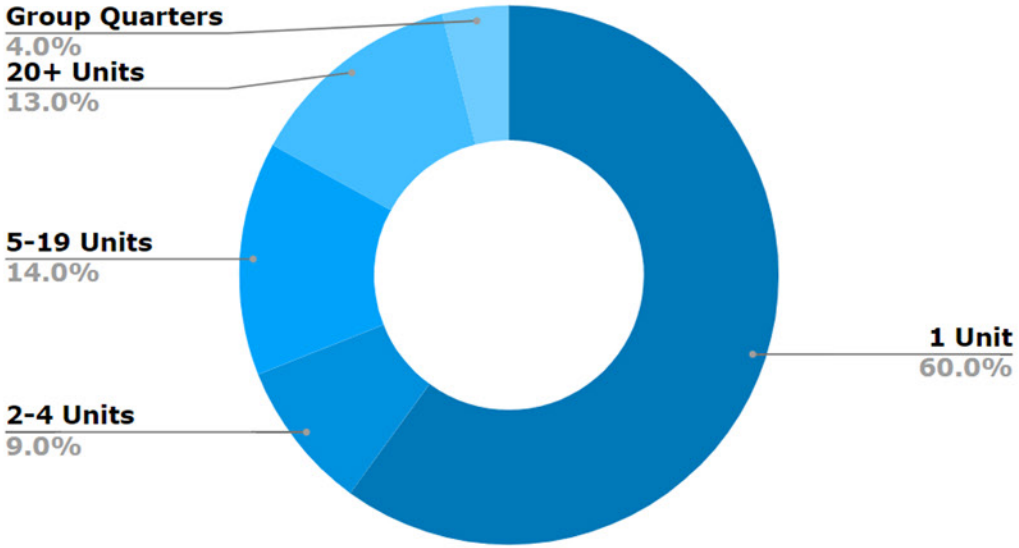


Housing Occupancy



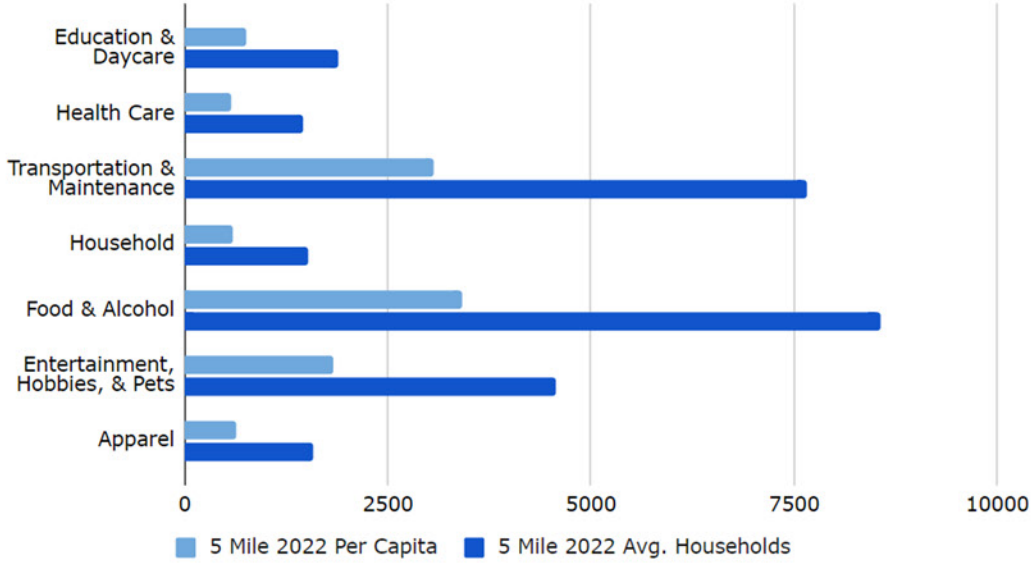
DEMOGRAPHICS II

Housing Type

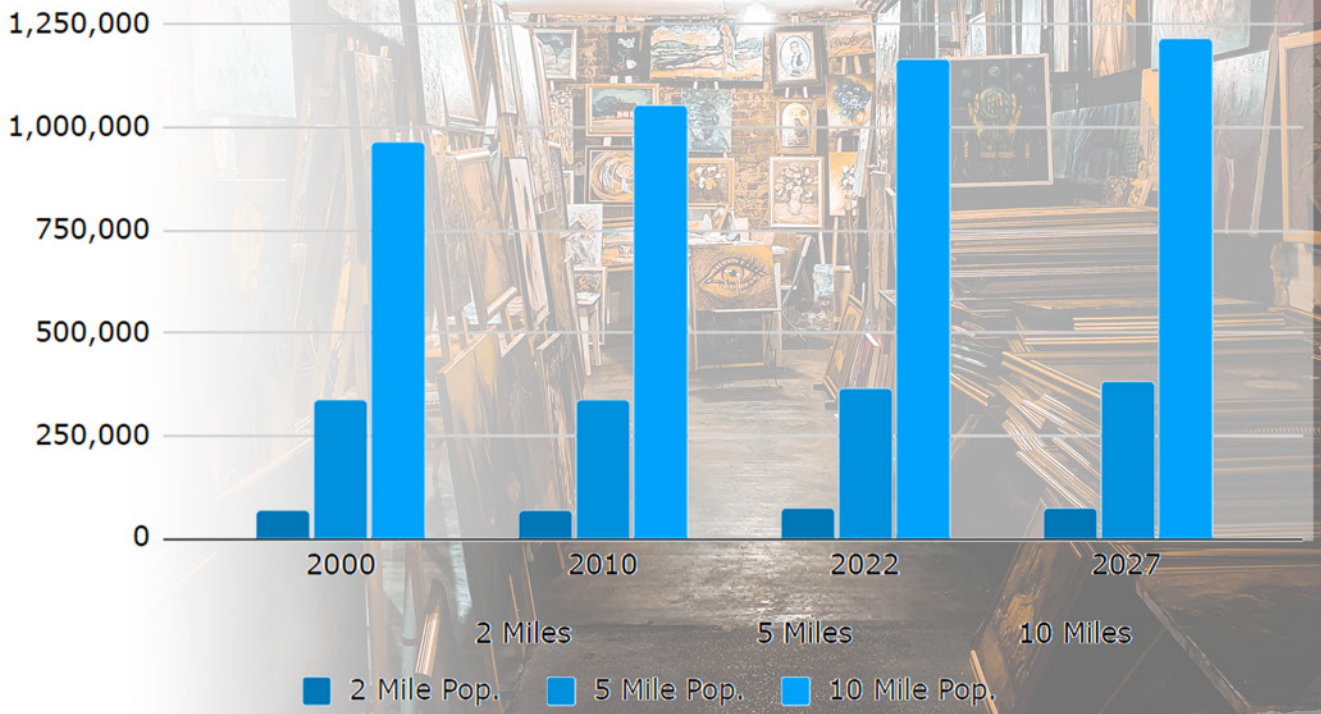


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	66,397	337,423	965,006
2010	66,177	334,761	1,055,746
2022	70,909	366,424	1,166,452
2027	73,784	381,630	1,215,783

Per Capita & Avg. Household Spending



POPULATION



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