

ARDENDALE SHOPPING CENTER

2901 - 2989 ARDEN WAY

SACRAMENTO, CA

FOR LEASE

7,060 SF - 13,714 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.

LEASES SIGNED!

EVgo
FAST CHARGING

2901

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

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916.779.1000

AVAILABLE
916-779-1000

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

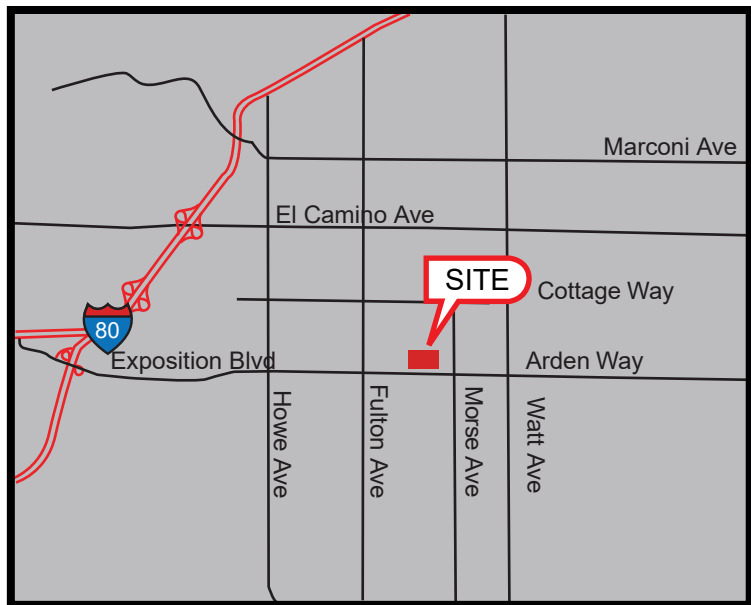
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FEATURES:

- Located at the corner of Arden Way and Avondale Ave
- Excellent exposure on busy Arden Way
- Abundant parking
- Good mix of national tenants in the surrounding area
- Strong daytime and residential population
- EVgo fast chargers on-site

PROPERTY DETAILS:

Ardendale Shopping Center on Arden Way, one of Sacramento’s busiest commercial corridors. The property contains a little more than 50,000 SF and is leased to seven tenants, two of which have operated at the Center since the mid-1990s. Ardendale enjoys a superb retail location on the north side of Arden Way where Average Daily Traffic exceeds 28,000 vehicles.



LEASE RATES:

2901 Arden Way	13,714 SF	\$15,771.00 (\$1.15 PSF, NNN)
2947 Arden Way	7,060 SF	\$ 9,107.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:

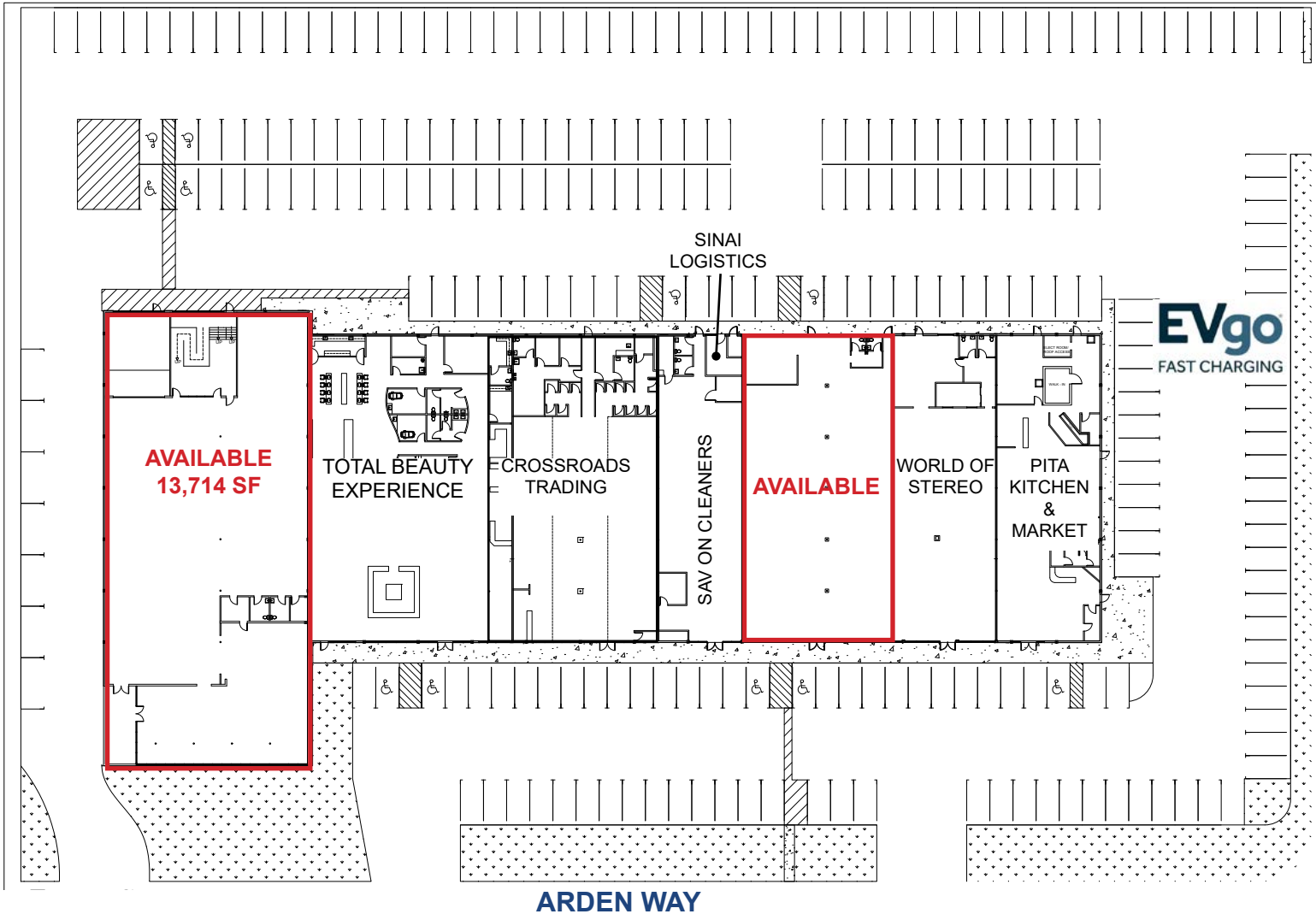
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	24,536	144,147	378,254
2025 Average HH Income:	\$94,607	\$120,707	\$118,374
Traffic Count @ Arden Way:	23,853		

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SITE PLAN



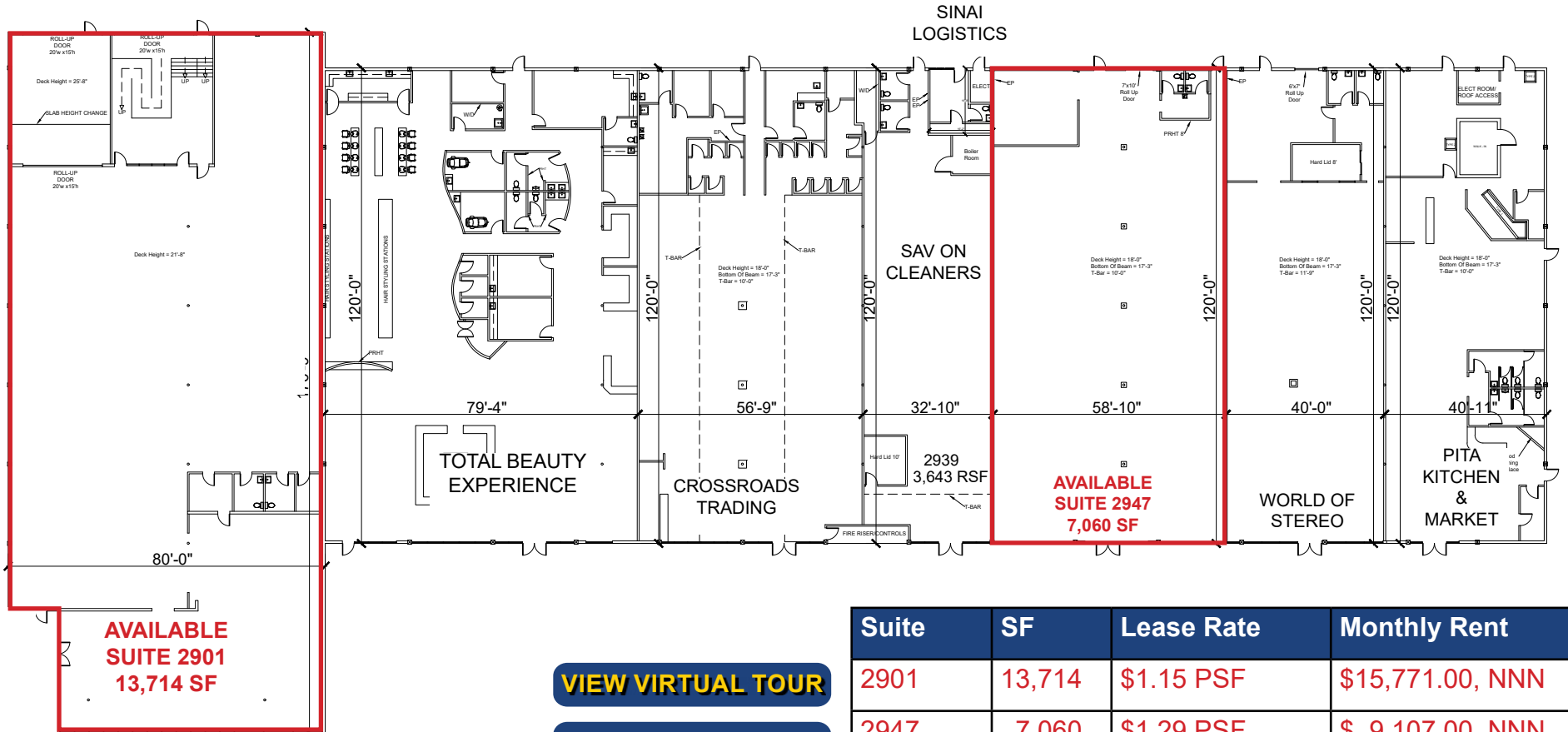
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FLOOR PLAN



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Suite	SF	Lease Rate	Monthly Rent
2901	13,714	\$1.15 PSF	\$15,771.00, NNN
2947	7,060	\$1.29 PSF	\$ 9,107.00, NNN

NNN costs are approximately \$0.43 PSF.

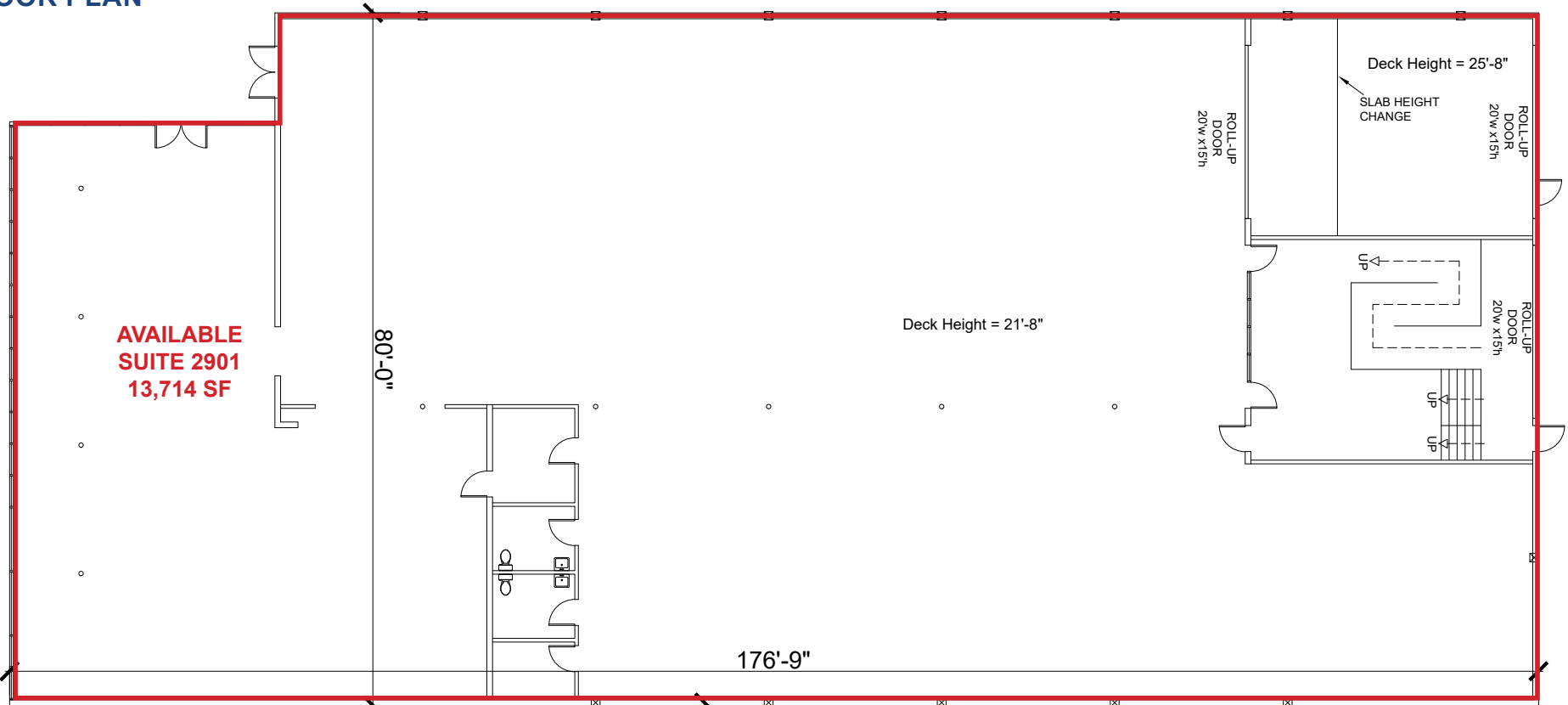
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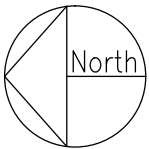
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