

# 2201 ARDEN WAY

Arden Way and Howe Avenue  
Sacramento, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# 2201 ARDEN WAY



**AVAILABLE!**

Located at the busy intersection of Arden and Howe in Sacramento, this former Walgreens property offers a prime commercial space with exceptional visibility and accessibility. The intersection is conveniently situated on the route to Downtown Sacramento and sees over 50,000 cars passing daily, ensuring high traffic exposure. The surrounding area is densely populated, with 23,000 residents and 13,000 employees within a 1-mile radius, providing a strong customer base. Additionally, the space is located adjacent to Cal Expo, which attracts over 2 million visitors each year as well as Howe Bout Arden and Arden Fair Mall which are home to Nordstrom Rack, HomeGoods, Ulta, Burlington, Michael's, Macy's, & JCPenney.

## DEMOGRAPHICS

	1-Mile <b>22,225</b> POPULATION	2-Mile <b>70,214</b> POPULATION	3-Mile <b>148,916</b> Saxon
	1-Mile <b>\$71,459</b> AVG. HH INCOME	2-Mile <b>\$92,599</b> AVG. HH INCOME	3-Mile <b>\$115,500</b> AVG. HH INCOME

	City of Sacramento <b>533,180</b> POPULATION
	City of Sacramento <b>220,431</b> EMPLOYEES

## TRAFFIC COUNTS

	<b>27,629 ADT</b> ARDEN WAY
	<b>29,854 ADT</b> HOWE AVENUE

PRESENTED BY:



A QUALITY RETAIL DEVELOPMENT BY:



# 2201 ARDEN

DOWNTOWN  
SACRAMENTO

POINT WEST OFFICES  
2.3M SQUARE FEET

ERICKSON INDUSTRIAL PARK  
5.6M SQUARE FEET

  
**CAL EXPO**  
2M VISITORS PER YEAR

**arden fair**  
1.1M SQUARE FEET OF RETAIL  
★ macy's JCPenney

POINT WEST PLAZA  
   
   
  

 MARKET SQUARE  
130,000 SQUARE FEET  
 

 **HBA**  
HOWE BOUT ARDEN  
NEW CENTURY THEATER  
NORDSTROM  
   
  
  


★  
14,358 S.F. AVAILABLE



  
Mercedes-Benz



CITY AERIAL

# 2201 ARDEN

arden fair

1.1M SQUARE FEET OF RETAIL

DSW  
DESIGNER SHOE WAREHOUSE

MARKET SQUARE  
130,000 SQUARE FEET

BEST BUY

ARGO

IN-N-OUT  
BURGER

Mimi's  
BISTRO • BAKERY

Chick-fil-A

WORLD MARKET

Mercedes-Benz  
of Sacramento

14,358 S.F. AVAILABLE



Jack  
in the box

27,629 ADT

27,407 ADT

ARDEN WAY

POINT WEST PLAZA  
HOBBY LOBBY  
FIVE BELOW  
DAISO  
KOHL'S  
OLD NAVY  
PETCO  
DAVID'S BRIDAL

Applebee's

The Container Store

MATTRESS FIRM

MOD PIZZA

Jamba

pinkberry

SmashBurger

Cafe Rio

Michael's

ULTA

Nike

HomeGoods

Pizza Hut

CENTURY  
THEATRES

Burlington

DEL TACO

Arby's

AMERICA'S  
TIRE

Carl's Jr.

metro  
by T-Mobile

ROUND TABLE  
PIZZA ROYALTY

29,127 ADT

29,854 ADT

HOWE AVE.

CAL EXPO  
2M VISITORS PER YEAR

INTERSECTION AERIAL

2201 ARDEN

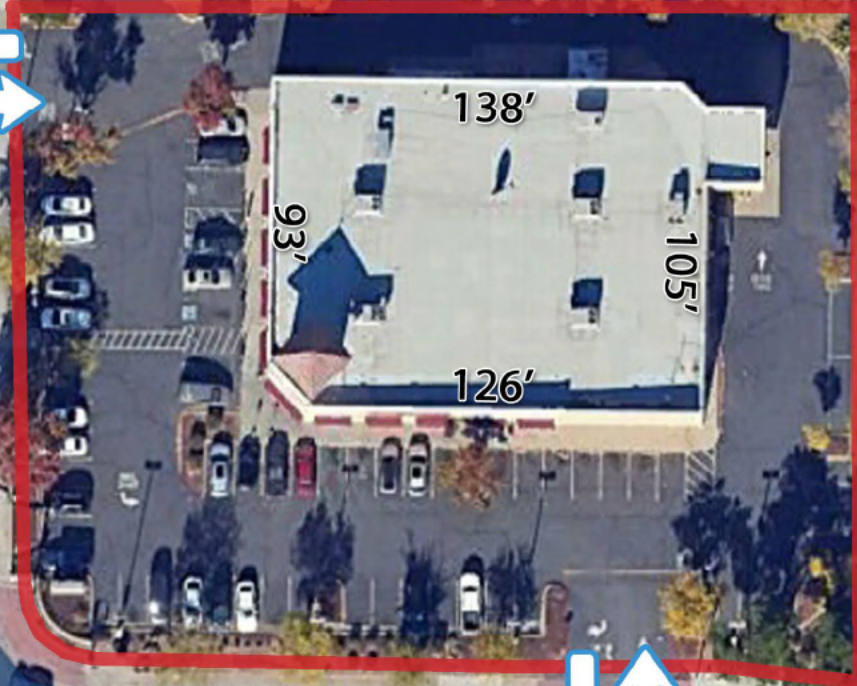
HOWE AVE.

29,127 ADT



27,407 ADT

ARDEN WAY



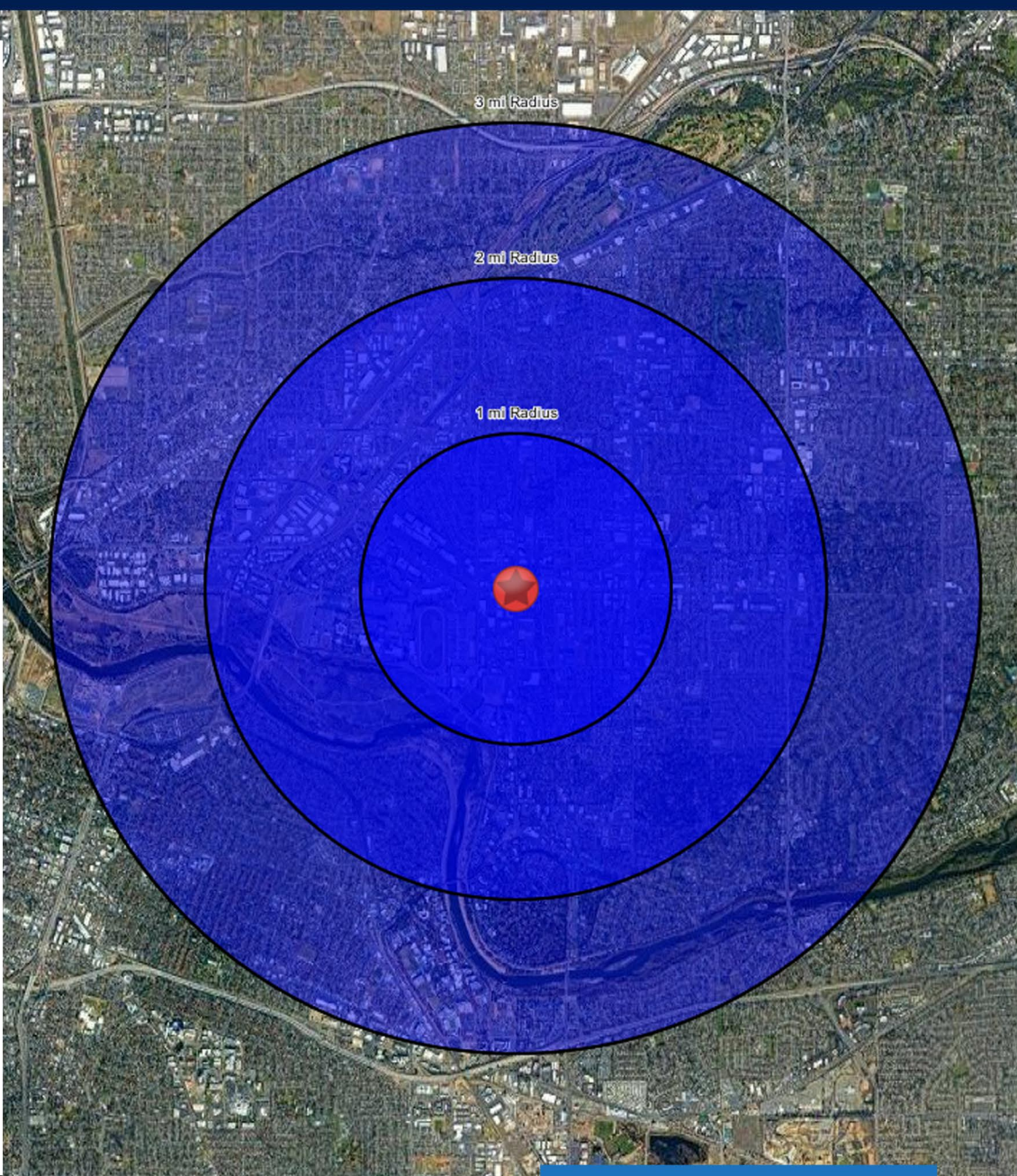
**PROPERTY**  
14,358 S.F. AVAILABLE  
FOR LEASE

DEMISED BUILDING

# 2201 ARDEN

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	22,225	70,214	148,916
2029 Projected Population	21,739	69,080	147,459
2020 Census Population	22,083	68,247	145,822
2010 Census Population	19,061	59,957	127,667
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	1.2%	1.2%	1.2%
2024 Median Age	31.5	35.4	36.3
<b>Households</b>			
2024 Estimated Households	9,043	30,110	60,702
2029 Projected Households	8,870	29,703	60,263
2020 Census Households	8,746	29,046	58,849
2010 Census Households	8,013	27,013	54,675
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	38.1%	47.7%	50.9%
2024 Estimated Black or African American	17.0%	12.8%	10.8%
2024 Estimated Asian or Pacific Islander	15.7%	14.4%	13.1%
2024 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.1%
2024 Estimated Other Races	27.9%	24.0%	24.2%
2024 Estimated Hispanic	28.2%	24.2%	24.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$71,459	\$92,599	\$115,500
2024 Estimated Median Household Income	\$58,195	\$70,899	\$84,477
2024 Estimated Per Capita Income	\$29,195	\$39,937	\$47,448
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	10.0%	8.0%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.8%	5.6%
2024 Estimated High School Graduate	25.1%	22.5%	20.8%
2024 Estimated Some College	22.7%	21.7%	21.2%
2024 Estimated Associates Degree Only	9.5%	8.8%	8.4%
2024 Estimated Bachelors Degree Only	17.1%	20.7%	22.4%
2024 Estimated Graduate Degree	8.4%	12.4%	15.1%
<b>Business</b>			
2024 Estimated Total Businesses	1,358	5,018	7,995
2024 Estimated Total Employees	13,224	39,162	67,285
2024 Estimated Employee Population per Business	9.7	7.8	8.4
2024 Estimated Residential Population per Business	16.4	14.0	18.6



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## DEMOGRAPHICS