



NORDSTROM
rack

HomeGoods
Burlington



Michael's
MAKE CREATIVITY HAPPEN
CENTURY
THEATRES

J.CREW

ULTA
BEAUTY

Visionworks



carter's



California
FISH GRILL
CASUAL KITCHEN

pinkberry
Frozen yogurt

KURA
REVOLVING COUCH BAR
MATTRESSFIRM

smashburger

AspenDental
MUSIC EXCHANGE

HBA

SACRAMENTO, CA

HOWE BOUT ARDEN

2030 ARDEN WAY & 1537 HOWE AVE, SACRAMENTO, CA 95825

CBRE



PROPERTY INFORMATION

- ±370,977 SF regional power center
- Property stretches from Howe Ave to Ethan Way along Arden Way
- Close to Cal Expo, Arden Fair Mall
- Less than 1 mile to Business 80 freeway
- Daytime Population within 3-miles: 173,441
- Anchor tenants include: Nordstrom Rack, Home Goods, Michaels, Century Theaters, and Burlington



AVAILABLE SPACES

Building B

- Suite 145 ±893 SF
- Suite 150 ±883 SF
- Suite 155 ±1,447SF
- Suite 123 ±6,800 SF (ground)
±2,000 SF (mezz.)
±2,400 SF (patio)

Shops 1C

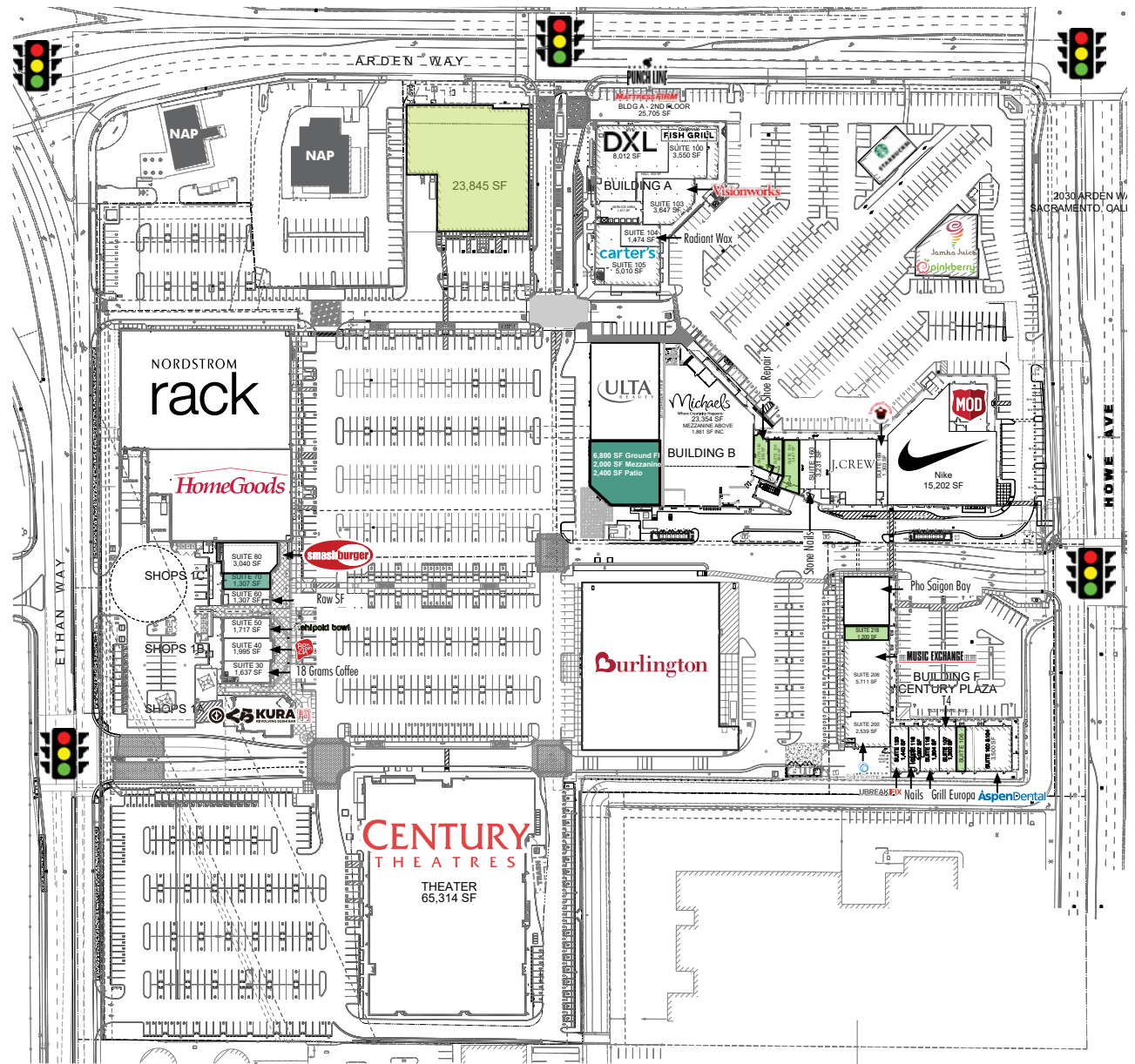
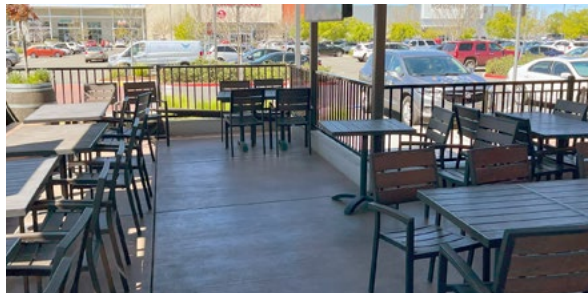
- Suite 70 ±1,307 SF - Restaurant

Building F - Century Plaza

- Suite 106 ± 900 SF
- Suite 218 $\pm 1,200$ SF

Building 2

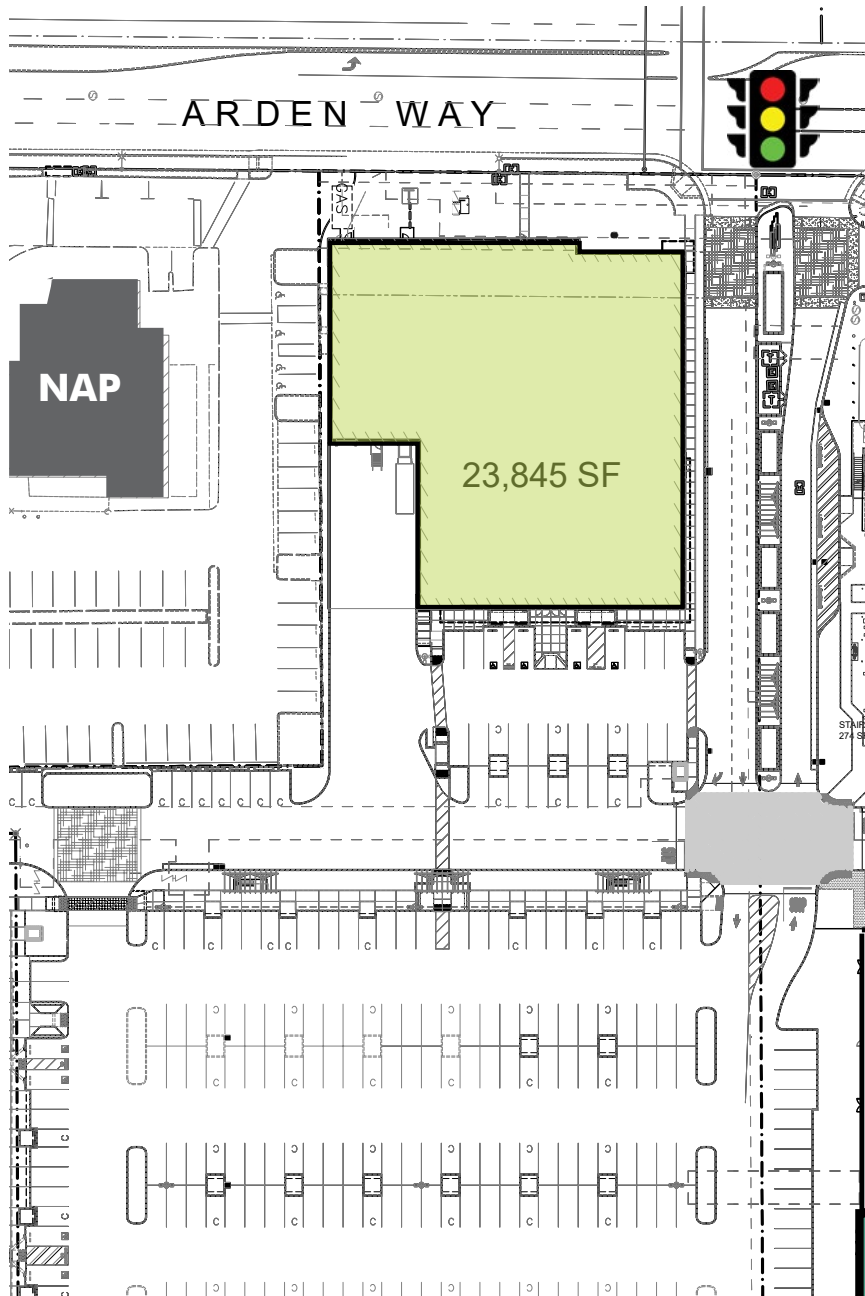
- Anchor $\pm 23,845$ SF



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

SITE PLAN | BUILDING 2

NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



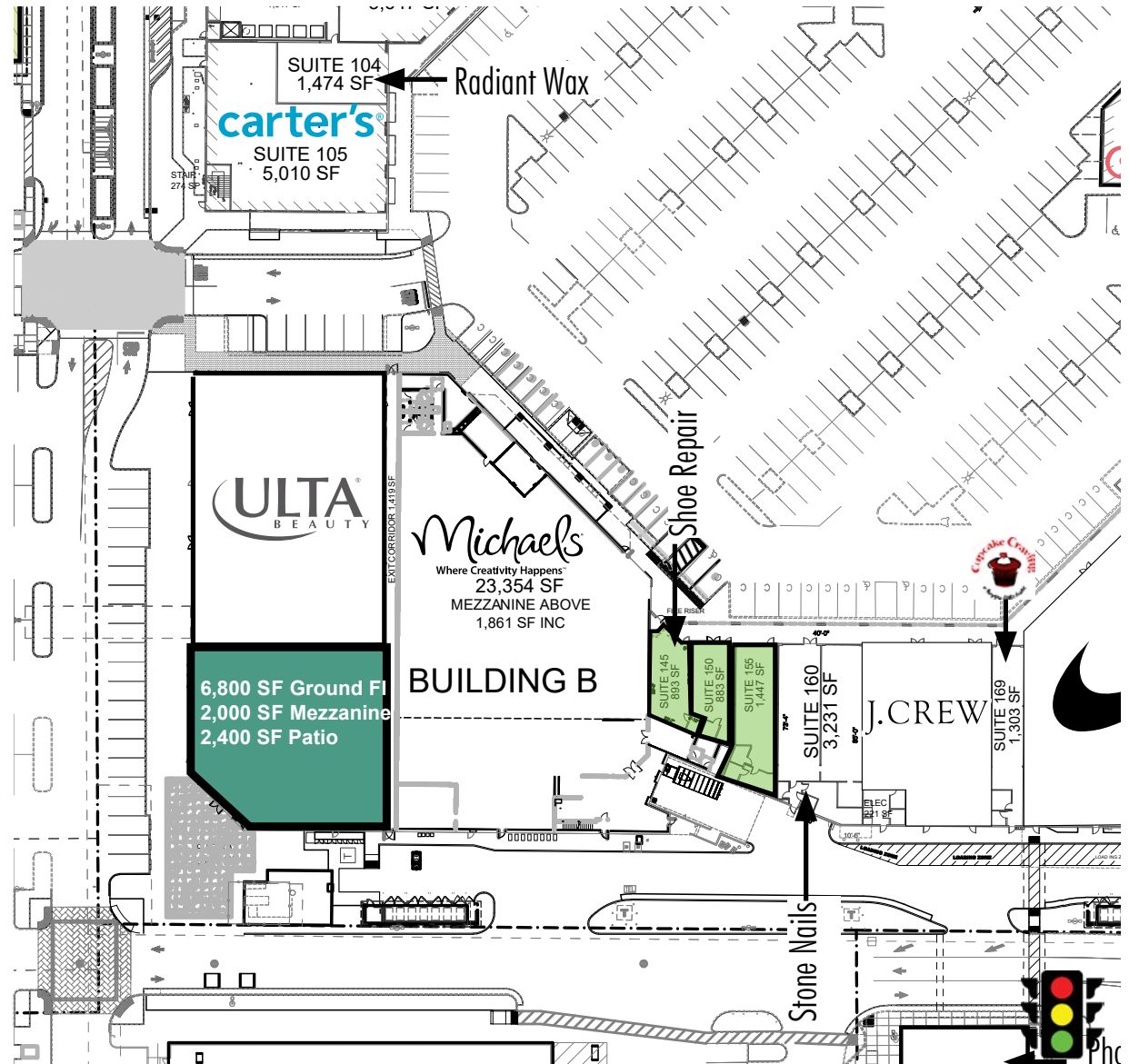
SITE PLAN | BUILDING B

AVAILABLE SPACES

- Suite 145 ±893 SF
- Suite 150 ±883 SF
- Suite 155 ±1,447SF
- Suite 123 ±6,800 SF (ground)
±2,000 SF (mezz.)
±2,400 SF (patio)

 RETAIL SPACE

 RESTAURANT SPACE

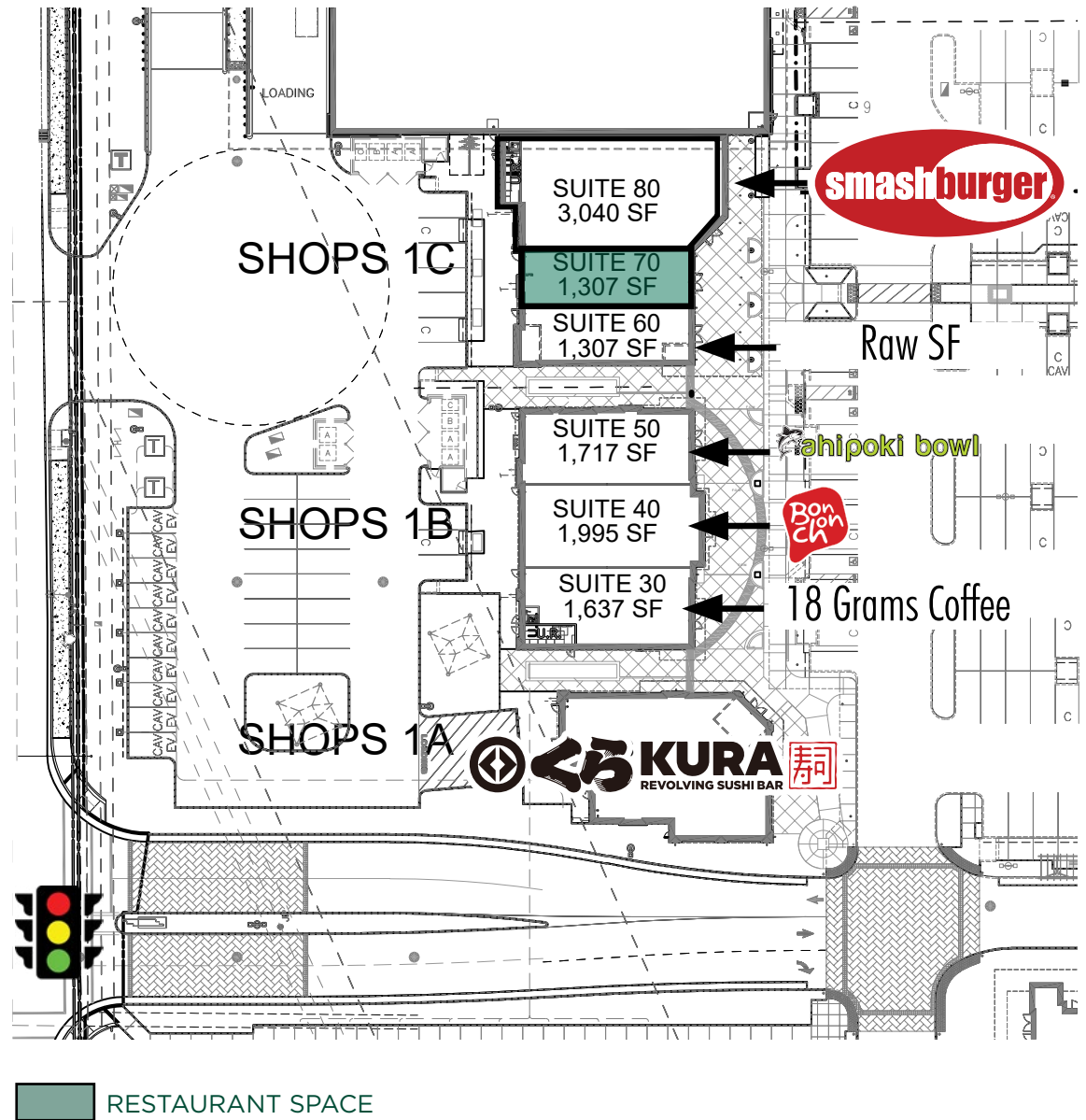


NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

SITE PLAN | SHOPS 1C

AVAILABLE SPACES

- Suite 70 ±1,307 SF - Restaurant

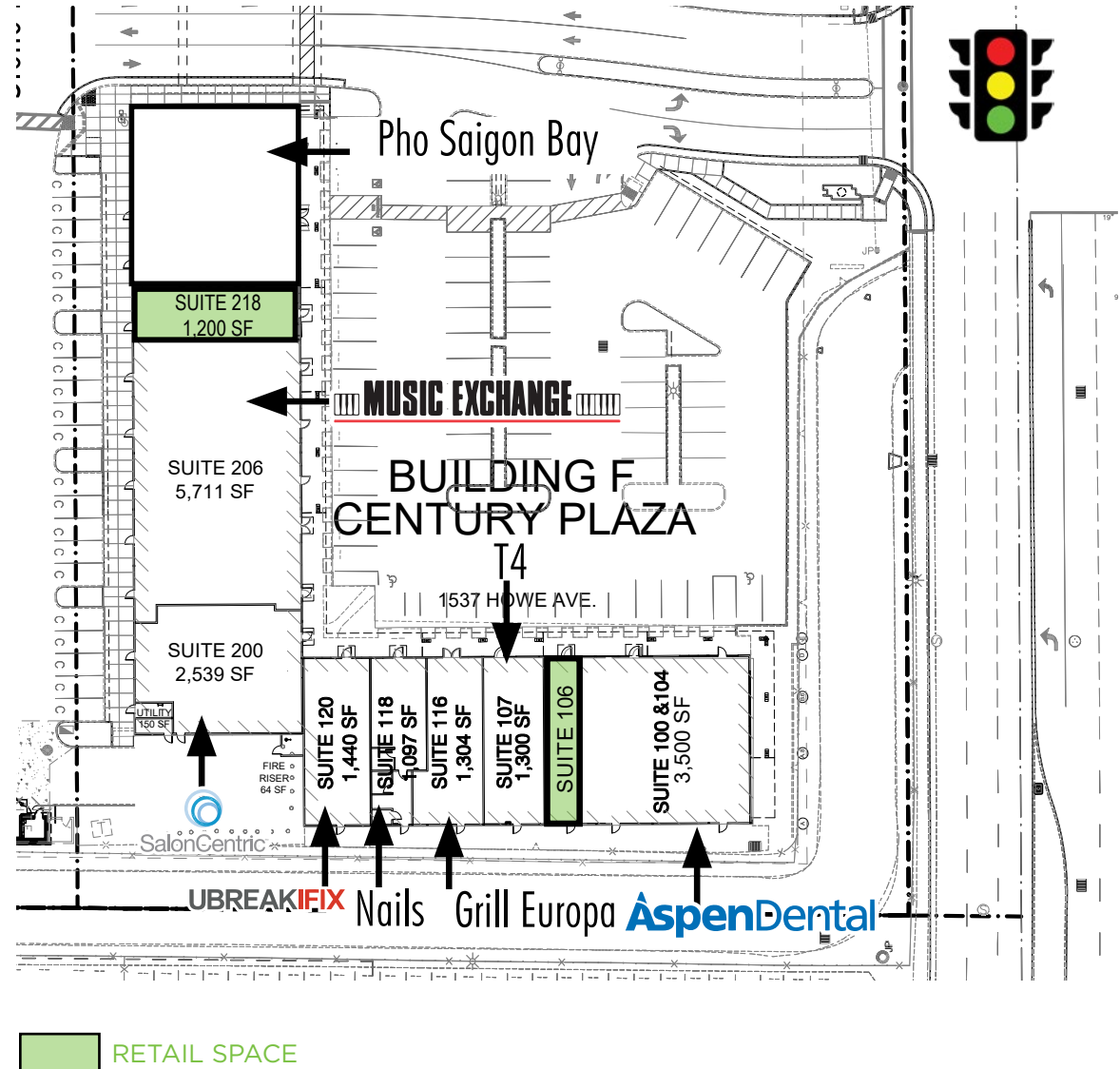


NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

SITE PLAN | BUILDING F - CENTURY PLAZA

AVAILABLE SPACES

- Suite 106 ±900 SF
- Suite 218 ±1,200 SF



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



AREA INFO



DEMOGRAPHICS (5 MI.)



400,487
POPULATION



157,543
HOUSEHOLDS



536,141
DAYTIME POPULATION



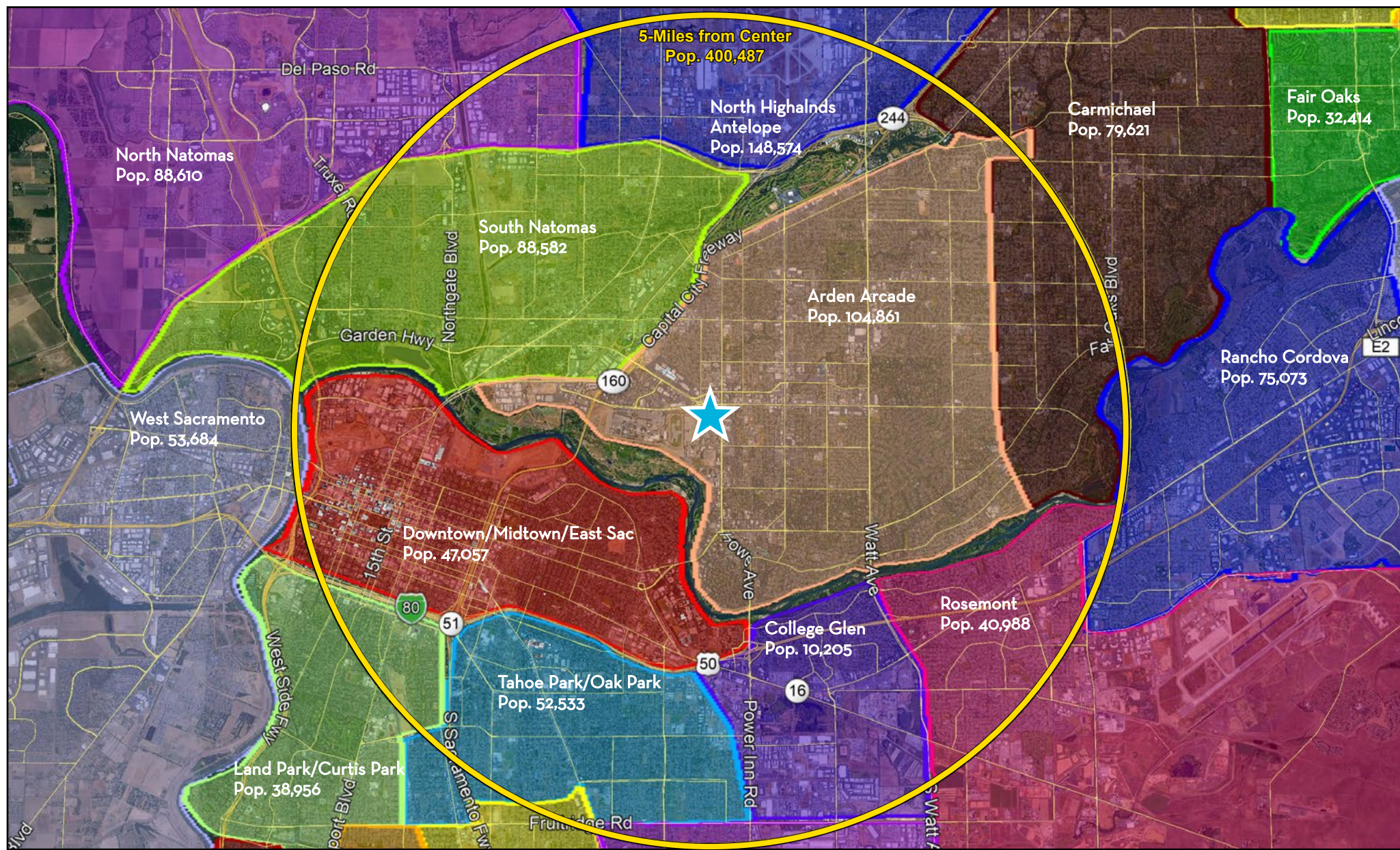
\$103,206
AVG. HOUSEHOLD INCOME



21,538
BUSINESSES



REGION OVERVIEW



AERIAL VIEW

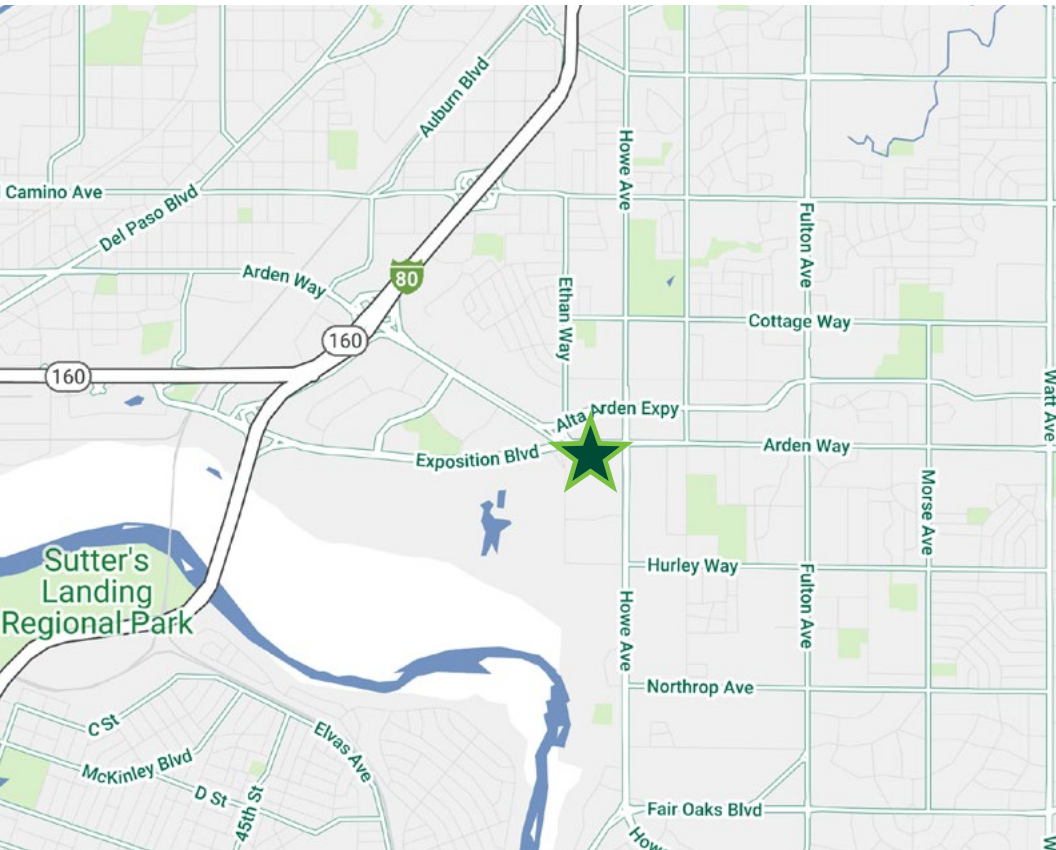


HBA | HOWE BOUT ARDEN

2022 TRAFFIC COUNTS

Arden Way	38,503 ADT
Howe Ave	35,091 ADT

Source: CoStar



HBA

HOWE BOUT ARDEN

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