

ARDEN WAY, PRIME RETAIL SIGNAGE

2270 Arden Way | Sacramento, CA



MOTIVATED LEASE RATES

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HendersonCRE Virtual Tour
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GQNorth
real estate

THE SPACE

Location 2270 Arden Way, Sacramento , CA, 95825
 COUNTY Sacramento

HIGHLIGHTS

- The property is located near the center of the newly developed corridor of Arden Way. The space allows for excellent exposure onto Arden Way. The Arden corridor is a strong trade area. It is also walking distance to major banks, retailers (Arden Fair Mall), restaurants & entertainment (Cal Expo, Century Movie Theater).
- Motivated Lease Rates for this location. \$1.35/NNN
- Abatement rent in exchange for certain businesses
- Call for details 916-798-8559 Lu Ann Henderson



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,350	135,215	367,751



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$56,424	\$86,610	\$84,816



NUMBER OF HOUSEHOLDS

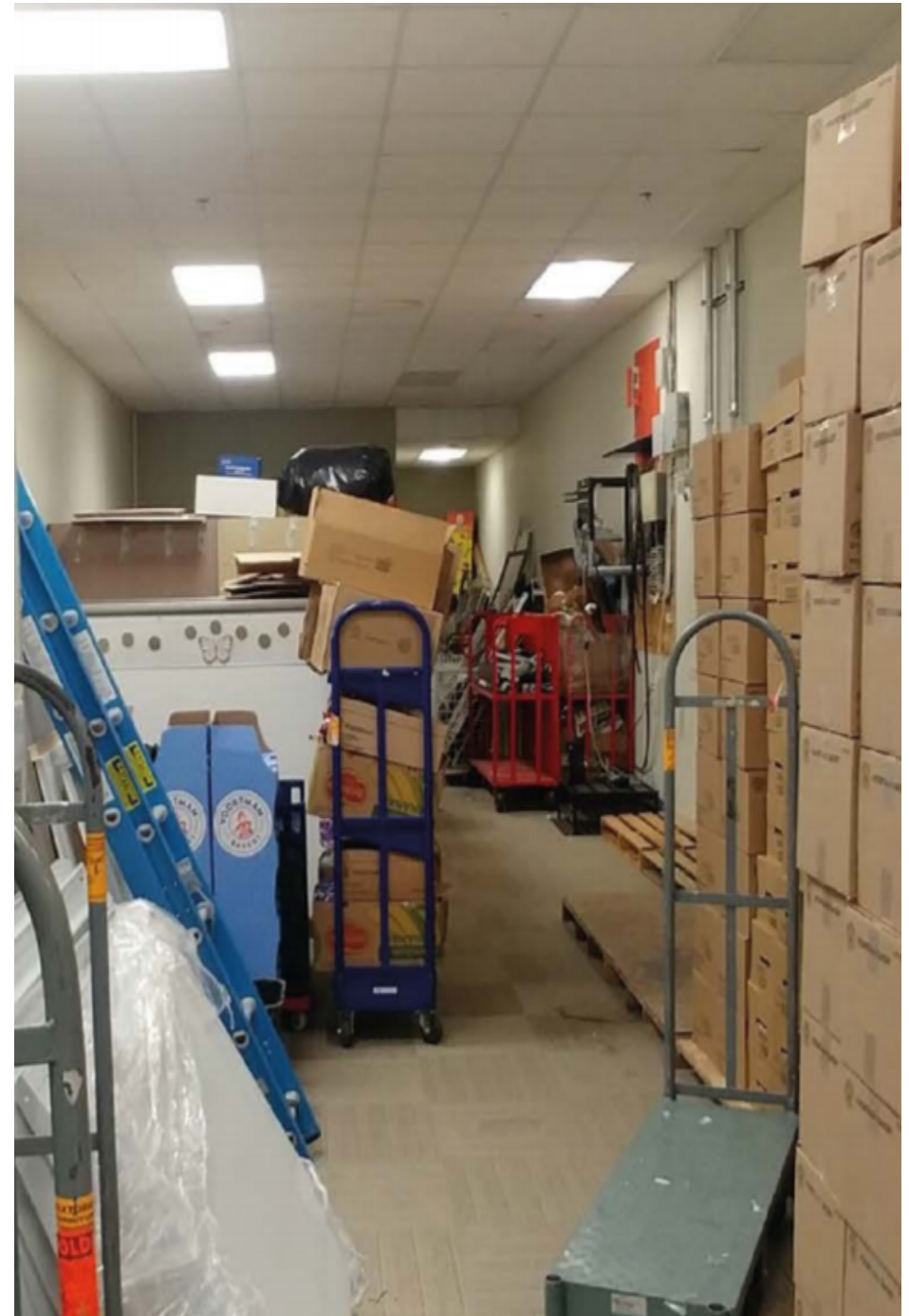
1.00 MILE	3.00 MILE	5.00 MILE
9,478	57,704	150,335

PROPERTY FEATURES

CURRENT OCCUPANCY	1.00 %
TOTAL TENANTS	3
BUILDING SF	9,555
GLA (SF)	3,000
LAND SF	36,266
LAND ACRES	0.833
YEAR BUILT	2002
ZONING TYPE	LC
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

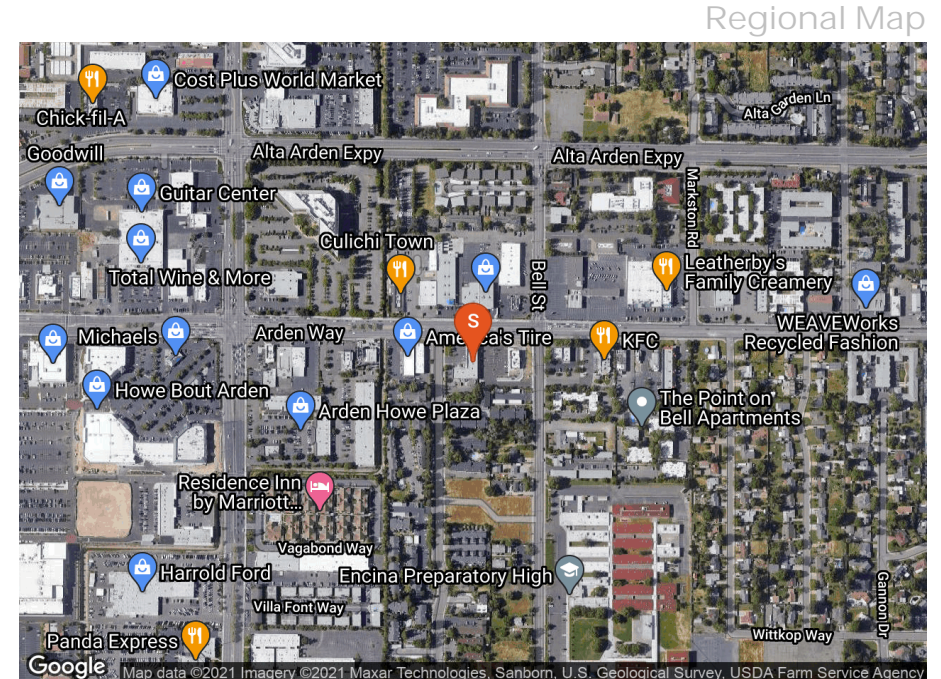
NEIGHBORING PROPERTIES

NORTH	Hustler / Goodwill
SOUTH	Centerline Tire / America Tire
EAST	Carls Jr
WEST	Apartments



Retail on Arden Way

- Close Proximity to Arden Fair Mall & Howe Bout Arden Shopping Centre
- Close Proximity to CALexpo and Century Theatres
- Close Proximity to Starbucks, Walgreens, Target, and Shopping Centers
- Ample Parking
- Convenient Ingress and Egress
- Traffic Counts Reach 35,000 Cars Daily
- Building signage visible from Arden Way
- 2 Bathrooms
- 2 Water Fountains
- Easy Access Exit Door
- Perfect Location For A Multitude Of Users
- \$1.35/ NNN Motivated to review all offers
- Visible from Arden Way
- 3,000 SF Available For Lease







GQ NORTH AVAILABLE
LU ANN HENDERSON 916.798.8559

2270



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Senior Vice President

DRE# 01912126

California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

Call/Text

Invest@HendersonCRE.com

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,430	129,178	350,929
2010 Population	20,761	127,877	345,838
2020 Population	22,350	135,215	367,751
2025 Population	23,135	139,116	381,352
2020 African American	3,394	12,573	38,812
2020 American Indian	256	1,483	4,503
2020 Asian	1,914	11,342	37,357
2020 Hispanic	8,067	34,722	99,691
2020 Other Race	3,857	15,436	44,504
2020 White	10,640	83,208	210,281
2020 Multiracial	2,080	10,012	28,684
2020-2025: Population: Growth Rate	3.45 %	2.85 %	3.65 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,994	8,566	19,536
\$15,000-\$24,999	1,126	5,739	14,684
\$25,000-\$34,999	1,072	5,092	12,038
\$35,000-\$49,999	1,509	6,741	18,455
\$50,000-\$74,999	1,510	8,739	24,902
\$75,000-\$99,999	867	6,367	18,123
\$100,000-\$149,999	857	7,743	21,996
\$150,000-\$199,999	314	4,063	10,077
\$200,000 or greater	230	4,654	10,525
Median HH Income	\$39,306	\$55,951	\$58,304
Average HH Income	\$56,424	\$86,610	\$84,816

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,878	60,585	153,720
2010 Total Households	8,968	55,133	142,265
2020 Total Households	9,478	57,704	150,335
2025 Total Households	9,758	59,123	155,577
2020 Average Household Size	2.35	2.30	2.39
2000 Owner Occupied Housing	1,980	26,045	67,686
2000 Renter Occupied Housing	7,324	31,392	77,958
2020 Owner Occupied Housing	2,024	25,543	67,672
2020 Renter Occupied Housing	7,453	32,160	82,663
2020 Vacant Housing	1,085	5,421	12,949
2020 Total Housing	10,563	63,125	163,284
2025 Owner Occupied Housing	2,111	26,432	70,064
2025 Renter Occupied Housing	7,646	32,691	85,513
2025 Vacant Housing	1,118	5,597	13,359
2025 Total Housing	10,876	64,720	168,936
2020-2025: Households: Growth Rate	2.90 %	2.45 %	3.45 %

Take a Virtual Tour
HendersonCRE.com



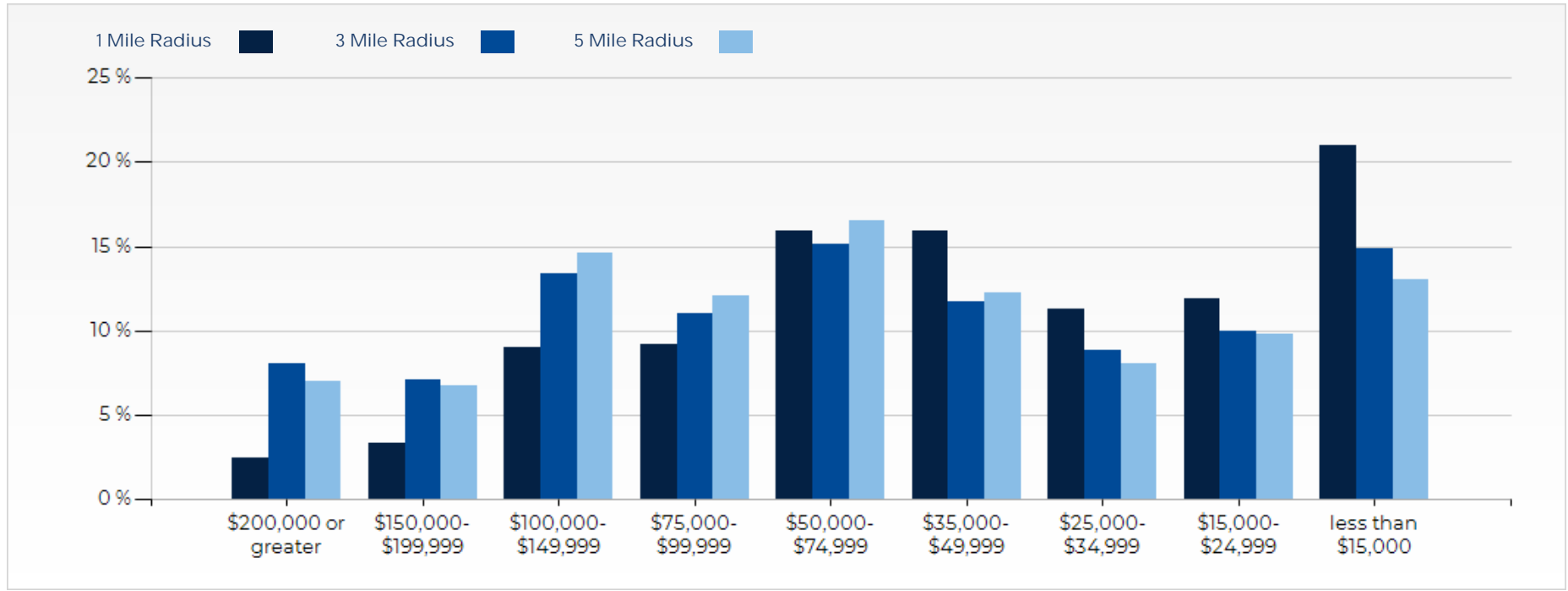
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,024	9,486	28,697
2020 Population Age 35-39	1,672	8,583	24,990
2020 Population Age 40-44	1,320	7,748	21,592
2020 Population Age 45-49	1,147	7,758	21,147
2020 Population Age 50-54	1,069	7,970	21,340
2020 Population Age 55-59	1,045	8,383	23,019
2020 Population Age 60-64	893	8,037	21,866
2020 Population Age 65-69	738	7,186	18,672
2020 Population Age 70-74	561	5,747	14,564
2020 Population Age 75-79	361	3,820	9,653
2020 Population Age 80-84	253	2,675	6,687
2020 Population Age 85+	300	3,635	8,653
2020 Population Age 18+	17,227	107,417	291,430
2020 Median Age	31	37	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,358	\$54,958	\$59,689
Average Household Income 25-34	\$61,060	\$75,774	\$78,929
Median Household Income 35-44	\$44,071	\$68,974	\$73,393
Average Household Income 35-44	\$62,969	\$97,065	\$96,484
Median Household Income 45-54	\$48,407	\$76,578	\$76,408
Average Household Income 45-54	\$67,187	\$112,113	\$105,209
Median Household Income 55-64	\$40,728	\$62,897	\$62,932
Average Household Income 55-64	\$56,315	\$98,957	\$91,710
Median Household Income 65-74	\$35,309	\$53,355	\$51,705
Average Household Income 65-74	\$49,388	\$83,669	\$78,739
Average Household Income 75+	\$37,192	\$63,434	\$63,012

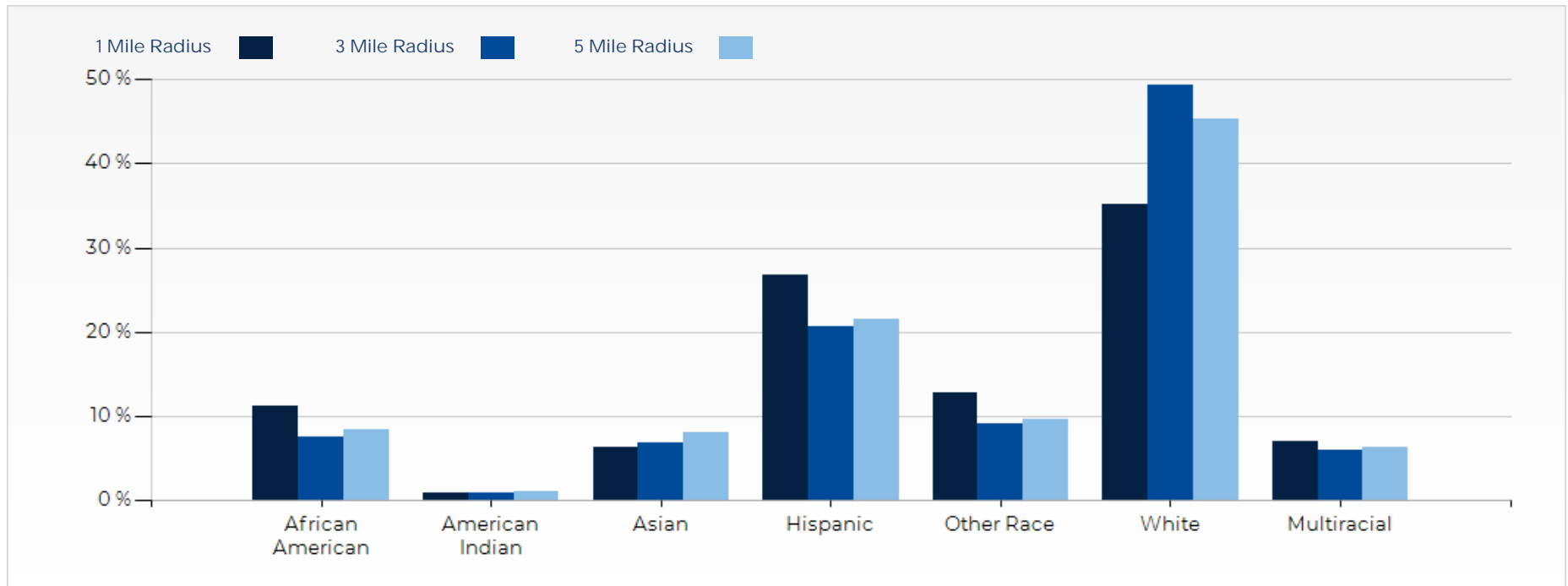
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,865	9,384	29,674
2025 Population Age 35-39	1,602	8,409	26,213
2025 Population Age 40-44	1,417	8,362	24,236
2025 Population Age 45-49	1,245	7,896	21,792
2025 Population Age 50-54	1,050	7,566	20,833
2025 Population Age 55-59	1,013	7,811	21,139
2025 Population Age 60-64	953	8,113	21,837
2025 Population Age 65-69	787	7,509	20,050
2025 Population Age 70-74	618	6,509	16,793
2025 Population Age 75-79	463	5,104	12,958
2025 Population Age 80-84	295	3,299	8,141
2025 Population Age 85+	276	3,627	8,754
2025 Population Age 18+	17,898	110,825	302,525
2025 Median Age	30	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,444	\$60,119	\$65,855
Average Household Income 25-34	\$66,049	\$83,586	\$87,397
Median Household Income 35-44	\$46,884	\$73,725	\$78,197
Average Household Income 35-44	\$67,933	\$104,471	\$104,841
Median Household Income 45-54	\$51,460	\$81,186	\$81,722
Average Household Income 45-54	\$73,034	\$120,694	\$114,235
Median Household Income 55-64	\$43,164	\$69,132	\$68,561
Average Household Income 55-64	\$60,222	\$109,746	\$101,289
Median Household Income 65-74	\$36,821	\$56,517	\$55,029
Average Household Income 65-74	\$53,763	\$93,001	\$87,000
Average Household Income 75+	\$40,321	\$72,701	\$71,533

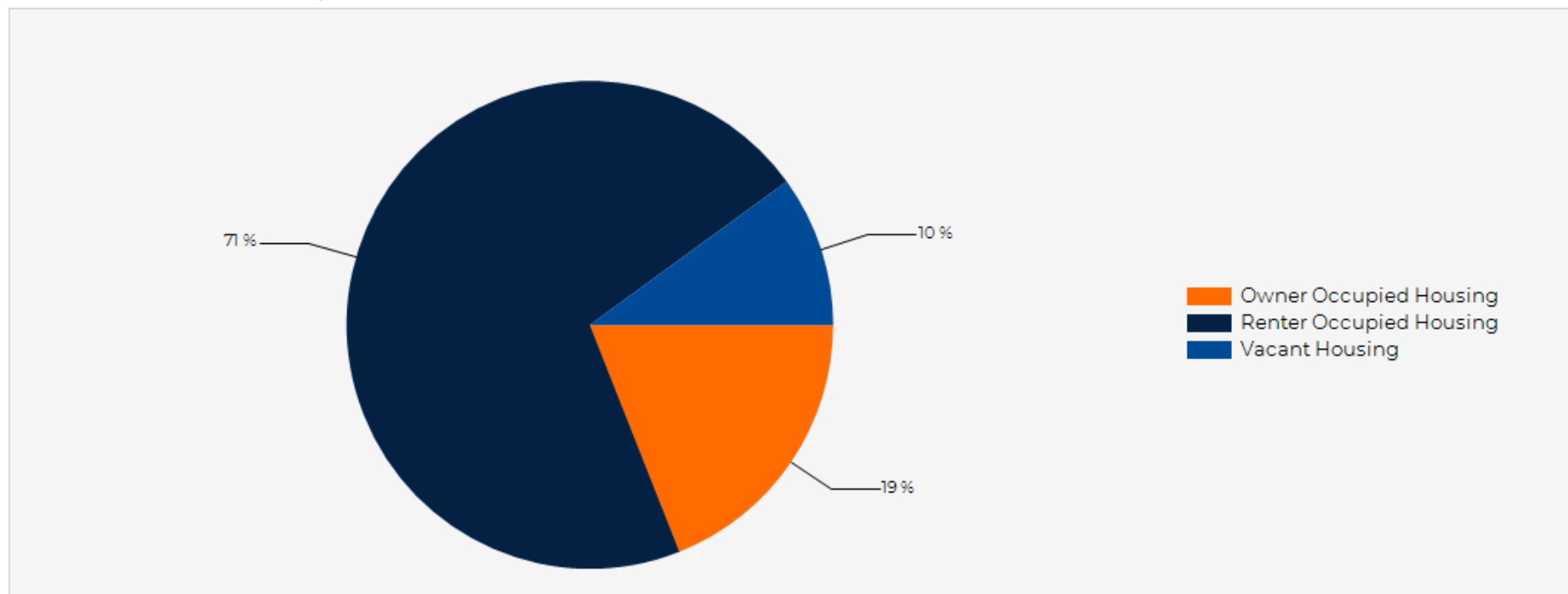
2020 Household Income



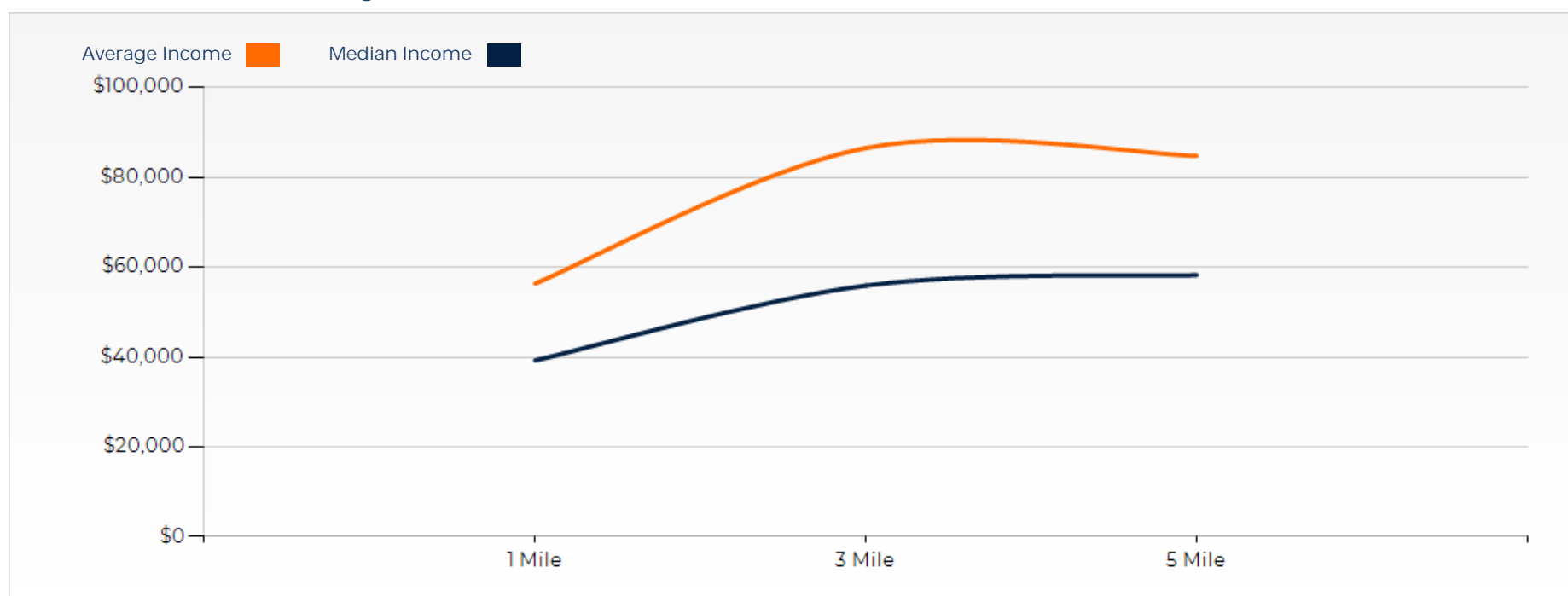
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Arden Way, Prime Retail Signage

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Exclusively Marketed by:



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