

TWO STORY - OFFICE OR APARTMENT USE

2391 Arden Way, Sacramento CA 95825

OFFERING MEMORANDUM

OFFICE - CITY APPROVED FOR APARTMENTS



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real estate

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2391 Arden Way Sacramento CA 95825
COUNTY	Sacramento
MARKET	Arden - Arcade
BUILDING SF	10,494 SF
LAND ACRES	0.493
LAND SF	21,466 SF
YEAR BUILT	1964
APN	278-0250-020-0000

FINANCIAL SUMMARY

PRICE	\$1,500,000
PRICE PSF	\$142.94

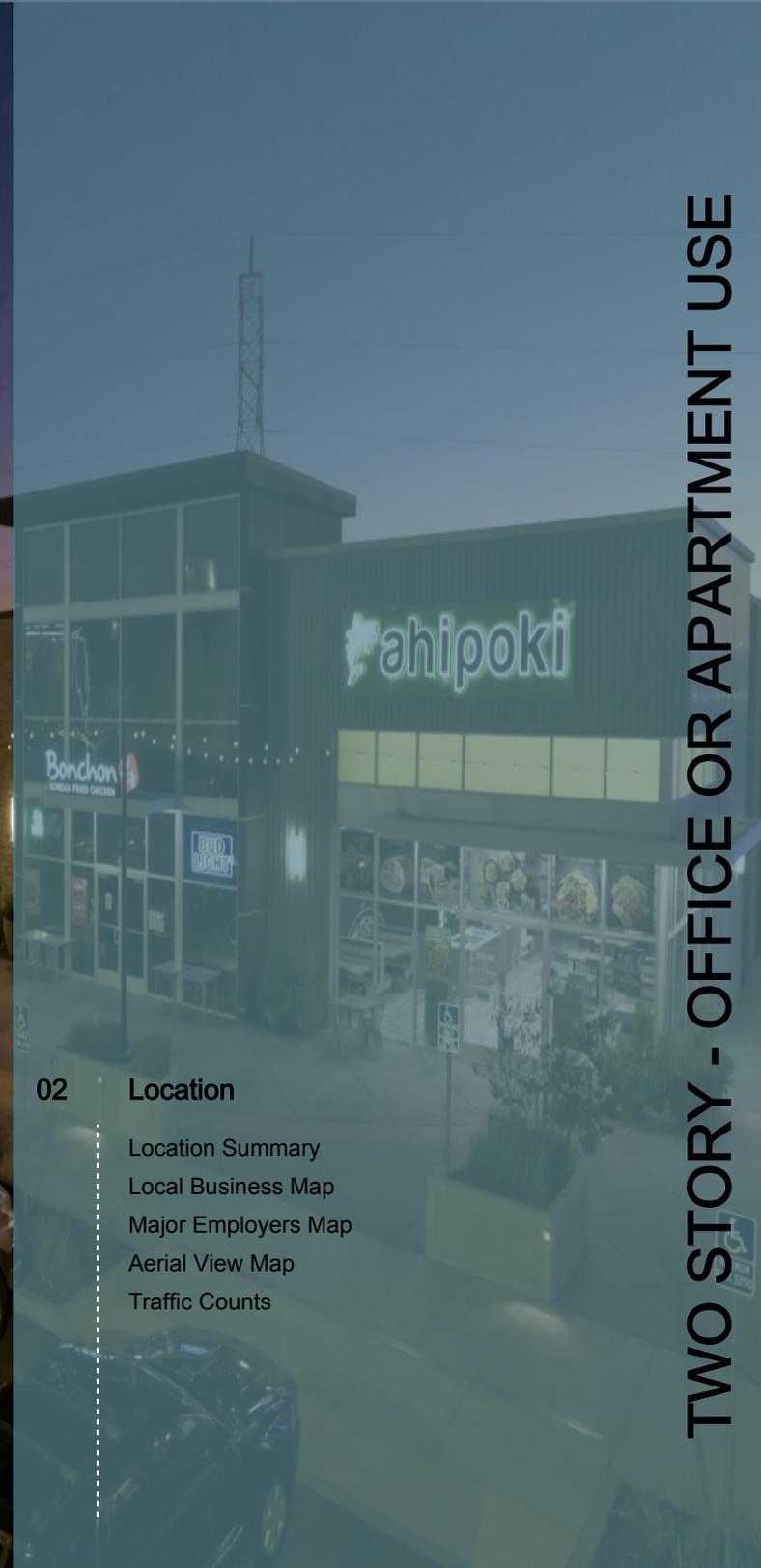
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	26,494	146,041	392,718
2025 Median HH Income	\$63,282	\$77,138	\$79,275
2025 Average HH Income	\$78,288	\$111,379	\$109,804

Office - Apartment Conversion

- ✓ 2391 Arden Way is a stunning investment opportunity located in the thriving city of Sacramento, California. Situated on a parcel totaling 21,466 square feet, this property features a gross building area of approximately 10,494 square feet. 2391 Arden Way offers 15 office spaces on a spacious corner lot at the intersection of Arden Way and Fulton Ave. The property has also been approved for rezoning to multi-family use and could be converted into 20 units, with 14 on the second level and 6 on the first. Sacramento is the sixth-largest city in California and the 35th largest city in the United States. It is considered one of the top rental markets in both California and the nation. This is largely due to an influx of residents from the San Francisco Bay Area and strong local job growth.

PERMISSION IS GRANTED TO USE

- ✓ The property is located at 2391 Arden Way, approximately 51 feet from the intersection of Arden Way and Wright Street, in the Arden Arcade Community. PERMISSION IS GRANTED TO USE THE SUBJECT LOCATION FOR THE FOLLOWING DESCRIBED USE: Multifamily Dwelling of 10 or fewer units, pursuant to Section 3.5.1.C of the Zoning Code. The property is currently vacant, except for one tenant on a month-to-month lease. It is ready for immediate owner use or development preparation.



02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts

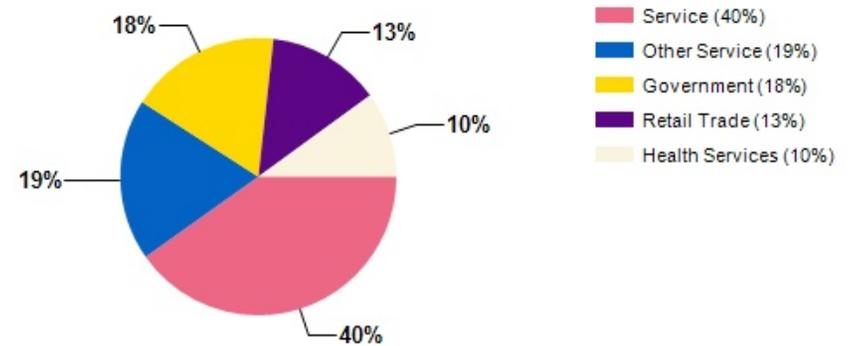
Arden Arcade Location

- ✓ The property is located on Arden Way, a prominent commercial corridor in Sacramento, known for its high traffic and visibility. Nearby retailers include national chains such as Target, Home Depot, and Best Buy, indicating a strong retail presence in the area. The property is situated near the Arden Fair Mall, a popular shopping destination that attracts significant foot traffic. Surrounding neighborhoods include established residential areas such as Arden Park and Wilhaggin, known for their affluent residents. The proximity to major highways such as Interstate 80 provides convenient access for customers, tenants, and employees, enhancing the property's accessibility and appeal.

Arden Mall and Howe 'Bout Arden

- ✓ The area is densely populated, with nearby residential neighborhoods, providing a built-in customer base for businesses in the vicinity. There are several hotels in close proximity to the property, including the Hilton Sacramento Arden West and the Courtyard by Marriott Sacramento Cal Expo, catering to potential visitors and guests. The property is situated near Arden Fair Mall, a popular shopping destination with major anchor stores such as Macy's, JCPenney, and Apple. Located just a couple of miles from the vibrant Howe 'Bout Arden shopping center, this property is near plentiful entertainment and food options and the two-story Arden Fair Mall, which features 165 retail stores.
- ✓ The location offers convenient access to major transportation routes, including Interstate 80, enhancing connectivity for both customers and employees. The freeways closest to Arden Fair Mall are I-80 and Highway 160 (Business Loop 80), which can be accessed via major arterial roads like Arden Way and Ethan Way. I-5 is also a major nearby freeway.

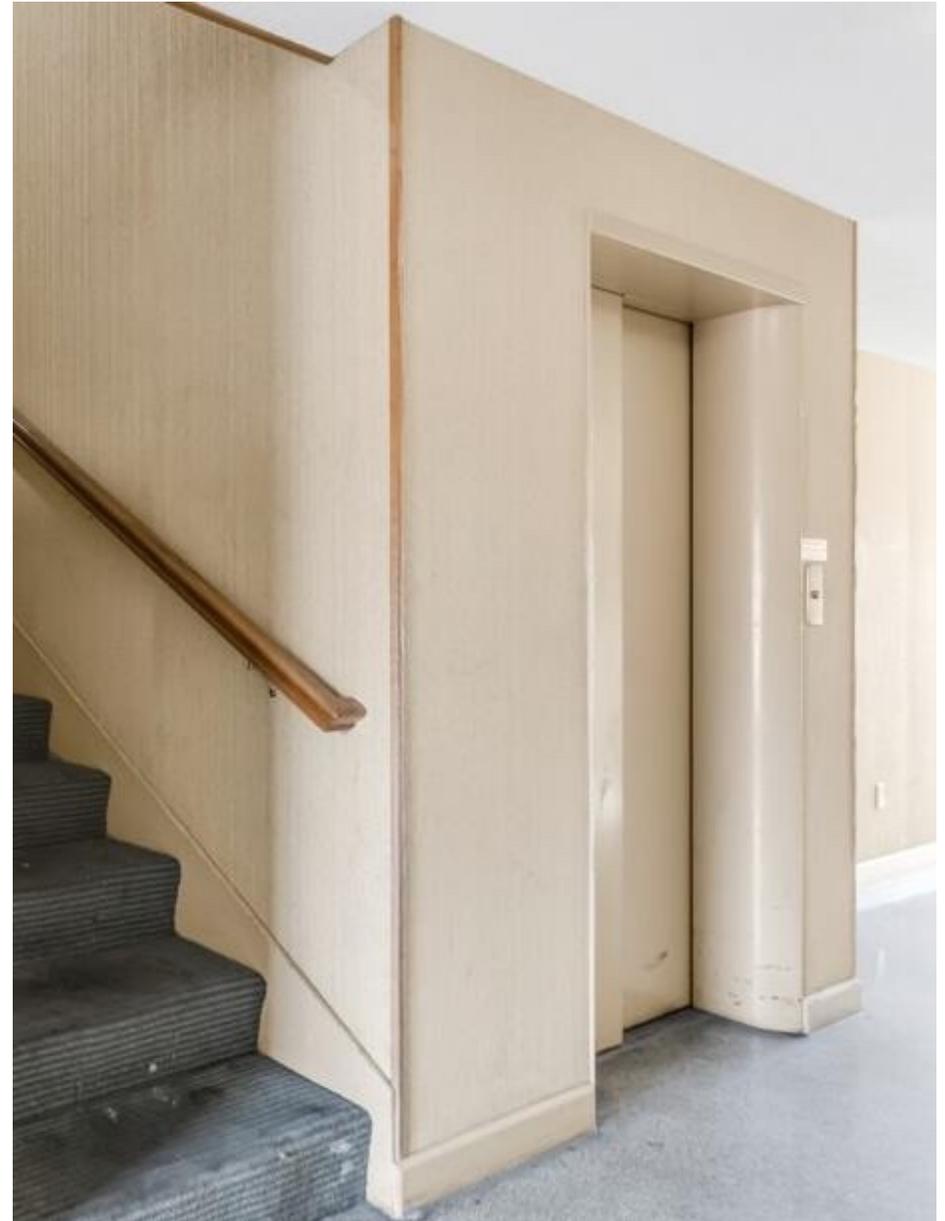
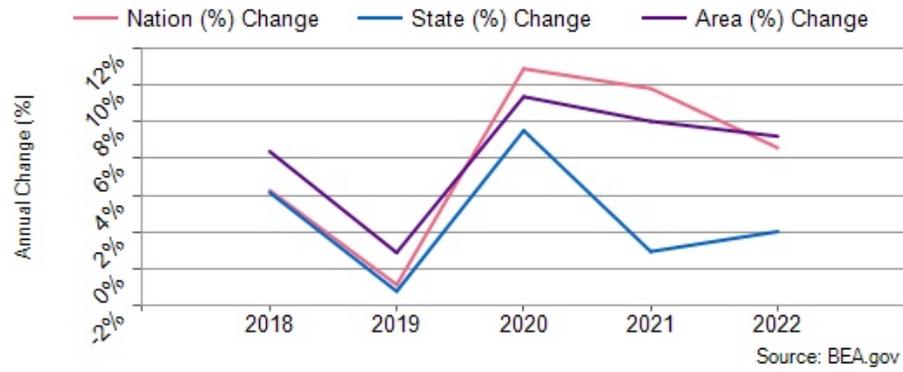
Major Industries by Employee Count

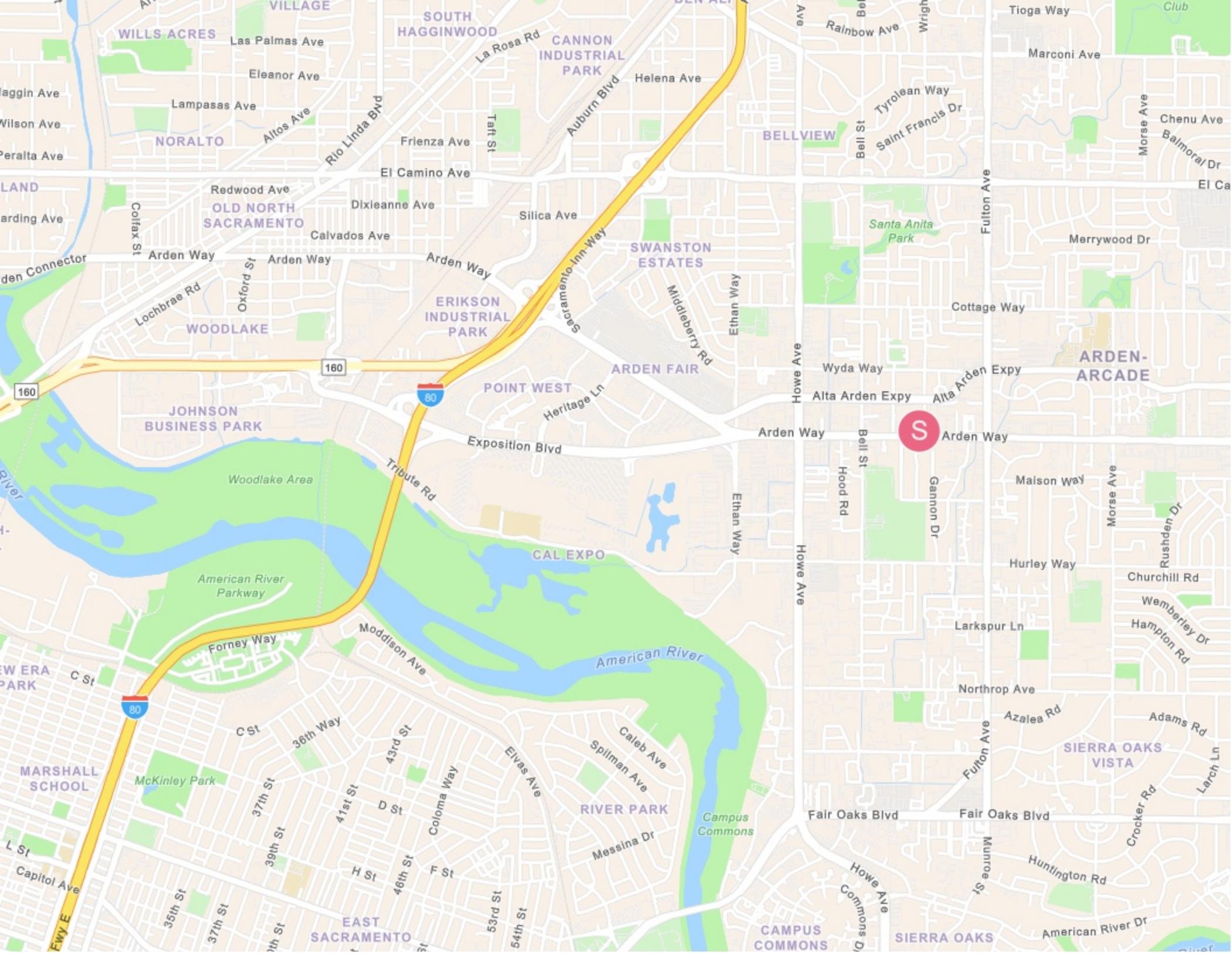


Largest Employers

State of California	113,610
UC Davis Health System	16,075
Kaiser Permanente	11,856
Sutter Health	10,129
Dignity Health	7,353
Intel Corporation	4,300
Raley's Inc. / Bel Air	2,624
Siemens Mobility Inc.	2,500

Sacramento County GDP Trend





WILLIS ACRES

SOUTH HAGGINWOOD

CANNON INDUSTRIAL PARK

BELLVIEW

OLD NORTH SACRAMENTO

WOODLAKE

ERIKSON INDUSTRIAL PARK

SWANSTON ESTATES

PT WEST

ARDEN FAIR

ARDEN-ARCADE

JOHNSON BUSINESS PARK

CAL EXPO

RIVER PARK

EAST SACRAMENTO

CAMPUS COMMONS

SIERRA OAKS

SIERRA OAKS VISTA

Las Palmas Ave

Lampasas Ave

Aillos Ave

Frienza Ave

El Camino Ave

Redwood Ave

Dixieanne Ave

Calvados Ave

Arden Way

Arden Way

Arden Way

Lochbrae Rd

Oxford St

Silica Ave

Middleberry Rd

Ethan Way

Cottage Way

Wyda Way

Alta Arden Expy

Arden Way

Woodlake Area

American River Parkway

Forney Way

Moddison Ave

American River

Ethan Way

Howe Ave

Bell St

Hood Rd

Gannon Dr

Maison Way

Morse Ave

Churchill Rd

Wemberley Dr

Hampton Rd

Larkspur Ln

Northrop Ave

Azalea Rd

Adams Rd

Fair Oaks Blvd

Fair Oaks Blvd

Huntington Rd

American River Dr

LAND

garding Ave

den Connector

160

80

NEW ERA PARK

MARSHALL SCHOOL

L St

Capitol Ave

Fwy E

35th St

37th St

39th St

41st St

43rd St

46th St

48th St

53rd St

54th St

C St

C St

36th Way

37th St

38th St

39th St

40th St

41st St

42nd St

43rd St

44th St

45th St

46th St

47th St

48th St

49th St

50th St

51st St

52nd St

53rd St

54th St

McKinley Park

C St

C St

36th Way

37th St

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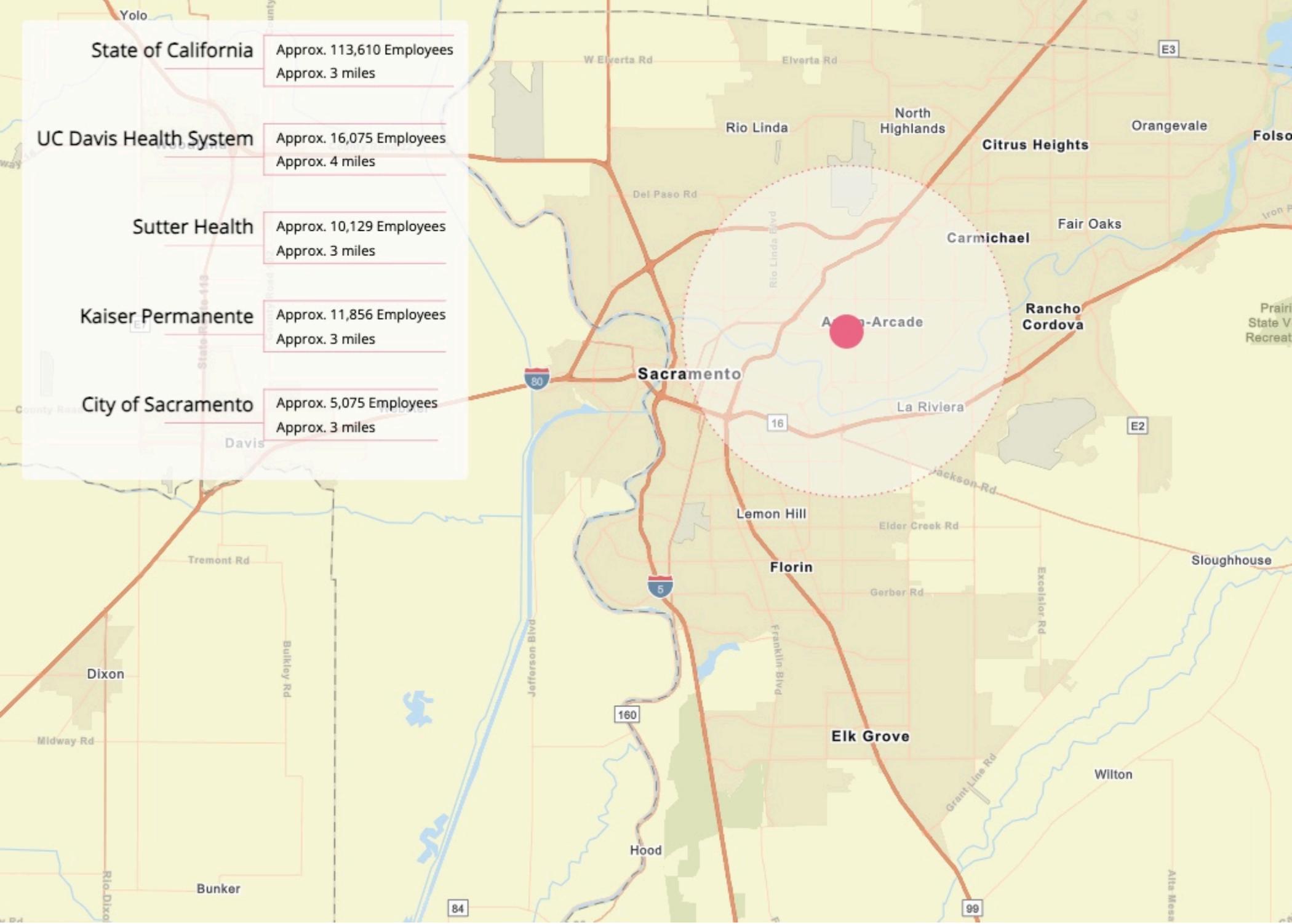
50th St

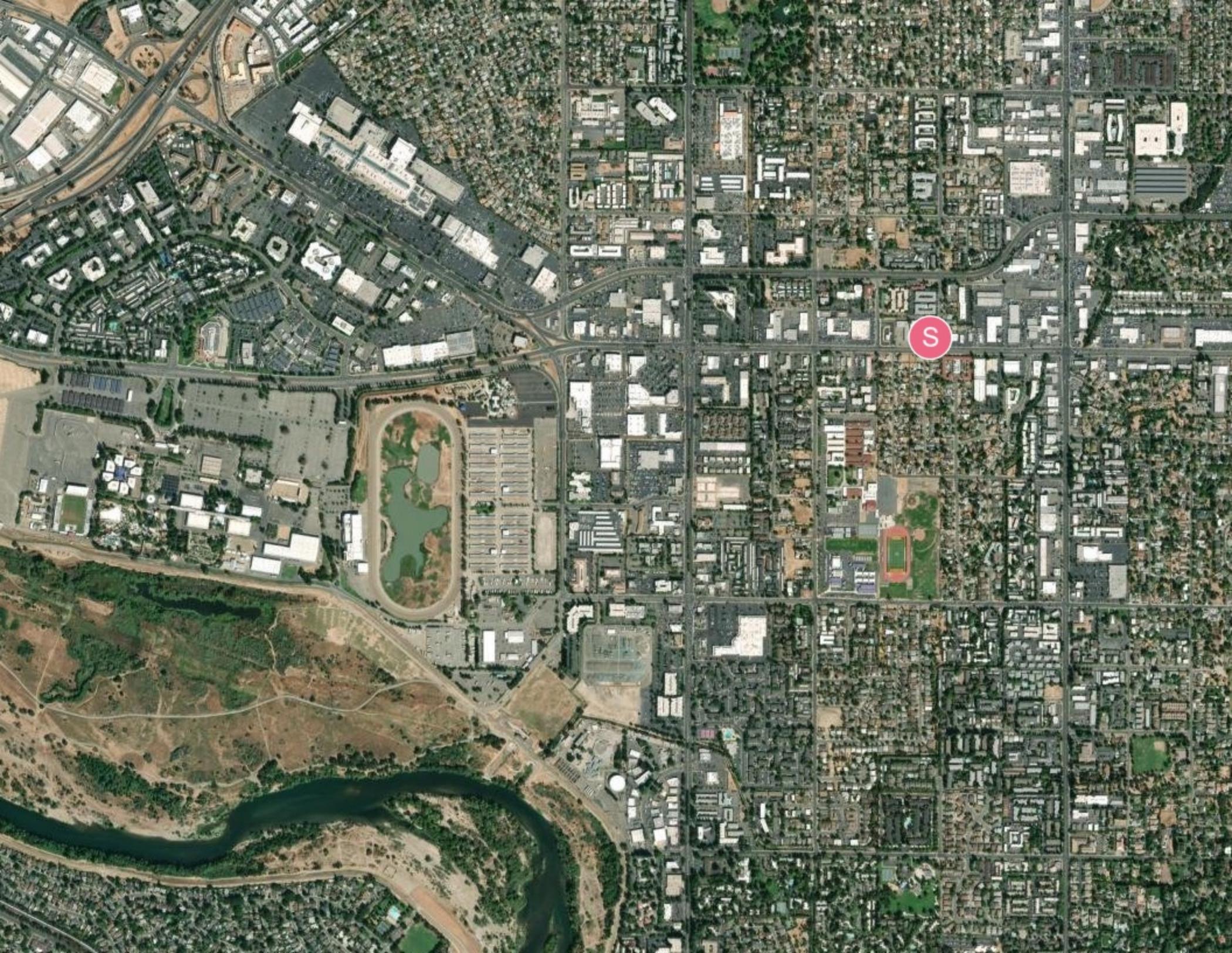
51st St

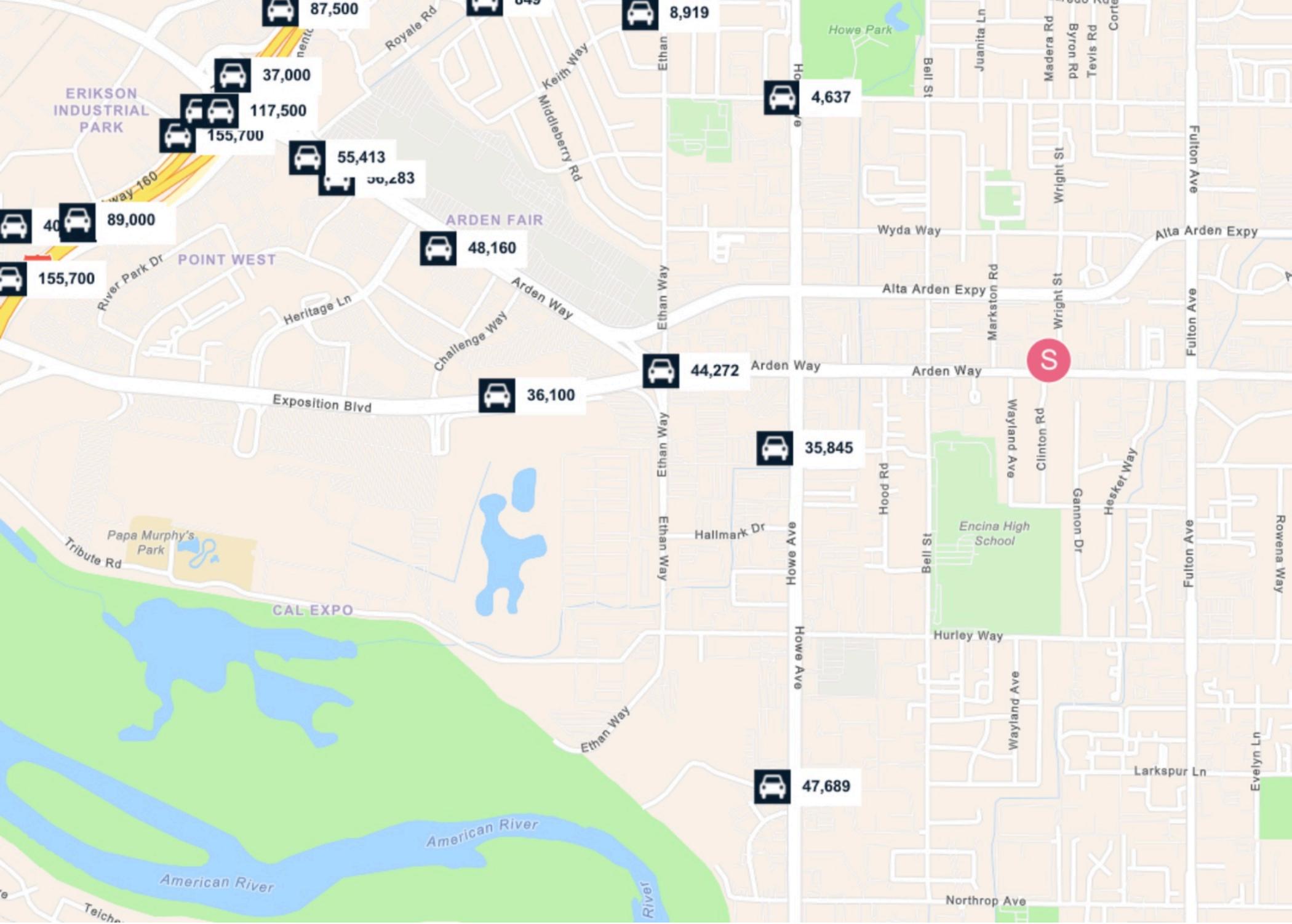
52nd St

53rd St

54th St









03

Property Description

- Property Features
- Floor Plan
- Property Images

GLOBAL

NUMBER OF UNITS	20
BUILDING SF	10,494
LAND SF	21,466
LAND ACRES	0.493
# OF PARCELS	1
YEAR BUILT	1964
ZONING TYPE	BP
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	Two
LOT DIMENSION	21,466
TRAFFIC COUNTS	44,000
CORNER LOT	Yes
PARKING COUNT	27 Stalls
NUMBER OF PADS	One
NUMBER OF INGRESSES	Three
NUMBER OF EGRESSES	Three

COMMERCIAL VITALS

NUMBER OF UNITS	20
CURRENT OCCUPANCY	1.00%
HVAC	20
FIRE SPRINKLERS	No
ELEVATOR	Yes One

NEIGHBORING PROPERTIES

NORTH	Residential / Apartments
SOUTH	Residential neighborhood
EAST	Weave Works - Commercial
WEST	Apartment Complex

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	27
ROOF	Composition

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

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📞 Sacramento (916) 798-8559

✉️ info@matrixcre.ai



ENTRY /SOUTH ELEVATION

1/4" = 1'-0" 3



NORTH ELEVATION

1/4" = 1'-0" 2



WEST ELEVATION

1/4" = 1'-0" 1



EAST ELEVATION

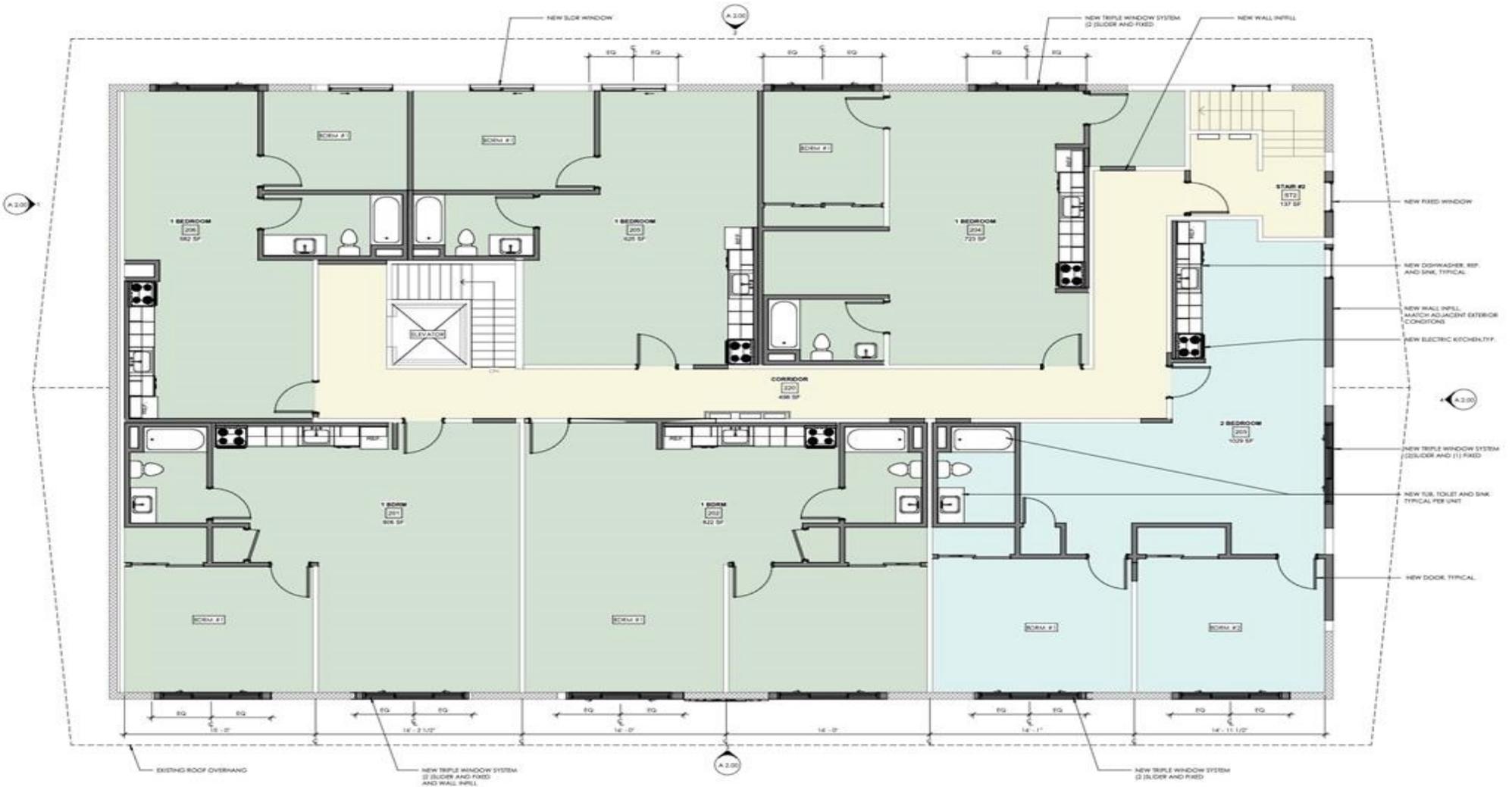
1/4" = 1'-0" 4

Location	Color	Code
Base Building Color	Light Grey	CAC80C
Existing Existing Door	Dark Grey	3000
Existing CMU - Accent 1	Dark Blue	3000
Existing CMU - Accent 2	Dark Blue	3000

COLOR LEGEND 1/4" = 1'-0"

D:\BEAL (PERSONAL.DWG, 2022) \Mobius Active (2023)\2005_Arden Apartments\1 - Drawings\2005_Arden Apt. 82_1_updated 9 UNITS.rvt

1. PLAN
2. SECTION
3. ELEVATION
4. ALL OTHERS
5. VERTICAL CURTAIN WALL
6. SHADING
7. ALUMINUM
8. ALUMINUM
9. FINISH
10. CURTAIN WALL
11. INSULATION
12. COORDINATION
13. TYPE
14. EXISTING
15. NEW



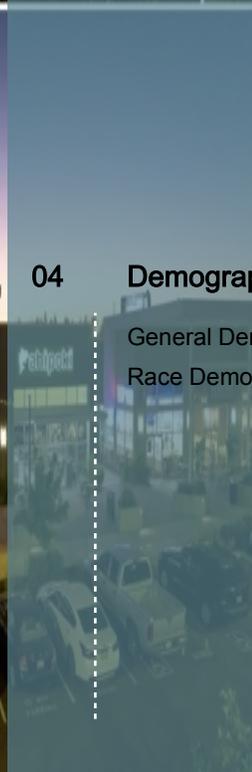
LEVEL 2 - NEW PLAN

1/8" = 1'-0" 1

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04

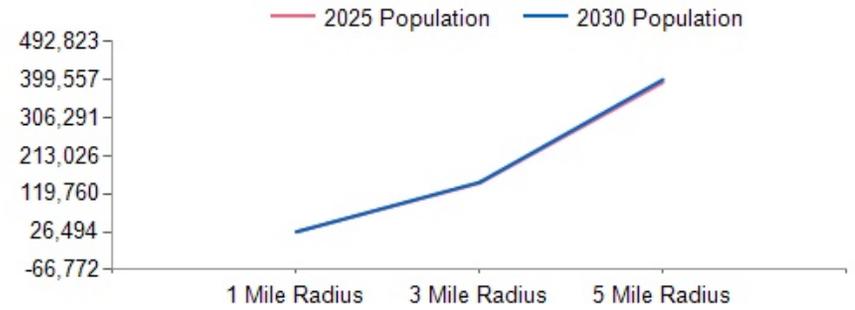
Demographics

General Demographics

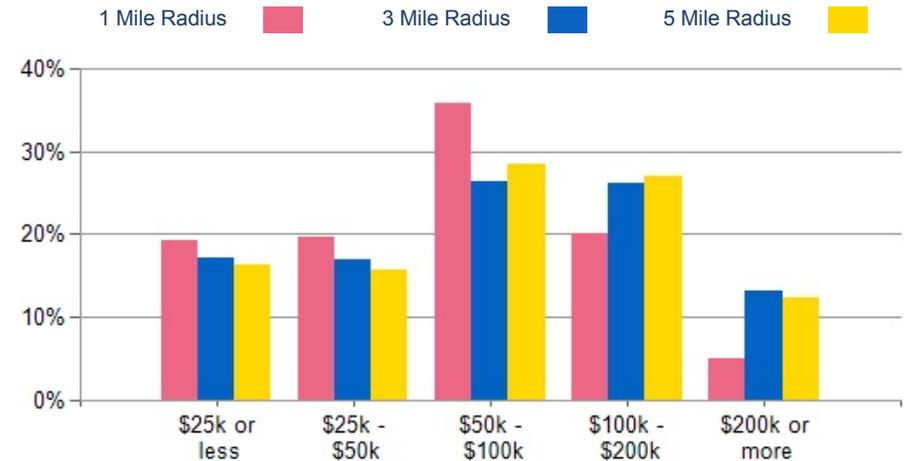
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,330	128,983	348,775
2010 Population	22,443	127,577	343,848
2025 Population	26,494	146,041	392,718
2030 Population	26,574	148,123	399,557
2025 African American	3,919	13,744	38,916
2025 American Indian	370	1,811	5,262
2025 Asian	3,863	16,683	44,720
2025 Hispanic	7,453	37,402	107,983
2025 Other Race	3,948	18,565	55,092
2025 White	9,778	71,812	185,509
2025 Multiracial	4,353	22,298	59,398
2025-2030: Population: Growth Rate	0.30%	1.40%	1.75%

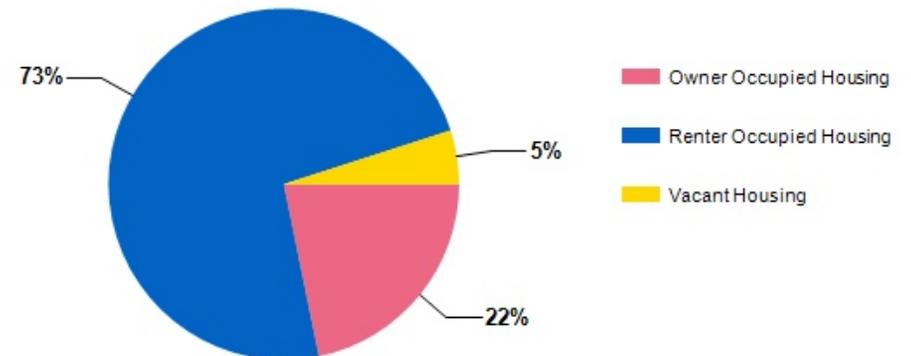
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,252	6,544	16,066
\$15,000-\$24,999	831	3,662	9,036
\$25,000-\$34,999	962	4,361	9,929
\$35,000-\$49,999	1,174	5,735	14,408
\$50,000-\$74,999	2,033	8,596	23,355
\$75,000-\$99,999	1,835	7,119	20,860
\$100,000-\$149,999	1,547	9,731	26,507
\$150,000-\$199,999	617	5,833	15,322
\$200,000 or greater	546	7,780	19,127
Median HH Income	\$63,282	\$77,138	\$79,275
Average HH Income	\$78,288	\$111,379	\$109,804



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

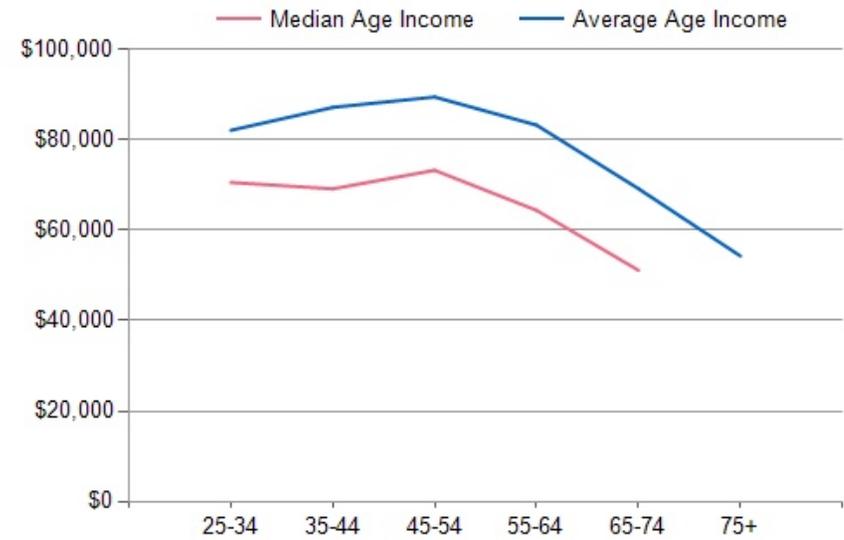
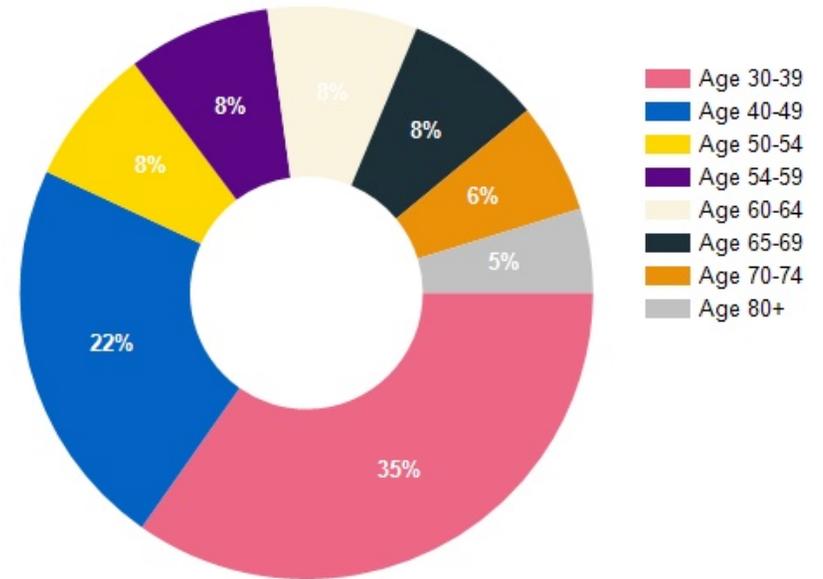


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,635	11,146	33,949
2025 Population Age 35-39	2,276	10,663	30,913
2025 Population Age 40-44	1,788	9,780	27,506
2025 Population Age 45-49	1,352	8,232	22,385
2025 Population Age 50-54	1,103	7,448	20,842
2025 Population Age 55-59	1,140	7,703	20,587
2025 Population Age 60-64	1,199	7,904	21,075
2025 Population Age 65-69	1,091	7,473	19,765
2025 Population Age 70-74	883	6,428	16,773
2025 Population Age 75-79	671	5,157	12,791
2025 Population Age 80-84	432	3,269	7,894
2025 Population Age 85+	502	3,210	8,310
2025 Population Age 18+	20,144	113,953	311,597
2025 Median Age	34	37	37
2030 Median Age	35	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,579	\$77,526	\$80,707
Average Household Income 25-34	\$82,122	\$102,095	\$104,267
Median Household Income 35-44	\$69,170	\$93,945	\$95,233
Average Household Income 35-44	\$87,203	\$128,302	\$126,967
Median Household Income 45-54	\$73,275	\$102,584	\$100,762
Average Household Income 45-54	\$89,500	\$140,739	\$133,592
Median Household Income 55-64	\$64,427	\$88,021	\$87,192
Average Household Income 55-64	\$83,272	\$127,427	\$121,384
Median Household Income 65-74	\$51,135	\$66,063	\$65,521
Average Household Income 65-74	\$69,211	\$101,247	\$97,925
Average Household Income 75+	\$54,310	\$80,263	\$79,520

Population By Age



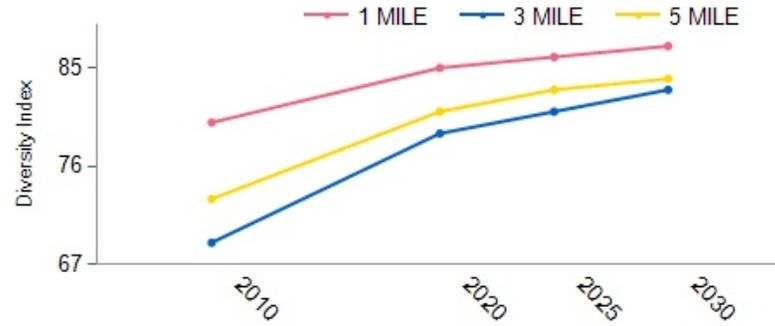
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	83	84
Diversity Index (current year)	86	81	83
Diversity Index (2020)	85	79	81
Diversity Index (2010)	80	69	73

POPULATION BY RACE



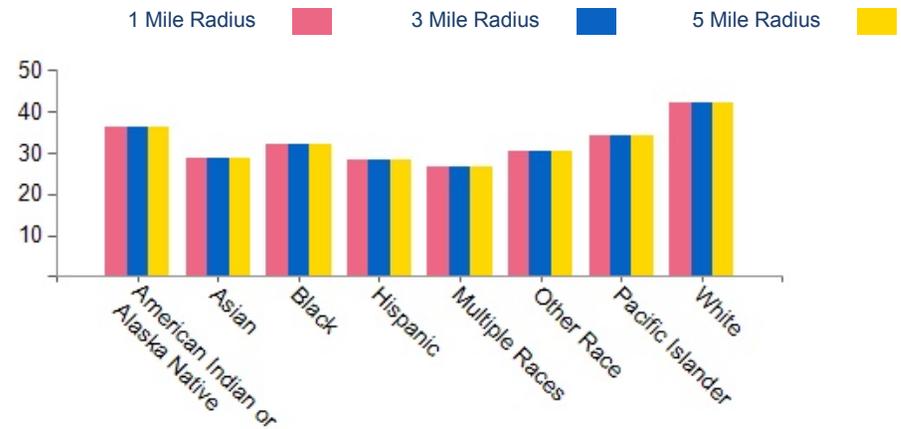
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	12%	8%	8%
American Indian	1%	1%	1%
Asian	11%	9%	9%
Hispanic	22%	21%	22%
Multiracial	13%	12%	12%
Other Race	12%	10%	11%
White	29%	39%	37%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	37
Median Asian Age	29	31	33
Median Black Age	32	33	35
Median Hispanic Age	28	28	30
Median Multiple Races Age	27	28	30
Median Other Race Age	30	29	31
Median Pacific Islander Age	34	32	34
Median White Age	42	46	44

2025 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.



MatrixCRE.AI

Beau Philip
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

TWO STORY - OFFICE OR APARTMENT USE

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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