

400 UNIVERSITY AVENUE

SACRAMENTO, CA 95825



FOR LEASE OR SALE
+16,997 SF

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PROPERTY HIGHLIGHTS

- Floor to ceiling windows
- Vaulted ceilings
- 64 parking stalls
- Hard-corner location with visibility
- Close proximity to the local trade area's finest shopping and dining amenities
- Exterior outdoor dining patio

BUILDING HIGHLIGHTS

Building SF: ±16,997 SF

Land: ±2.65 acres (±115,434 SF)

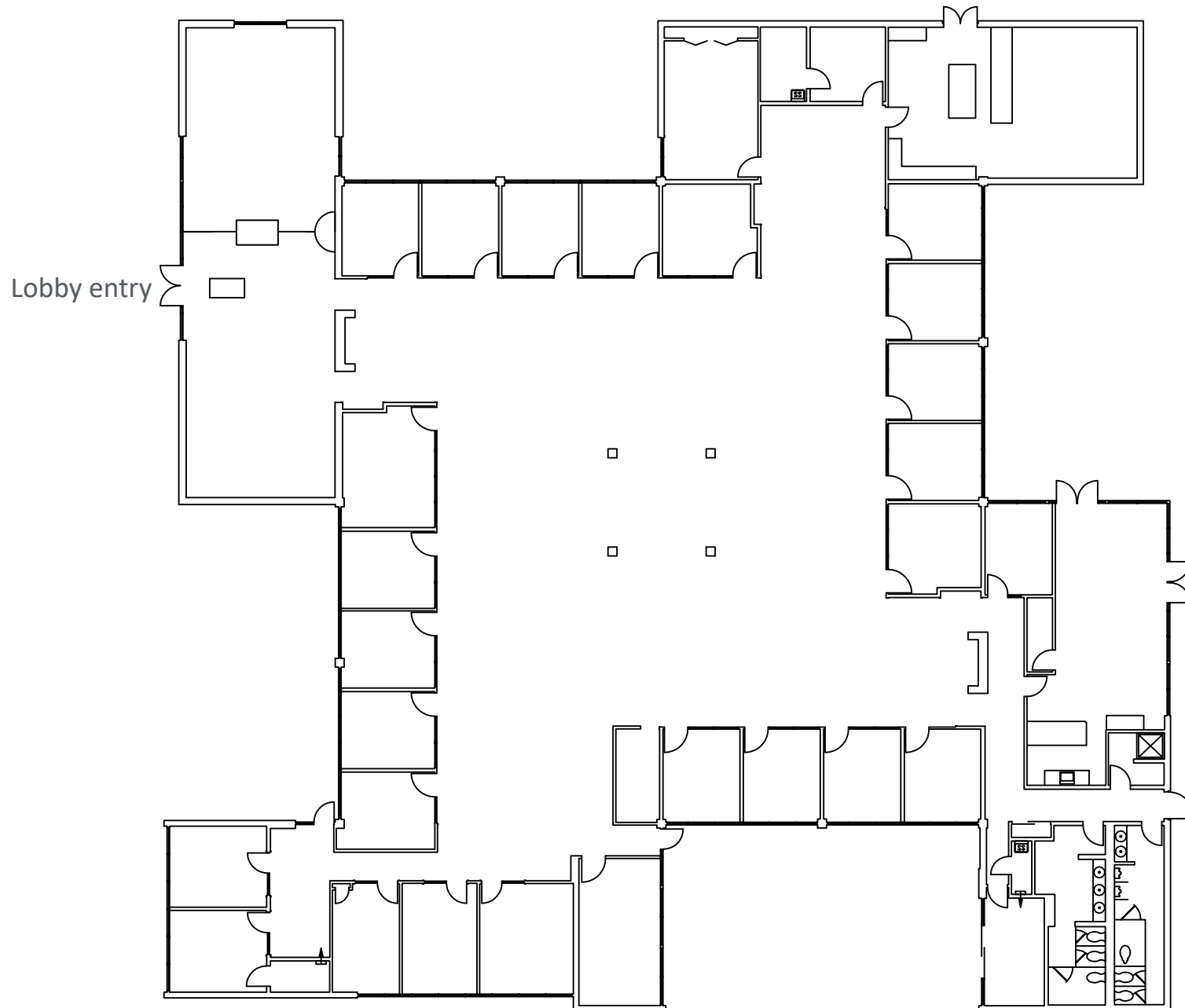
Zoning: C-I-R-PUD - Limited
Commercial/Review
Planned Unit Development

Utilities: SMUD

Electrical: 1,200 amp 227/480 volts
3-phase, 4 wire



± 16,997 SF AVAILABLE



CAMPUS COMMONS OVERVIEW

Campus Common is one of Sacramento's most desirable and premier submarkets. It is a quiet residential community located on the banks of the American River, immediately opposite California State University Sacramento. It features great demographics, proximity to abundant retail and amenities, beautiful housing, excellent schools, and easy access to the Central Business District.



Sacramento State University campus is less than a mile away

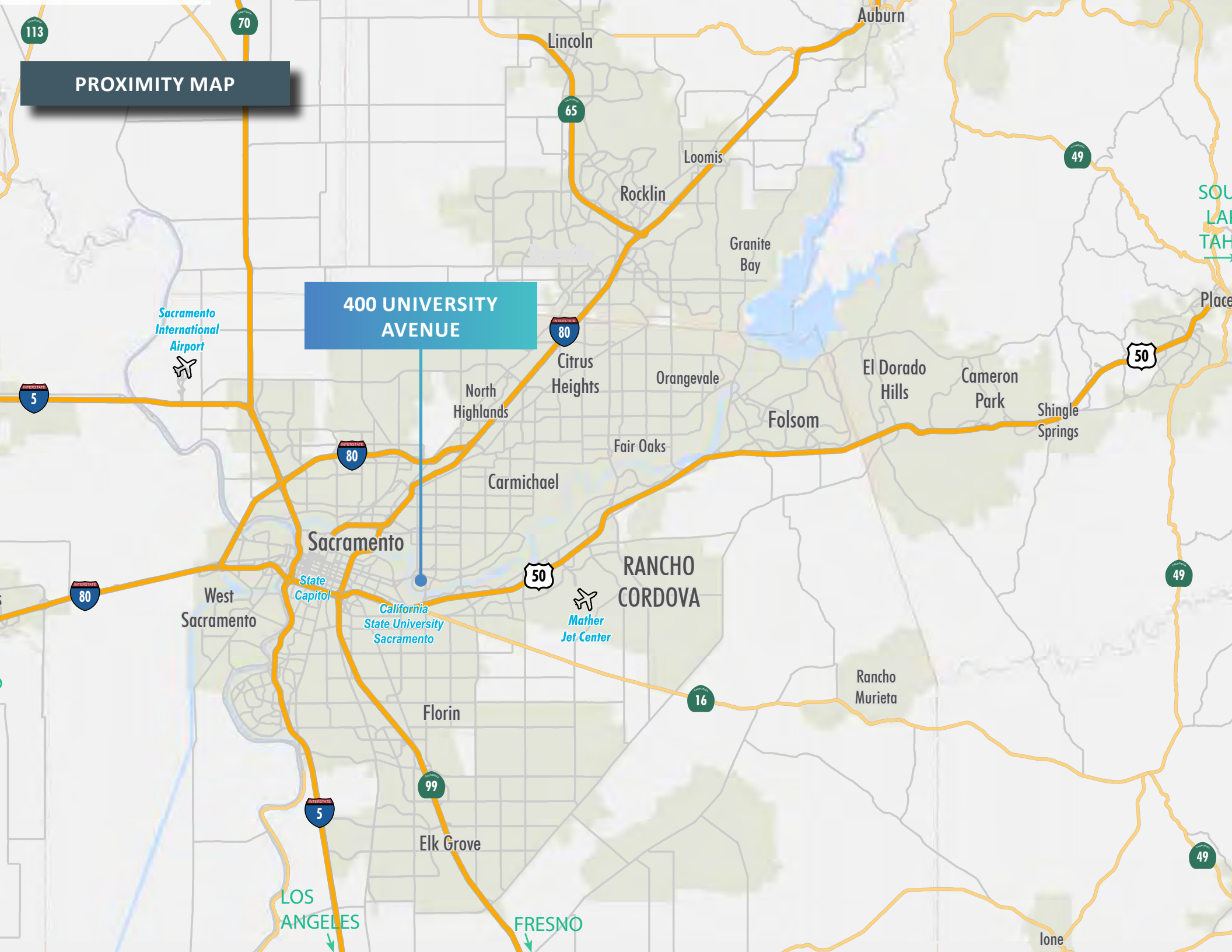


Major retail & Rio Del Oro Raquet Club off of Fair Oaks Boulevard



Close proximity to Highway 50

PROXIMITY MAP



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