



2856 ARDEN WAY

SACRAMENTO, CA 95825

CHANDLER EDEN

530.788.3466

ceden@abornpowers.com

CaIDRE #02081848



OFFICE BUILDING FOR LEASE

2856 ARDEN WAY



PROPERTY DESCRIPTION

Second Floor Office Suites Available

PROPERTY HIGHLIGHTS

- Located on Arden Way in the heart of the Arden Submarket and adjacent to many shops and restaurants
- Easy access to I-80
- Plenty of parking available
- Competitive lease rates
- Office park-like setting

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (MG)
Available SF:	3,140 SF - 6,280 SF (2nd Floor)
Building Size:	10,962 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,907	137,494	369,009
Average age	33.5	36.1	37.4

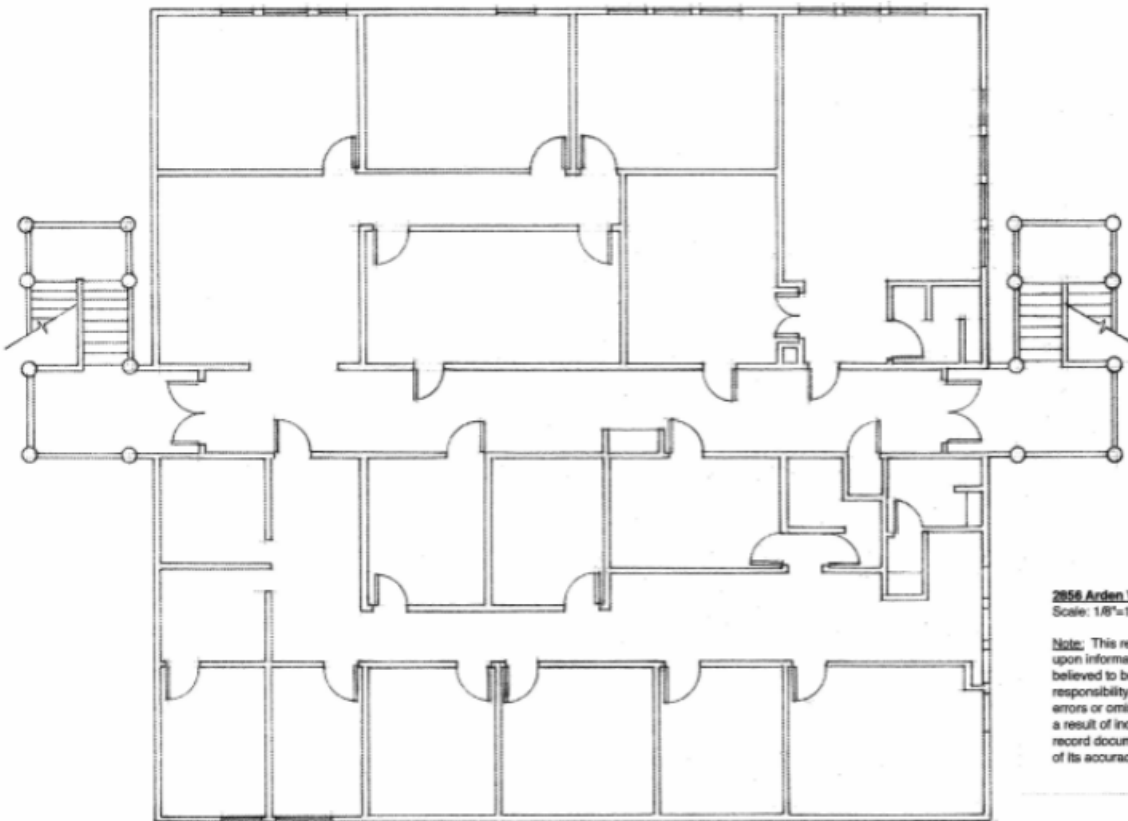
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,885	59,757	150,953
Average house value	\$346,190	\$450,848	\$401,370

** Demographic data derived from 2010 US Census and 2018/2019 Costar Data*

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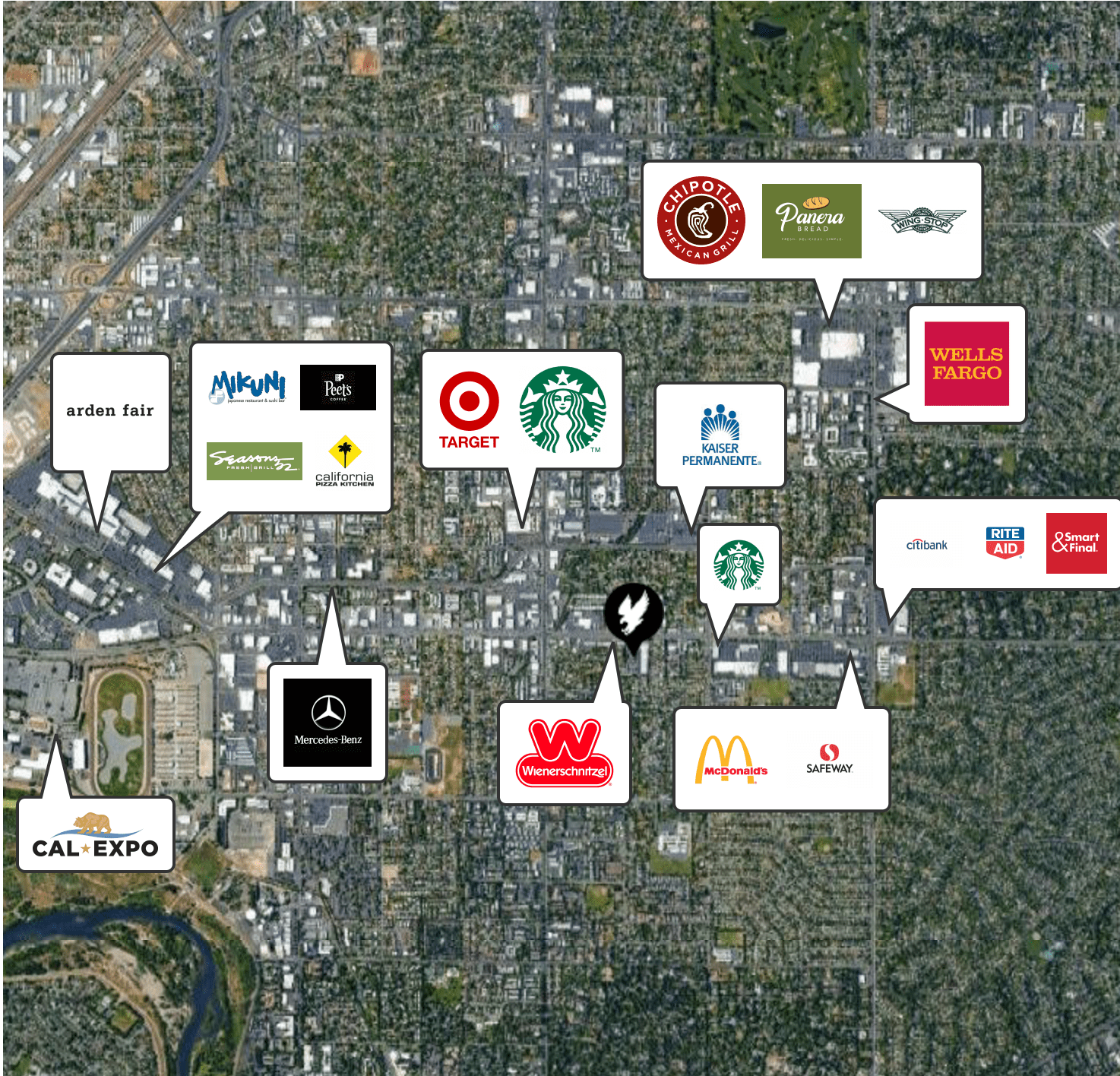
2856 Arden Way #200 - #201 Sacramento, Ca 95825
Scale: 1/8"=1'-0"

Note: This record drawing has been prepared, in part, based upon information furnished by others. While this information is believed to be reliable, the Representative assumes no responsibility for the accuracy of this record drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided. Those relying on this record document are advised to obtain independent verification of its accuracy.

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Google

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