

# SAC CENTRAL SHOPPING CENTER

1250 HOWE AVE., SACRAMENTO, CA 95825

±2,181 - 42,057 SF RETAIL SPACES & ANCHOR SPACE AVAILABLE / FOR LEASE



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## OVERVIEW

FOR LEASE

### PREMISES

SEC Howe Ave and Hurley Way

**ANCHOR SPACE AVAILABLE ±33,768 SF UP TO ±42,057 SF**

**±2,181 - ±42,057 SF RETAIL SPACES AVAILABLE**

### ZONING

Commercial

### LEASE TYPE

NNN

### ASKING RENT

Upon Request

### NEIGHBORS

El Pollo Loco, Dutch Bros Coffee, Paris Baguette, Fire Wings, Sourdough & Co., Taco Bell, Denny's and Outback Steakhouse & more

### PROPERTY HIGHLIGHTS

- Located in the Arden retail area
- Sits along the dynamic Arden retail corridor
- Highly visible on the southeast corner intersection of Howe Avenue and Hurley Way; a busy signalized intersection
- Ample parking
- 2nd generation salon & fitness spaces available



# SAC CENTRAL SHOPPING CENTER

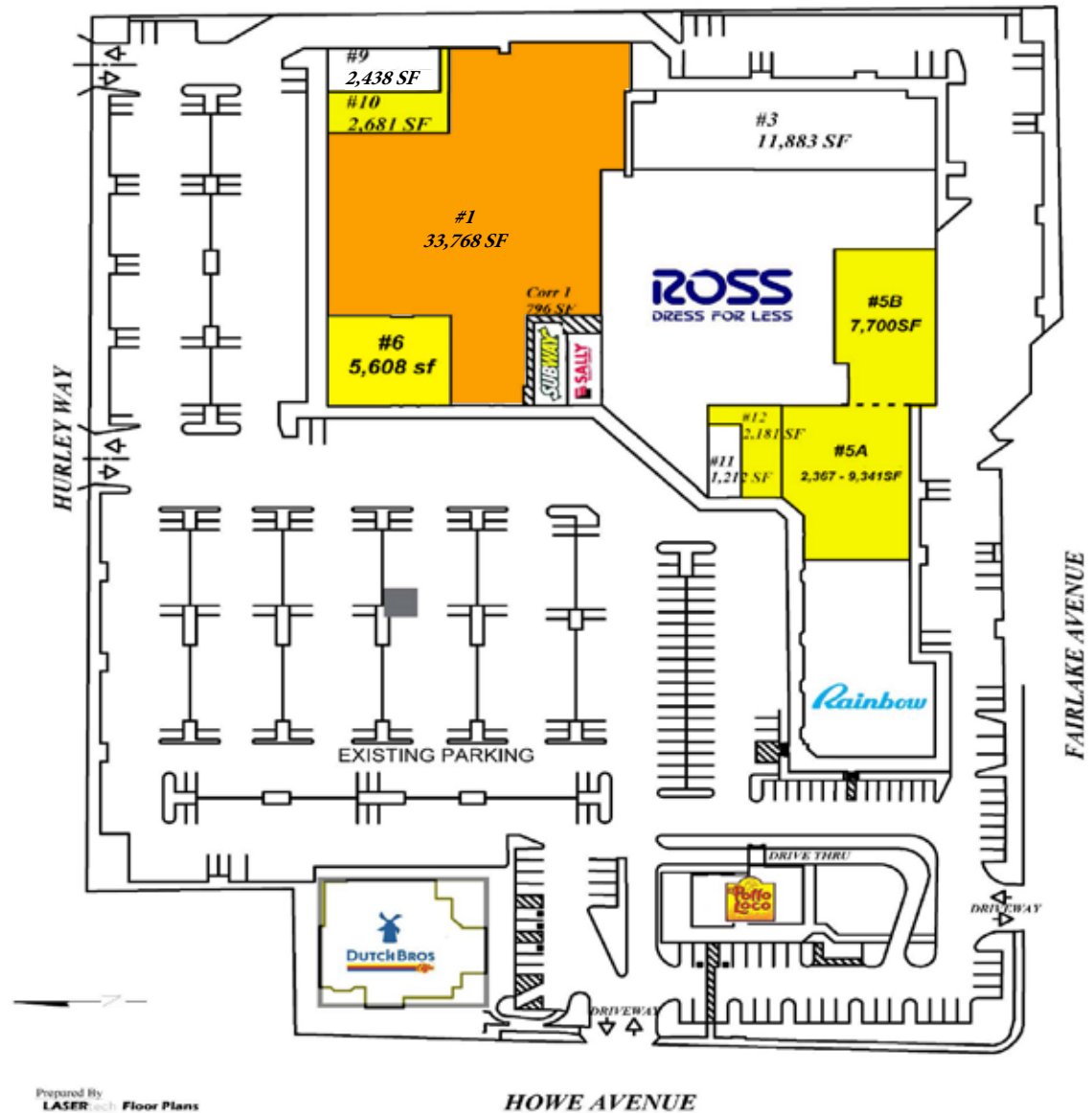
1250 HOWE AVE., SACRAMENTO, CA 95825

## SITE PLAN

FOR LEASE

1	AVAILABLE (2/1/2028)	33,768 - 42,057 SF*
2	Ross	34,721 SF
3	Great Escape Games	11,883 SF
4	Rainbow	11,772 SF
5A	AVAILABLE	2,367 - 9,341 SF
5B	AVAILABLE	7,700 SF
6	AVAILABLE	5,608 SF
7	Subway	1,367 SF
8	Sally Beauty Supply	1,367 SF
9	Oasis Laundry	2,438 SF
10	AVAILABLE	2,681 SF
11	Premier Nails & Spa	1,200 SF
12	AVAILABLE	2,181 SF
13	Dutch Bros.	850 SF
14	El Pollo Loco	2,976 SF

\*by adding spaces #1, #6 and #10 on the site plan

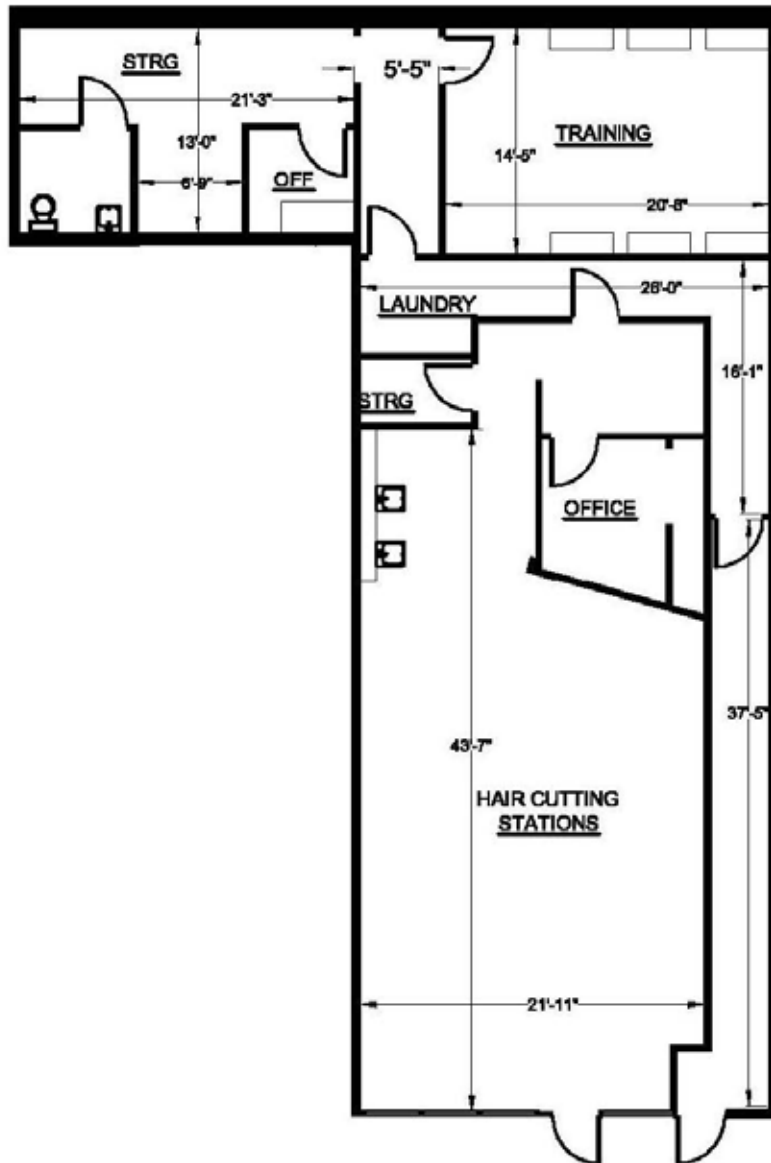


# SAC CENTRAL SHOPPING CENTER

1250 HOWE AVE., SACRAMENTO, CA 95825

SPACE 12 - ±2,181 SF

FOR LEASE

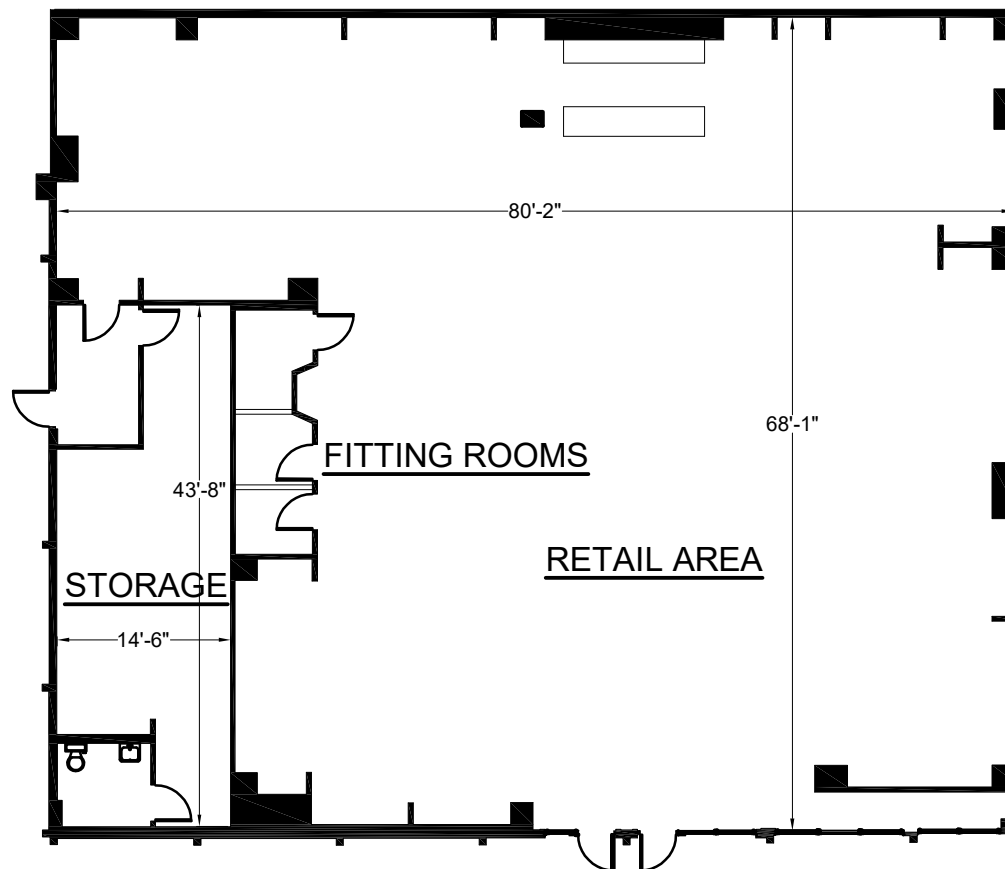


# SAC CENTRAL SHOPPING CENTER

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SPACE 6 - ±5,608 SF

FOR LEASE

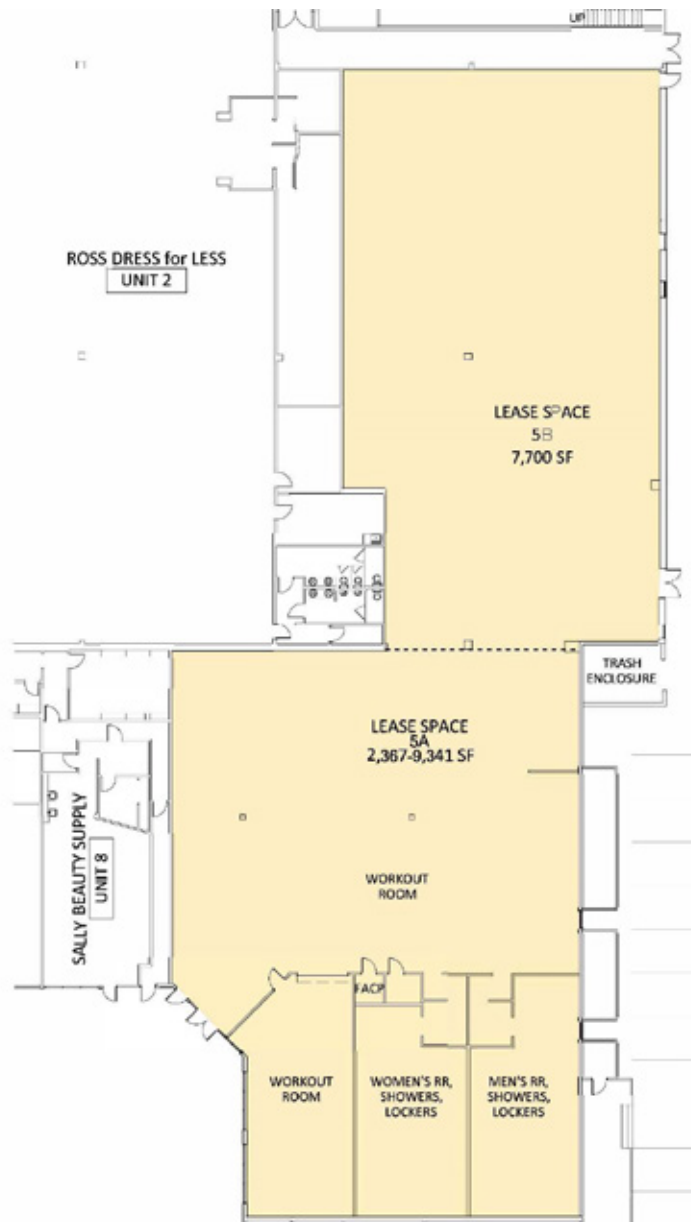


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SPACE 5A & 5B -  $\pm 2,367 - 9,341$  SF |  $\pm 7,700$  SF

FOR LEASE



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## SPACE 5 DEMISING OPTIONS

FOR LEASE



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NEIGHBORHOOD MAP

FOR LEASE



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## DEMOGRAPHICS

FOR LEASE



### TOTAL POPULATION

1 MILE



3 MILE



5 MILE



### DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



### MEDIAN AGE

1 MILE

**31.8**  
YEARS OLD

3 MILE

**37.5**  
YEARS OLD

5 MILE

**37.1**  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

**\$50,257**

3 MILE

**\$69,336**

5 MILE

**\$70,216**



### TRAFFIC COUNTS



HURLEY WAY ±23,635 ADT



HOWE AVE. ±47,689 ADT

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