

SAC CENTRAL SHOPPING CENTER

1250 HOWE AVE., SACRAMENTO, CA 95825

±2,181 - 17,041 SF RETAIL SPACES AVAILABLE / FOR LEASE



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OVERVIEW

FOR LEASE

PREMISES

SEC Howe Ave and Hurley Way

±2,181 - 17,041 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



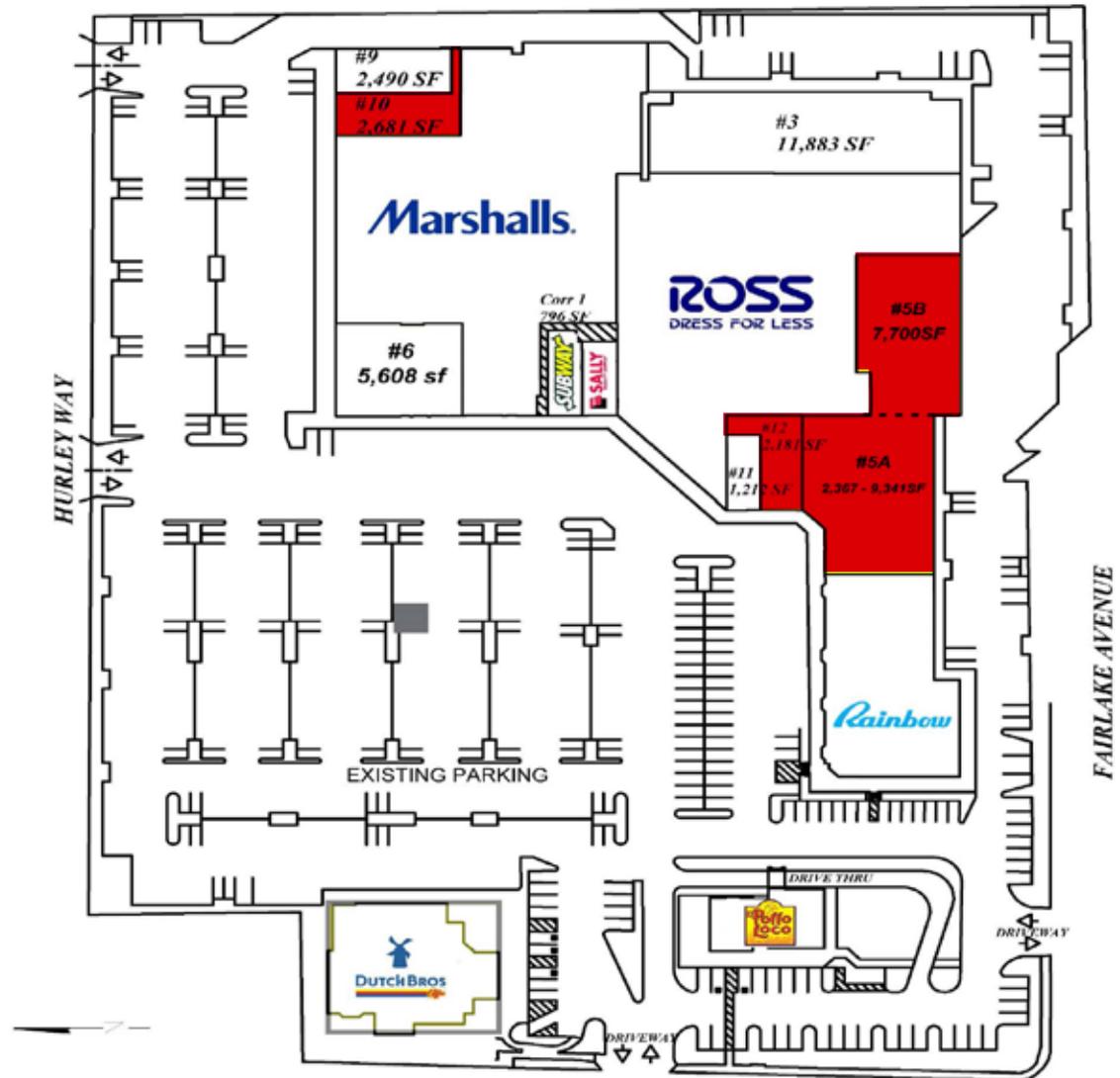
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SITE PLAN

FOR LEASE

1	Marshalls	33,768 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	Second Life	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
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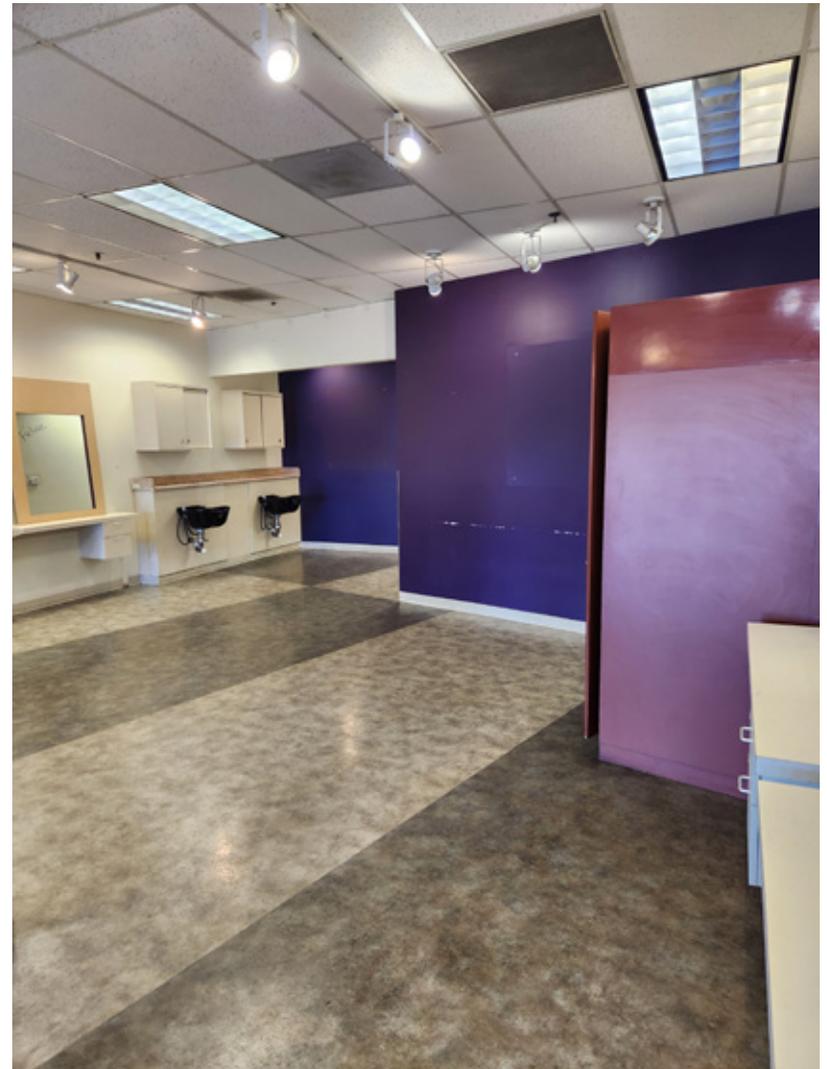
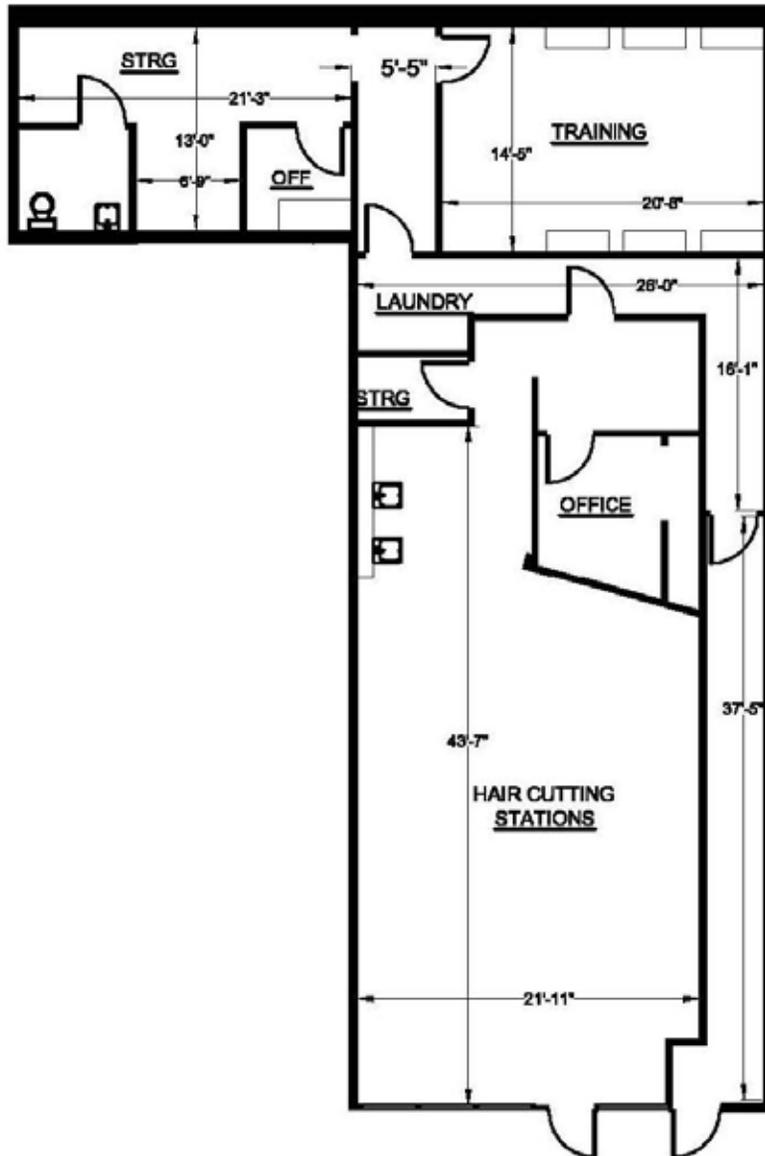


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SPACE 12 - ±2,181 SF

FOR LEASE

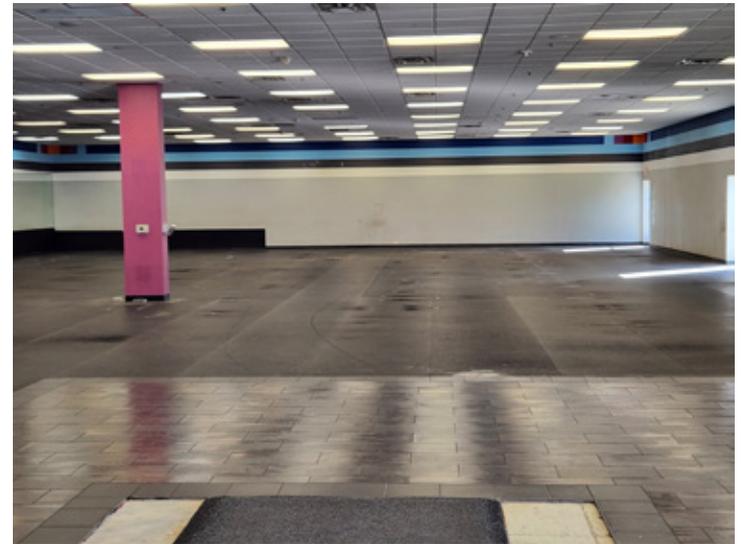
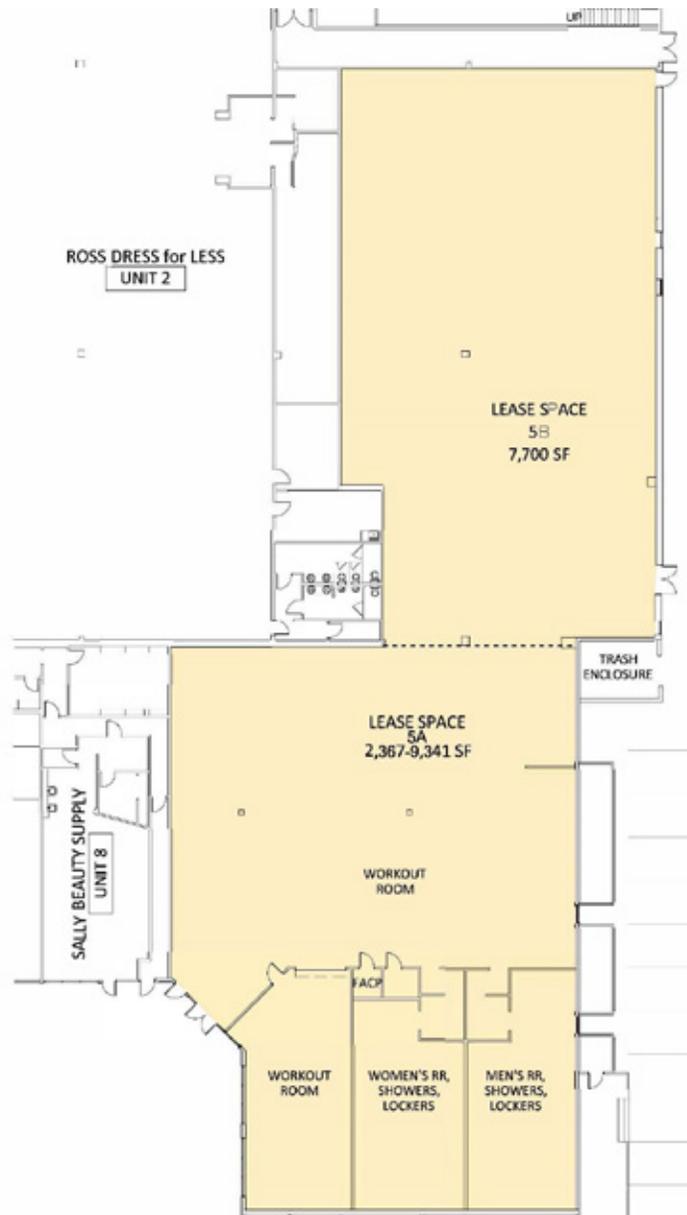


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SPACE 5A & 5B - $\pm 2,367 - 9,341$ SF | $\pm 7,700$ SF

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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