

565 HOWE AVE.

Sacramento, CA 95825

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE



James Teare, CRRP, CRX, CLS
Managing Director
+1 916 329 1548
james.teare@cushwake.com
LIC #01111851

Shilo Rochelle
Senior Associate
+1 916 769 8005
shilo.rochelle@cushwake.com
LIC #02092283



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

565 HOWE AVE.

Sacramento, CA 95825

OVERVIEW

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE

PREMISES

SWC Howe Ave and Feature Dr.

±2,500 SF IN-LINE RETAIL SPACE AVAILABLE

ZONING

Commercial

LEASE TYPE

NNN

ASKING RENT

Upon Request

NEIGHBORS

The Original Mel's Diner, Bruchi's, Larkspur Landing, Raley's, CVS, Starbucks, Orangetheory Fitness, Safeway and Savemart

PROPERTY HIGHLIGHTS

- Excellent visibility along the busy Howe Ave (±49,435 ADT) corridor near Fair Oaks Blvd. (±44,957 ADT)
- Strip center is situated near the affluent neighborhoods of East Sacramento, Sierra Oaks, River Park, Campus Commons and Arden Park
- Located near traffic generators like Raley's, Safeway, the Pavilions Shopping Center and the University Village Shopping Center

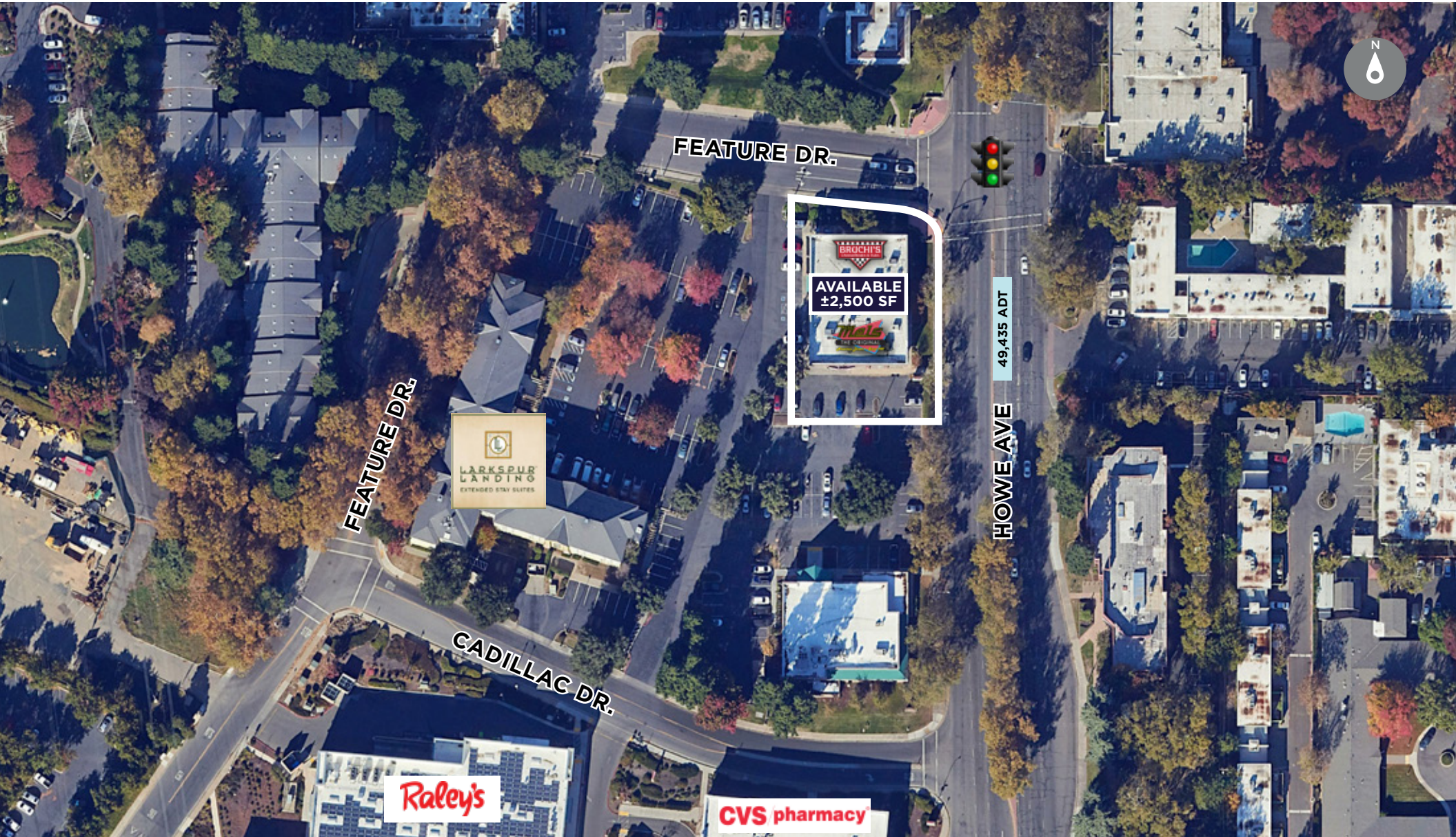


565 HOWE AVE.

Sacramento, CA 95825

SITE PLAN

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE

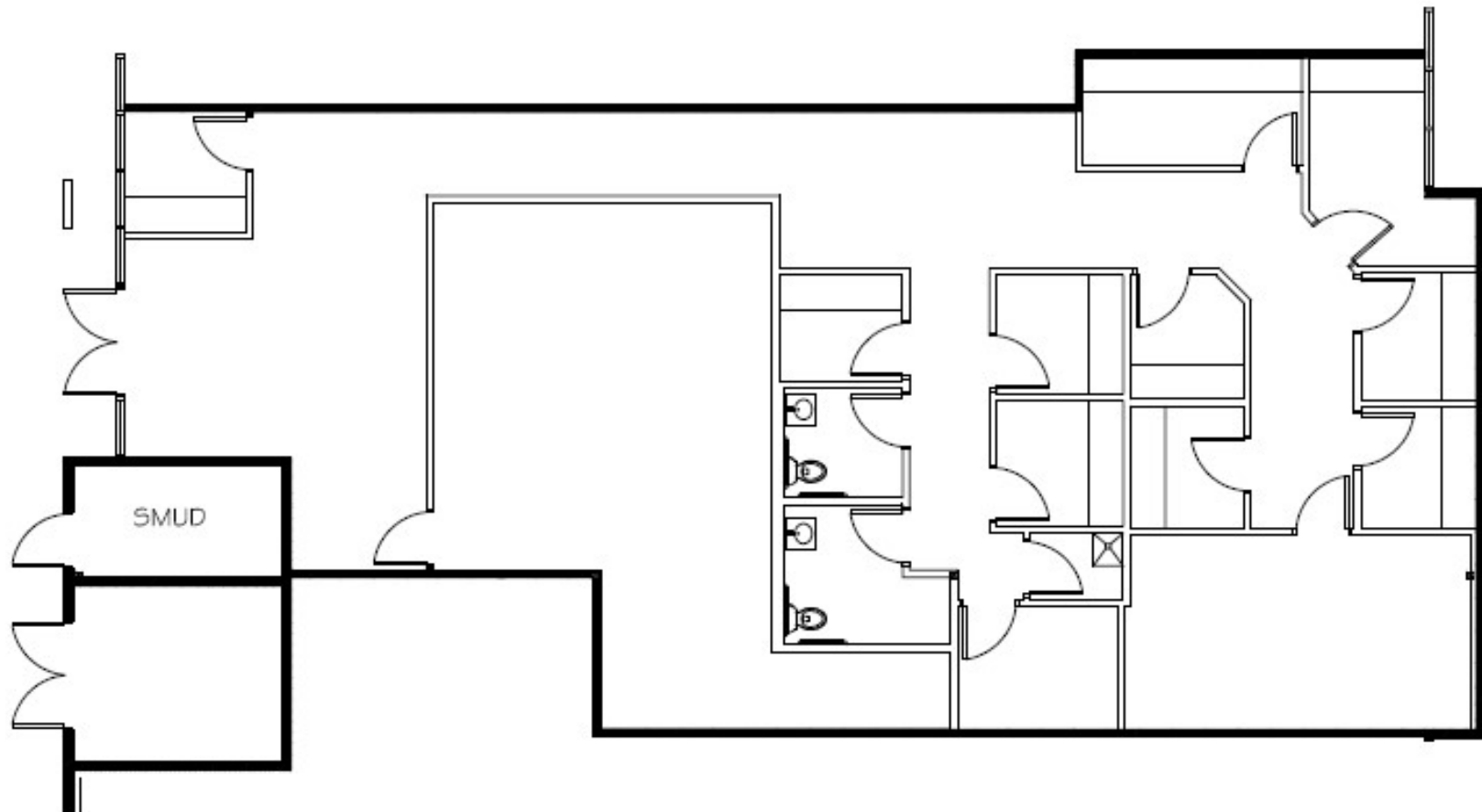


565 HOWE AVE.

Sacramento, CA 95825

FLOOR PLANS

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

565 HOWE AVE.

Sacramento, CA 95825

NEIGHBORHOOD MAP

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE



565 HOWE AVE.

Sacramento, CA 95825

DEMOGRAPHICS

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE



TOTAL POPULATION

1 MILE

21,497

3 MILE

138,576

5 MILE

414,037



DAYTIME POPULATION

1 MILE

31,165

3 MILE

188,484

5 MILE

545,162



MEDIAN AGE

1 MILE

36.5
YEARS OLD

3 MILE

37.3
YEARS OLD

5 MILE

36.8
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$70,184

3 MILE

\$82,394

5 MILE

\$78,574



TRAFFIC COUNTS



HOWE AVE. — — — — — > ±23,635 ADT



FAIR OAKS BLVD. — — — — — > ±47,689 ADT

565 HOWE AVE.

Sacramento, CA 95825

±2,500 SF RETAIL SPACE / AVAILABLE FOR LEASE

James Teare, CRRP, CRX, CLS
Managing Director
+1 916 329 1548
james.teare@cushwake.com
LIC #01111851

Shilo Rochelle
Senior Associate
+1 916 769 8005
shilo.rochelle@cushwake.com
LIC #02092283

CUSHMANWAKEFIELD.COM

