

HOME

FLOOR PLAN

GALLERY

LOCATION

±11,582 SF AVAILABLE



2075

ARENA BOULEVARD
SACRAMENTO, CA 95834

PROPERTY HIGHLIGHTS

SIZE:	11,582 SF
TYPE:	Day Care Center / Office
LEASE RATE:	\$2.75-2.95/SF NNN
AVAILABLE:	7/1/2026
SALE PRICE:	\$350/SF, \$4,053,700

Notes: Property has operated as a daycare/preschool. Property will be delivered vacant ready for occupancy.

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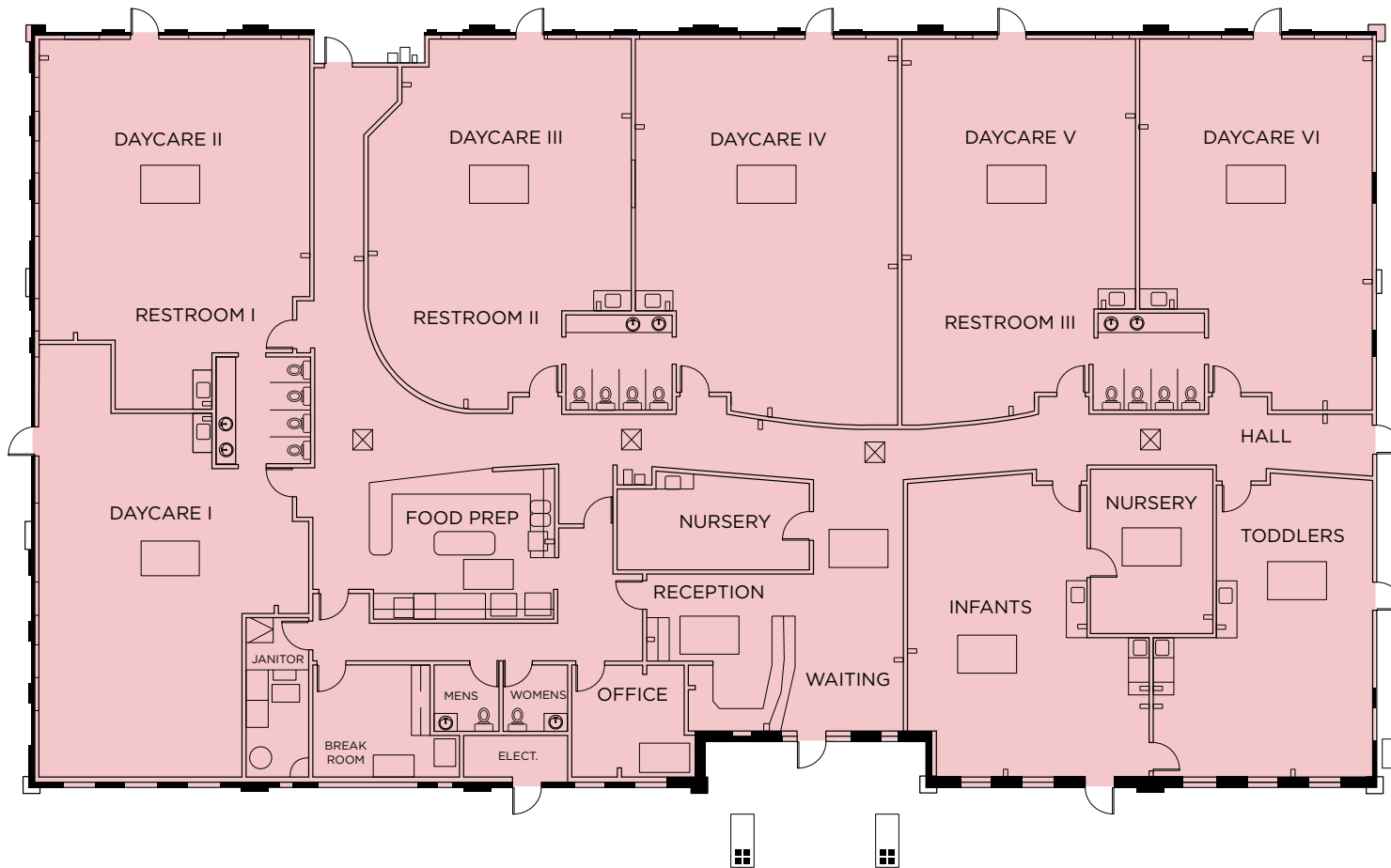
CUSHMAN & WAKEFIELD INC.
400 Capitol Mall, Suite 1800,
Sacramento, CA 95814
916.288.4800
LIC. #0061633

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FLOOR PLAN

11,582 SF



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SITE PLAN



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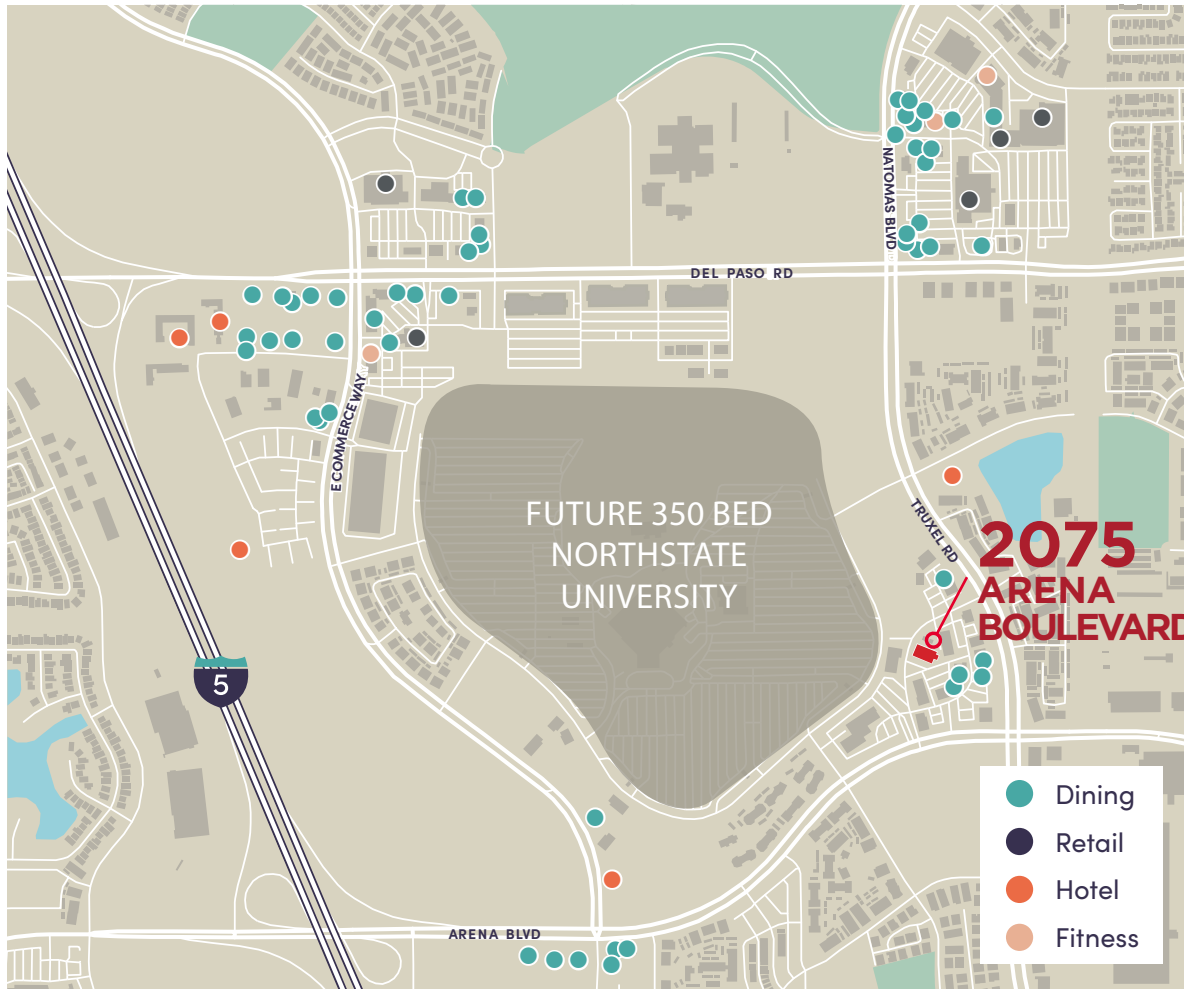
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LOCATION



2045 ARENA BOULEVARD SURROUNDED BY...



50+
FOOD &
BEVERAGE



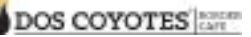
5
SHOPPING
CENTERS



8
HOTELS



3
FITNESS



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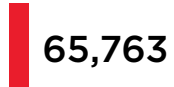
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DEMOGRAPHICS

TOTAL POPULATION

2 MILES



5 MILES



10 MILES



DAYTIME POPULATION

2 MILES



5 MILES



10 MILES



MEDIAN AGE

2 MILES

36.8
YEARS OLD

5 MILES

37.2
YEARS OLD

10 MILES

37.9
YEARS OLD

MED. HOUSEHOLD INCOME

2 MILE

\$106,118

5 MILE

\$87,604

10 MILE

\$83,449

TRAFFIC COUNTS



ARENA BLVD. --- 17,156 ADT



TRUXEL RD. --- 22,992 ADT



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