

3460 El Camino Ave, Sacramento, CA 95821



anchor grey shell

space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 41,516 SF

Master lease expires: 1/31/2039

Shell Condition

Space was originally planned for a grocery store

Rear delivery access

Building Details



A part of “Country Club Centre” shopping center



Notable co-tenant mix which includes Raising Cane's, Wingstop, and the UPS Store



Located within the Arden-Arcade retail area, one of Sacramento's densest retail hubs

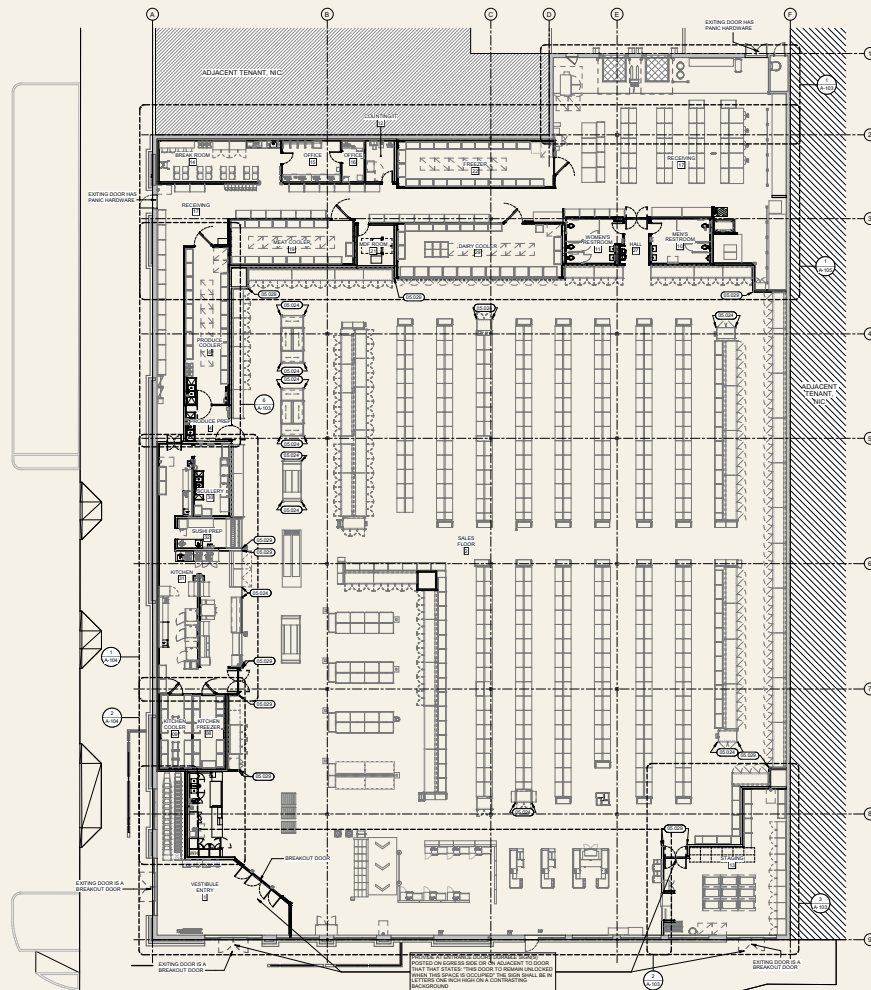


High volume traffic intersection with great visibility alongside Watt Ave.

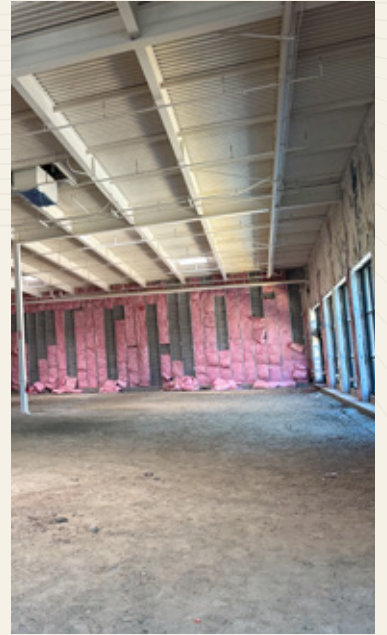
FLOOR PLAN & SPACE CONDITION

41,516 SF

- **Former grocery store space**

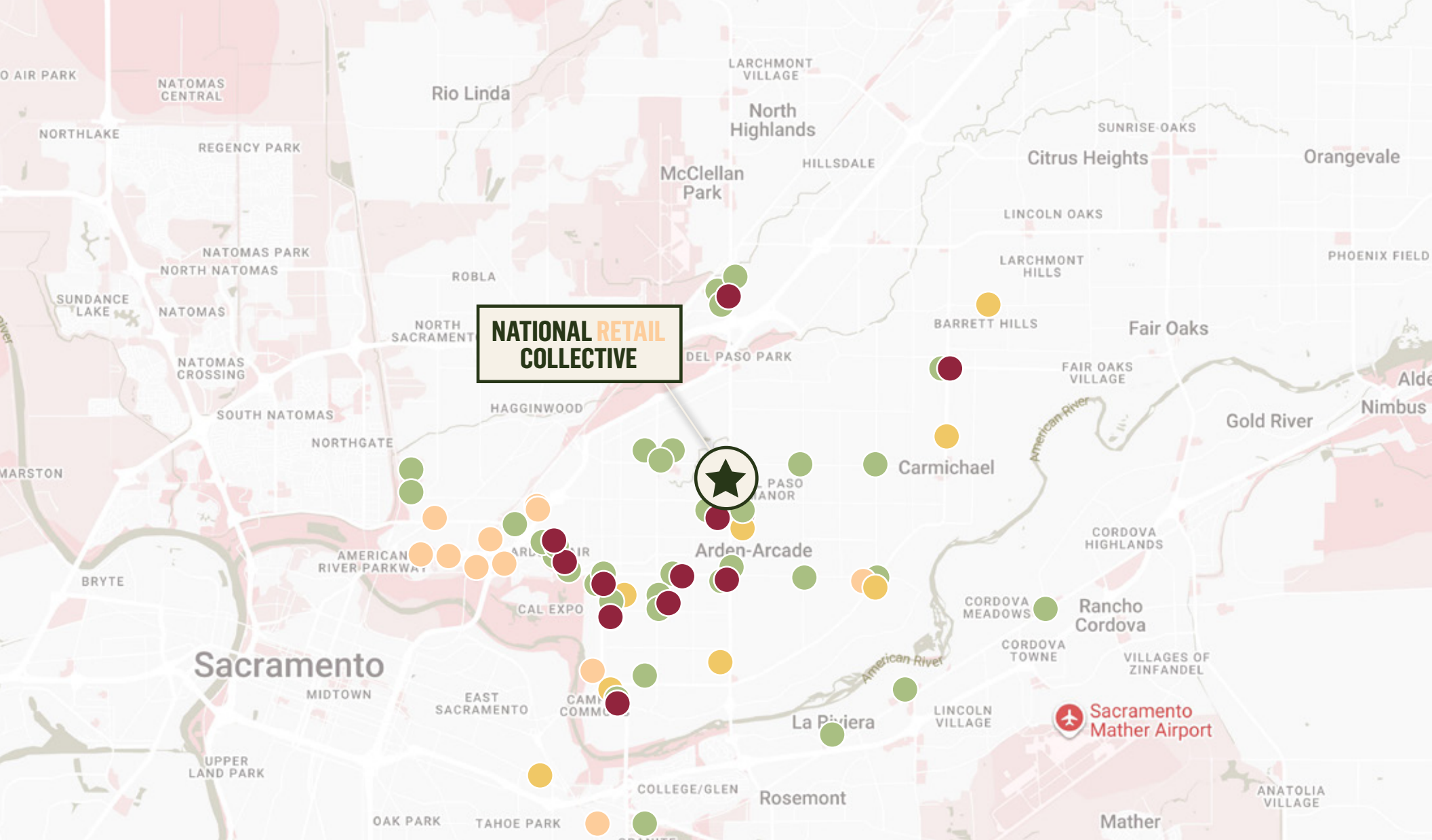


SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

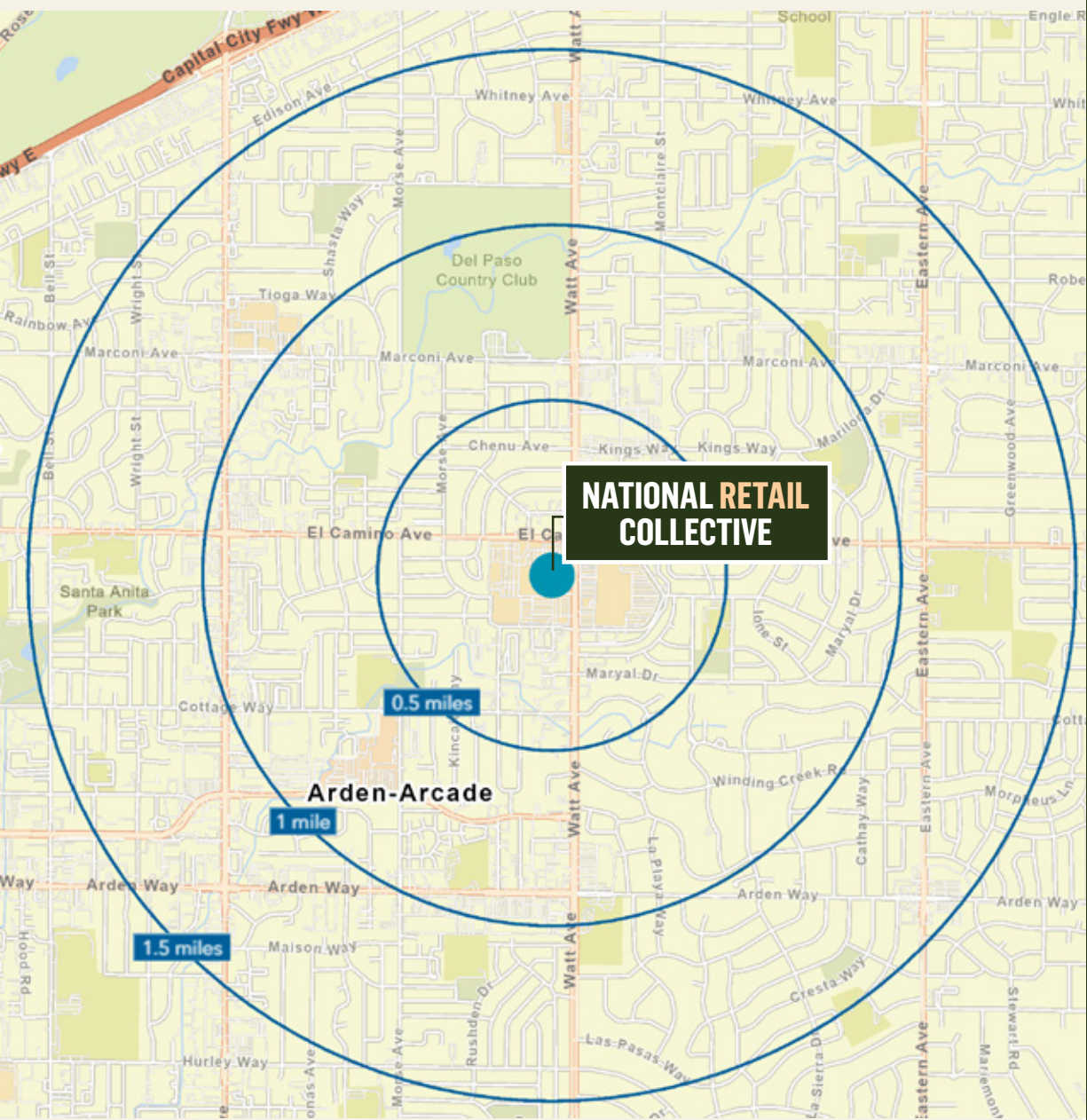
200+
Dining

150+
Retail

10+
Hotels

10+
Fitness

MARKET COVERAGE



Demographics

2026	0.5 Miles	1 Mile	1.5 Miles
Total Population	4,465	17,376	40,643
Projected Population (2031)	4,496	17,488	40,696
Total Daytime Population	8,229	22,080	44,613
Median HH Income	\$76,462	\$71,680	\$76,917
Median Age	36.1	38.1	38.0

Annual Avg. Consumer Spending

 Apparel & Services	0.5	\$2,617
	1	\$2,371
	1.5	\$2,471
← miles →		
 Food at Home	0.5	\$7,811
	1	\$7,211
	1.5	\$7,520
← miles →		
 Food Away from Home	0.5	\$4,524
	1	\$4,087
	1.5	\$4,264
← miles →		
 Personal Care	0.5	\$1,135
	1	\$1,042
	1.5	\$1,091
← miles →		

NATIONAL RETAIL COLLECTIVE



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