

# ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd  
Sacramento CA

## One Space For Lease at The Strongest Intersection in the County

- 831 SF Available
- >100,000 cars per day at this intersection
- Upscale Retail Center in High Income (\$125K+) Demographic
- Strong Tenant Mix with Food, Financial, Retail and Services



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**CORE**  
COMMERCIAL  
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**AERIAL - AVAILABLE SPACE**

**FAIR OAKS BLVD - 39,800 ADT**

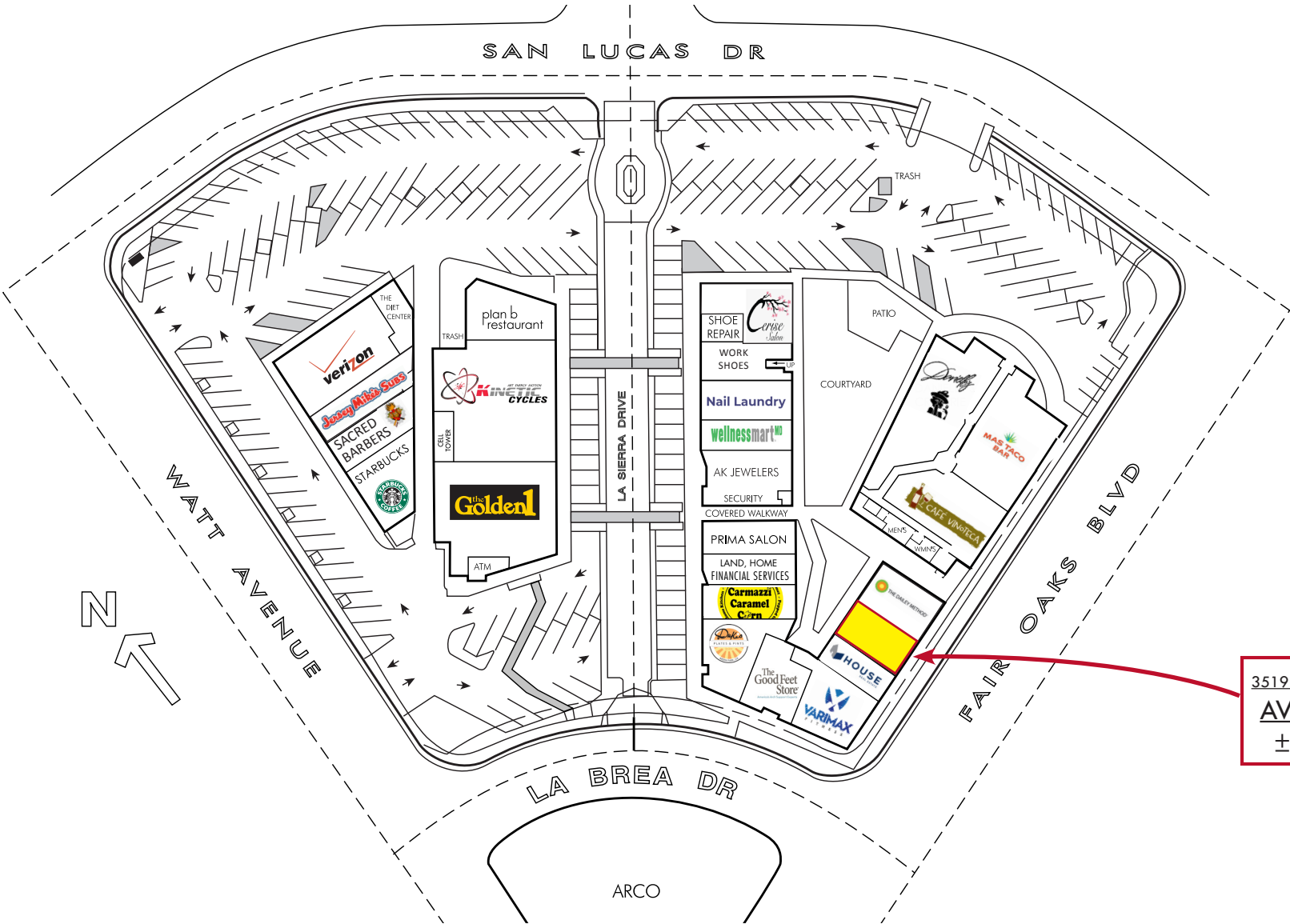
**WATT AVE - 53,979 ADT**



3519 Fair Oaks Blvd  
**AVAILABLE**  
± 831 SF

# SITE PLAN - AVAILABLE SITE

# ARDEN TOWN CENTER



3519 Fair Oaks Blvd  
**AVAILABLE**  
± 831 SF



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# SITE PHOTOS - SIGNAGE AND COMMON AREAS

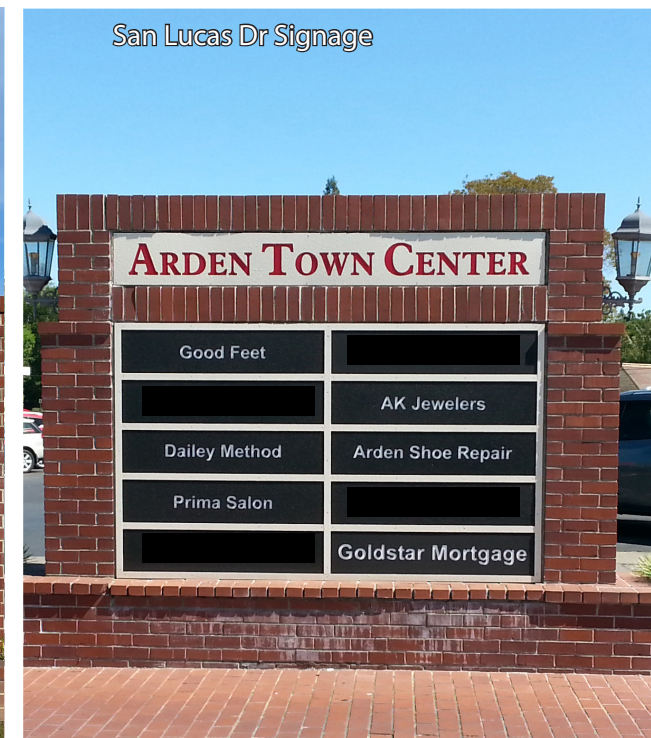
ARDEN  
TOWN CENTER



Fair Oaks Blvd Signage



Watt Ave Signage



San Lucas Dr Signage

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# SITE PHOTOS - TENANTS

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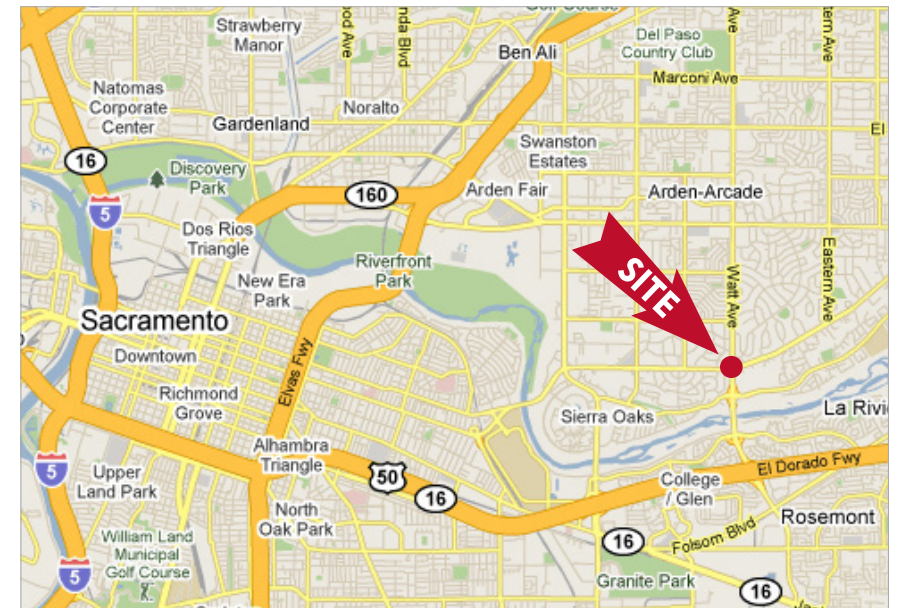
# AREA OVERVIEW

# ARDEN TOWN CENTER



## TRADE AREA DEMOGRAPHICS

2019 Estimated	3 Mile Radius
Population	131,308
Median Age	39
Average Household Income	\$90,878
Number of Businesses	8,449
Number of Employees	74,080
Bachelor and Graduate Degree	40.2%



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