

# ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd

## The Strongest Intersection in the County

- >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
- New Tenants: Kinetic Cycles Specialized Concept Store, The Dailey Method Fitness, and Dukes Plates & Pints
- Only One Space Remaining: ±832 SF on Fair Oaks Blvd



**ONE SPACE FOR LEASE**

**±832 SF**



Jon Gianulias  
jg@corecre.com  
916. 274. 4422  
CA BRE #01227233

CORE Commercial  
2264 Fair Oaks Blvd. Suite 201  
Sacramento, CA 95825  
CA BRE #01904661

**CORE**  
COMMERCIAL  
www.corecre.com

**AERIAL - AVAILABLE SITES**

**ARDEN**  
TOWN CENTER

**FAIR OAKS BLVD - 40,800 ADT**



± 832 SF

**AVAILABLE**

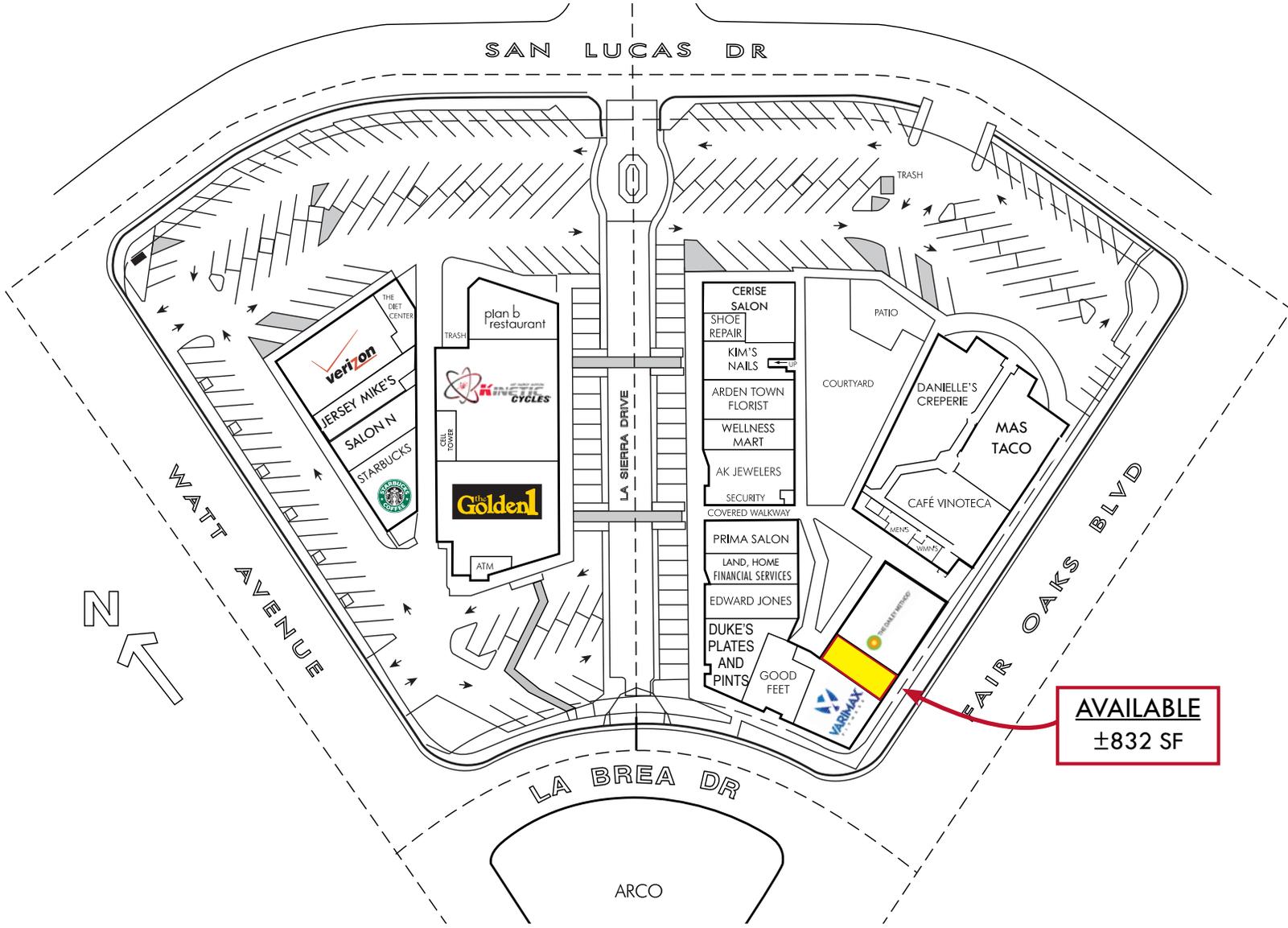
**WATT AVE - 58,400 ADT**

**Jon Gianulias**  
jg@corecre.com  
916. 274. 4422  
CA BRE #01227233

**CORE**  
COMMERCIAL

# SITE PLAN - AVAILABLE SITES

# ARDEN TOWN CENTER

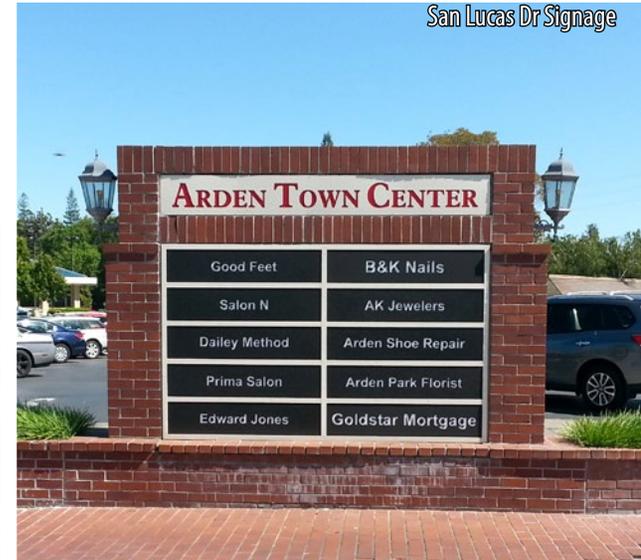
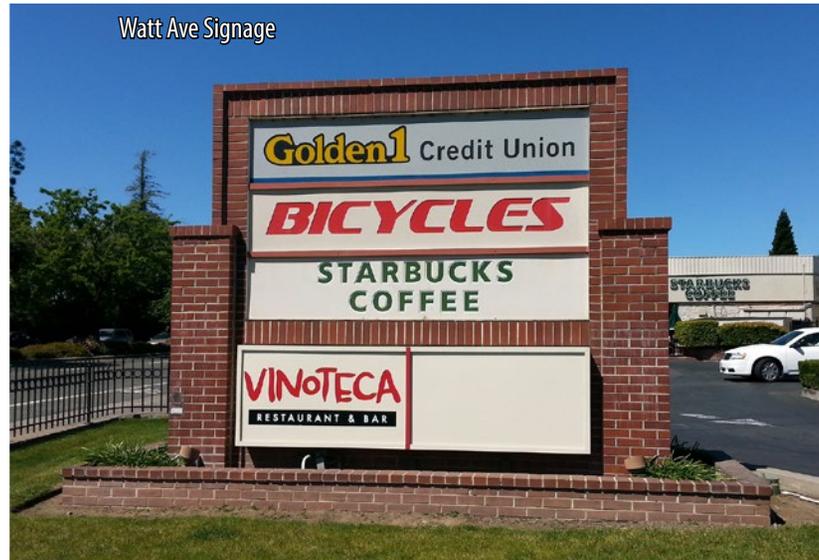
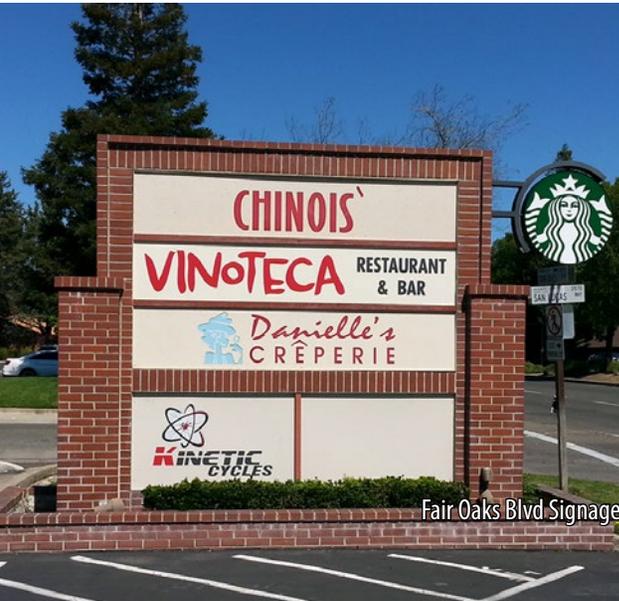


Jon Gianulias  
jg@corecre.com  
916. 274. 4422  
CA BRE #01227233



# SITE PHOTOS - SIGNAGE AND COMMON AREAS

# ARDEN TOWN CENTER



Jon Gianulias  
 jg@corecre.com  
 916. 274. 4422  
 CA BRE #01227233

**CORE**  
 COMMERCIAL

# SITE PHOTOS - TENANTS

# ARDEN TOWN CENTER



Jon Gianulias  
jg@corecre.com  
916. 274. 4422  
CA BRE #01227233

CORE  
COMMERCIAL

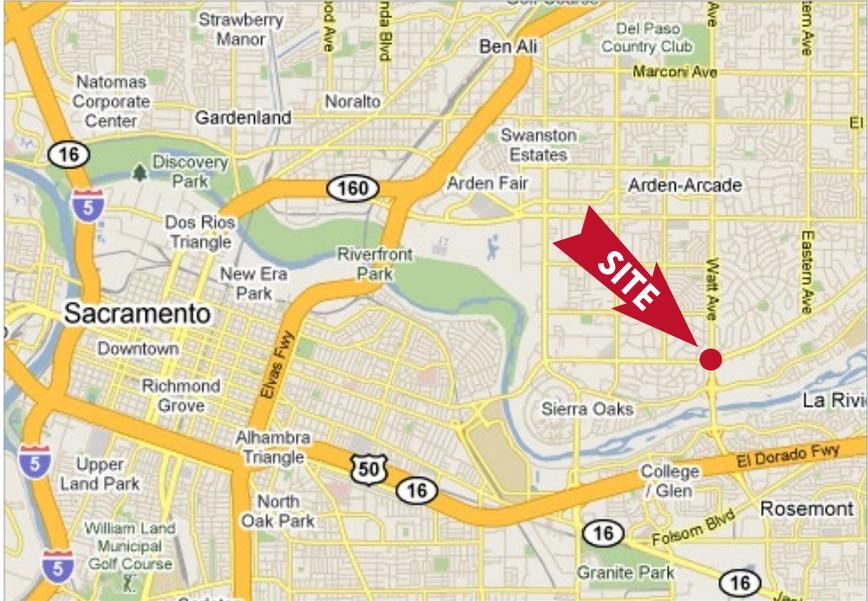
# AREA OVERVIEW

# ARDEN TOWN CENTER



## TRADE AREA DEMOGRAPHICS

	3 Mile Radius
2017 Estimated Population	131,080
2017 Estimated Median Age	38.6
2017 Estimated Average Household Income	\$89,344
2017 Estimated Per Capita Income	\$37,814
2017 Estimated Total Number of Employees	72,973
2017 Estimated Bachelor and Graduate Degree	38.6%



COPYRIGHT © 2018. ALL RIGHTS RESERVED. CORE Commercial (“Agent”), CA BRE Lic. 01904661, has presented this brief, selected information pertaining to the Property and shall not be considered all-inclusive or unchanged since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied. The information has been received from sources believed to be reliable but is not guaranteed. Prospective Tenants should independently verify each item of information and have the same reviewed by its tax advisor and/or legal counsel. The Property is being leased on an “as-is, where-is” and “with all faults” basis unless otherwise specified.