

# ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd  
Sacramento CA

## Two Spaces For Lease at The Strongest Intersection in the County

- 972 SF Available with Major Visibility on Fair Oaks Boulevard
- 2,500 SF Available Former Restaurant with Excellent Visibility to Fair Oaks Boulevard VERY High traffic intersection
- >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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**AERIAL - AVAILABLE SPACE**



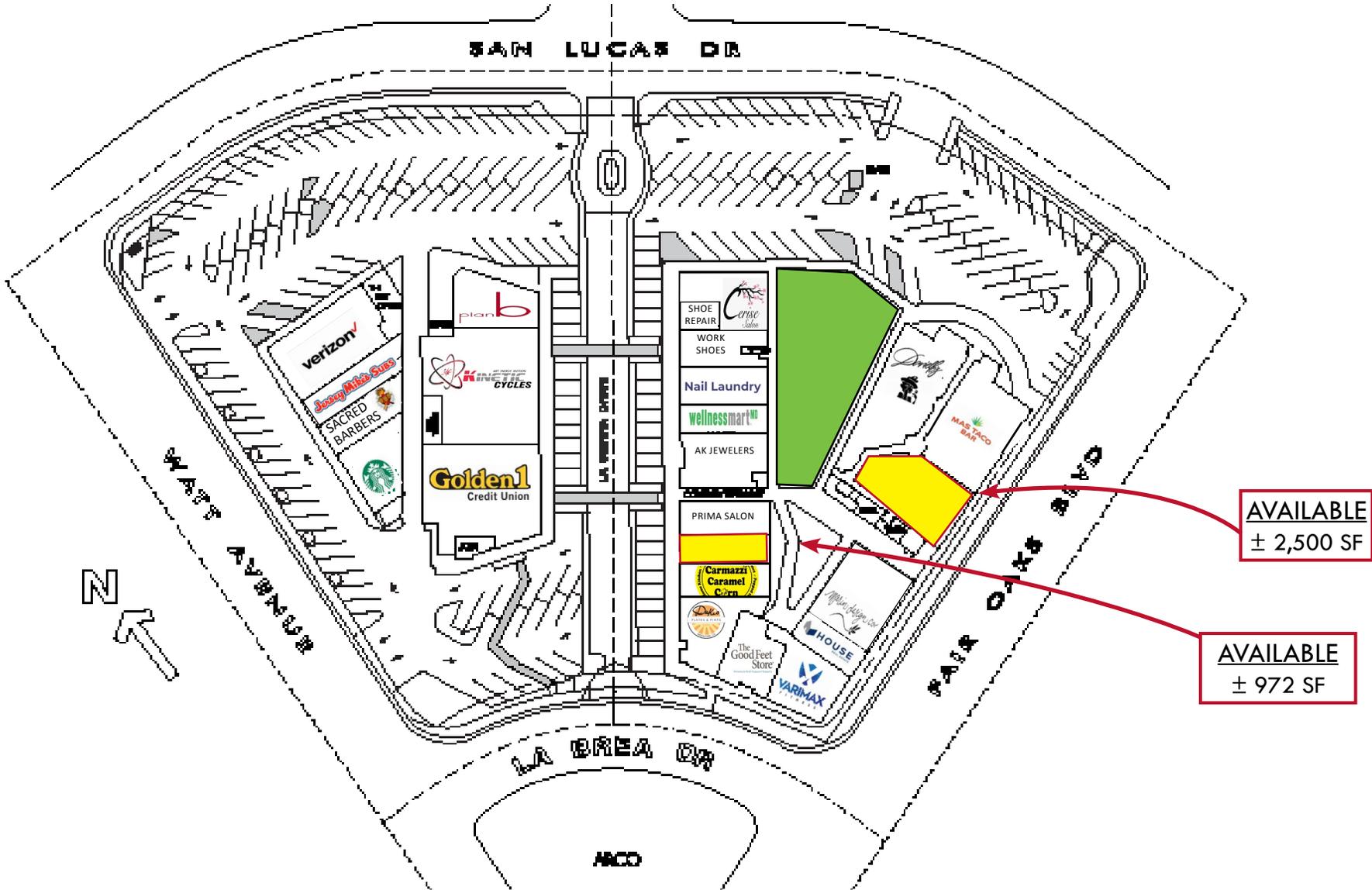
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**SITE PLAN - AVAILABLE SITE**

ARDEN  
TOWN CENTER



**AVAILABLE**  
± 2,500 SF

**AVAILABLE**  
± 972 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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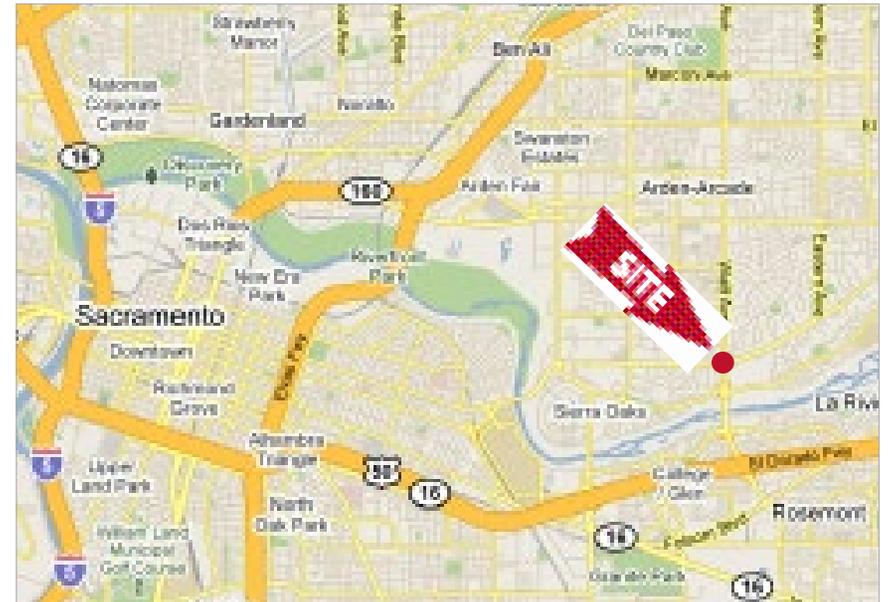
# AREA OVERVIEW

# 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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