

ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd

The Strongest Intersection in the County

- One Space For Lease: \pm 850 SF on Watt Avenue
- >100,000 cars per day at this intersection
- Upscale Retail Center in High Income (\$125K+) Demographic

New Tenants: Kinetic Cycles Specialized Concept Store,
The Dailey Method Fitness and Dukes Plates & Pints

NEW TENANT: MAS TACO NOW OPEN



**620 WATT AVE
850 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 SITE

ARDEN
TOWN CENTER

FAIR OAKS BLVD - 40,800 ADT

**AVAILABLE
850 SF**

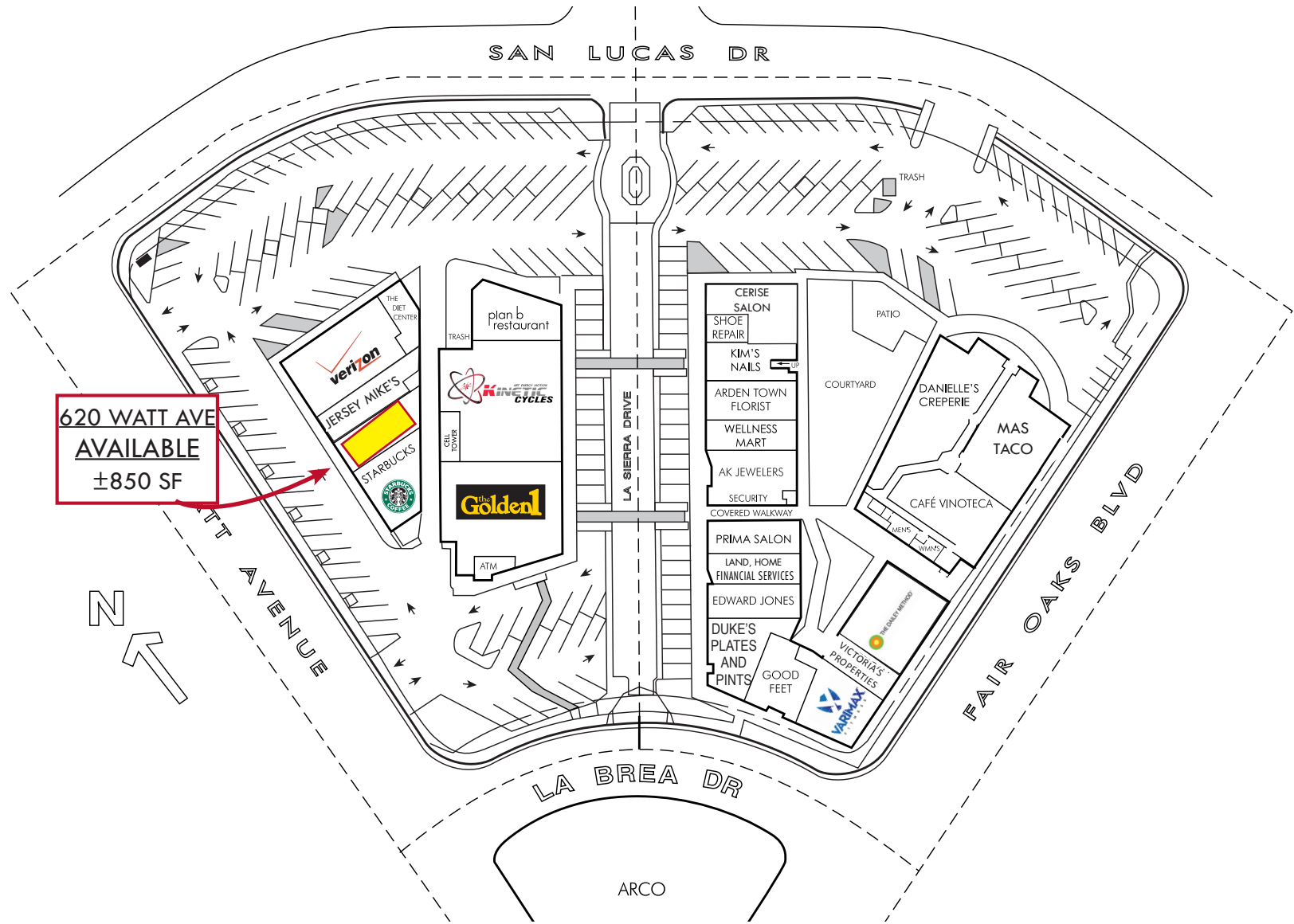
WATT AVE - 58,400 ADT

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

CORE
COMMERCIAL

SITE PLAN - AVAILABLE SITE

ARDEN
TOWN CENTER



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

CORE
COMMERCIAL

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
2018 Estimated Population	130,568
2018 Estimated Median Age	38.9
2018 Estimated Average Household Income	\$94,699
2018 Estimated Per Capita Income	\$40,617
2018 Estimated Total Number of Employees	75,032
2018 Estimated Bachelor and Graduate Degree	40.3%

