

1415 HOWE AVENUE, SACRAMENTO, CA 95825

RETAIL SPACE FOR LEASE

Oxford Street



Mark Cordano
916-600-4245
cordano@sutterpropertygroup.com
DRE #01127351



Henry de Vere White
916-501-2797
henry@sutterpropertygroup.com
DRE #02172964



Simon de Vere White
916-761-7179
simon@sutterpropertygroup.com
DRE #01396428

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THE OPPORTUNITY

BASE RENT: \$2.00 PLUS NNN'S

PROPERTY SIZE

± **4,600**
SQUARE FEET



PROPERTY HIGHLIGHTS

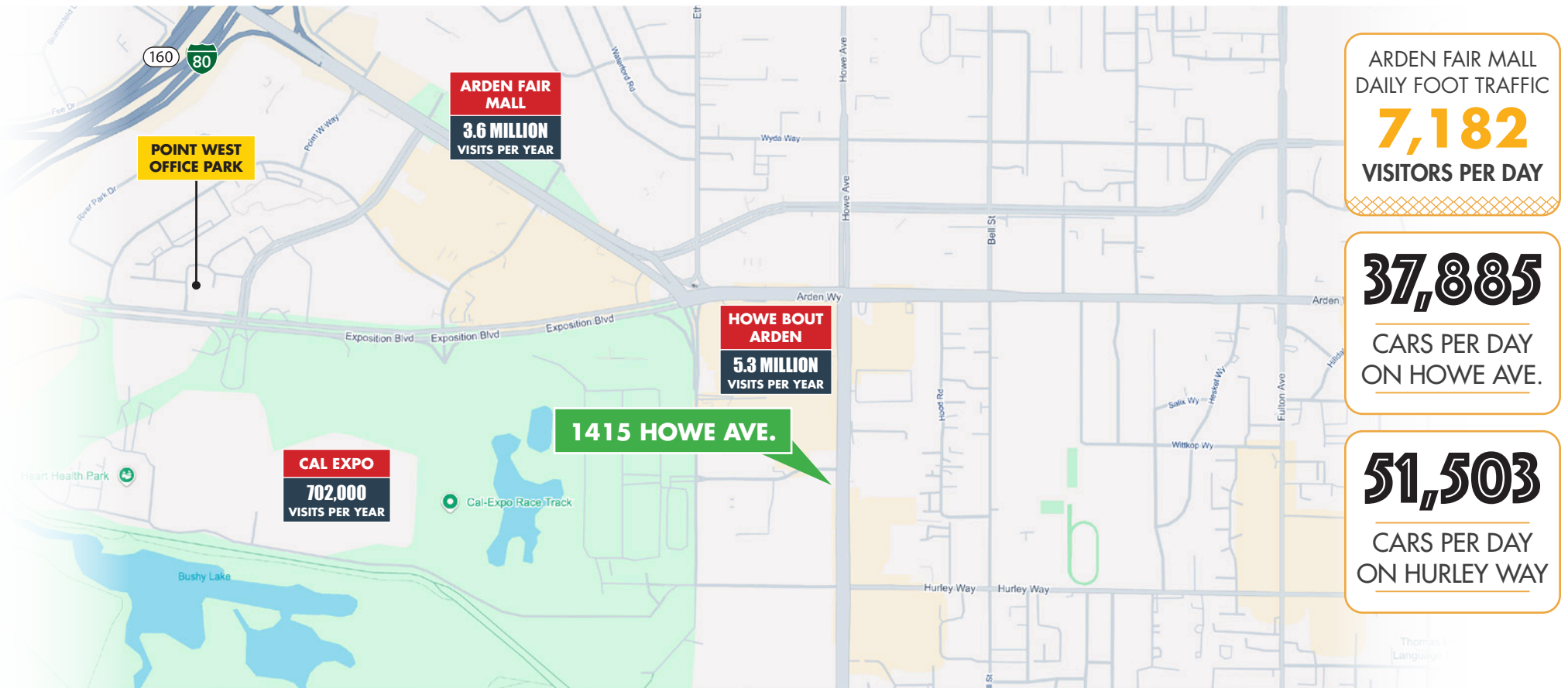
- ±4,600 SF FREESTANDING RETAIL SPACE
- INCLUDES SHOWROOM AND STORAGE WITH ROLL-UP DOOR
- HIGH-VISIBILITY FRONTAGE ON HOWE AVENUE WITH ±37,885 VEHICLES PER DAY
- LOCATED AT SIGNALIZED INTERSECTION WITH HURLEY WAY (51,503 CARS/DAY)
- FLEXIBLE LAYOUT IDEAL FOR RETAIL, SHOWROOM, OR LIGHT COMMERCIAL USE
- SURROUNDED BY REGIONAL SHOPPING CENTERS, QSRs, AND DENSE RESIDENTIAL
- MINUTES FROM I-80 AND HIGHWAY 160 FOR REGIONAL ACCESSIBILITY

THE LOCATION

Located at the heavily trafficked intersection of Howe Avenue and Hurley Way, 1415 Howe Avenue sits in the heart of the Arden-Arcade commercial corridor—one of Sacramento’s most reliable and dynamic retail zones. The site is just minutes from Interstate 80, Highway 160, and SacRT bus lines.

This location is surrounded by three of Sacramento’s highest-performing destinations: Arden Fair Mall (3.6 million visits/year), Howe Bout Arden (5.3 million visits/year), and Cal Expo (702,000 visits/year). Additional demand is driven by major institutions including California State University, Sacramento and Point West Office Parks, which collectively generate significant daytime population and foot traffic. The neighborhood’s mix of upscale residential enclaves, active retail nodes, and dense housing stock creates a diverse and resilient customer base.

Tenants benefit from the area’s strong demographics: over 67,000 residents within two miles, \$89,481 median household income, and \$842 million in annual consumer spending. Whether serving professionals, students, families, or commuters, 1415 Howe Avenue offers a prime position in one of Sacramento’s most established and opportunity-rich commercial corridors.



NEIGHBORHOOD OVERVIEW

1415 Howe Avenue is located in Arden-Arcade, a central Sacramento submarket known for its retail density, strong demographics, and long-standing economic activity. The area is bordered by affluent communities such as Sierra Oaks, Campus Commons, and East Sacramento, and is currently experiencing steady population growth and multifamily development.

This diverse mix supports a wide range of tenant types and concepts, making the site ideal for both legacy brands and emerging operators.



Demographics (2 mile radius)



POPULATION 2020-2029:
**GROWING FROM
66,343 TO 67,707**



MEDIAN HOME VALUE:
\$545,109



AVERAGE HOUSEHOLD INCOME:
\$89,481



ANNUAL CONSUMER SPENDING:
\$842 MILLION



EDUCATION LEVELS:

ASSOCIATE DEGREE: 7%
BACHELOR'S DEGREE: 21%
ADVANCED DEGREE: 13%

PSYCHOGRAPHIC SEGMENTS:

**SINGLES &
STARTERS**

*Young
professionals &
early families*

**CULTURAL
CONNECTIONS**

*Diverse, mid- to
low-income
households*

**FAMILY
UNION**

*Blue-collar,
middle-income
families*

NEARBY AMENITIES

DINING & BARS

- Ruth's Chris Steak House
- Café Bernardo
- Piatti
- Mikuni
- The Habit Burger Grill
- Urban Plates
- Zócalo
- BJ's Brewhouse
- Cupcake Craving
- Paris Baguette
- Blue House Korean BBQ
- Twin Peaks
- Sakura Grill
- Kabob House
- La Bou
- California Fish Grill
- 18 Grams Coffee
- MOD Pizza
- Raising Cane's
- Outback Steakhouse

RETAIL

- Nordstrom Rack
- Target
- Marshalls
- Ross
- HomeGoods
- The Container Store
- Williams Sonoma
- Chico's
- Talbots
- Costco Business Center
- Sharif Jewelers

HOTELS IN THE AREA

- Hilton Sacramento Arden West
- DoubleTree by Hilton
- Hyatt House Sacramento
- Residence Inn Sacramento
- Courtyard by Marriott

TRANSPORTATION & ACCESSIBILITY

- Minutes to I-80 and Highway 160
- Served by SacRT bus lines along Howe Avenue and Arden Way
- Signalized intersection and high pedestrian visibility
- Generous surface parking on-site

Area Highlights / Anchors

ARDEN FAIR MALL:

- » 1.1M SF, 150+ stores
- » 3.6M visits/year
- » Apple, Macy's, Lululemon

HOWE BOUT ARDEN:

- » 5.3M visits/year
- » Cinemark, Nordstrom Rack, Mikuni

CAL EXPO:

- » 350-acre venue
- » Home of the CA State Fair
- » Heart Health Park (12,000 seats)
- » 702.3K visits/year

PAVILIONS SHOPPING CENTER:

Upscale retail and dining anchored by Ruth's Chris and Williams Sonoma

CALIFORNIA STATE UNIVERSITY, SACRAMENTO:

31,000+ students on 282-acre campus

POINT WEST OFFICE PARKS:

±2,400 daytime workers

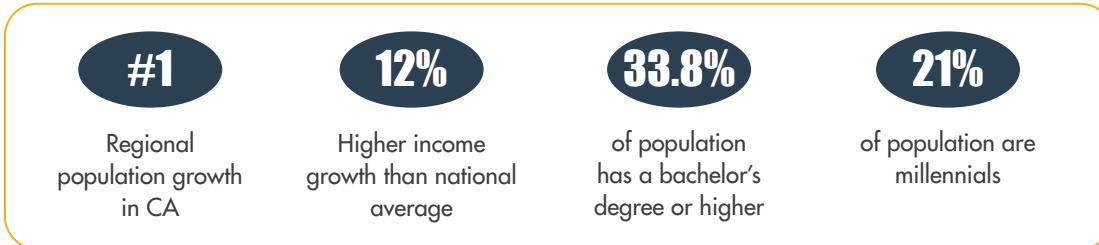
FUTURE MULTIFAMILY PROJECTS:

±737 new residential units under construction

Greater Sacramento Data Points

GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

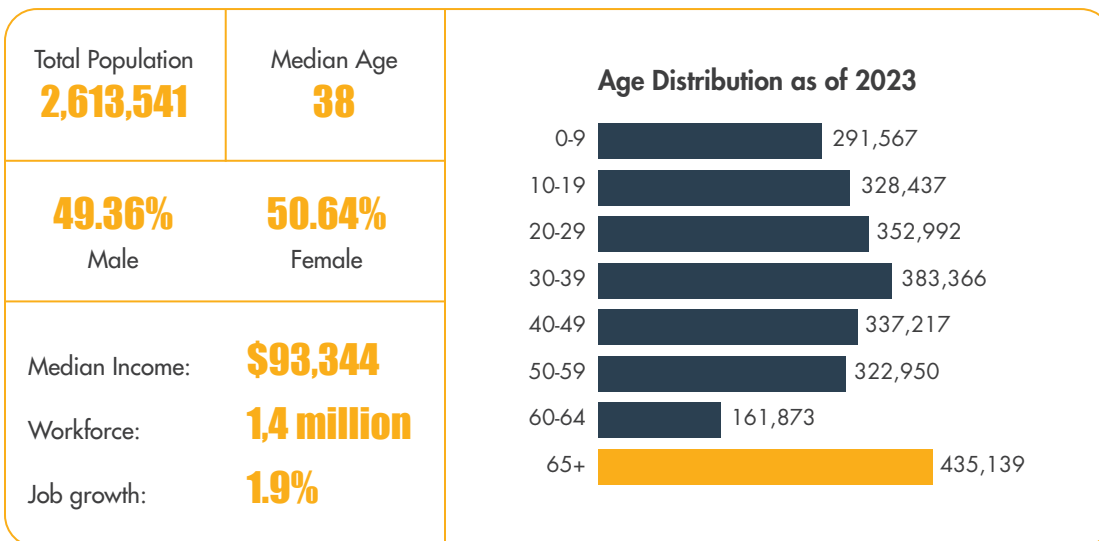


Sources: Brookings 2020, Emsi 2021



TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

CONTACT US TODAY!



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COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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