
FOR LEASE

ARDEN FAIR MALL

1717 Arden Way, Sacramento



ARDEN FAIR MALL

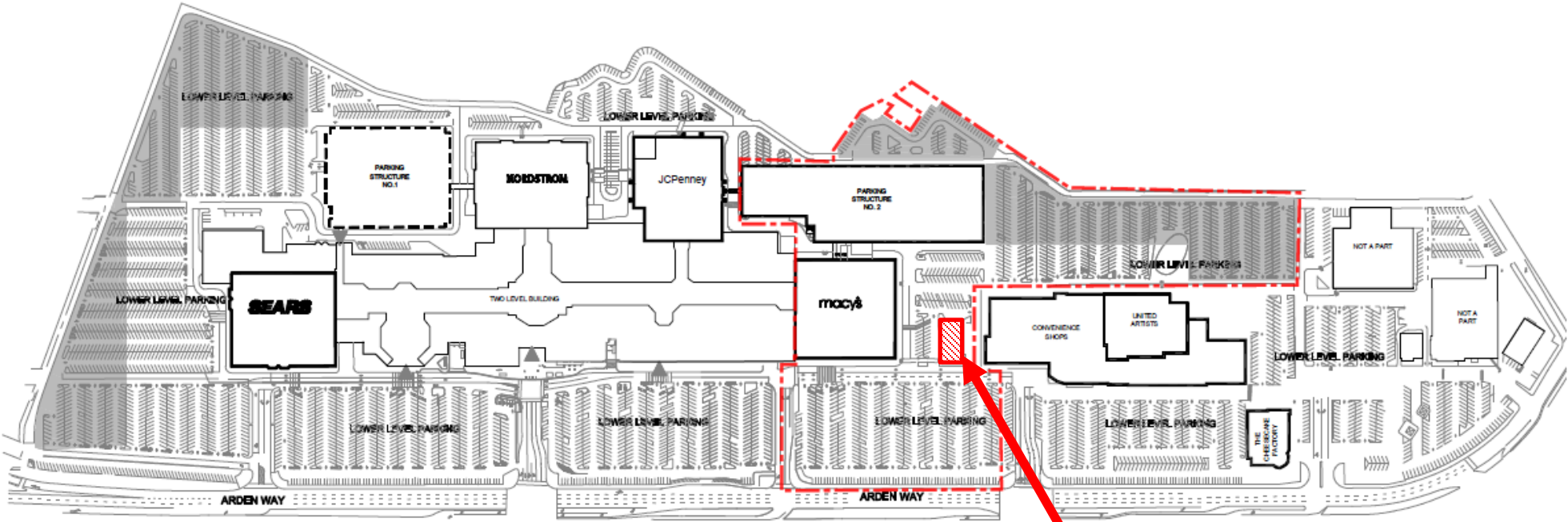
- Arden Fair is an indoor retail center that was built in 1957 and renovated in 2012. This center is in a major retail node and has a broad regional draw.
- The center's location is surrounded by some of Sacramento's best communities with average household incomes of nearly \$100,000.
- Join Apple, Macy's, JCPenney, Starbucks, 85C Bakery, Banana Republic, Sephora, Barnes & Noble, Crunch Fitness, Forever21, BJ's Restaurant and Brewhouse & other tenants.
- The center is located at one of the busiest intersections in Sacramento where Arden Way meets 80 FWY, providing exposure to a combined traffic county of nearly 50,000 cars per day.

Arden Fair Mall

SACRAMENTO, CALIFORNIA



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5,849 SF

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2022

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|---------------|----------------|----------------|
| Estimated Population | 14,899 | 152,221 | 395,792 |
| Estimated Population (2028) | 15,425 | 153,922 | 405,159 |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| Households | 5,746 | 59,298 | 156,517 |
| AVERAGE HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Average HH Income | \$63,916 | \$99,849 | \$103,213 |
| Estimated Average HH Income (2028) | \$73,432 | \$114,526 | \$114,954 |
| MEDIAN HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Median HH Income | \$47,661 | \$63,089 | \$69,900 |
| Estimated Median HH Income (2028) | \$53,682 | \$75,317 | \$80,620 |
| PER CAPITA INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Per Capita Income | \$24,727 | \$38,878 | \$41,237 |
| Estimated Per Capita Income (2028) | \$28,265 | \$44,480 | \$47,286 |
| OTHER INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Median Disposable Income | \$40,627 | \$53,336 | \$57,475 |

LEASING:



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