

THE UV

458 Howe Avenue, Sacramento, CA 95825

Merlone Geier
Partners



FEATURES

High profile neighborhood center anchored by Safeway.

Located in the heart of the affluent Campus Commons/Arden Arcade trade area.

Benefits from the high traffic intersection of Howe Avenue and Fair Oaks Boulevard.

Close proximity to Sacramento State University.



DEMOGRAPHICS 2018

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	18,607	124,368	379,713
Daytime:	14,035	102,920	281,327
Households:	9,163	55,759	152,521
Average Household Income:	\$83,240	\$81,229	\$70,207



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TENANT INDEX

1	Safeway	27,336 SF	12	Edge Studios	3,990 SF	23	AVAILABLE	976 SF
2	Buckhorn BBQ	4,208 SF	13	Starbucks	1,700 SF	24	Capitol Beer and Tap Room	1,556 SF
3	Great Clips	808 SF	14	AVAILABLE	1,103 SF	27	AAA	4,760 SF
5	Huntington Learning Center	2,197 SF	15	Zocalo	5,784 SF	28	Aji Japanese Bistro	5,230 SF
6	Quest Diagnostics	2,103 SF	18	Menchie's Frozen Yogurt	900 SF	31	AVAILABLE	6,364 SF
7	Citibank	2,423 SF	19	Jimmy John's Gourmet Sandwiches	1,367 SF	36	AT&T	4,000 SF
9	Organic Coup	1,137 SF	20	Pieology	2,400 SF	39	Poke Noke	1,538 SF
10	Noble Nails	1,112 SF	22	Dry Bar	1,530 SF			

PROJECT SUMMARY

Site Area	+/-7.63 AC +/-332,363 SF
Building Summary	
Gross Leasable Area	+/-84,354 SF

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