

# 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:	18,516	125,617	380,496
Daytime:	14,115	102,129	281,720
Households:	9,093	56,300	152,988
Average Household Income:	\$88,914	\$86,484	\$74,346



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## TENANT INDEX

1	Safeway	27,336 SF	12	Edge Studios	3,990 SF	23	The Lash Lounge	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
<b>Building Summary</b>	
Gross Leasable Area	+/-84,354 SF

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