

# The UV

458 Howe Avenue, Sacramento, CA 95825



## Property Highlights

84,354 Gross Leasable Area

7.63 Total Acres

380,474 5 Mile Population

- 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

	1-Mile	3-Mile	5-Mile
Population	18,497	125,229	380,474
Households	9,066	56,141	152,961
Avg HH Income	\$88,991	\$86,604	\$74,417

Source: Esri, 2018

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## Current Tenants

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

## Available/Coming Soon

14	Available	1,103 SF
31	Available	6,364 SF