

Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



Demographics

	1 Mile	3 Mile	5 Mile
Population	15,147	150,159	362,736
Households	5,985	61,006	139,461
Avg HH Income	\$141,889	\$113,790	\$109,981

Source: Esri, 2025

Property Highlights

99,386 Gross Leasable Area

9.31 Total Acres

362,736 5 Mile Population

- High visibility location at the northeast corner of one of the region's busiest intersections - Arden Way and Watt Avenue.
- Benefits from high traffic counts averaging upwards of 46,000 vehicles per day on Watt Avenue (Source: 2012 MPSI).
- Draws from the affluent neighborhood along nearby Fair Oaks Boulevard.

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Current Tenants

1	PetSmart	24,632 SF	26	Empire Nail Spa	3,813 SF
5	Smart & Final extra!	25,980 SF	27	AT&T	1,290 SF
20	Dentists of Arden (Pacifi...	2,899 SF	30	Arden Dispatch	1,560 SF
22	Sushi Yo	2,674 SF			

Available/Coming Soon

10	Available	34,016 SF
23	Available	2,522 SF
37	Available	
40	Available	