

# Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



## Demographics

	1 Mile	3 Mile	5 Mile
Population	15,123	150,742	360,588
Households	5,993	61,250	139,361
Avg HH Income	\$139,487	\$113,254	\$109,991

Source: Esri, 2026

## Property Highlights

98,052 Gross Leasable Area

9.31 Total Acres

360,588 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	23 Merlone Geier Management	2,522 SF
5 Smart & Final extra!	25,980 SF	26 Empire Nail Spa	3,813 SF
10 Proposed National Fitness...	32,682 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

37	Available
40	Available