

Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



Demographics

	1-Mile	3-Mile	5-Mile
Population	15,164	150,785	362,750
Households	6,067	61,707	140,592
Avg HH Income	\$129,927	\$106,628	\$103,199

Source: Esri, 2024

Property Highlights

100,231 Gross Leasable Area

9.31 Total Acres

362,750 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.

Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825

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	34,861 SF
23	Available	2,522 SF
37	Available	
40	Available	