

The UV

458 Howe Avenue, Sacramento, CA 95825



Property Highlights

84,346 Gross Leasable Area

7.63 Total Acres

409,296 5 Mile Population

- High profile neighborhood center anchored by Safeway and Zocalo.
- 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	21,661	138,188	409,296
Households	9,457	58,246	158,401
Avg HH Income	\$107,962	\$119,847	\$108,446

Source: Esri, 2024

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Current Tenants

1 Safeway	27,336 SF	19 Melty Way	1,367 SF
2 Buckhorn BBQ	4,208 SF	22 Dry Bar	1,530 SF
3 Great Clips	808 SF	23 The Closet Trading Compan...	976 SF
6 Quest Diagnostics	2,103 SF	24 Capitol Beer and Tap Room	1,556 SF
7 Citibank	2,423 SF	27 Auto Club (AAA)	4,670 SF
10 Noble Nails	1,112 SF	28 Esthetics Center	2,095 SF
13 Starbucks Coffee	1,700 SF	29 Pacific Dental	3,082 SF
14 Merlone Geier Management	1,103 SF	31 Bennett's Kitchen & Bar	6,331 SF
15 Zocalo	5,784 SF	36 AT&T	4,000 SF
18 Menchie's Frozen Yogurt	900 SF	39 Poke Noke	1,538 SF

Available/Coming Soon

5	Available	2,197 SF
9	Available	1,137 SF
12	Available	3,990 SF
20	Available	2,400 SF