

# 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.

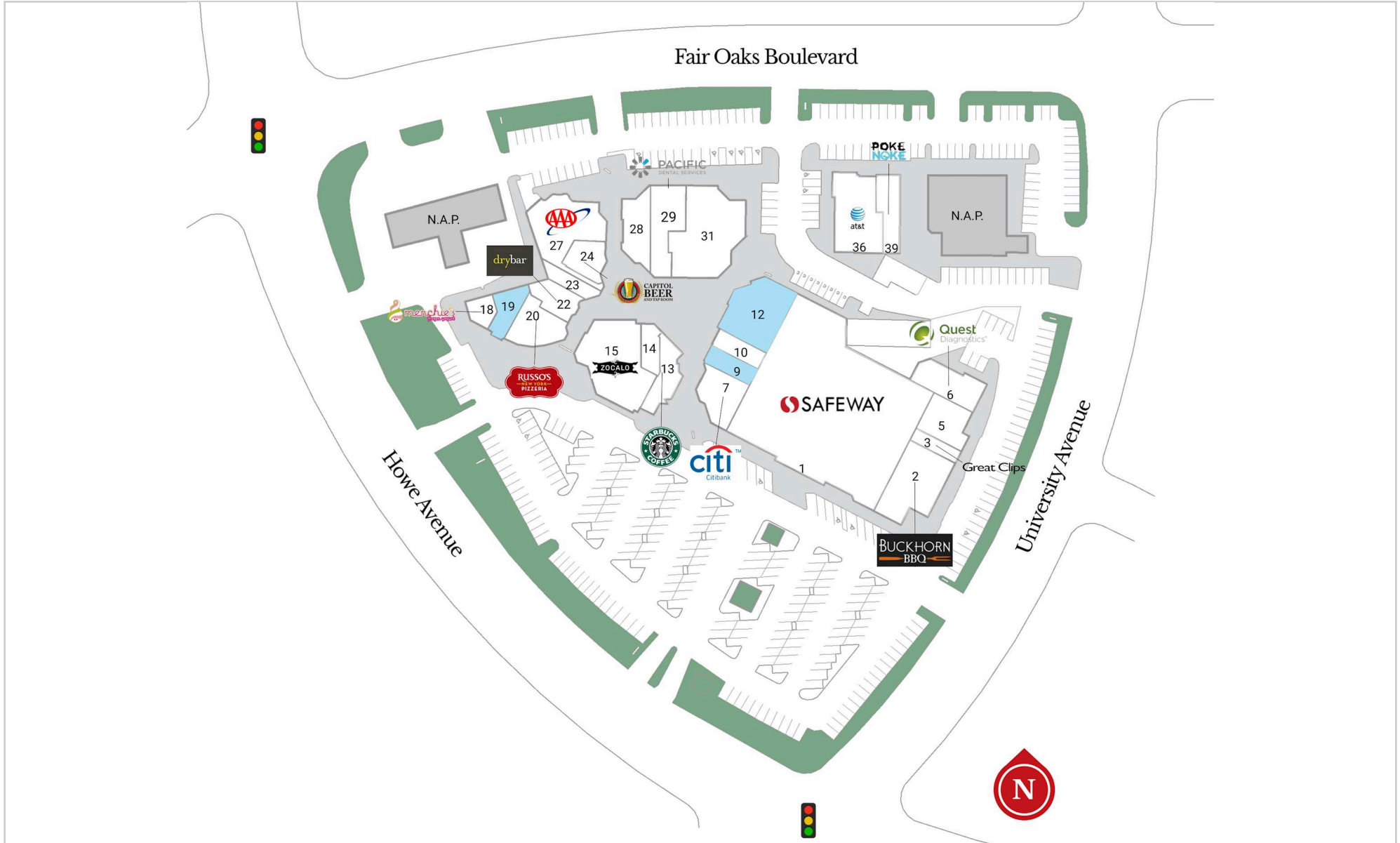
## Demographics

	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, 2025

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## Current Tenants

1 Safeway	27,336 SF	20 Russo's New York Pizzeria	2,400 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
5 Hand & Stone Massage and ...	2,197 SF	24 Capitol Beer and Tap Room	1,556 SF
6 Quest Diagnostics	2,103 SF	27 Auto Club (AAA)	4,670 SF
7 Citibank	2,423 SF	28 Esthetics Center	2,095 SF
10 Noble Nails	1,112 SF	29 Pacific Dental	3,082 SF
13 Starbucks Coffee	1,700 SF	31 Bennett's Kitchen & Bar	6,331 SF
14 Merlone Geier Management	1,103 SF	36 AT&T	4,000 SF
15 Zocalo	5,784 SF	39 Poke Noke	1,538 SF
18 Menchie's Frozen Yogurt	900 SF		

## Available/Coming Soon

9	Available	1,137 SF
12	Available	3,990 SF
19	Available	1,367 SF