

The UV

458 Howe Avenue, Sacramento, CA 95825



Property Highlights

84,399 Gross Leasable Area

7.63 Total Acres

381,936 5 Mile Population

- High profile neighborhood center anchored by Safeway.
- 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	18,549	126,175	381,936
Households	9,133	56,609	153,657
Avg HH Income	\$90,223	\$92,661	\$79,017

Source: Esri, 2019

MerloneGeier
Partners

For more info visit:
merlonegeier.com/707

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Current Tenants

1 Safeway	27,336 SF	15 Zocalo	5,784 SF
2 Buckhorn BBQ	4,208 SF	18 Menchie's Frozen Yogurt	900 SF
3 Great Clips	808 SF	19 Jimmy John's Gourmet Sand...	1,367 SF
5 Huntington Learning Cente...	2,197 SF	20 Pieology	2,400 SF
6 Quest Diagnostics	2,103 SF	22 Dry Bar	1,530 SF
7 Citibank	2,423 SF	23 The Lash Lounge	976 SF
9 Organic Coup	1,137 SF	24 Capitol Beer and Tap Room	1,556 SF
10 Noble Nails	1,112 SF	27 AAA	4,670 SF
12 Edge Studios	3,990 SF	31 Bennett's Kitchen & Bar	6,331 SF
13 Starbucks Coffee	1,700 SF	36 AT&T	4,000 SF
14 Merlone Geier Management	1,103 SF	39 Poke Noke	1,538 SF

Available/Coming Soon

28	Available	5,230 SF
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