

Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



Property Highlights

109,839 Gross Leasable Area

9.31 Total Acres

338,179 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.



Demographics

	1-Mile	3-Mile	5-Mile
Population	13,699	139,059	338,179
Households	5,741	60,351	136,343
Avg HH Income	\$107,254	\$87,841	\$83,329

Source: Esri, 2019

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Current Tenants

1	PetSmart	24,632 SF	20	Dentists of Arden (Pacifi...	2,899 SF
5	Smart & Final extra!	26,566 SF	22	The Pizza Press	2,614 SF
10	Rite Aid	34,116 SF	27	AT&T	1,290 SF

Available/Coming Soon

23	Available	2,582 SF
24	Available	2,098 SF
26	Available	1,715 SF
30	Available	1,560 SF
35	Available	2,000 SF
36	Available	1,011 SF
37	Available	1,800 SF
38	Available	2,456 SF
39	Available	1,250 SF
40	Available	1,250 SF