



FOR SALE

1535 River Park Drive

Sacramento, CA

\$80/SF
7 per 1,000
parking

Property Highlights

- Building size: ±30,935 GSF on two floors
- Land Area: 2.27 acres
- Abundant Parking: 210 spaces (±7 spaces/1,000 SF)
- New roof
- Recently painted
- Year Built: 1980
- Zoning: OB-R-P
- Sale Price: \$2,000,000
- \$80 per Square Foot

The Location

- Prominent location with freeway visibility
- Easy access to Business 80 & Highway 160
- Close proximity to Arden Fair Regional Mall & numerous restaurants



Kris Kalmbach

Senior Director

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LIC# 1436668

400 Capitol Mall, Suite 1800

Sacramento, CA

916 288 4800

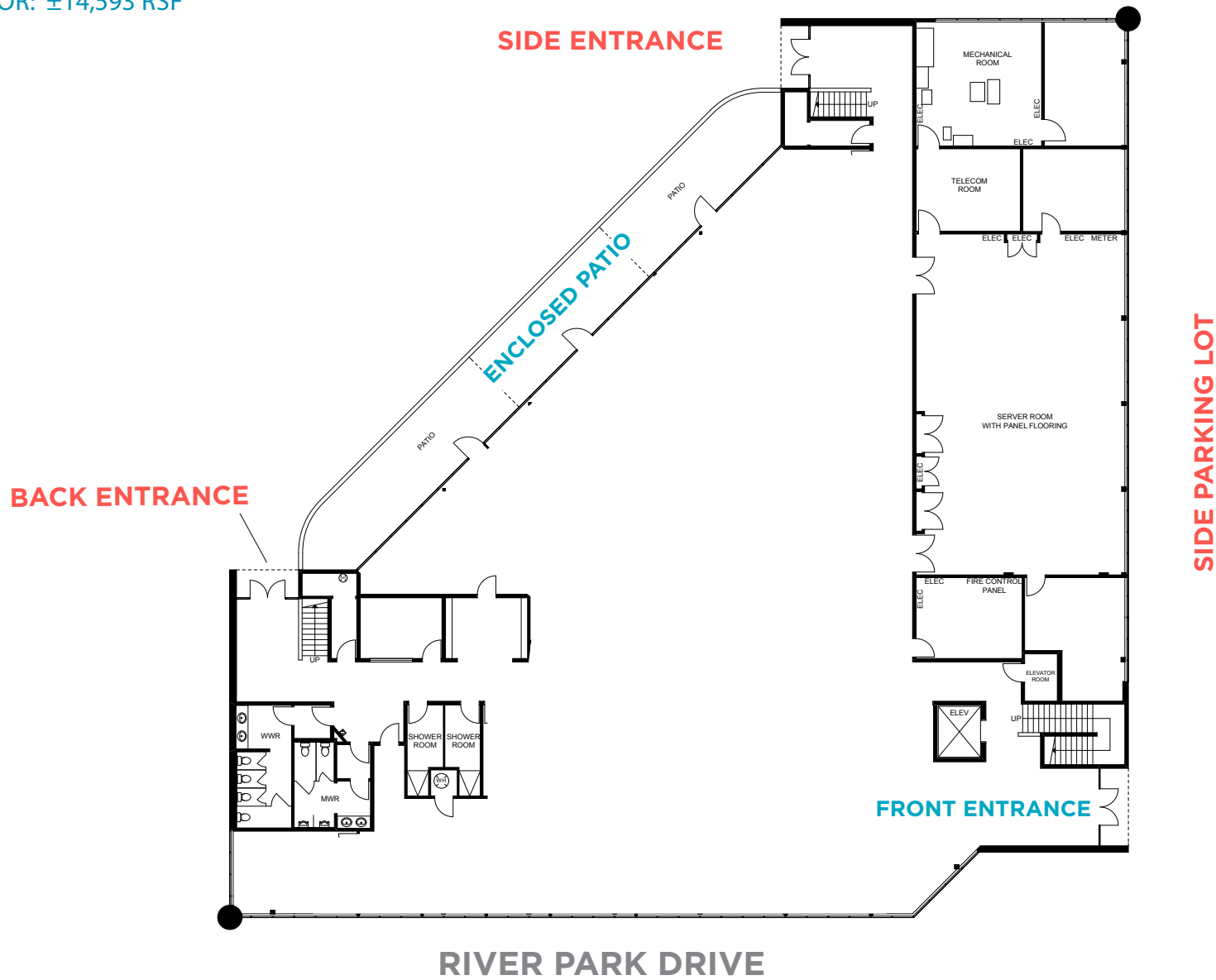
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FLOOR PLANS

1ST FLOOR: ±14,593 RSF

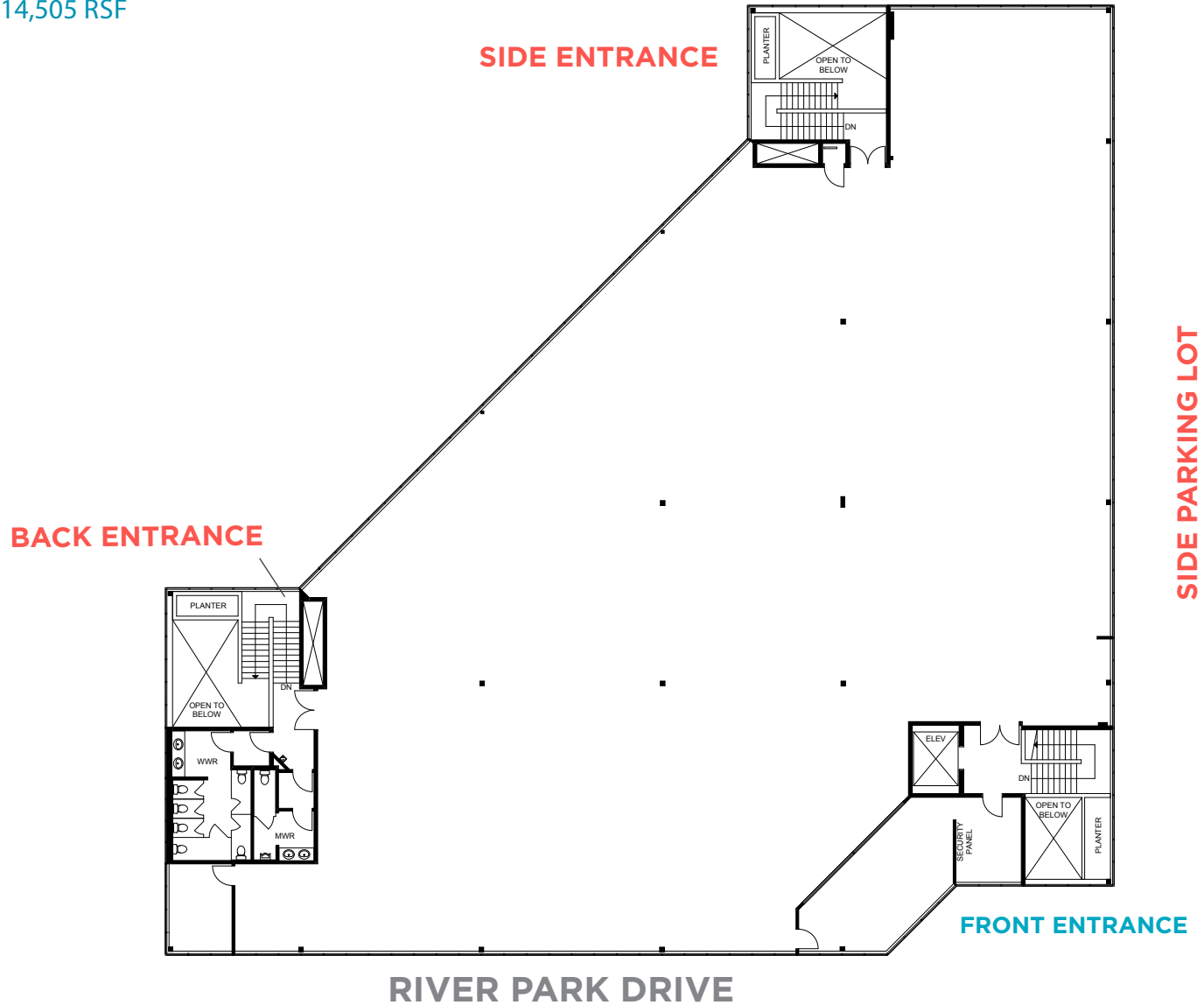


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FLOOR PLANS

2ND FLOOR: ±14,505 RSF



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GALLERY



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POINT WEST PLAZA
 KOHL'S
 OLD NAVY
 HOBBY LOBBY
 PIER 1 IMPORTS
 PETCO

ARDEN MALL
 MACY'S
 JCPENNEY
 APPLE
 COACH
 MICHAEL KORS
 ARMANI EXCHANGE
 SEARS
 NORDSTROM
 LULUEMON
 SEASON 52
 MAGGIANO'S
 MAC

MARKET SQUARE
 UNITED ARTIST THEATRE
 BARNES & NOBLE
 CALIFORNIA PIZZA KITCHEN
 ULTA
 PLUTO'S
 URBAN OUTFITTERS

HBA HOWBOUTARDEN
 CENTURY THEATRES
 NORDSTROM RACK
 HOMEGOODS
 THE CONTAINER STORE
 STARBUCKS
 CARTERS
 PINKBERRY
 TOMATINA
 MOD PIZZA
 JAMBA JUICE

CAL EXPO
 80+ EVENTS PER YEAR
 4M+ ANNUAL VISITORS



★ **PROPERTY**

Howe Avenue

Arden Way

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