

Arden Creek Town Center

1730 Watt Avenue, Sacramento, CA 95825



Property Highlights

100,231 Gross Leasable Area

9.31 Total Acres

337,223 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	13,692	138,648	337,223
Households	5,744	60,168	135,977
Avg HH Income	\$110,238	\$91,623	\$87,089

Source: Esri, 2020

MerloneGeier
Partners

For more info visit:
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Current Tenants

1	PetSmart	24,632 SF	20	Dentists of Arden (Pacifi...	2,899 SF
5	Smart & Final extra!	25,980 SF	27	AT&T	1,290 SF
10	Rite Aid	34,861 SF			

Available/Coming Soon

22	Available	2,614 SF
23	Available	2,078 SF
24	Available	1,262 SF
26	Available	1,715 SF
30	Available	1,560 SF
37	Available	
40	Available	