

FOR SALE OR LEASE  
±2,500 - 3,500 SF OFFICE SPACE AVAILABLE

# 1722

PROFESSIONAL DRIVE, SACRAMENTO, CA

**DAVID HERRERA**  
Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
License #01484908

**TREVOR JACKSON**  
Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
License #02093554





DO WHAT  
YOU LOVE

**DAVID HERRERA**

Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
License #01484908

**TREVOR JACKSON**

Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
License #02093554



# 1722

PROFESSIONAL DRIVE

*1722 Professional Drive is located in a premier location within Arden-Arcade. The property is surrounded by an array of National Retailers, while providing ease for daily commuters with access to nearby amenities.*

## PROPERTY HIGHLIGHTS:

- » Flexible office space including conference room and kitchen
- » Easily accessible from Arden Way & Watt Avenue intersection
- » Centrally located making for easy commute
- » ±30,000 vehicles per day on Arden Way
- » Quality ownership with steady co-tenancy



AVAILABLE: ±2,500 - 3,500 SF

SALE PRICE: \$889,000

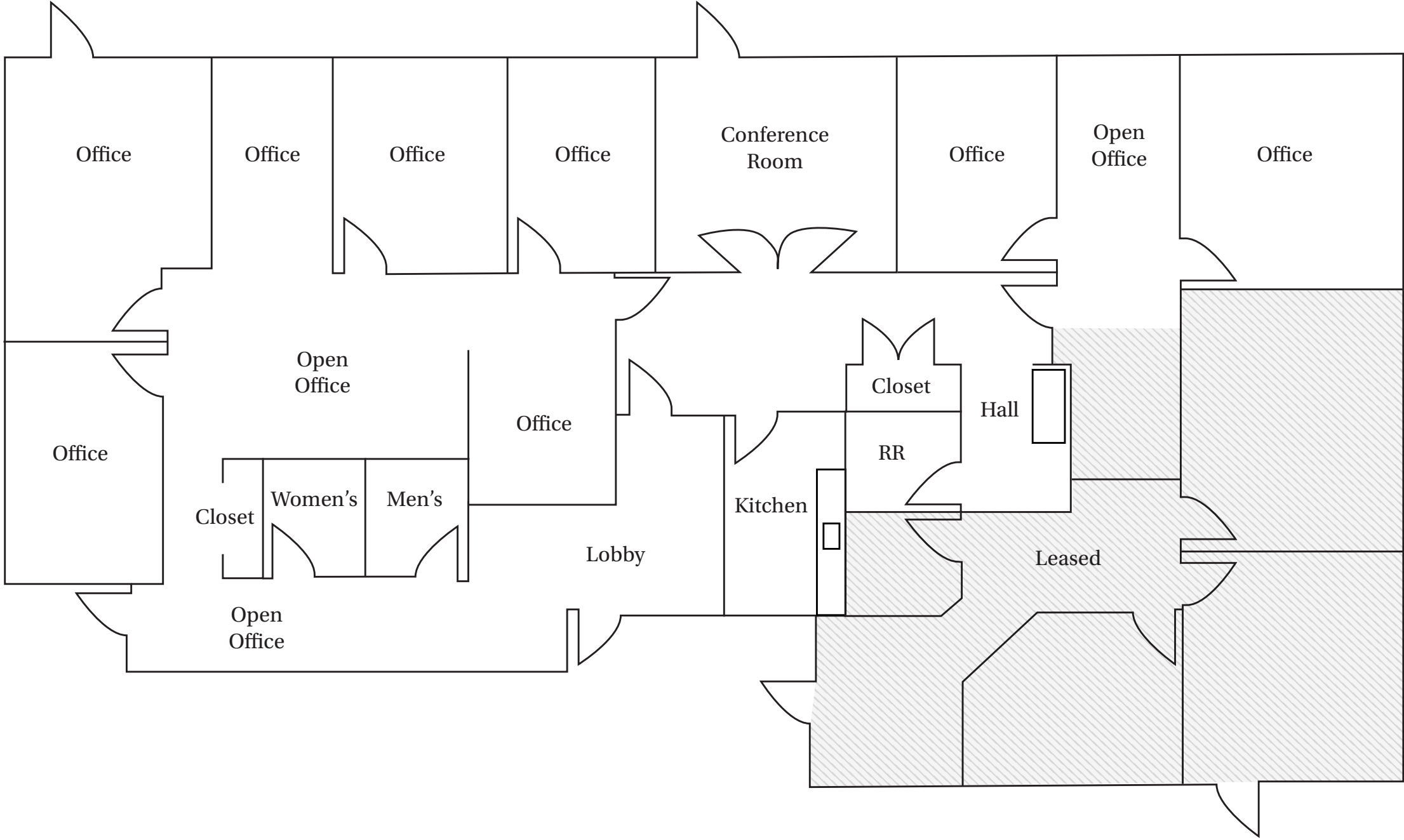
LEASE RATE: \$1.60 MG

FOR SALE OR LEASE | 1722 Professional Dr | Sacramento, CA





SUITE 100 - ±2,500 3,500 SF







# WHY SACRAMENTO THRIVING ARDEN-ARCADE

Arden-Arcade is one of the most economically and ethnically diverse communities in the Sacramento region. There are neighborhoods along the American River and the American River Parkway with million-dollar homes, including Wilhaggin, Sierra Oaks, Sierra Oaks Vista, Arden Park, Arden Oaks, and areas surrounding the Del Paso Country Club. There are also amazing mid century neighborhoods that encompass the majority of Arden Arcade. Based on the proximity of local amenities like grocery stores, restaurants, coffee shops, parks, libraries, etc., Arden-Arcade has received a higher than average score for its local amenities. If you're planning on relocating and making this area the permanent location of your business, it's nice to know that there is an ample amount of amenities and things to do within walking distance or a short drive. Don't forget the commute convenience of a centrally located office!



**101K**  
daytime population  
Arden-Arcade



**\$86K**  
avg. household  
Income



**48K**  
daytime employees  
Arden-Arcade



**91.5%**  
employment rate  
Arden-Arcade



|                             | 1-Mile   | 3-Mile   |
|-----------------------------|----------|----------|
| Current Population          | 16,414   | 120,898  |
| 2024 Population Projection  | 16,901   | 124,331  |
| Average Age                 | 40       | 39       |
| Average Household Income    | \$87,631 | \$88,010 |
| Average Household Size      | 3        | 3        |
| Bachelor's Degree or Higher | 25%      | 25%      |
| Households                  | 6,863    | 52,531   |



# NEARBY AMENITIES

## RETAIL & FOOD AMENITIES

- » Safeway
- » California Fitness
- » Smart & Final Extra!
- » Rite Aid
- » Big 5 Sporting Goods
- » CVS
- » Kaiser Permanente
- » At&t Store
- » Banfield Pet Hospital
- » McDonald's
- » Dairy Queen
- » Taco Bell
- » Subway
- » Jack in the Box
- » Jimboy's Tacos
- » Starbucks
- » The Sandwich Spot
- » The Old Spaghetti Factory





**DAVID HERRERA**

Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
License #01484908

**TREVOR JACKSON**

Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
License #02093554



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.