

1431-1441 HOWE AVENUE



RETAIL OPPORTUNITY

AVAILABLE FOR LEASE
Sacramento, CA

GREG THOMAS

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COLLIERS INTERNATIONAL

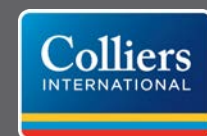
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Location HIGHLIGHTS

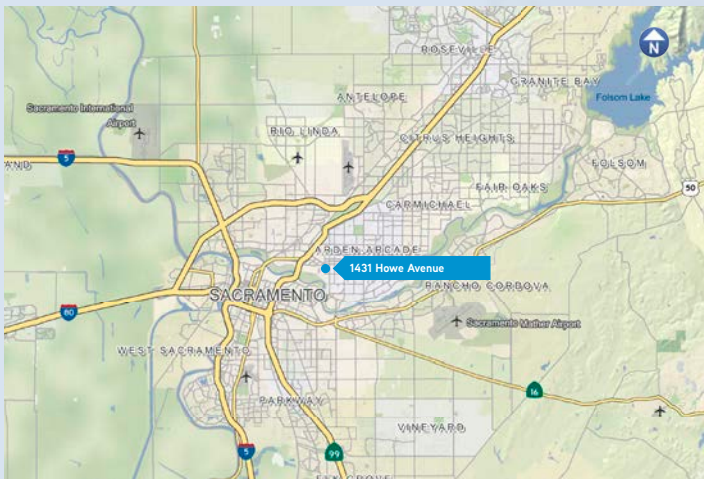
1431-1441 Howe Avenue | Sacramento

- › Strong tenant mix
- › Prominent building & monument sign rights available
- › Excellent visibility on busy Howe Avenue
- › Signalized intersection
- › Close proximity to Arden Fair Mall
- › Near Howe' Bout Arden
- › Ample outdoor seating
- › Surplus parking

	1-Mile	3-Mile	5-Mile
Daytime Employees	22,128	89,528	285,176
Total Population	19,319	130,386	363,854
Median Age	29.8	36.3	35.8
Average HH Income	\$47,772	\$72,040	\$67,698
Median HH Income	\$36,323	\$47,634	\$47,467

TRAFFIC COUNT

- › Howe Avenue - 35,845 ADT



T
Mobile
±3,206 SF

AVAILABLE
±1,702 SF

the Habit Est. 1969
BURGER GRILL
There's No Substitute For Quality

AVAILABLE
±1,953 SF

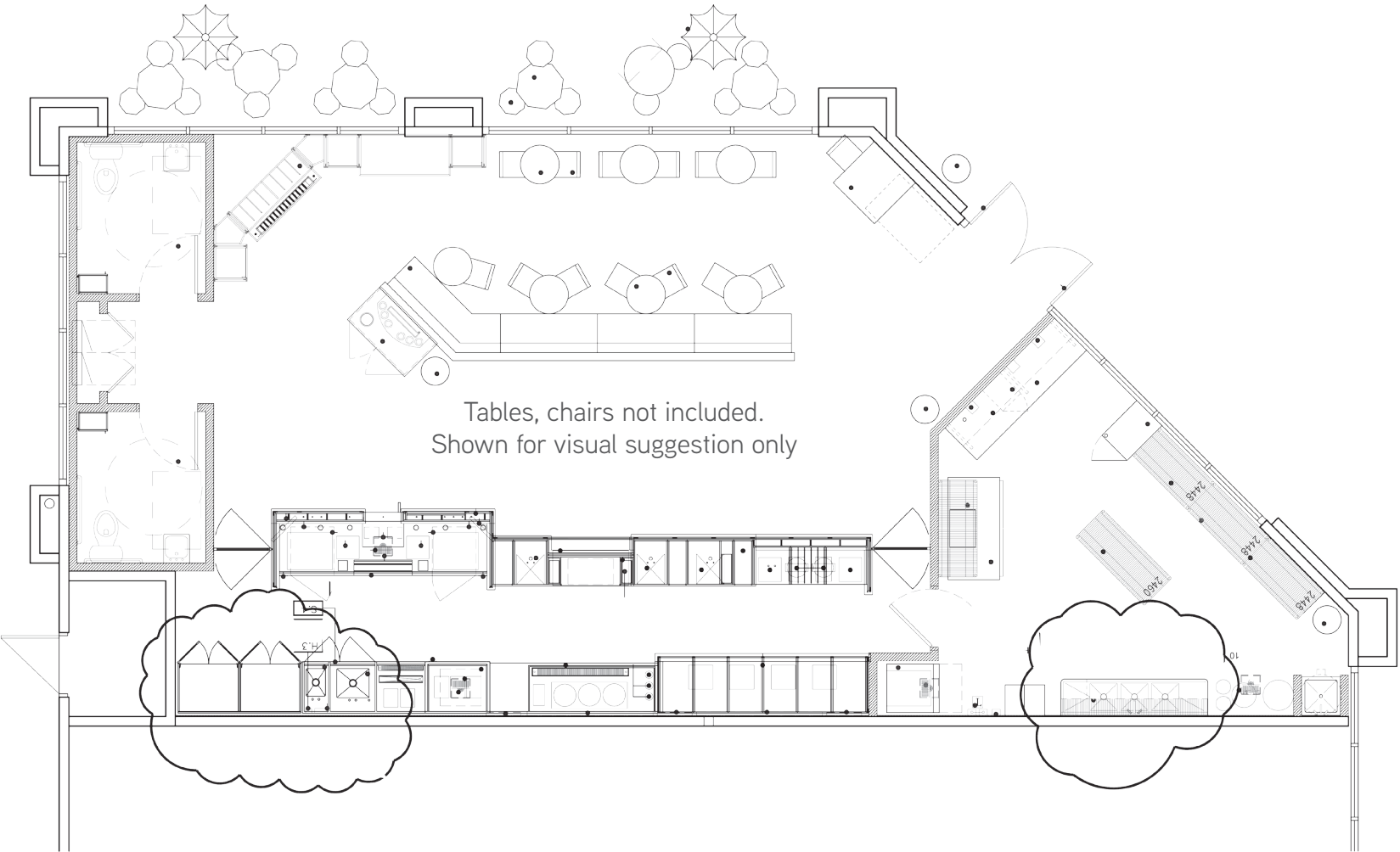
PANDA EXPRESS
GOURMET CHINESE FOOD

±1,804 SF ±2,004 SF

Outdoor Patio Seating

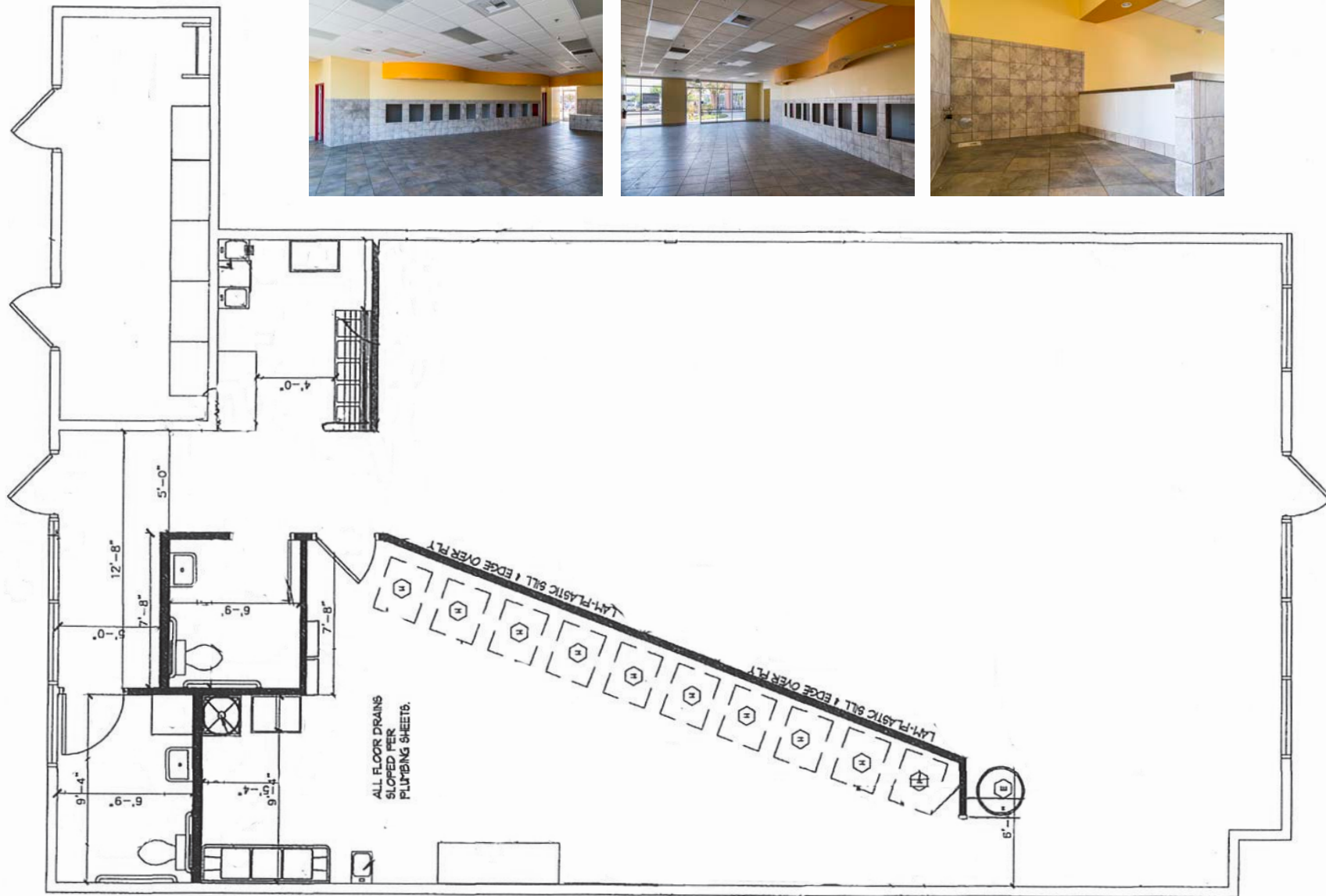
Endcap Space | ±1,702 SF

1441 Howe Avenue | Sacramento



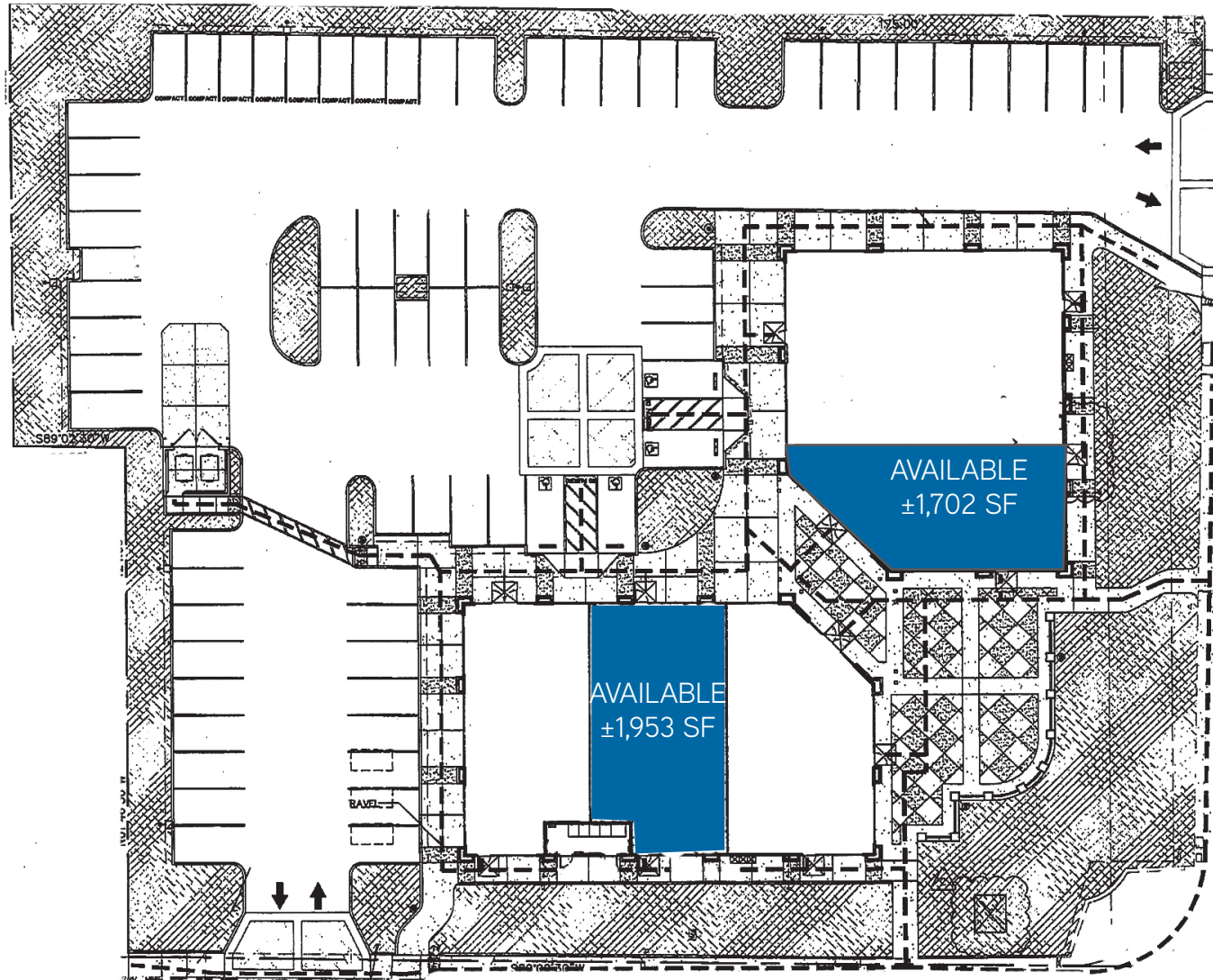
Available Space | ±1,953 SF

1431 Howe Avenue | Sacramento



Site Plan

1431-1441 Howe Avenue | Sacramento



HOWE AVE.

HALLMARK DRIVE

Location PHOTOS

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& MORE
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Walgreens

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BRIDAL
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BONNEY
FIELD

CAL EXPO

CENTURY
THEATRES

SITE

Ford

Red Lobster
Red Robin
BLAZE

Hallmark Dr

ROSS
DRESS FOR LESS
Marshalls

BUST
di BEPPO
Italian Restaurant

Hurley Way

Howe Ave

Fairlake Ave
Village Dr

Aldebrook Way
Olive Ln

160

51

Blumenfeld Dr

River Park Dr

Respa

Arden Way

Challenge Way

Waterford Rd

deleberry Rd

Al Way

Elmore Way

Travis Ln

Ethan Way