



Available

Property Highlights

- 10.64 acres of premier real estate in the Sacramento market
- Prime redevelopment site
- Excellent visibility and access along Arden Way and I-80
- Highly dense trade area with 1.1M people in 10-mile radius
- For Sale or Lease
- Divisible

Property Description

Opportunity to acquire the fee simple interest in 10.64 acres in Sacramento, CA. The Property is positioned along Highway 80 providing great regional access. The offering represents a unique opportunity to own or lease at the west end of Arden Fair Mall with significant redevelopment opportunity.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	156,927 SF
Lot Size:	10.6 Acres
Building Size:	156,927 SF - 2 levels

Sears - Arden Fair Mall

1601 Arden Way
Sacramento, CA 95815

Dave White

916.440.1831

dave.white@am.jll.com

CalDRE #1759894

John Brecher

916.440.1826

john.brecher@am.jll.com

CalDRE #1897931

us.jll.com/retail





Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Population	9,010	139,570	356,144	1,121,087
Households	3,449	57,244	148,438	414,738
Average Household Income	\$58,402	\$79,987	\$86,979	\$86,119



