

# 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**

Negotiable
156,927 SF
10.6 Acres
156,927 SF - 2 levels

## Sears - Arden Fair Mall

1601 Arden Way Sacramento, CA 95815

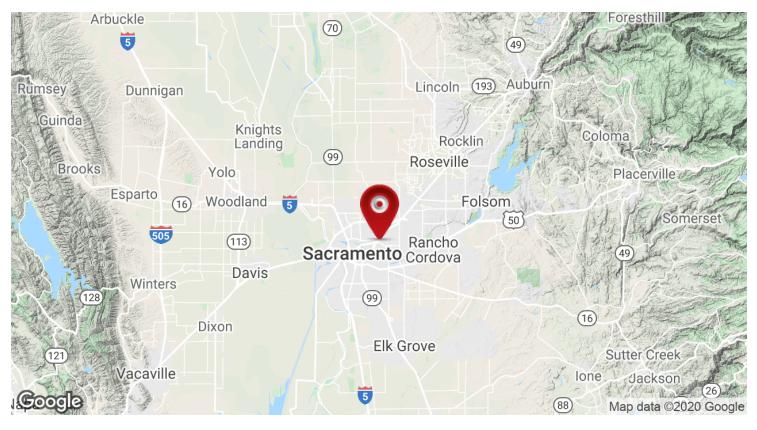
#### **Dave White**

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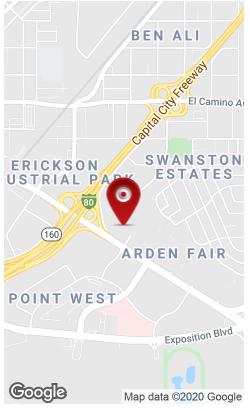
### John Brecher

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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



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