

**FOR SALE  
OR LEASE**



Gary B. Gallelli, Broker  
CA DRE #00811881

GALLELLI REAL ESTATE  
(916) 772-1700  
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# **FREESTANDING DRIVE-THRU BUILDING**

## **1001 Howe Avenue - Sacramento, CA**



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A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# SEE YOURSELF HERE.

1001 Howe Avenue is located in the Arden-Arcade region of Sacramento, California and features a freestanding ±2,362 square foot building with drive-thru. This former quick serve restaurant has strong demographics and two points of ingress and egress with high visibility from Howe Avenue by ±47,880 cars daily.

The property is located within one mile from well known chain stores such as Marshalls, Raley's and CVS Pharmacy. The site is also less than two miles from Cal Expo and the Arden Fair Mall which boast large attendance numbers for the area. The Howe 'Bout Arden shopping center is also nearby with retailers including Michaels, HomeGoods, Nordstrom Rack, Ulta Beauty and Burlington.

**Lease Rate: Call Agents**

**Purchase Price: \$2,300,000**



SQUARE FEET

±2,362

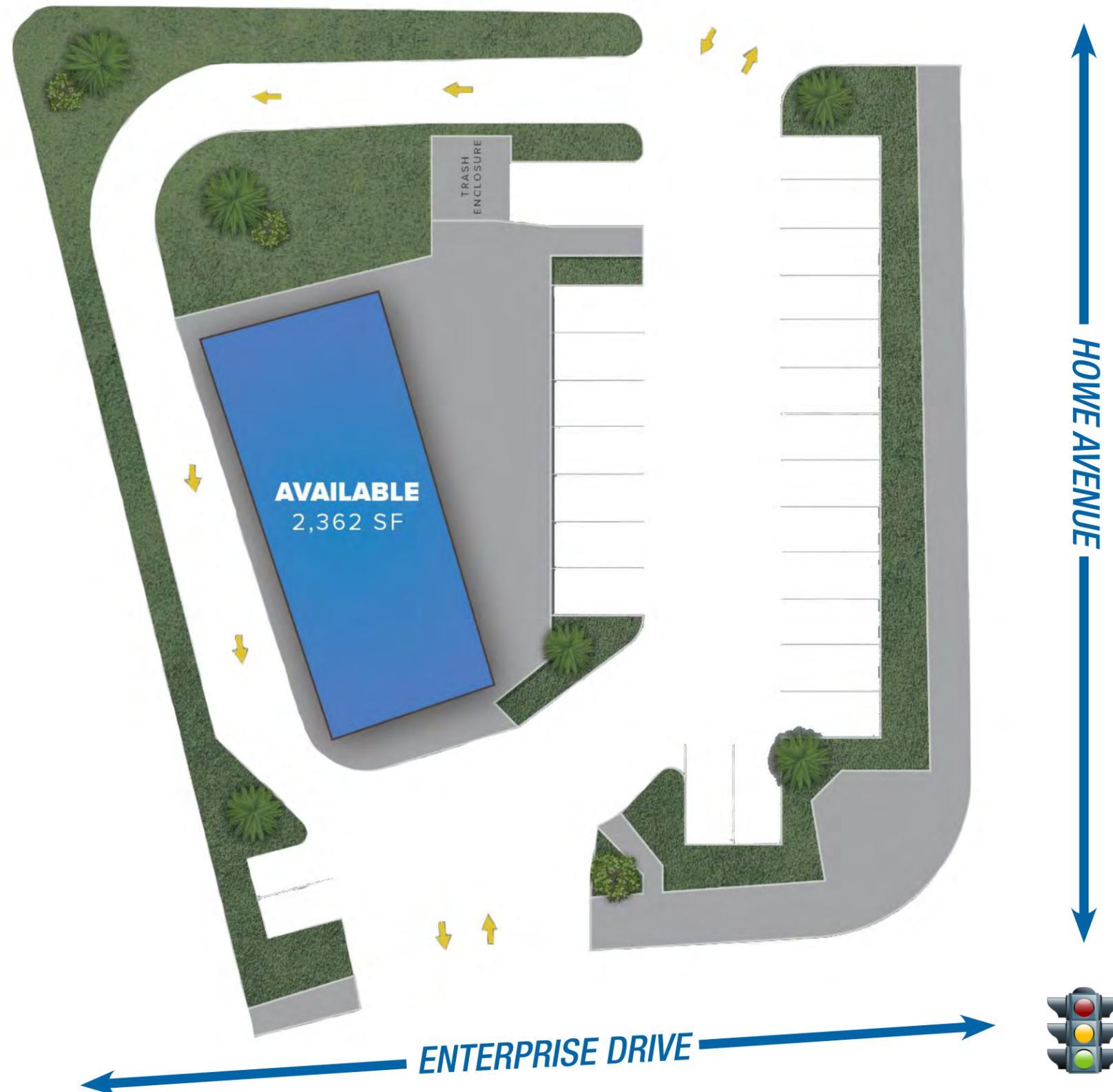
INCLUDES

DRIVE-THRU

RETAILERS WITHIN ONE-MILE

Marshalls, Raley's, Burlington, Ross, Nordstrom Rack, ULTA Beauty & HomeGoods

	1-Mile	3-Mile	5-Mile
 2024 Total Population	19,692	144,019	407,455
 2024 Daytime Population	23,910	185,196	504,437
 2024 Total Employees	15,131	93,613	266,122
 2024 Total Households	15,131	93,613	266,122
 2024 Average Household Income	\$92,534	\$120,690	\$114,508
			Howe Avenue
 Traffic Counts			±47,880



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### GALLELLI RETAIL TEAM

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### CONTACT US

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# GET TO KNOW YOUR NEIGHBORS.

**Raley's**

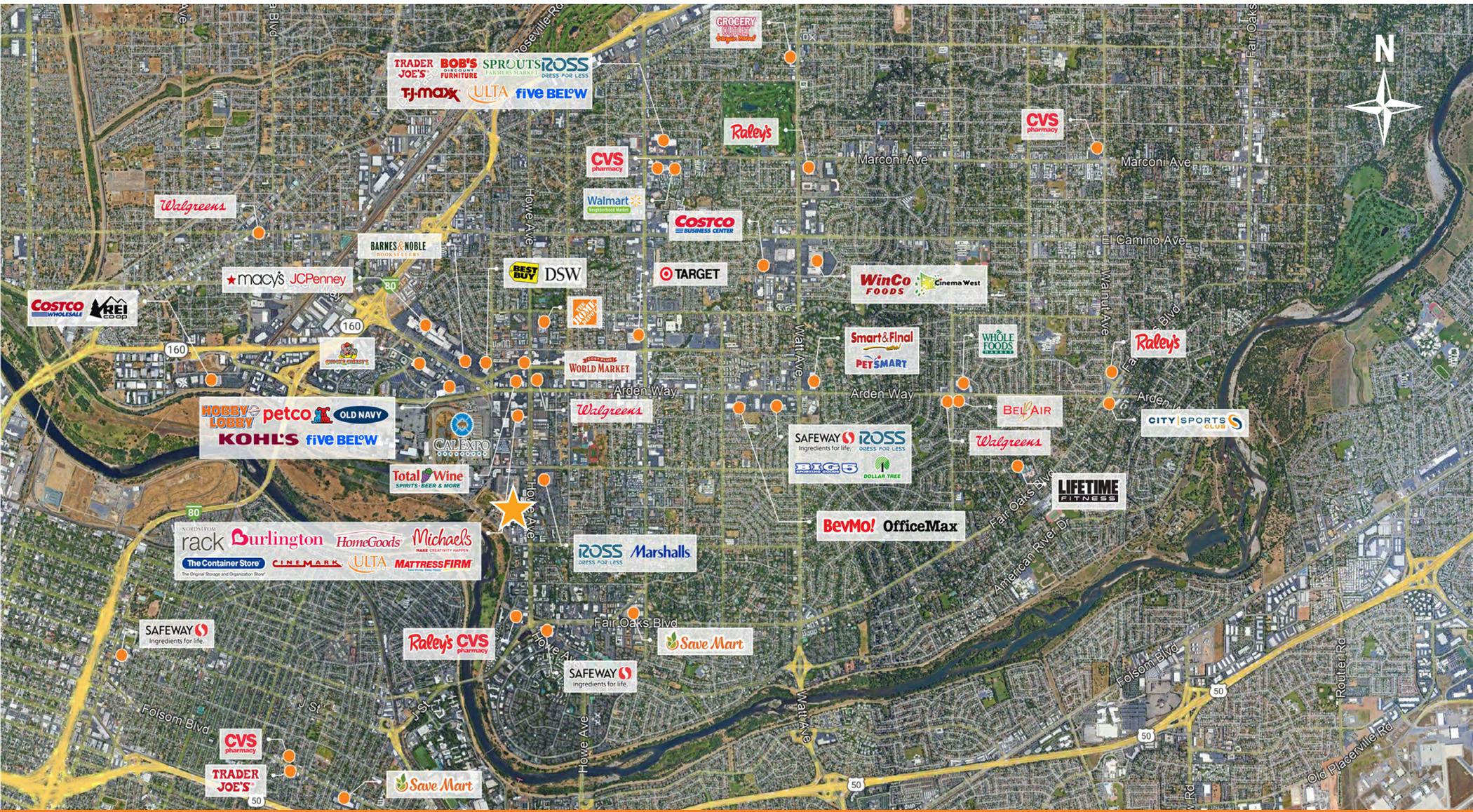
**Marshalls**

**ROSS**  
DRESS FOR LESS

**Burlington**

**HomeGoods**

**NORDSTROM**  
**rack**



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