

911 HOWE AVENUE
SACRAMENTO, CA 95825

 **Stonebrook Dental**

FOR LEASE
916.468.0194
 **TURTON** Daniel
COMMERCIAL REAL ESTATE Mueller

Daniel Mueller

D.R.E. Lic. 01829919

916.468.0194

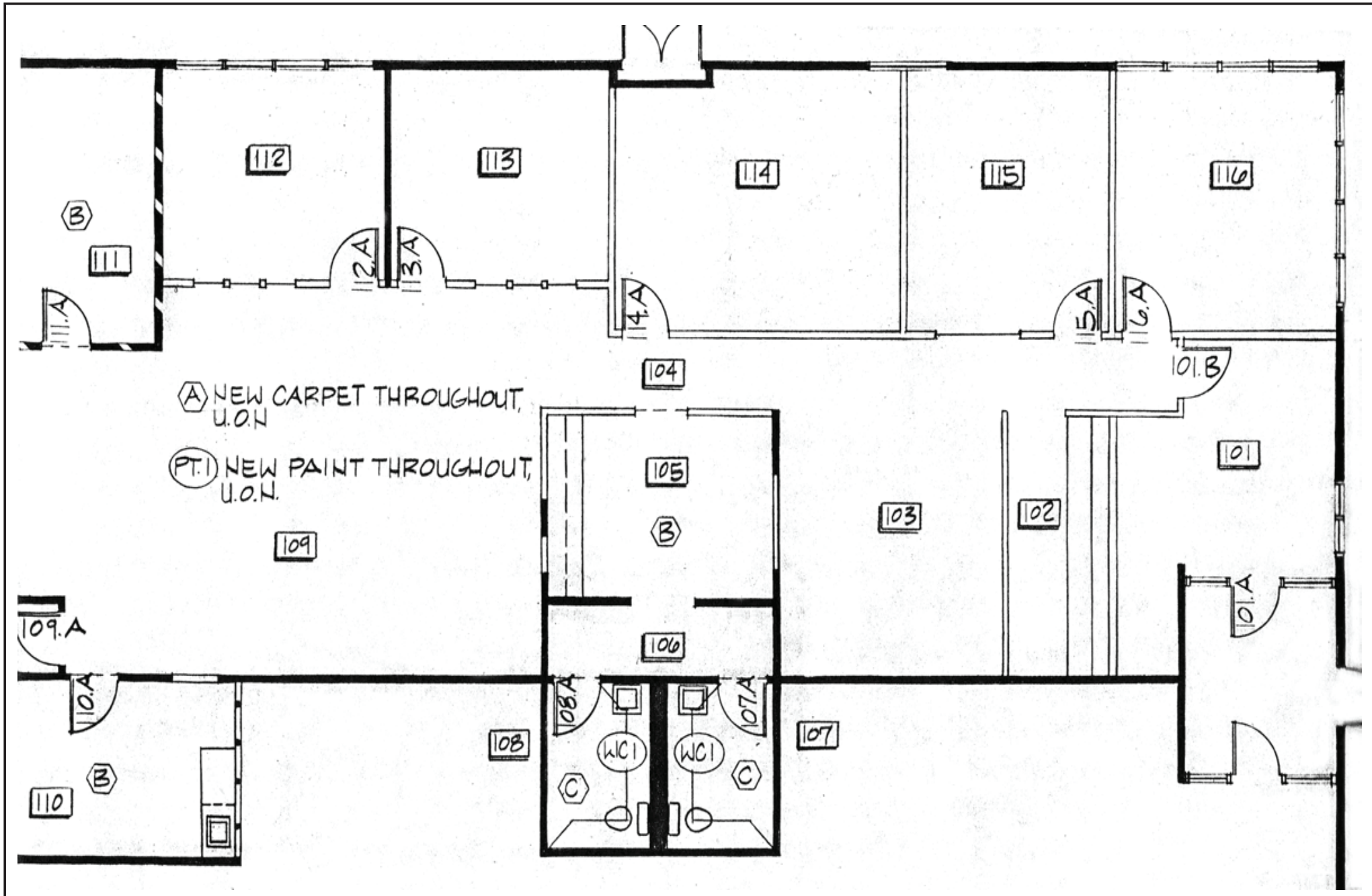
danielmueller@turtoncom.com

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- Excellent Retail Location in the Heart of the Arden-Arcade Trade Area
- Centrally Located on the Howe Avenue Corridor
- ±3,300 SF Free Standing Building
- Lease Rate: \$1.50/SF NNN
- Negotiable Tenant Improvement Allowance
- Established Neighborhood
- High Traffic Counts - ±40,000 Cars Per Day
- Excellent Visibility
- Easy Ingress and Egress
- Beautiful Window Lines
- Large Building Signage Available
- Howe Avenue Monument Signage
- Surrounded by a Variety of Shops and Restaurants
- Current Tenant: Stonebrook Dental

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POPULATION	1 MILE	2 MILE	3 MILE
2011 Total Population	16,680	57,825	121,210
Pop Growth 2011-2016	3.10%	3.40%	3.40%
Per Capita Income	\$29,784	\$31,299	\$31,215
Average Age	37.20	37.80	38.90
HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2011 Total Households	8,562	26,342	55,303
HH Growth 2011-2016	2.00%	2.60%	2.60%
Median Household Inc	\$43,231	\$49,948	\$49,248
Avg Household Size	1.92	2.12	2.14
Avg HH Vehicles	1.20	1.20	1.30
HOUSING	1 MILE	2 MILE	3 MILE
Median Housing Value	\$316,173	\$376,700	\$365,626
Median Year Built	1974	1969	1964
CONSUMER SPENDING (AGGREGATE, IN THOUSANDS)	1 MILE	2 MILE	3 MILE
Apparel	11,512	39,372	82,762
Entertainment	23,371	86,201	184,683
Food Away from Home	23,315	80,040	168,308
Alcoholic Beverages	4,803	16,132	33,620
Furniture and Appliances	23,177	84,428	179,978
Transport. & Mainten.	61,029	210,247	440,366
Health Care	9,789	37,077	80,219
Education and Day Care	20,932	74,548	155,811
TRAFFIC COUNTS	STREET	CROSS ST	VOLUME
2012	Howe Ave	Village Dr	47,689
2011	Northrop Ave	Howe Ave	11,199