

1249
Howe Ave

TURN-KEY 2ND GENERATION RESTAURANT
FOR SALE OR LEASE IN SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE

*Seller financing
available!*



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THE OPPORTUNITY
1249 HOWE AVENUE



The Opportunity

2ND GEN

RESTAURANT SPACE

± 8,550

SF

\$2,800,000

PURCHASE PRICE

\$2.25

PER SF NNN LEASE RATE

1249 Howe Avenue presents a rare opportunity to own or lease a high-profile, second-generation restaurant building on hard, signalized corner, in the heart of Sacramento's thriving retail corridor. This two-story, ± 8,550 SF building on a ± 36,455 SF parcel offers excellent corner visibility, strong signage potential, and on-site parking for ± 30 vehicles. Located on Howe Avenue, one of Sacra-

mento's busiest commercial thoroughfares, the property is surrounded by major regional destinations including Arden Fair Mall, Cal Expo, California State University Sacramento (CSUS), and the upscale Pavilions Shopping Center. With tremendous traffic counts and central access to the region's residential and business populations, 1249 Howe offers unmatched exposure and convenience.

Second-generation restaurant spaces with parking, visibility, and flexible ownership or leasing options are increasingly scarce in Sacramento. 1249 Howe Avenue offers restaurateurs, investors, and developers a unique opportunity to secure a strategic foothold in one of the region's most active corridors.



TWO-STORY BUILDING ON PROMINENT CORNER LOT



30 ON-SITE PARKING STALLS



FORMER RESTAURANT WITH EXISTING INFRASTRUCTURE



EXCEPTIONAL VISIBILITY WITH PROMINENT SIGNAGE



FLEXIBLE LAYOUT THAT SUPPORTS A RANGE OF CONCEPTS



ZONED FOR POTENTIAL QSR/DRIVE-THRU OR EVENT VENUE USES



IN A DENSE TRADE AREA WITH STRONG DAYTIME & EVENING ACTIVITY



Property Summary

PROPERTY DETAILS

Address: 1249 Howe Avenue, Sacramento, CA 95825
APN: 285-0160-020
Zoning: LC
Year Built: 1979
RSF: ± 2,718 - 8,550 SF
Site Size: ± 36,455 SF
Parking: ± Thirty (30) surface stalls
Opportunity Zone: No
Occupancy: 0%
County: Sacramento (not within city limits)

PRICING DETAILS

Purchase Price: \$2,800,000
Price Per SF: \$327

UTILITY DETAILS

Electricity: Sacramento Municipal Utility District (SMUD)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer: County of Sacramento
Storm Drain: County of Sacramento

SEISMIC / FLOOD

Fault Zone: N/A (per State of California Dept. of Conservation)
Flood Zone: Zone X, FEMA Map 06067C0183H dated 8/16/2012



33,366+ CARS/DAY
ON THE CORNER OF HOWE AVE
AND HURLEY WAY



30 ON-SITE PARKING STALLS

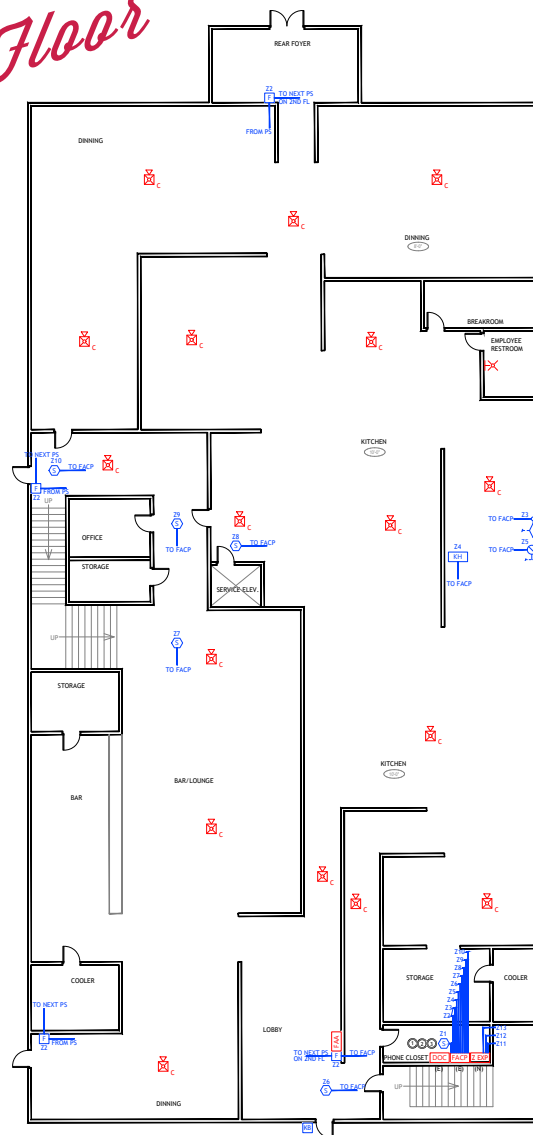
Floor plans

± 2,718 - 8,550 RSF

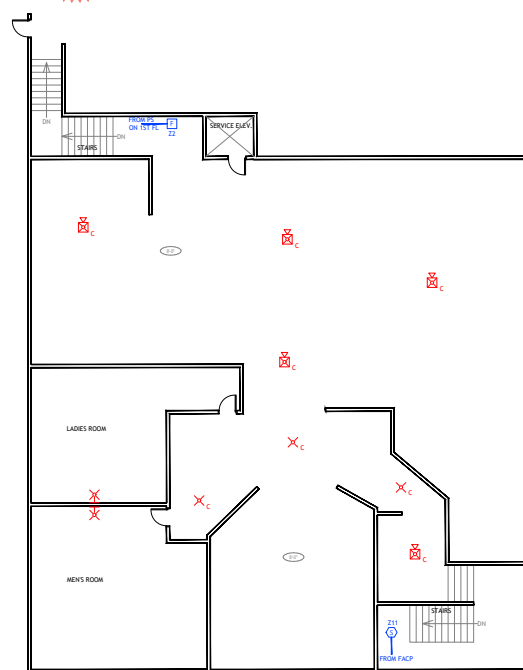
1ST FLOOR: ± 5,832 SF

2ND FLOOR: ± 2,718 SF

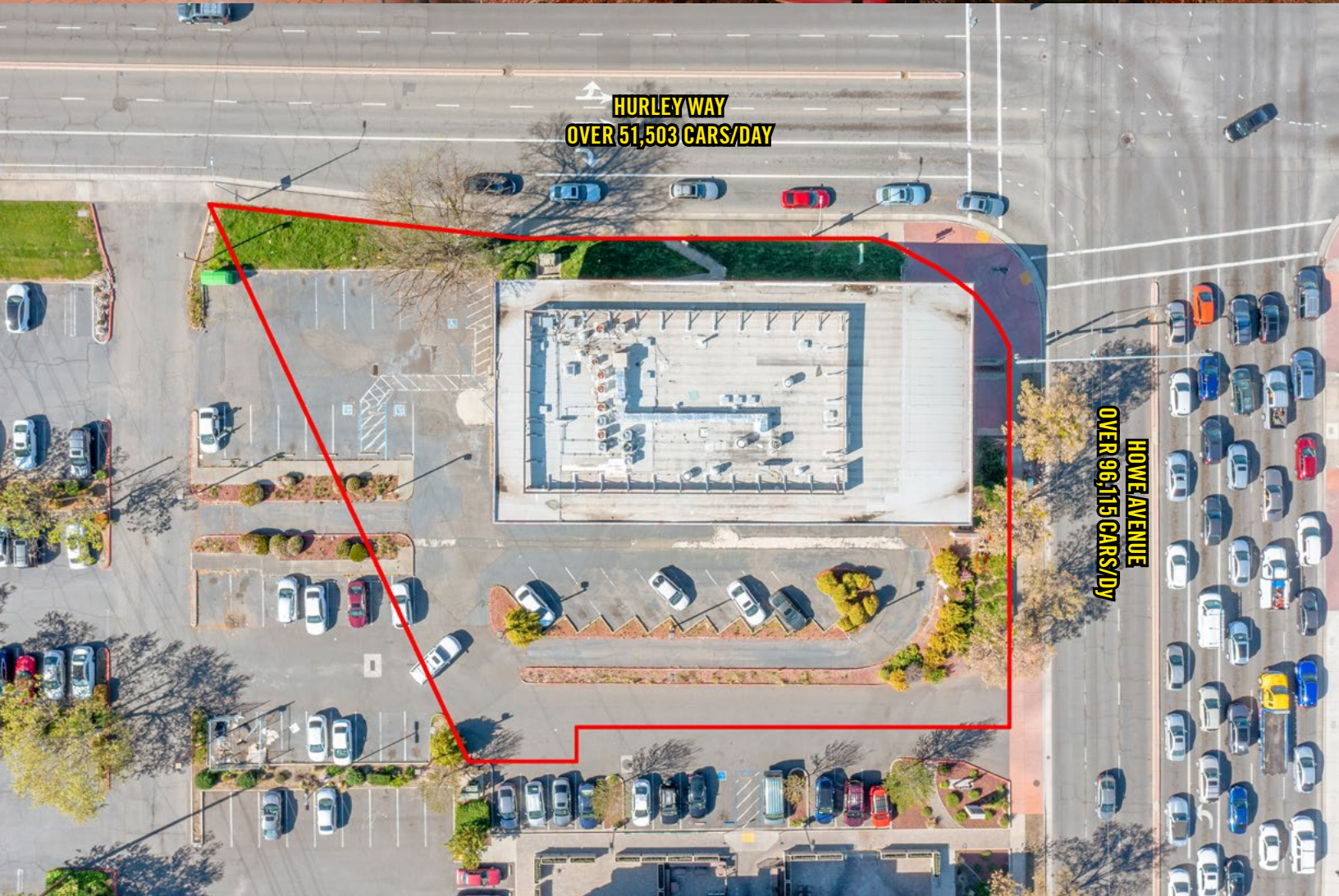
1st Floor



2nd Floor



- OPTION FOR SELLER FINANCING
- OPTION TO DELIVER AS A VANILLA SHELL
- 1ST FLOOR CEILING HEIGHT: 7'6" & KITCHEN CEILING HEIGHT: 9'6"
- 2ND FLOOR CEILING HEIGHT: 7'6"



Notable Nearby Amenities



3 MINS DRIVE TO RETAIL @ HOWE BOUT' ARDEN
5 MINS DRIVE TO CAL EXPO
5 MINS DRIVE TO ARDEN FAIR MALL



OLD NORTH SACRAMENTO

ARDEN FAIR MALL
3.6M VISITS/YEAR

CAL EXPO
702.3K VISITS/YEAR

California Fish Grill
MOD Pizza
Cupcake Craving
18 Grams Coffee
Kura Revolving Sushi
Cinemark Century
+more!

Paris Baguette
Blue House Korean BBQ
La Bou
Twin Peaks
Raleys
Urban Plates
+more!

SACRAMENTO STATE UNIVERSITY
4.9M VISITS/YEAR

HOWE BOUT' ARDEN
5.3M VISITS/YEAR

1249 HOWE AVE

PAVILIONS SHOPPING CENTER
742.9K VISITS/YEAR
Cafe Bernardo
Ruth's Chris
Wildwood Kitchen
Williams Sonoma
Piatti
Mikuni
+ more!

CAMPUS COMMONS

ARDEN MANOR

SIERRA OAKS

Kaiser
Los Inmortales
Kabob House
Costco Business
Raising Cane's
Sumer Nights
Sakura Grill
+more!

SAFeway
GameStop
CALIFORNIA Family Fitness

TARGET

JIMBOY'S TACOS

24 FITNESS

DUTCH BROS
Marshalls

Crack TACO BELL
Denny's
OUTBACK STEAKHOUSE
Michaels

IN-N-OUT BURGER
Chick-fil-A
Habit Burger Grill
Applebee's

BEST BUY
BARNES & NOBLE BOOKSELLERS

The Cheesecake Factory
Starbucks Coffee

Nearby Destinations

ARDEN FAIR ► 9 MINS AWAY

Arden Fair, located at 1689 Arden Way, is one of the region's premier shopping destination. This two-level, 1.1 million-square-foot mall features over 150 specialty stores, including high-end national retailers such as Apple, Coach, and Lululemon Athletica. Anchored by Macy's and JCPenney, Arden Fair offers a diverse shopping experience catering to a wide range of tastes and preferences.

Beyond its impressive retail offerings, Arden Fair boasts a variety of dining options to satisfy any palate. Visitors can enjoy sit-down meals at establishments like Seasons 52 and BJ's Restaurant & Brewhouse, or opt for quick bites from eateries such as 85°C Bakery and Cinnabon.

Arden Fair has undergone significant renovations to maintain its status as a dominant regional mall. A notable redevelopment in 1991, in partnership with AEW Capital, earned the prestigious International Design and Development Award from The International Council of Shopping Centers. This commitment to excellence ensures that Arden Fair remains a vibrant and modern hub for shopping, dining, and entertainment in Sacramento.



CAL EXPO ► 5 MINS AWAY

Cal Expo is a multifaceted event venue located at 1600 Exposition Blvd. Established in 1968 under Governor Ronald Reagan, the 350-acre facility was designed to celebrate the state's achievements in agriculture, industry, and culture. Over the years, Cal Expo has evolved into a premier destination for a diverse array of events and attractions.

The centerpiece of Cal Expo is the annual California State Fair, a 17-day event showcasing the best of the Golden State. Scheduled to return from July 11 to July 27, 2025, the fair features a variety of exhibits, live entertainment, livestock competitions, and a wide selection of food and beverages. Beyond the State Fair, Cal Expo hosts numerous events throughout the year, including concerts, trade shows, and sporting events, contributing significantly to the region's cultural and economic vitality.

In addition to its event spaces, Cal Expo offers several permanent attractions. Heart Health Park, a state-of-the-art sports and entertainment venue constructed in 2014, accommodates approximately 12,000 attendees and hosts various events, from graduations to concerts. The September 11 Memorial Plaza provides a solemn tribute to the lives lost during the tragic events of 2001. These facilities underscore Cal Expo's commitment to serving as a hub for community engagement and remembrance.



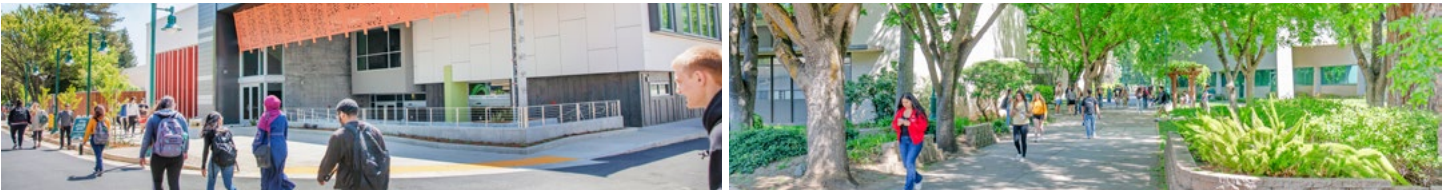
PHOTO: VISITSACRAMENTO

CALIFORNIA STATE UNIVERSITY SACRAMENTO ➡ 10 MINS AWAY

California State University, Sacramento is a public university in Sacramento. Established in 1947 as Sacramento State College with 235 students and five full-time faculty members, it has grown to become the sixth largest of the 23 campuses in the California State University system, now serving nearly 31,000 students. The 282-acre campus is situated along the American River.

Sacramento State offers 60 undergraduate majors, over 40 graduate degrees, and two doctoral programs. The university is committed to fostering a diverse and inclusive environment, emphasizing both liberal arts education and depth of knowledge in various disciplines. In recognition of its dedication to research and scholarly work, Sacramento State has achieved the Carnegie Foundation’s R2 designation, indicating “high research activity.”

Campus life at Sacramento State is vibrant and engaging, with approximately 3,200 students residing on campus in North Village and Hornet Commons. The university boasts over 150 academic programs and state-of-the-art facilities. Additionally, the campus’s proximity to downtown Sacramento offers students easy access to the cultural and professional opportunities available in California’s capital city.



PAVILIONS SHOPPING CENTER ➡ 6 MINS AWAY

Pavilions Shopping Center, located at 563 Pavilions Lane, is a premier destination for luxury shopping and dining. The center features a curated selection of over 20 upscale boutiques and restaurants, offering a blend of designer fashions, home furnishings, jewelry, and specialty stores. Anchored by renowned retailers such as Williams Sonoma, Chico’s, and Talbots, Pavilions provides an elegant and relaxed shopping environment.

Beyond its retail offerings, Pavilions boasts an array of dining options to cater to diverse culinary preferences. Notable establishments include Ruth’s Chris Steak House, Café Bernardo, and Piatti, each providing a unique and sumptuous dining experience.

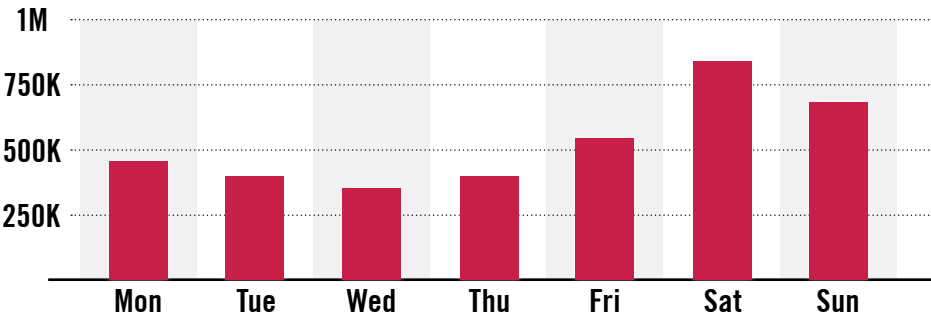
Strategically situated along Fair Oaks Boulevard between Howe Avenue and Fulton Avenue, Pavilions enjoys excellent visibility with over 28,000 vehicles passing by daily. The center serves the surrounding affluent neighborhoods and benefits from strong area demographics, with an average household income of approximately \$112,894 within a three-mile radius. This combination of upscale retail, fine dining, and a prime location solidifies Pavilions Shopping Center’s status as a distinguished lifestyle destination in the Sacramento region.






Nearby Data Bites



Daily visitors the Arden Fair Mall

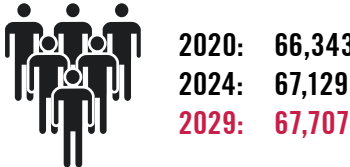


Psychographic Profile

-  **Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
-  **Cultural Connections**
Diverse, mid- and low-income families in urban apartments and residences
-  **Family Union**
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

Nearby Population

2-mile radius of property



Traffic Counts

37,885



Daily Cars on Howe Ave

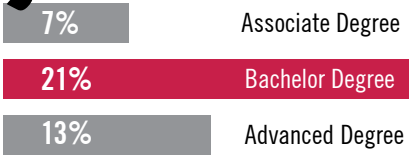


\$842 M

Annual Consumer Spending



Education Levels



7,182

Nearby Businesses

2-mile radius of property



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