

# MARKET SQUARE

NEC Arden Way & Challenge Way - Sacramento, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS



## PROPERTY HIGHLIGHTS

<b>LOCATION</b>	Northeast corner Arden Way and Challenge Way Sacramento, CA
<b>ANCHOR TENANTS</b>	Barnes & Noble, Urban Outfitters, United Artists Theaters
<b>SIZE</b>	±130,664 Square Feet (GLA)
<b>AVAILABILITY</b>	<b>±12,275 SF End Cap Space</b> <b>±1,249 SF 2nd Generation Restaurant Space</b>

## TRAFFIC COUNTS

Arden Way (at Challenge Way) ±46,766 ADT  
(City of Sacramento - 2011)

For leasing information, please contact:

**Jason K. Gallelli**  
Cal BRE Lic ID #01143594  
jgallelli@GallelliRE.com

**Kevin M. Soares**  
Cal BRE Lic ID #01291491  
ksoares@GallelliRE.com

**Jeff T. Hagan**  
Cal BRE Lic ID #01494218  
jhagan@GallelliRE.com



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



**Gallelli Real Estate**  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com

# MARKET SQUARE

NEC Arden Way & Challenge Way - Sacramento, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS

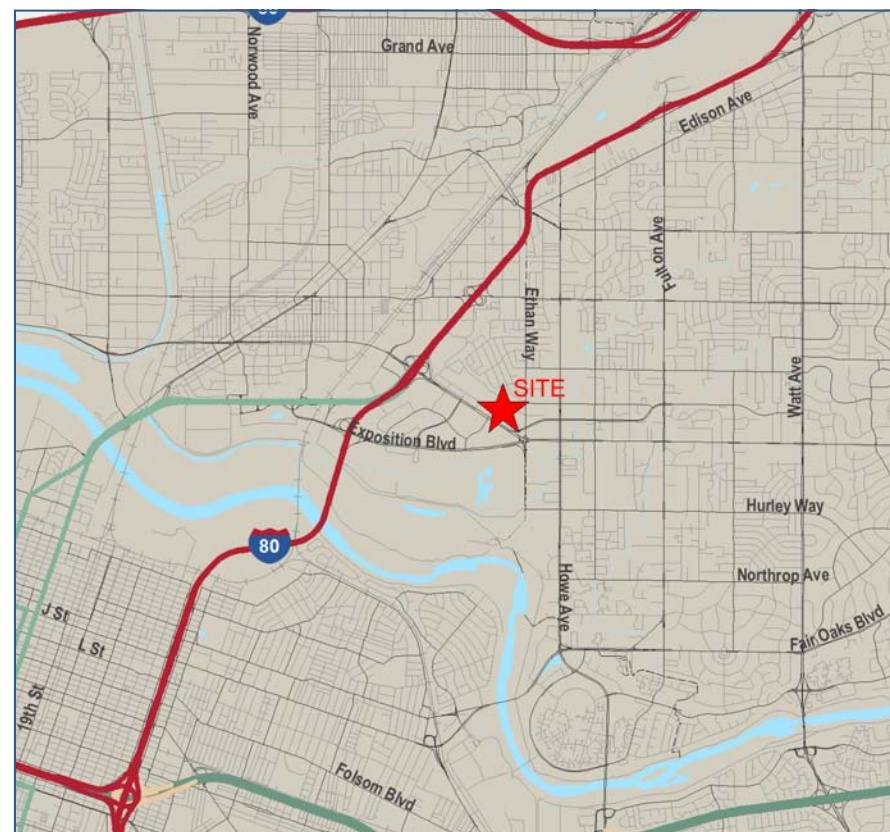
## MARKET OVERVIEW

Located at the northeast corner of Arden Way and Challenge Way adjacent to the *Arden Fair Mall*, **Market Square** is situated in the heart of one of the Sacramento region's most prominent retail hubs. Arden Way is one of the trade area's most heavily travelled traffic arteries with nearly 47,000 cars daily (Source: City of Sacramento).

Part of approximately 2.3 million square feet of commercial retail space within a 3-mile radius, **Market Square** benefits from its location within one of the most well established and stable retail markets in the Greater Sacramento MSA.

Notable retailers within close proximity include Nordstrom, Macy's, Sears, JC Penney, Best Buy, Toys R Us, Kohl's, Old Navy and Home Depot. Traffic generators in the immediate vicinity include Cal Expo and CSU Sacramento.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2016 Total Population	11,249	139,208	370,049
2016 Total Households	4,364	56,448	147,571
2016 Average Household Income	\$44,481	\$69,828	\$70,623



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



# MARKET SQUARE

NEC Arden Way & Challenge Way - Sacramento, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS

## SITE PLAN



SUITE	TENANT	SQ. FT.
1703	AVAILABLE	12,275
1725	Barnes & Noble	19,202
1735-200	Taros by Mikuni	5,661
1735-205	Subway	1,085
1735-210	Teriyaki Grill	386
1735-216	Pluto's	1,654
1735-220	California Pizza Kitchen	5,244
1735-222	Miabella Gelato & Coffee	736
1735-224	Panda Express	743
1735-226	AVAILABLE (July 31, 2017) <i>(please do not disturb tenant)</i>	1,249
1735-230	Dos Coyotes	2,436
1739	United Artist Arden Fair 6	31,260
1743	AT&T Wireless	3,517
1749	Peet's Coffee & Tea	2,263
1755	Catherine's	4,603
1771	The Cheesecake Factory	10,000
1785	Ulta Cosmetics	12,559
1795	Fed Ex Kinko's	6,411

For leasing information, please contact:

**Jason K. Gallelli**  
Cal BRE Lic ID #01143594  
jgallelli@GallelliRE.com

**Kevin M. Soares**  
Cal BRE Lic ID #01291491  
ksoares@GallelliRE.com

**Jeff T. Hagan**  
Cal BRE Lic ID #01494218  
jhagan@GallelliRE.com

**Gallelli Real Estate**  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com



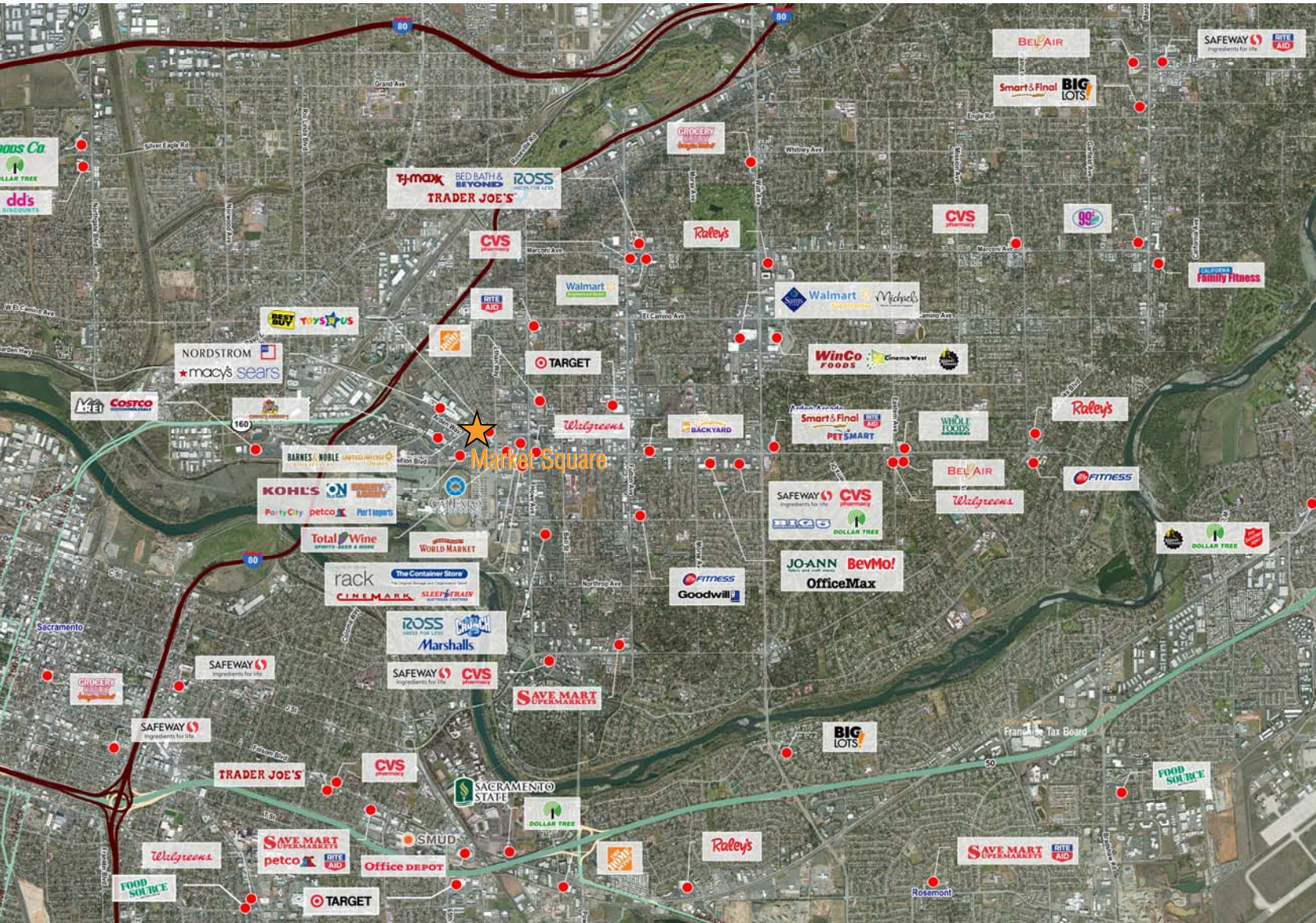
Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



# MARKET SQUARE

NEC Arden Way & Challenge Way - Sacramento, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS



For leasing information,  
please contact:

**Jason K. Galleli**  
Cal BRE Lic ID #01143594  
jgalleli@GalleliRE.com

**Kevin M. Soares**  
Cal BRE Lic ID #01291491  
ksoares@GalleliRE.com

**Jeff T. Hagan**  
Cal BRE Lic ID #01494218  
jhagan@GalleliRE.com



Licensed as Real Estate Salespersons by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Galleli Real Estate. All Rights Reserved.

