

# NOW LEASING

## DYNAMIC ARDEN FAIR RETAIL LOCATION

NWC ALTA ARDEN & ETHAN WAY

SACRAMENTO, CALIFORNIA

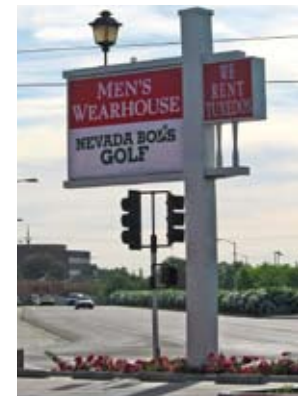
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±4,187 SF AVAILABLE



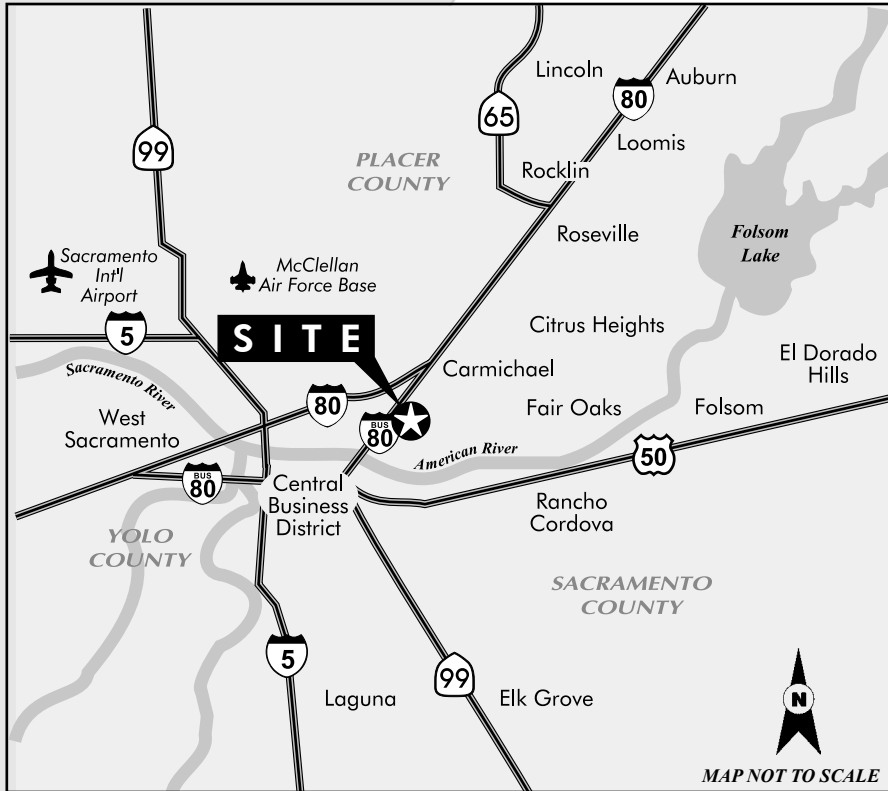
HOME OF THE NEW MEN'S WEARHOUSE ±9,200 SF FREESTANDING RETAIL BUILDING

cbre.com

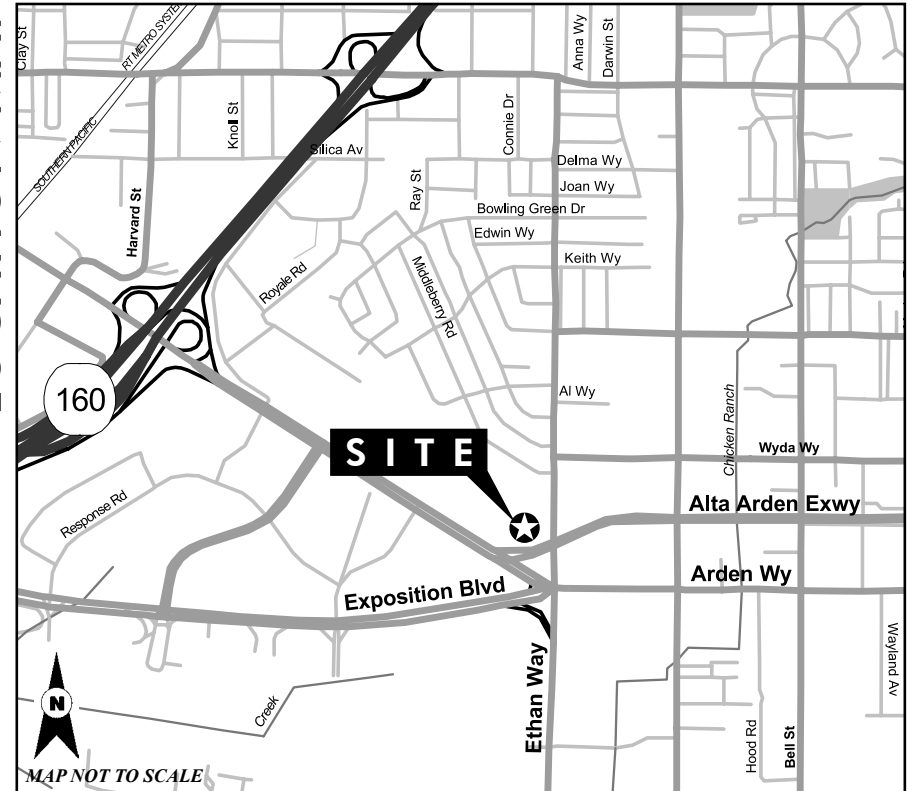
1701 *Ethan Way*

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AREA MAP



LOCATION MAP



1701 ETHAN WAY  
NWC ALTA ARDEN & ETHAN WAY  
SACRAMENTO, CALIFORNIA

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## PROPERTY INFORMATION:

### Description

Located adjacent to Toys 'R Us, Best Buy and Linens 'N Things at the intersection of Alta Arden, Arden Way and Ethan Way, this new retail building was constructed to showcase the new Men's Wearhouse retail store. This new building provides high identity retail space of  $\pm 4,187$  SF at this corner location. This freestanding building offers a truly exceptional opportunity for a retailer to locate in the extraordinarily tight and highly sought-after Arden Fair trade area. This property is adjacent to and shares reciprocal access with Arden Fair Mall and Market Square Shopping Center and is the number one retail location in the Sacramento Metropolitan Area.

### Space Available

$\pm 4,187$  SF (approximately 44' x 94')

### Zoning

C-2 (General Commercial)

### Parking

Reciprocal with Toys 'R Us, Burger King, Best Buy and Linens 'N Things

### Signage

Property has exclusive pylon sign

## Tenants Located within Half Mile Radius Include:

- Toys 'R Us
- Linens 'N Things
- JC Penney
- Macy's
- United Artists Theaters
- Circuit City
- Sportsmart
- Century Theaters
- Comp USA
- Guitar Center
- Best Buy
- Nordstrom
- Sears
- Barnes & Noble
- Mervyn's
- Kids 'R Us
- Nordstrom Rack
- Party City
- Ulta 3

## DEMOGRAPHICS (2006 est.):

### Population

3 mile 138,969

### Average HH Income

3 mile \$58,200

### Median Income

3 mile \$41,599

## TRAFFIC COUNT:

Alta Arden ('93)	19,184 CPD
Ethan Way ('93)	1,567 CPD
Arden Way	<u>59,860 CPD</u>
Intersection Total	80,611 CPD

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# SITE PLAN

# 1701 Ethan Way

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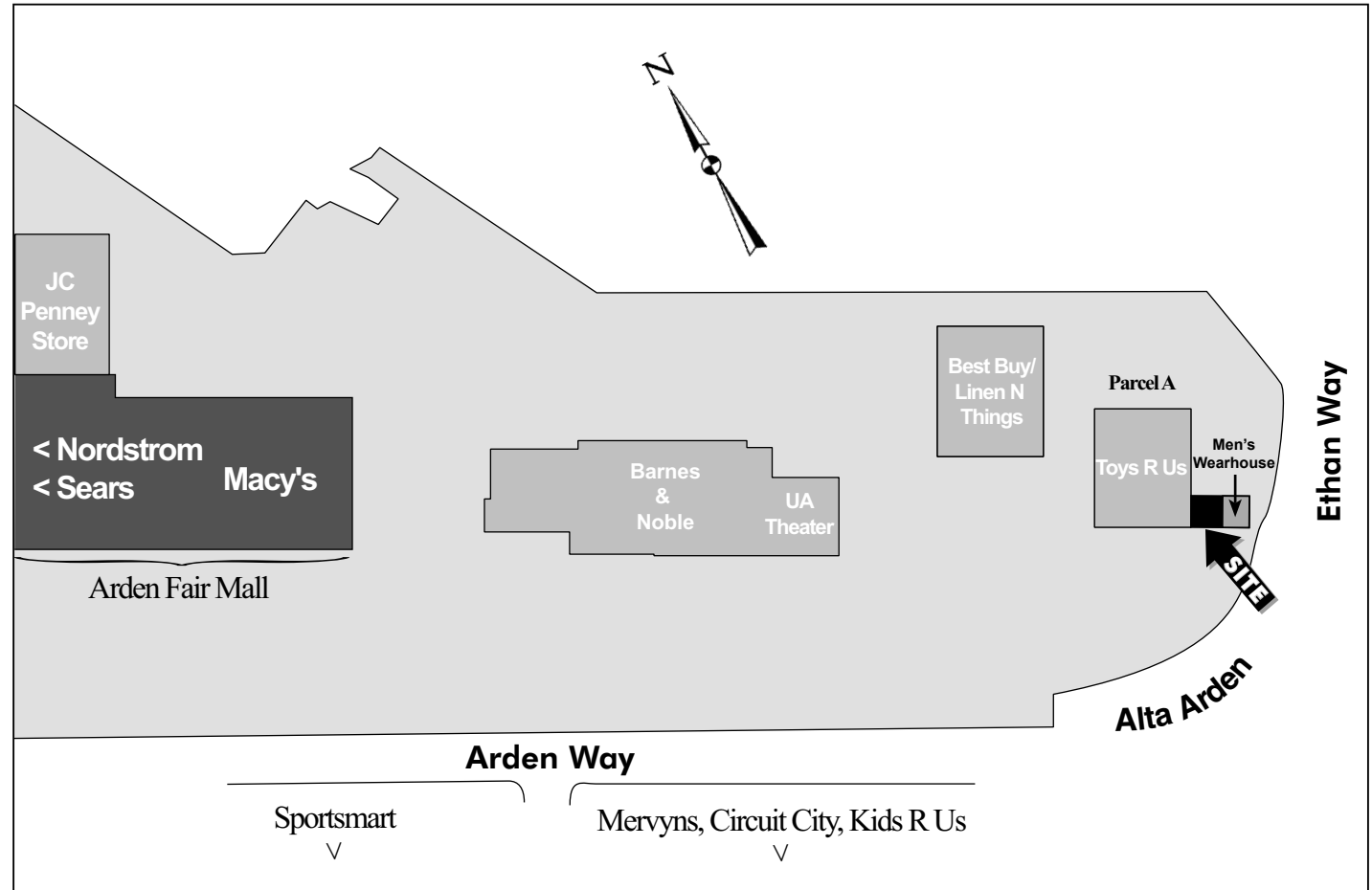
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SITE PLAN IS NOT TO SCALE --  
ALL DIMENSIONS ARE APPROXIMATE.

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# 1701 Ethan Way

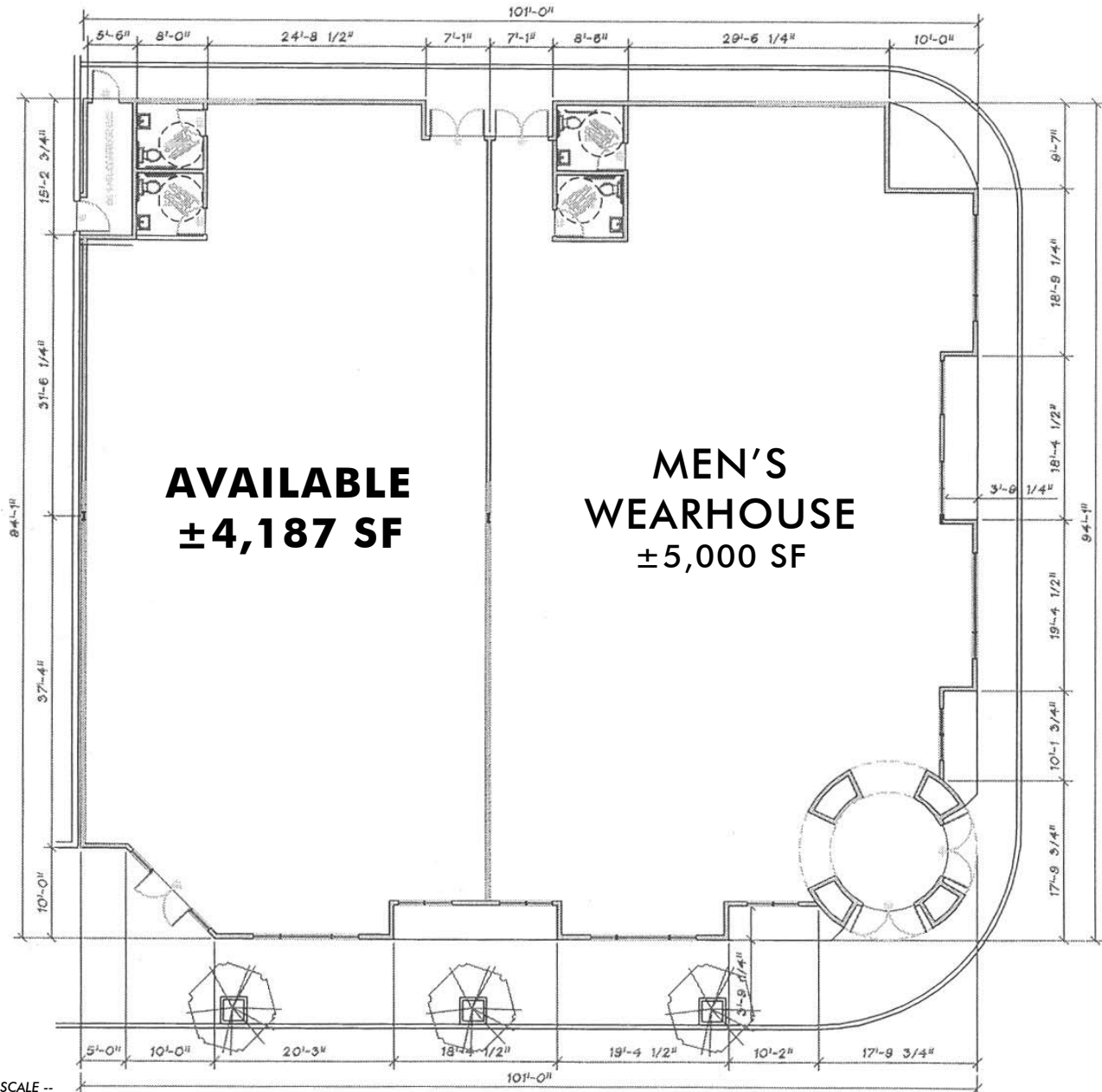
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1. Doubletree Hotel
2. Nordstrom, Macy's, Sears, JC Penny
3. Barnes & Noble, U.A. Theaters
4. Best Buy, Linen N Things
5. Sportsmart, Party City
6. Mervyns, Circuit City, Kids R Us
7. Toys R Us
8. Kaiser Hospital
9. Cal Expo
10. Century Theaters
11. Nordstrom Rack, ULTA 3
12. CompUSA
13. Guitar Center

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