DELPHI
COMMERICAL PROPERTIES, INC.



The UV

458 Howe Avenue
Sacramento, CA 95825

Center Type:
GLA: 84,346

Leasing Contact

Adam Greenberg, CLS

888-341-5448

agreenberg@dlcmgmt.com

PROPERTY HIGHLIGHTS

- High-Profile Neighborhood Center: Anchored by Safeway and Zocalo, delivering consistent daily-needs traffic and strong dining appeal.
- Affluent Trade Area: Situated in Sacramento's Campus Commons/Arden Arcade community, one of the city's most desirable and established neighborhoods.
- Prime Intersection Visibility: Benefits from strong traffic at the highly traveled corner of Howe Avenue and Fair Oaks Boulevard.
- Educational & Community Draw: Close to Sacramento State University, expanding the customer base with students, faculty, and staff.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	19,582	67,728	135,974
HOUSEHOLDS	9,173	29,203	58,763
AVG HH INCOME	$103,362	$120,004	$122,590

MAJOR TENANTS

SAFEWAY · BENNETT'S · ZÓCALO · AAA

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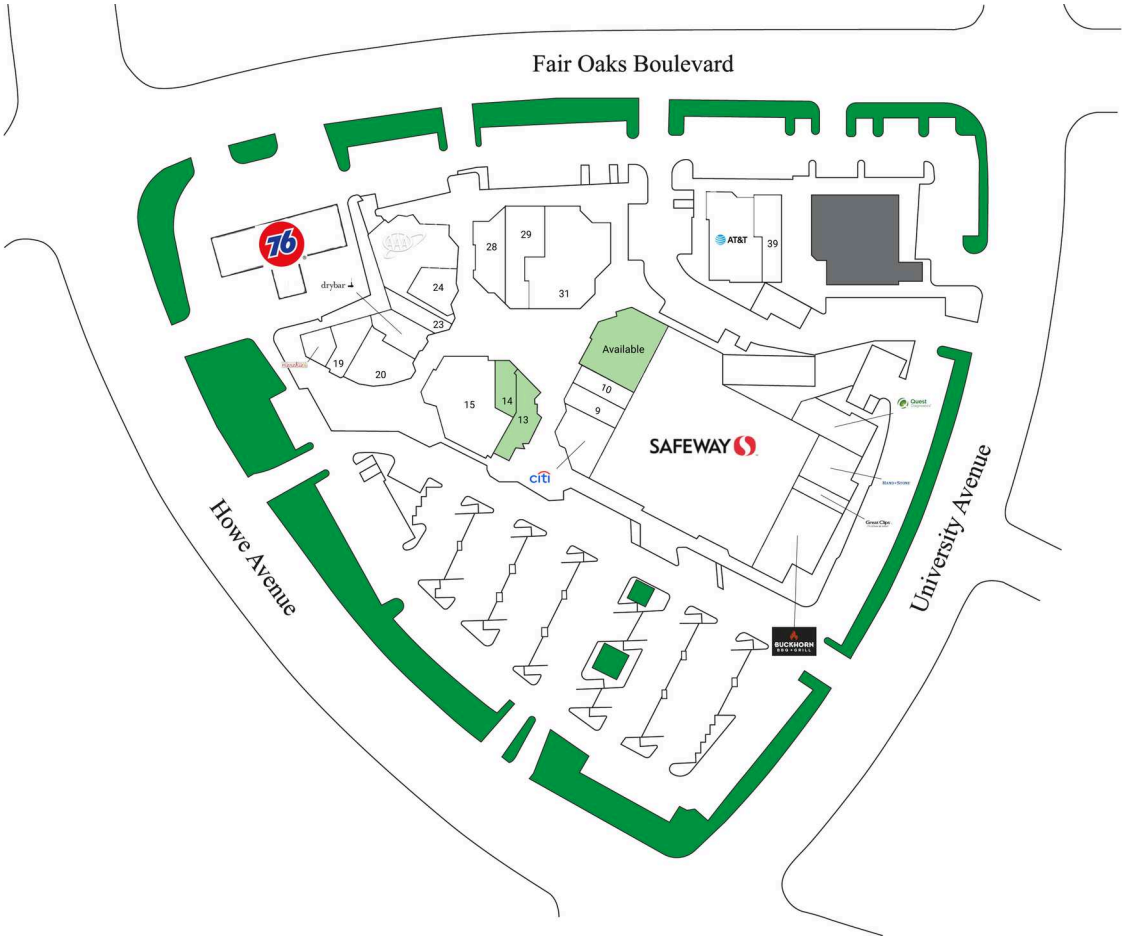
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AVAILABLE SPACES

12	3,990 SF
13	1,700 SF
14	1,103 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

PARCEL	76 Gas	
1	Safeway	27,336 SF
2	Buckhorn BBQ	4,208 SF
3	Great Clips	808 SF
5	Hand & Stone Spa	2,197 SF
6	Quest Diagnostics	2,103 SF
7	Citi Financial	2,423 SF
9	Palmetto Superfoods	1,137 SF
10	Noble Nails	1,112 SF
15	Zocalo	5,784 SF
18	Menchie's Frozen Yogurt	900 SF
19	Ike's Love & Sandwiches	1,367 SF
20	Russo's New York Pizzeria	2,400 SF
22	DryBar	1,530 SF
23	The Closet Trading Company	976 SF
24	Capitol Beer & Tap Room	1,556 SF
27	AAA	4,670 SF
28	Esthetics Center	2,095 SF
29	Dentists of Campus Commons	3,082 SF
31	Bennett's American Cooking	6,331 SF
36	AT&T Wireless	4,000 SF
39	Poke Noke	1,538 SF