



The UV

458 Howe Avenue Sacramento, CA 95825 Center Type: GLA: 84,346

Leasing Contact

Chrystelle Shanks

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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	21,661	138,188	409,296
HOUSEHOLDS	9,457	58,246	158,401
AVG HH INCOME	\$107,962	\$119,847	\$108,446

MAJOR TENANTS













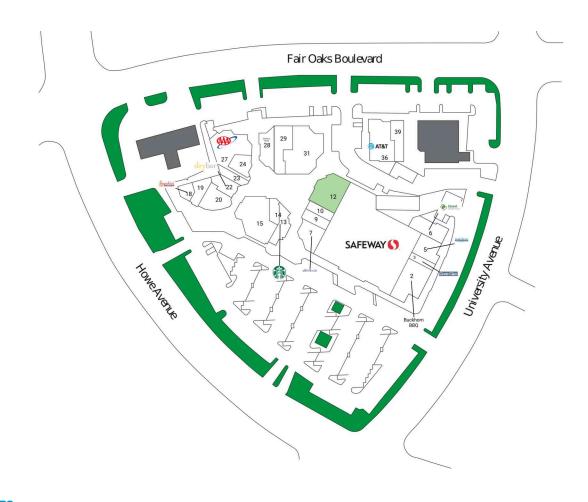
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AVAILABLE SPACES

4 0 SF
010T 0 SF
12 3,990 SF
30 0 SF
35 0 SF
37 0 SF
38 0 SF
40 0 SF
500 0 SF



CURRENT TENANTS

Noble Nails

Starbucks

1,112 SF

1,700 SF

10

13

One Scripps Drive		14	Merlone Geier	1,103 SF	24	Capitol Beer & Tap Room	1,556 SF
Wasteless Solutions			Management		25	Vacant	
AT&T Wireless		15	Zocalo	5,784 SF	27	AAA	4,670 SF
Safeway	27,336 SF	18	Menchie's Frozen Yogurt	900 SF	28	Esthetics Center	2,095 SF
Buckhorn BBQ	4,208 SF	19	Ike's Love & Sandwiches	1,367 SF	29	Dentists of Campus	3,082 SF
Great Clips	808 SF	20	Russo's New York	2,400 SF		Commons	
Hand & Stone Spa	2,197 SF				31	Bennett?s American	6,331 SF
Ouest Diagnostics	2.103 SF	21	Vacant			Cooking	
	· ·	22	DryBar	1,530 SF	36	AT&T Wireless	4,000 SF
		23	The Closet Trading	976 SF	39	Poke Noke	1,538 SF
Palmetto Supertoods	1,13/SF		Company				
	Wasteless Solutions AT&T Wireless Safeway Buckhorn BBQ Great Clips Hand & Stone Spa Quest Diagnostics Citi Financial Palmetto Superfoods	Wasteless Solutions AT&T Wireless Safeway 27,336 SF Buckhorn BBQ 4,208 SF Great Clips 808 SF Hand & Stone Spa 2,197 SF Quest Diagnostics 2,103 SF Citi Financial 2,423 SF Palmetto Superfoods 1,137 SF	Wasteless Solutions 15 AT&T Wireless 15 Safeway 27,336 SF 18 Buckhorn BBQ 4,208 SF 19 Great Clips 808 SF 20 Hand & Stone Spa 2,197 SF 21 Quest Diagnostics 2,103 SF 21 Citi Financial 2,423 SF 22 Palmetto Superfoods 1,137 SF 23	Wasteless Solutions AT&T Wireless Safeway 27,336 SF Buckhorn BBQ 4,208 SF Frozen Yogurt 15	Wasteless Solutions Management AT&T Wireless 15 Zocalo 5,784 SF Safeway 27,336 SF 18 Menchie's Frozen Yogurt 900 SF Buckhorn BBQ 4,208 SF 19 Ike's Love & Sandwiches 1,367 SF Great Clips 808 SF 20 Russo's New York Pizzeria 2,400 SF Hand & Stone Spa 2,197 SF 21 Vacant Quest Diagnostics 2,103 SF 21 Vacant Citi Financial 2,423 SF 22 DryBar 1,530 SF Palmetto Superfoods 1,137 SF 23 The Closet Trading Company 976 SF	Wasteless Solutions Management 25 AT&T Wireless 15 Zocalo 5,784 SF 27 Safeway 27,336 SF 18 Menchie's Frozen Yogurt 900 SF 28 Buckhorn BBQ 4,208 SF 19 Ike's Love & Sandwiches 1,367 SF 29 Great Clips 808 SF 20 Russo's New York Pizzeria 2,400 SF 31 Hand & Stone Spa 2,197 SF 21 Vacant 31 Quest Diagnostics 2,103 SF 21 Vacant 1,530 SF 36 Citi Financial 2,423 SF 22 DryBar 1,530 SF 39 Palmetto Superfoods 1,137 SF 23 The Closet Trading Company 976 SF 39	Wasteless SolutionsManagement25VacantAT&T Wireless15Zocalo5,784 SF27AAASafeway27,336 SF18Menchie's Frozen Yogurt900 SF28Esthetics CenterBuckhorn BBQ4,208 SF19Ike's Love & Sandwiches1,367 SF29Dentists of CampusGreat Clips808 SF20Russo's New York Pizzeria2,400 SFCommonsHand & Stone Spa2,197 SF21Vacant31Bennett?'s American CookingQuest Diagnostics2,103 SF21Vacant1,530 SF36AT&T WirelessCiti Financial2,423 SF23The Closet Trading Company976 SF39Poke Noke