



## The UV

458 Howe Avenue  
 Sacramento, CA 95825

Center Type:  
 GLA: 84,346

Leasing Contact

**Chrystelle Shanks**

888-341-5448

[cshanks@dlcmanagement.com](mailto:cshanks@dlcmanagement.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	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

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

### COMING AVAILABLE

13 1,700 SF



### CURRENT TENANTS

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