

WELL LOCATED – HIGH VISIBILITY RETAIL SPACE
FOR SALE OR LEASE
919 HOWE AVENUE | SACRAMENTO



PROPERTY INFORMATION

Property Address:	919 Howe Avenue
Building Size:	5,917± Square Feet
Available:	2 nd Quarter 2025
Parking:	14± Stalls
Parcel Size:	15,043± Square Feet
Purchase Price:	\$1,500,000
Rent PSF:	\$1.60 NNN

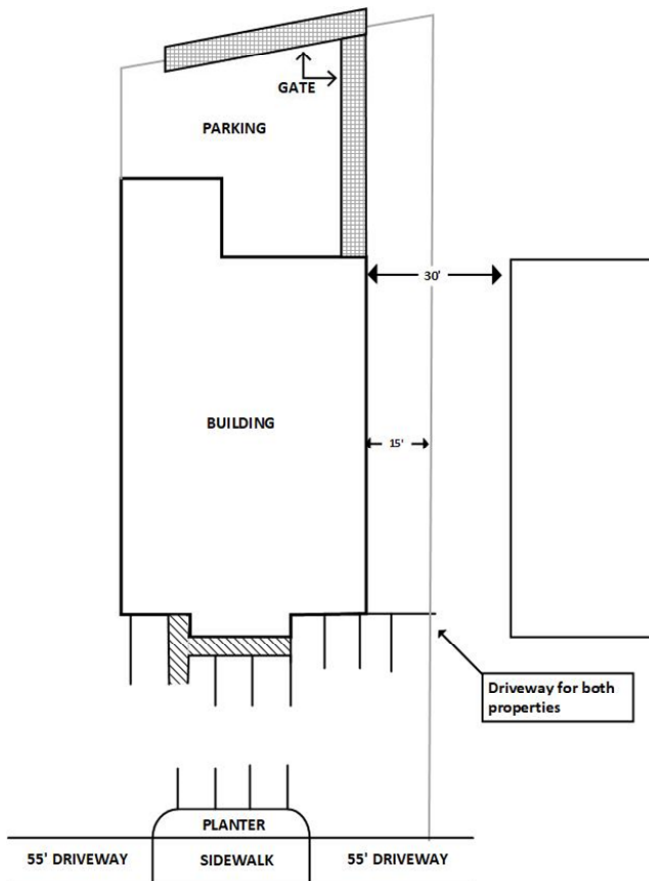
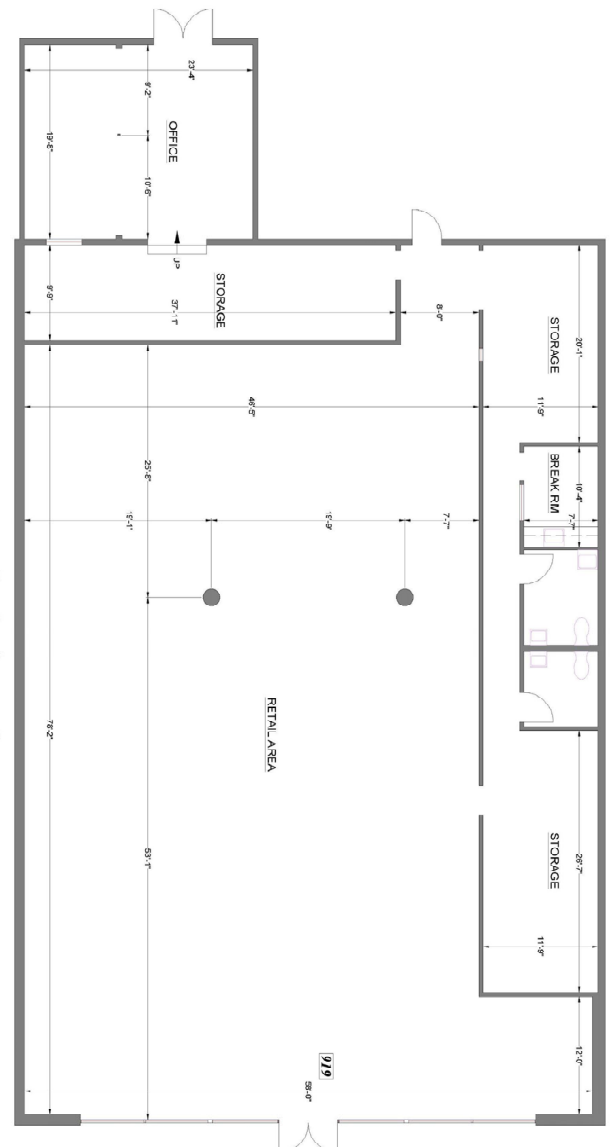
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STEVENS
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& SPARRE**
COMMERCIAL REAL ESTATE

The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all information.

PROPERTY HIGHLIGHTS

- High density, high visibility location
- Excellent Traffic counts
- Close proximity to the Fair Oaks Boulevard and Howe Avenue intersection
- Located within 2 miles of Sacramento's most prestigious neighborhoods
- Nearby traffic generators include:
 - California State University, Sacramento – with nearly 29,000 students and 3,000 faculty
 - Upscale retail, including Pavilions Shopping Center, Loehmann's Plaza, The UV, and the Arden Fair Regional Mall
 - East Sacramento
 - Nearby Highway 50
- Strong Daytime Population with over 1.4± million square feet of office space in the immediate area



DEMOGRAPHICS

Population

1-mile radius	19,429
3-mile radius	143,644

Average household Income

1-mile radius	\$84,215
3-mile radius	\$116,002

Traffic Counts

95,527 CPD (Fair Oaks Blvd and Howe Avenue)

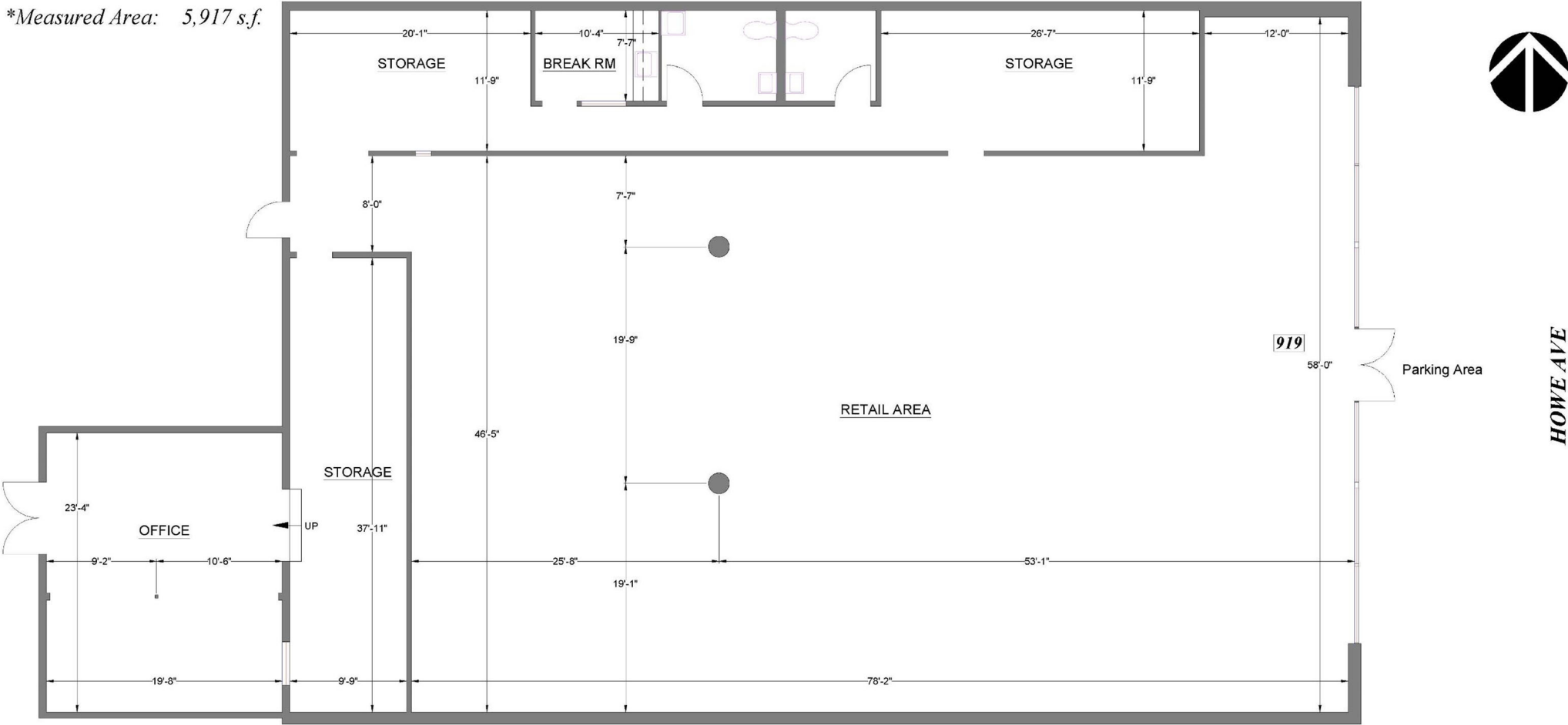
PREPARED FOR:
Brown, Stevens, Elmore, Sparre
3600 American River Drive
Sacramento, CA 95864

919 HOWE AVE
SACRAMENTO, CA

(As Measured: May 2019)

FLOOR PLAN

*Measured Area: 5,917 s.f.



SCALE: 1/8" = 1' - 0"

*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

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Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

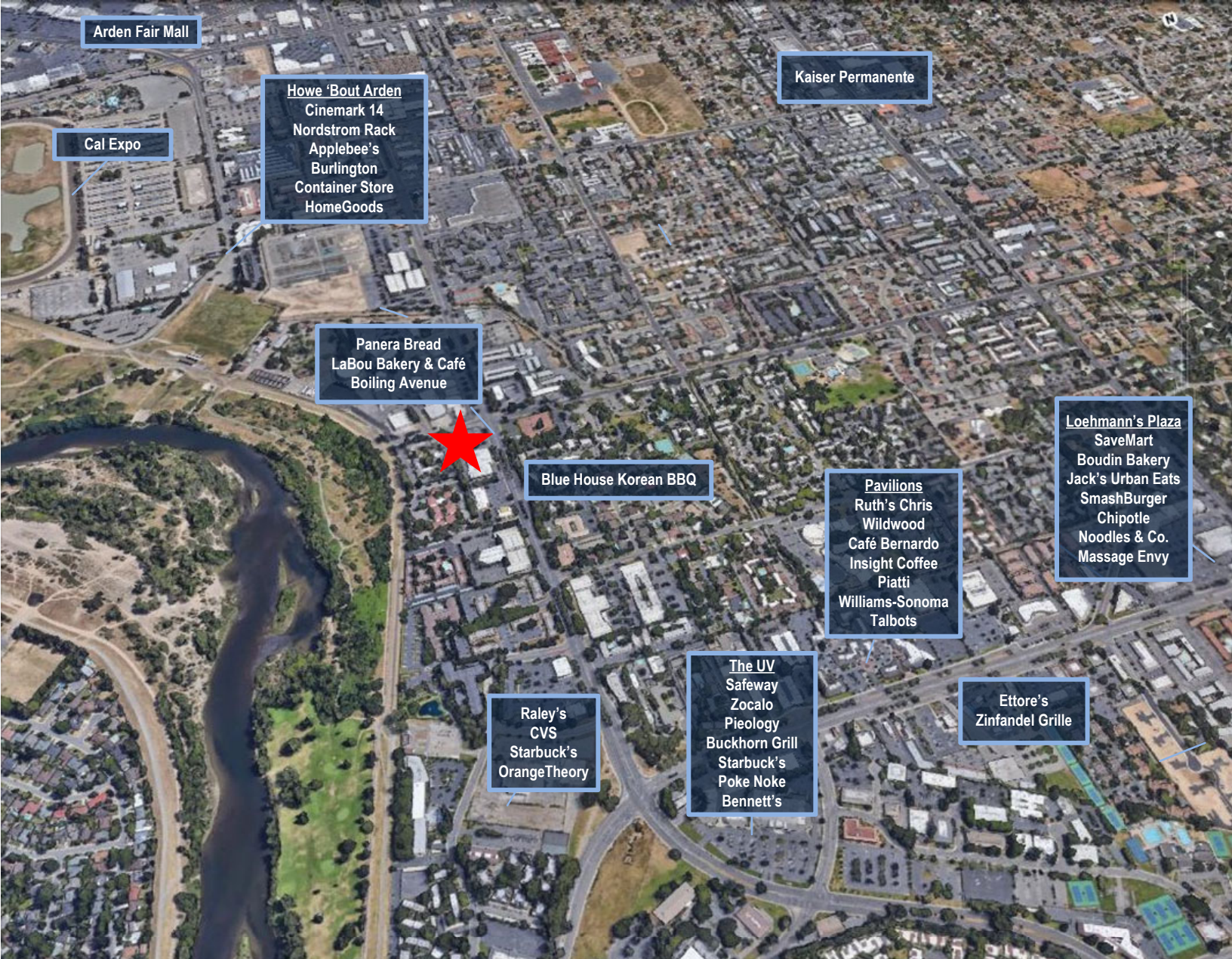
Billing Summary

Measured Area: 5,917 s.f.

Survey Accuracy: +/- 0.02 %



Corporate Design Group, Inc.
TEL: (916) 781-6543
FILE: L190425 (19-238)



LOCATION INFORMATION

919 Howe Avenue is conveniently located on busy Howe Avenue between Northrop Avenue and Hurley Way just north of Fair Oaks Boulevard. With outstanding visibility and building signage, the property is also located in a strong daytime and evening trade area.

This center benefits from a tremendous amount of exposure to one of the busiest intersections in Sacramento. The dense daytime and evening population, and it's ideal proximity to Sacramento State University, the California Exposition and State Fairgrounds, Howe 'Bout Arden, the UV, and the renowned Pavilions Shopping Center, create an excellent opportunity for a tenant looking to gain entry into one of Sacramento' s hottest trade areas, the Howe Avenue and Arden Way corridors.

Disclosure: Broker is a principal in the property

