



FOR SALE

3435 AMERICAN RIVER DRIVE
Sacramento, CA 95864

5,594 SF | PRICE \$1,250,000

KRIS KALMBACH

Managing Director

916.288.4421

kris.kalmbach@cushwake.com

LIC #1436668

SPENCER NIELSEN

Senior Associate

916.288.4531

spencer.nielsen@cushwake.com

LIC #01964163

400 Capitol Mall, Suite 1800

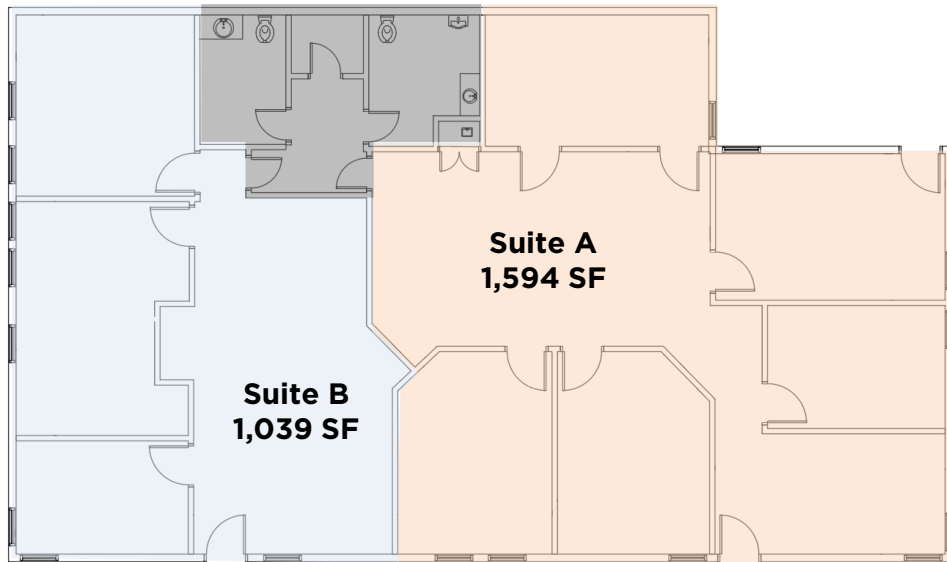
Sacramento, CA 95814

maincushmanwakefield.com

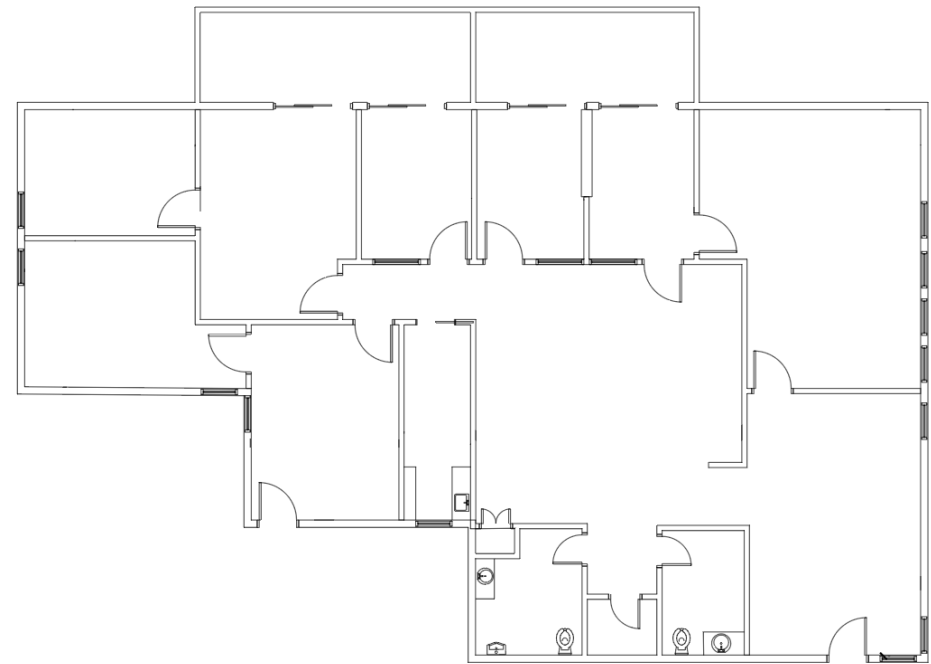
916.288.4800

LIC. #00616335

First Floor - 2,905 SF



Second Floor - 2,689 SF



PROPERTY HIGHLIGHTS

- Total Building Size: **5,594** RSF
- Located in a Serene Office Park Just Off American River Drive
- 2nd Floor Available for Owner-User with MTM Tenancy on the 1st Floor which Offers Flexibility for Buyers
- On-site free parking
- **New roof coming**

AREA HIGHLIGHTS

- Located in the Prominent Campus Commons Office Submarket surrounded by Various Professional Services
- Close Proximity to Various Amenities including Restaurants, Retail Centers, Banking, and the American River Parkway
- Easy Access to **Highway 50** directly off of Watt Avenue

KRIS KALMBACH

Managing Director

916.288.4421

kris.kalmbach@cushwake.com

LIC #1436668

SPENCER NIELSEN

Senior Associate

916.288.4531

spencer.nielsen@cushwake.com

LIC #01964163

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

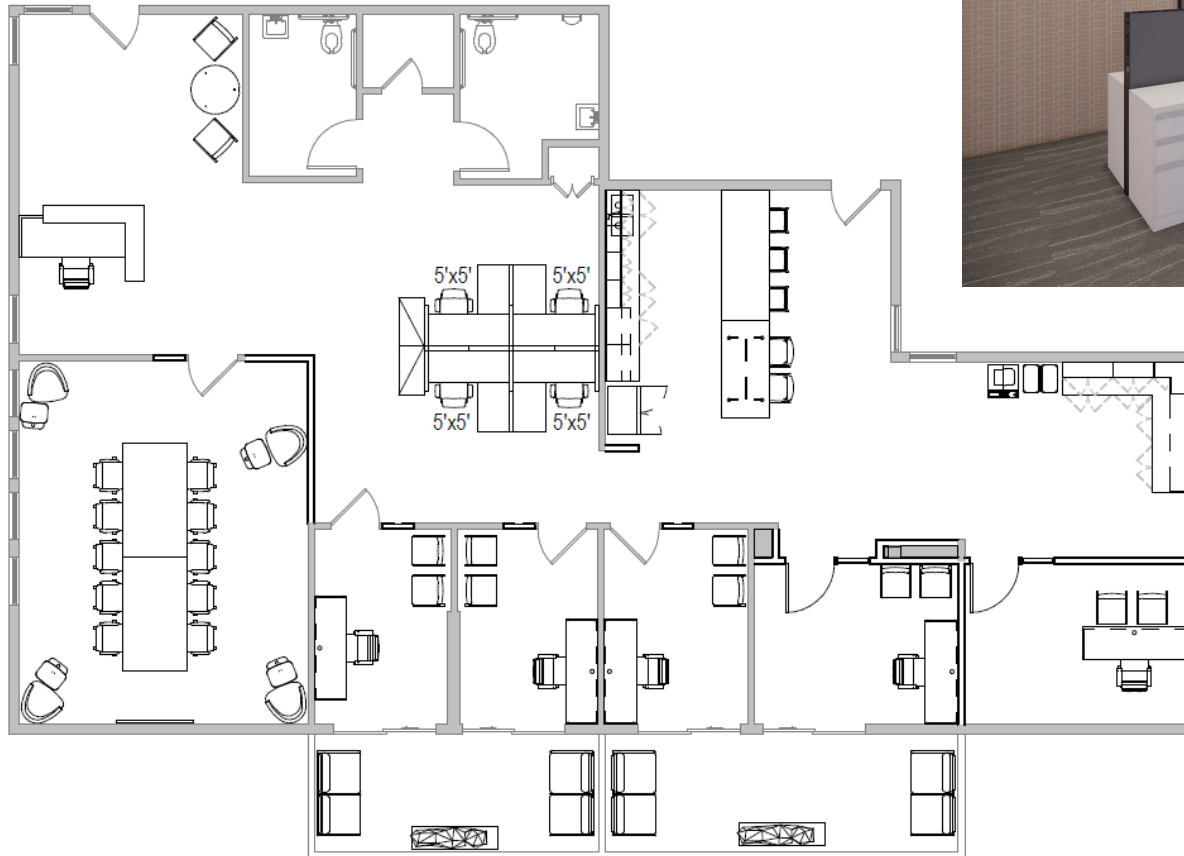
maincushmanwakefield.com

916.288.4800

LIC. #00616335



Option 1



 [View Virtual Tour](#)

Hypothetical plan
3435 AMERICAN RIVER DR.

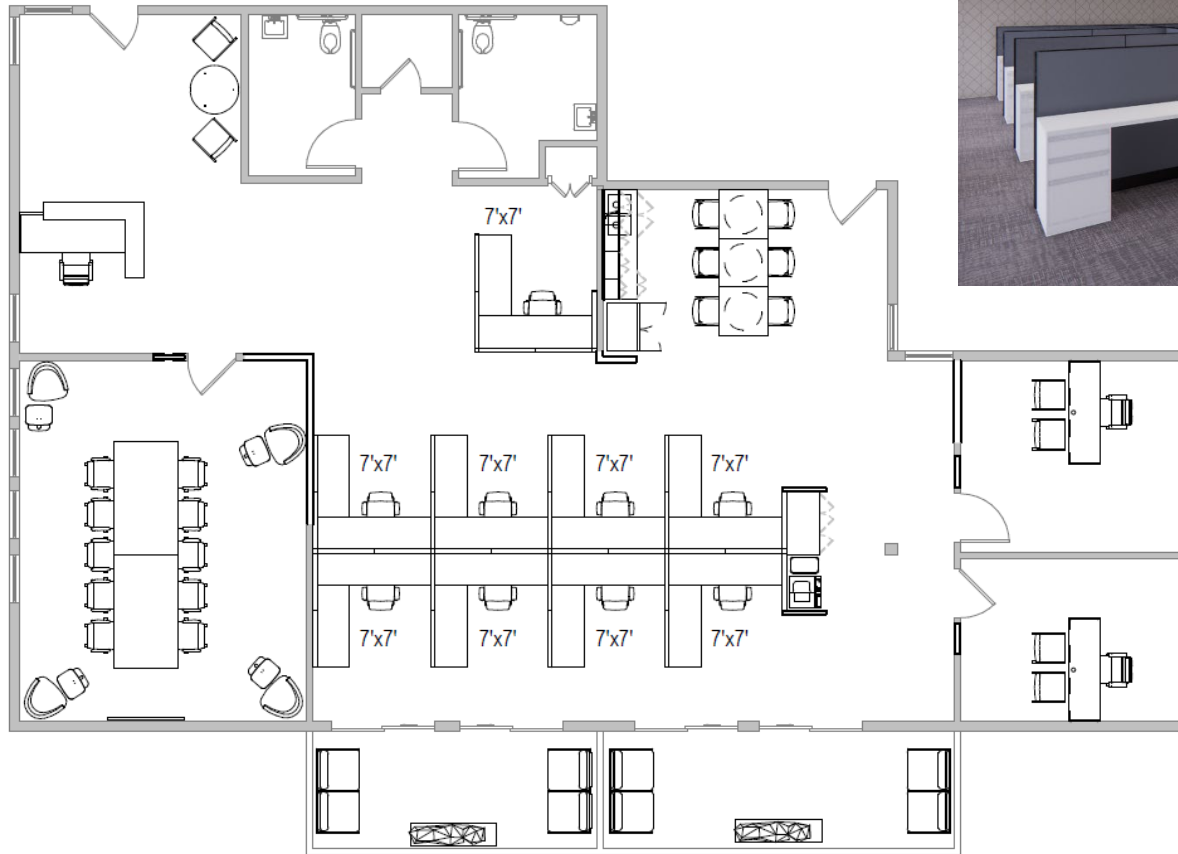
KRIS KALMBACH
Managing Director
916.288.4421
kris.kalmbach@cushwake.com
LIC #1436668

SPENCER NIELSEN
Senior Associate
916.288.4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
maincushmanwakefield.com
916.288.4800
LIC. #00616335



Option 2



[View Virtual Tour](#)

Hypothetical plan
3435 AMERICAN RIVER DR.

KRIS KALMBACH
Managing Director
916.288.4421
kris.kalmbach@cushwake.com
LIC #1436668

SPENCER NIELSEN
Senior Associate
916.288.4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
maincushmanwakefield.com
916.288.4800
LIC. #00616335





| 1. UNIVERSITY VILLAGE | |
|------------------------------|----------------------------|
| BUCKHORN BBQ | SAFEWAY |
| STARBUCKS | ZOCALO |
| CAPITOL BEER & TAP ROOM | BENNETT'S AMERICAN COOKING |
| 2. PAVILLION SHOPPING CENTER | |
| WILDWOOD KITCHEN & BAR | CAFE BERNARDO |
| ATHLETA | TALBOTS |
| CHICO'S | PIATTI |
| WILLIAMS-SONOMA | JULIUS CLOTHING |
| 3. LOEHMANN'S PLAZA | |
| CHIPOTLE | UPS STORE |
| NOTHING BUNDT CAKES | JACKS URBAN EATS |
| SAVEMART | NOAH'S BAGEL'S |
| JAMBA JUICE | LEMON GRASS RESTUARANT |
| 4. ARDEN TOWN CENTER | |
| DUKE'S PLATES & PINTS | MAS TACO BAR |
| AMPM | CHASE BANK |
| STARBUCKS | GOLDEN 1 CREDIT UNION |

KRIS KALMBACH
Managing Director
 916.288.4421
kris.kalmbach@cushwake.com
 LIC #1436668

SPENCER NIELSEN
Senior Associate
 916.288.4531
spencer.nielsen@cushwake.com
 LIC #01964163

400 Capitol Mall, Suite 1800
 Sacramento, CA 95814
maincushmanwakefield.com
 916.288.4800
 LIC. #00616335





KRIS KALMBACH
Managing Director
916.288.4421
kris.kalmbach@cushwake.com
LIC #1436668

SPENCER NIELSEN
Senior Associate
916.288.4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
maincushmanwakefield.com
916.288.4800
LIC. #00616335





GALLERY
3435 AMERICAN RIVER DR.



KRIS KALMBACH
Managing Director
916.288.4421
kris.kalmbach@cushwake.com
LIC #1436668

SPENCER NIELSEN
Senior Associate
916.288.4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
maincushmanwakefield.com
916.288.4800
LIC. #00616335

