

Arden-Del Paso Station

Fast Facts

Station Overview

Average Daily Boardings	756
Park & Ride Capacity	47

Station Area Characteristics

(¼ Mile Station Radius)

Resident Population	956
Median Age	43.5
Average Household Size	2.04
Population under 18	26.7%
Population 65 and older	17.1%

Median Household Income	\$21,196
Median Family Household Income	\$30,089
Per Capita Income	\$14,874

Total Employment	608
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Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate	0.1%
Annual Employment Growth Rate	0.9%

Asking Lease Rates

(May, 2001)

Office	\$1.30 Per Sq. Ft., Full Srvc.
Retail	\$0.75 Per Sq. Ft., NNN

Apartment Rents

(May, 2001)

1-Bedroom	\$552/month
2-Bedroom	\$693/month

Recent Property Sales

(May 2000 – May, 2001)

Multi-Family (avg.)	\$22,955/unit
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Asking Vacant Land Prices

Commercial (2 lots)	\$4.10 to \$6.35 Per Sq. Ft.
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Auto Traffic Volumes (24 hour total)

15,631	Arden Way, east of Del Paso (6/98)
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Planned Development Highlights

SHRA \$1.7 million in streetscape improvements; 11 artist housing units

Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., Sacramento County, SACOG, and BAE.

STATION OVERVIEW



The Arden/Del Paso Station has the most residents living within a quarter mile of the station of any Northeast Corridor station between Marconi and Globe. Not surprisingly, it also averages the most boardings of any station between Marconi and Globe. Located directly southeast of the Arden Way-Del Paso Blvd. intersection, the light rail station has a bus transfer area, pedestrian shelters, and a small park and ride lot for approximately 45 cars.

The Arden/Del Paso Station Area contains a number of small retail and office buildings. Areas to the south of the station are primarily single-family in character. The north side of the station contains an assortment of uses including light industrial, office, and retail interspersed with single-family. Buildings along Arden Way and Del Paso Blvd. are predominantly one- and two-story buildings that front on the sidewalk. While the Arden/Del Paso Station Area is relatively built-out, there are a few small vacant parcels northeast of the station currently zoned for commercial. These small infill sites are near residential areas and may be more suitable for mixed-use development opportunities if market conditions strengthen.

The vast majority of the Station Area lies within the North Sacramento Redevelopment Area and therefore is eligible for tax increment funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA). The Sacramento Metropolitan Arts Commission and SHRA have targeted this portion of Arden Way and Del Paso for an arts-oriented theme. In keeping with the theme, the area contains an upscale furniture retailer (Limn Furniture) located directly north of the station along with smaller furniture shops and art galleries scattered along Del Paso Blvd. near Arden Way. The area also contains a few artist live/work lofts.

RT owns the 25,000 square foot park and ride lot to the south of the Arden/Del Paso Station platform. Street access to the site is limited, but it may provide an opportunity for a small retail vendor to locate at this station. Based on the heavy auto, bus, and light rail traffic, Arden/Del Paso Station Area may offer opportunities for commercial development to capitalize on retail demand within the market area. While the Station Area's overall household income and per capita income are lower than the City and the County, the Station Area contains higher income households living directly south of the Station. This indicates higher levels of expendable income than would be initially recognized through median household and per capita income estimates. Continued development and promotion of the arts theme has potential to attract shoppers and visitors from beyond the Station Area.

In addition to retail opportunities, new residential development within the Station Area may be able to draw urban professionals interested in living closer to downtown while taking advantage of growing urban services that are located near the Arden-Del Paso Station. Artist residential flex space may also be attractive to those interested in finding an affordable and flexible living environment within a budding arts community.