

CENTERPOINTE AT NATOMAS CROSSING

SEC Del Paso Rd. & Truxel Rd., Sacramento, CA 95834

TWO ±6,500 SF RETAIL BUILDINGS / FOR LEASE OR SALE



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OVERVIEW



PREMISES

SEC Del Paso Road and Truxel Road

AVAILABLE SPACE: TWO ±6,500 SF RETAIL BUILDINGS

ASKING RENT

Upon Request

NEIGHBORS

Raley's, Kohl's, Planet Fitness, That's Cheap!, Marshalls, Dollar Tree, Carl's Jr., Wells Fargo, AutoZone and more.

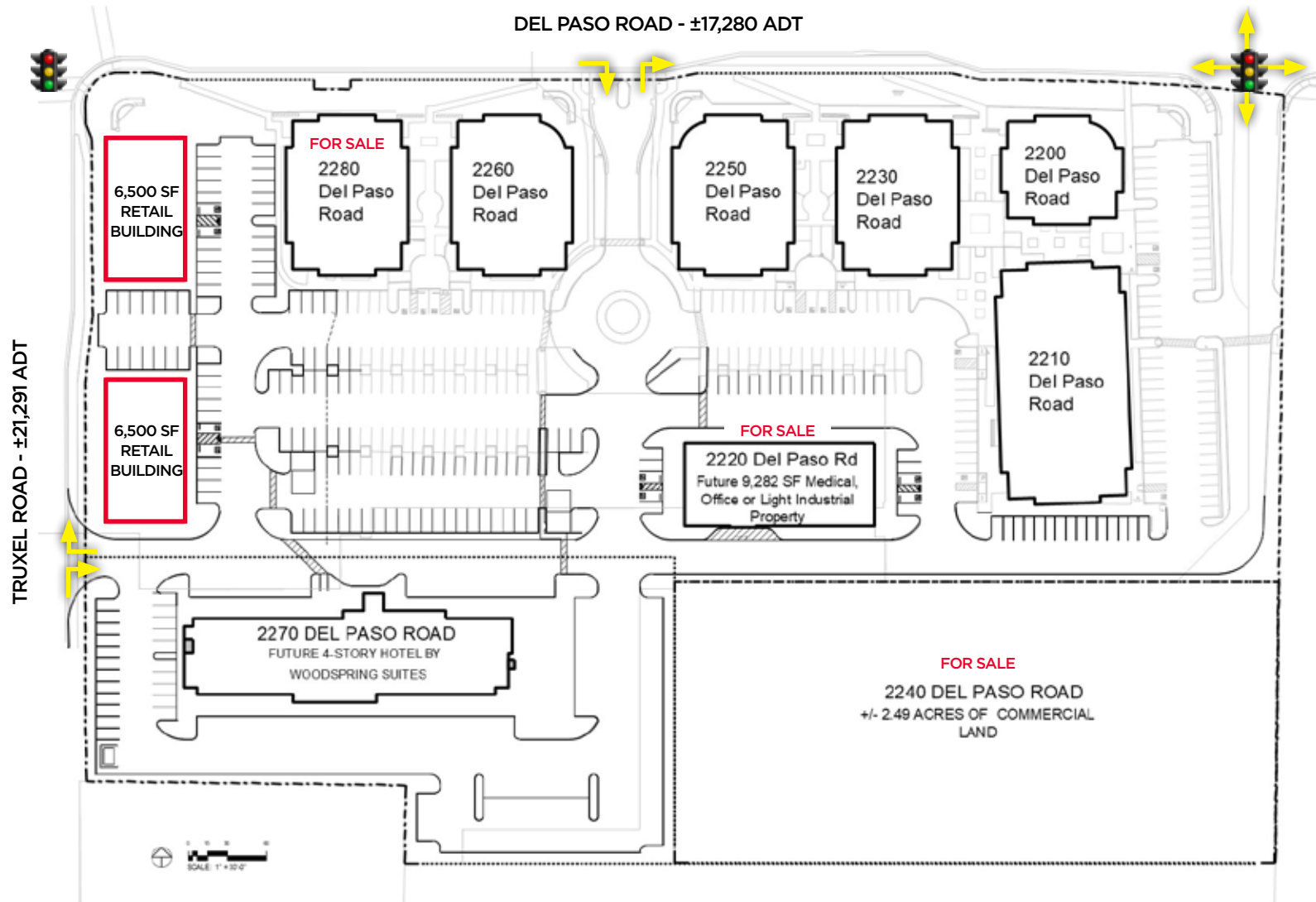
PROPERTY HIGHLIGHTS

- Excellent visibility along Truxel Road and Del Paso Road
- Limited retail opportunities at this intersection
- Buildings sit at the corner of Centerpointe at Natomas Crossing
- Directly across the street from Park Place Shopping Center
- Immediate access to Interstate 5 & Interstate 80
- Close to Natomas Charter School, Inderkum High School, North Natomas Water Park & American River College Satellite Campus
- Easy ingress/egress
- Ample parking

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MASTER PLAN



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NEIGHBORHOOD MAP



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NATOMAS TOWN CENTER

SAFeway **Bank of America**

PARK PLACE

Raley's KOHL'S **planet fitness**

Marshalls **Marshalls** **Marshalls**

Starbucks **GROUND** **Marshalls** **Marshalls**

DEL PASO MARKETPLACE

Chipotle **Chipotle**

American River College - Natomas

North Natomas Aquatic Complex

Inderkum HS

DEL PASO RD. - ±17,280 ADT

WYNDHAM GARDEN

TRUXEL RD. - ±21,291 ADT

INNOVATION PARK PLANNED UNIT DEVELOPMENT

±183 AC OF MIXED-USE URBAN DEVELOPMENT OF RESIDENTIAL, COMMERCIAL, AND OFFICE SPACE ANCHORED BY CALIFORNIA NORTHSTATE UNIVERSITY'S (CNU'S) NEW TEACHING HOSPITAL AND MEDICAL CAMPUS

ARENA BLVD. - ±22,497 ADT

Costco WHOLESALE

Wendy's **Chipotle** **Starbucks** **Local Kitchens**

CENTENE REGIONAL HEADQUARTERS

Westlake Charter High School

IN-N-OUT **Sizzler** **IHOP**

Hilton Garden Inn **Hilton Garden Inn**

HOMEWOOD SUITES

Universal Technical Institute

Sacramento International Airport (SMF) 10 minutes

Downtown Sacramento (CBD) 10 minutes

Elkhorn Blvd.

Del Paso Rd.

Truxel Rd.

Arena Blvd.

Highway 5

North Natomas Aquatic Complex

Inderkum HS

American River College - Natomas

Del Paso Marketplace

Natomas Town Center

Park Place

Innovation Park Planned Unit Development

Centene Regional Headquarters

Westlake Charter High School

Universal Technical Institute

HomeWood Suites

Hilton Garden Inn

IN-N-OUT

Sizzler

IHOP

Wendy's

Chipotle

Starbucks

Local Kitchens

Costco Wholesale

Now Open & Operating

Elkhorn Blvd.

Del Paso Rd.

Truxel Rd.

Arena Blvd.

Highway 5

Sacramento International Airport (SMF) 10 minutes

Downtown Sacramento (CBD) 10 minutes

North Natomas Aquatic Complex

Inderkum HS

American River College - Natomas

Del Paso Marketplace

Natomas Town Center

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DEMOGRAPHICS



TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

34.6
YEARS OLD

3 MILE

35.9
YEARS OLD

5 MILE

35.7
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$103,109

3 MILE

\$103,273

5 MILE

\$87,481



TRAFFIC COUNTS



DEL PASO RD. --- > 17,280 ADT



TRUXEL RD. --- > 21,291 ADT

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