



TURTON
COMMERCIAL REAL ESTATE



819 STRIKER AVENUE

OFFICE SPACE IN THE INDUSTRIAL SUBMARKET OF NATOMAS, CA

FOR LEASE

THE OPPORTUNITY

\$1.05
SF/MONTH MG

± 3,850
SF OFFICE SPACE

± 600
SF STORAGE/SERVER SPACE

OFFICE INDUSTRIAL
PARK LOCATION

OFFICE SUITE WITH A SMALL STORAGE / SERVER SPACE IN NATOMAS, CA

Turton Commercial Real Estate is pleased to offer Suite 1 at 819 Striker Avenue, an approximately ± 3,850 SF office suite that includes ± 600 SF of storage/server which can be accessed from within the suite. The Property is located on the corner of Striker Avenue and Kenmar Road in the heart of the Natomas/Northgate industrial submarket. Offered at an attractive lease rate of \$1.05/SF Modified Gross (rent + utilities), the turn-key layout balances private offices with

collaborative areas and generous space for visitors or large meetings.

The suite features seven private offices, one conference room, two ensuite restrooms (one with a shower), a kitchenette/lunchroom with a dishwasher and microwave, break area, storage room, staging area and an open-plan space for cubes or desks. Floor-to-ceiling glass at the entry, ample built-in cabinetry and parabolic lighting helping to create a bright, professional environment.

Conveniently located with excellent access to I-80 and I-5, the Property is roughly 15 minutes to the Sacramento International Airport, 10 minutes to Downtown and McClellan, and 5 minutes to Natomas Marketplace. Comparable rents in North Natomas typically run \$1.25 - \$1.65/SF/month for similar spaces, making this a competitively priced opportunity in a prime location. Don't miss the chance to lease this versatile Natomas/Northgate office space.



1 THE OPPORTUNITY
819 STRIKER AVENUE

**~7 MIN DRIVE
(NATOMAS MARKETPLACE)**
Home Depot, Staples,
Walmart, Regal,
Somisomi, Koshi Ramen,
Mr. Crab, Applebee's,
PetSmart, El Tapatio
Mexican, India Oven

~7 MIN DRIVE
Yue Huang
Chili's Bar & Grill
Daikon Korean BBQ
TOMO Tea House
Halal Fried Chicken
Best Buy
BevMO
Buffalo Wild Wings

~6 MIN DRIVE
Frends Brewhouse
Meadows Park
Namaste Indian Cuisine
Fil-Am
Domino's Pizza
Taqueria La Puerta
Taco Twist
Pizza Twist

~6 MIN DRIVE
Bella Bru Cafe
Raley's
Kohl's
Himalaya MoMo
Planet Fitness
Jack's Urban Eats
Rose Tea Lounge

~10 MIN DRIVE
Natomas Creek Community
Heritage Park Community

Cottonwood Park
Natomas Charter School
Village 5 Community

STRIKER AVE: OVER 30-5K CARS/DAY

KENMAR RD: OVER 1K CARS/DAY

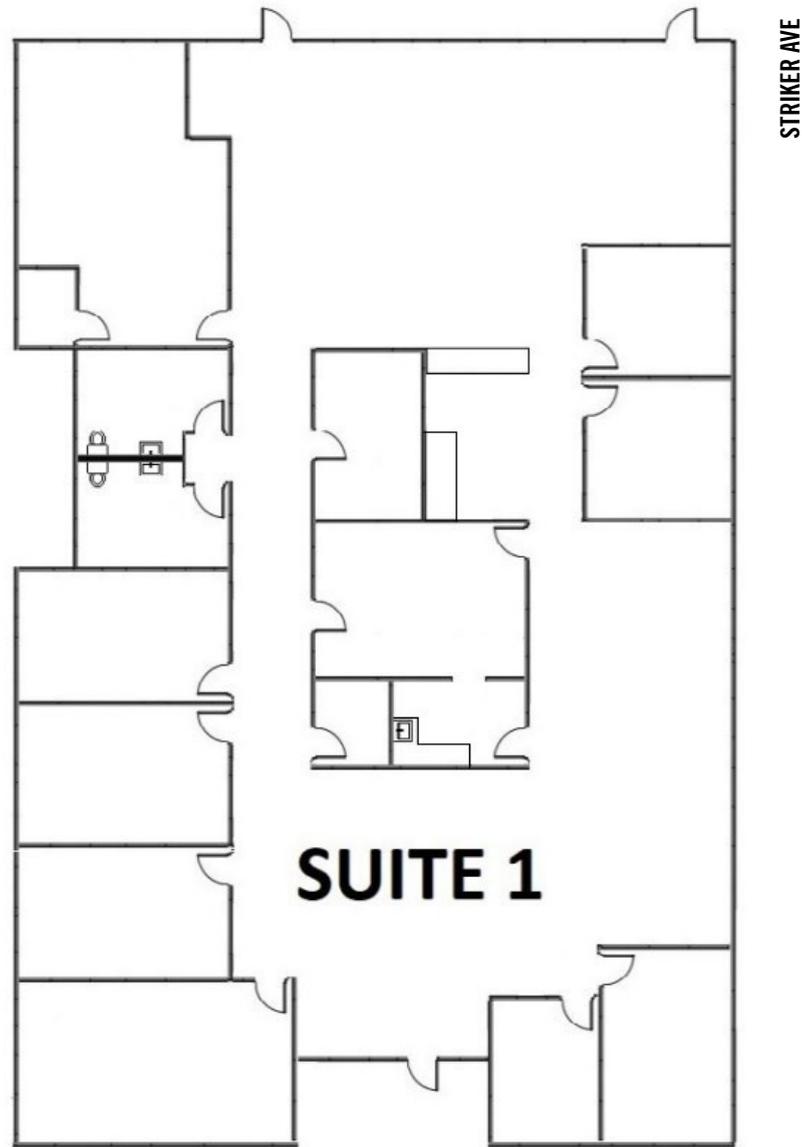
PROPERTY DETAILS

Address:	819 Striker Avenue, Suite 1 Sacramento, CA 95834
Submarket:	Natomas/Northgate
County:	Sacramento
Zoning:	MP - Industrial Office Park
Office SF:	± 3,850 SF
Storage/Server SF:	± 600 SF
Lease Rate:	\$1.05 per SF
Lease Type:	MG - Modified Gross
Offices:	7
Conference Room:	1
Bathrooms:	2 (1 with Shower)
Year Built:	1985
Building Size:	± 26,650 SF
Parcel Size:	1.71 AC (± 74,488 SF)

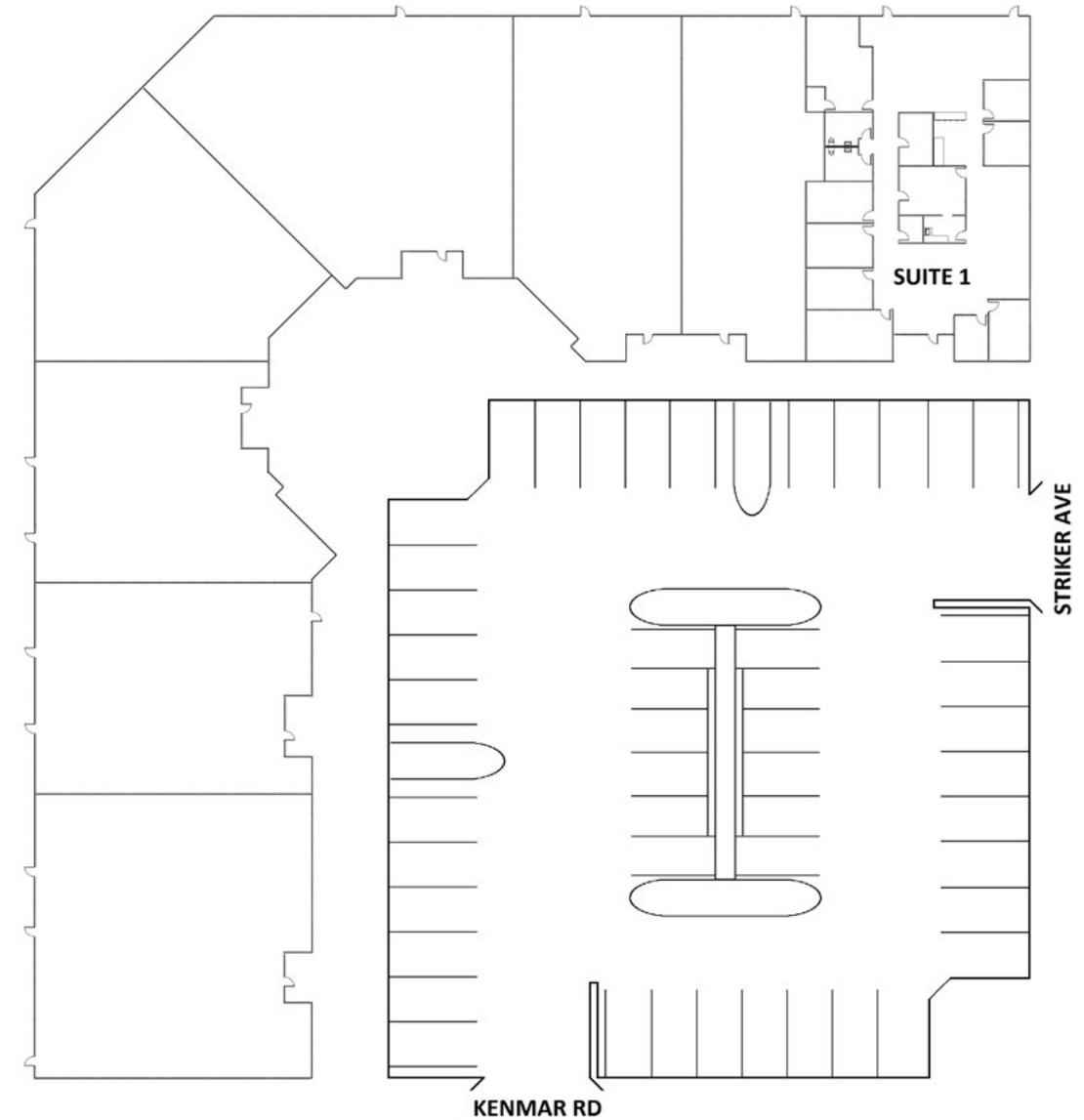


FLOOR PLAN

± 3,850 SF
\$1.05/SF/MONTH MG



SITE PLAN



3 THE LOCATION
819 STRIKER AVENUE

THE LOCATION: NATOMAS/NORTHGATE

A QUICK LOOK AT NEARBY AMENITIES

- Easy access to I-5 and I-80
- Sacramento International Airport: ~ 15 min drive
- Downtown Sacramento: ~10 min drive
- McClellan Airport: ~10 min drive
- Natomas Marketplace: ~5 min drive



60.9K
EMPLOYEES



122.1K
RESIDENT POPULATION



5 MINS
TO NATOMAS MARKETPLACE

Placer.ai 2026/
DATA USA

QUICK ACCESS TO I-80, I-5 AND IS A SHORT DRIVE TO SACRAMENTO'S URBAN CORE

Natomas and Northgate are located just across the river from Downtown Sacramento and is a rapidly growing suburban community with quick access to Sacramento's urban core. Professionals benefit from its proximity to major highways like I-5 and I-80, and can take advantage of a short 10-15 minute drive to Downtown Sacramento without the daily worry of costly parking challenges and city congestion.

Employees can enjoy the proximity to Downtown's entertainment venues, such as the Golden 1 Center for concerts and Kings games, or the recently upgraded Convention Center. They can also take advantage of the abundance of restaurant

and retail amenities all while being a short drive away.

Natomas is home to a cluster of office buildings, office parks, and retail centers that offer a compelling blend of work-life balance and urban convenience. Many established communities, such as Natomas Creek or Natomas Park are just a few miles from the Property and other business parks. Natomas Marketplace has a variety of amenities, such as Walmart, Home Depot, Koshi Ramen Bar, Harumi Sushi, El Tapatio, India Oven, and so much more. There is something for everyone to enjoy while being a top convenient shopping destination in Natomas/Northgate.

The Natomas/Northgate industrial submarket is home to major regional employers, including Centene and Amazon. The area continues to benefit from long-term reinvestment, including the transformation of the former ARCO Arena site into Innovation Park, reinforcing the corridor's role as an active business and employment hub.

Overall, the area provides easy access for employees, clients, and light distribution needs. Businesses benefit from flexible industrial and office layouts, competitive lease rates, and proximity to everyday amenities including restaurants, cafés, fitness centers, hotels, and retail.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Most Healthiest City in the U.S.
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

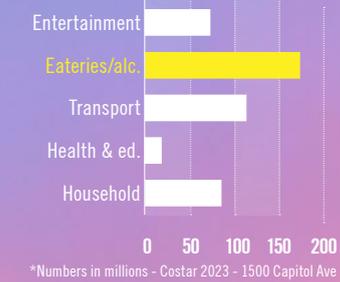
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol



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