

4321 TRUXEL RD

SACRAMENTO, CA 95834

THOMAS NELSON

530.391.4862 thomas.nelson@abornpowers.com CalDRE #02114777

RETAIL PROPERTY FOR LEASE







| Lease | Rate |
|-------|------|
| LCase | nau |

\$2.10 SF/MONTH

PROPERTY OVERVIEW

- 4321 Truxel Rd Unit F-2 available for lease
- Approx. 1,382 SF
- Between the Pharmacy and Urgent Care
- Water/Sewer/Trash included in CAM
- No bathroom in this unit
- Walk-up ATM space available for machine

LOCATION OVERVIEW

- Easy access to I-5 and I-80
- Close to Sacramento International Airport
- High traffic counts along Truxel
- Good visibility
- Lots of parking

OFFERING SUMMARY

| Building Size: | 8,825 SF |
|----------------|------------|
| Available SF: | 1,382 SF |
| Lot Size: | 2.82 Acres |
| Year Built: | 2004 |
| Zoning: | EC-40 |
| Market: | Sacramento |
| Submarket: | Natomas |

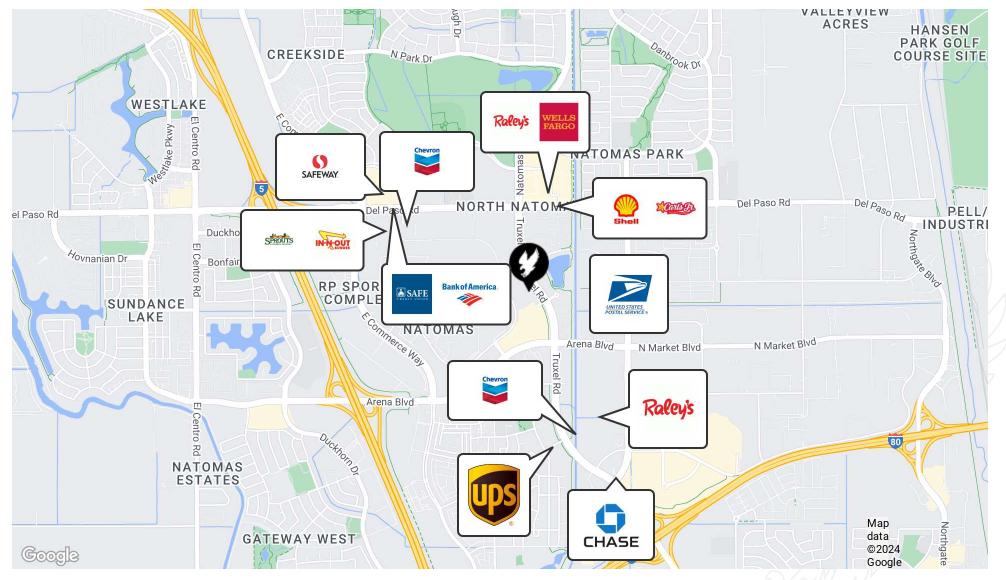
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W W W . A B O R N P O W E R S C R E . C O M

RETAIL PROPERTY FOR LEASE

RETAIL PROPERTY FOR LEASE 4321 TRUXEL RD

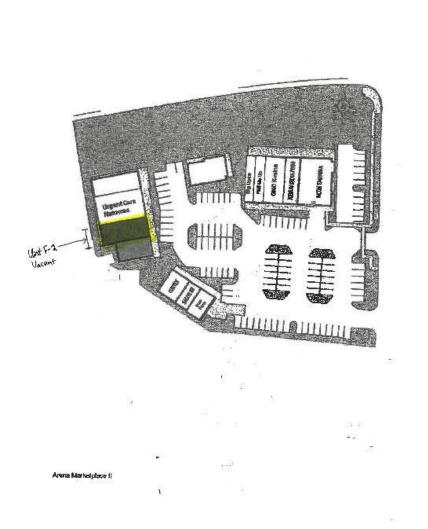




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RETAIL PROPERTY FOR LEASE 4321 TRUXEL RD - ATM SPACE





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RETAIL PROPERTY FOR LEASE 4321 TRUXEL RD



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 2,818 | 10,586 | 30,242 |
| Average Age | 28.4 | 34.4 | 35.1 |
| Average Age (Male) | 27.8 | 34.2 | 34.9 |
| Average Age (Female) | 29.3 | 34.0 | 35.7 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,054 | 3,943 | 10,929 |
| # of Persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH Income | \$82,018 | \$99,315 | \$107,079 |
| Average House Value | \$71,251 | \$244,860 | \$339,659 |

2020 American Community Survey (ACS)

Elkhorn Blvd NORTHLAKE HERITAGE PARK (99) **REGENCY PARK** VILLAGE 7 NATOMAS CREEK m ^c Commerce Way VILLAGE 12 Danbrook Dr Blvd HANSEN PARK GOLF N Park Dr as COURSE SITI Noton WESTLAKE NATOMAS PARK NORTH NATOMAS VILLAGE 5 SUNDANCE LAKE NATOMAS Truxe N Market Blvd Arena BIN Ducthoin Dr. NATOMAS ESTATES NATOMAS CROSSING GATEWAY WEST San Juan Rd SOUTH NATOMAS Azevedo Dr **Fruxel Rd** NORTHGATE METRO CENTER Goodle W El Camino Ave Map data ©2024 Google

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