



4321 TRUXEL RD

SACRAMENTO, CA 95834

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CaIDRE #02114777



RETAIL PROPERTY FOR LEASE

4321 TRUXEL RD



Lease Rate	\$2.10 SF/MONTH
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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

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

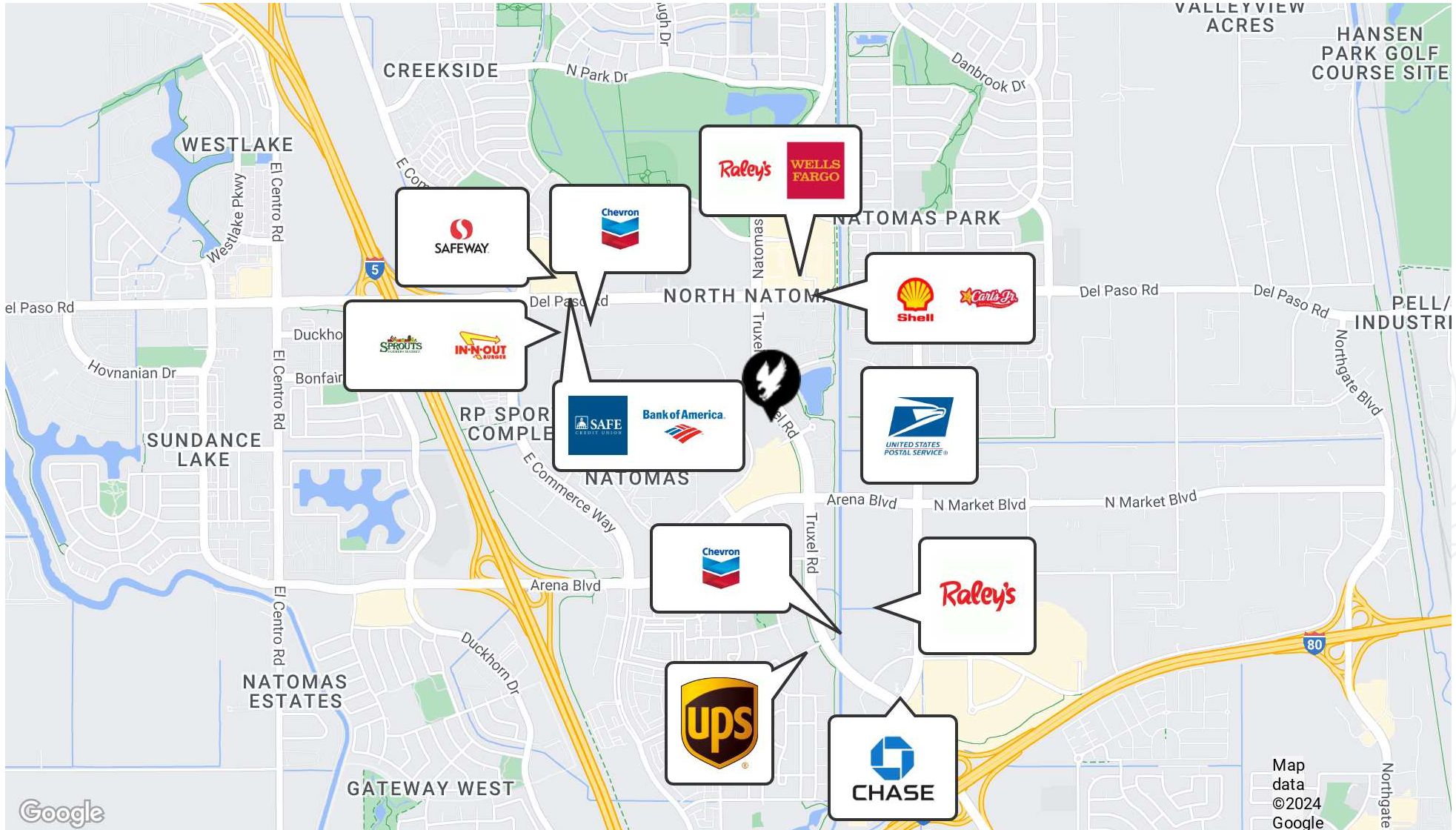
LOCATION OVERVIEW

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

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4321 TRUXEL RD - ATM SPACE



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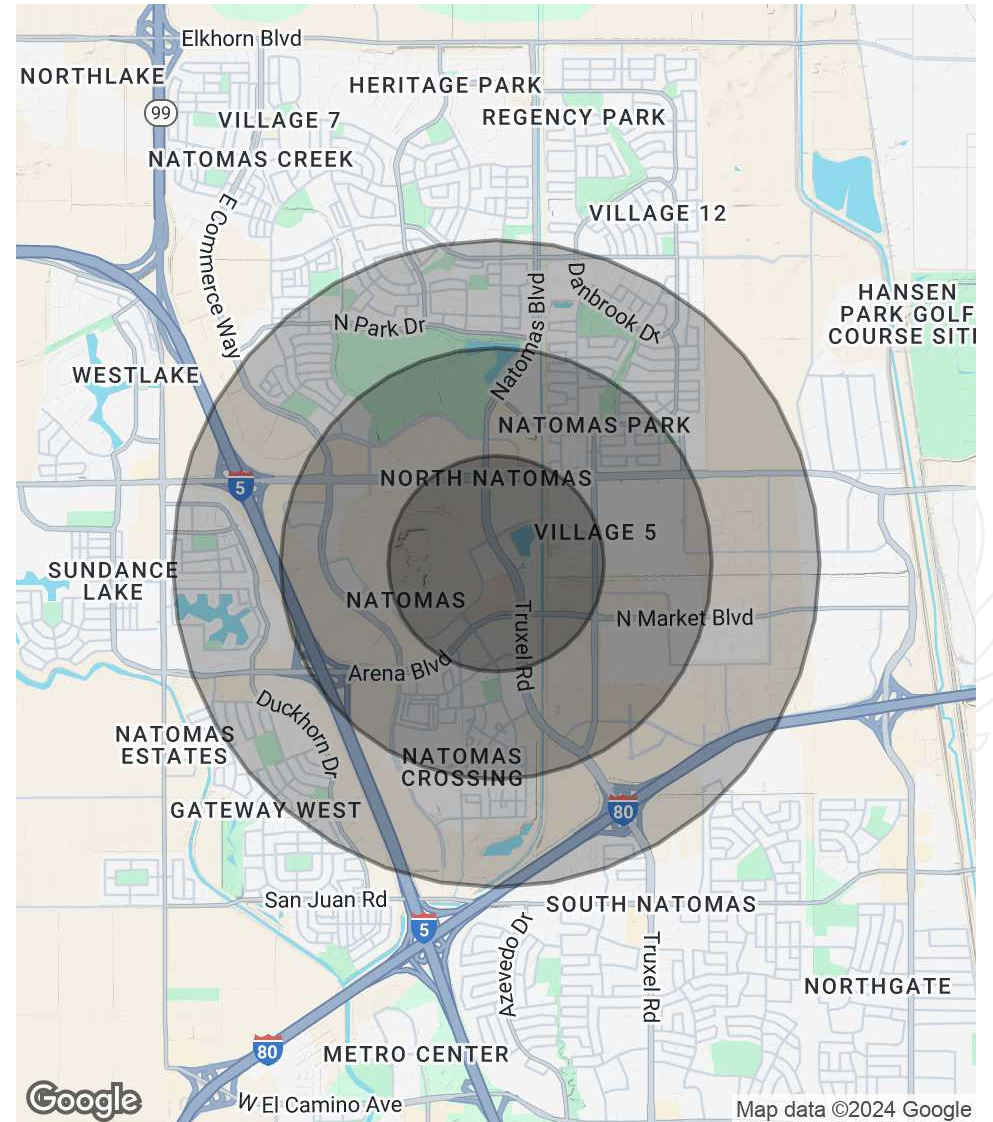
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,818	10,586	30,242
Average Age	28.4	34.4	35.1
Average Age (Male)	27.8	34.2	34.9
Average Age (Female)	29.3	34.0	35.7

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)



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