

# 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.

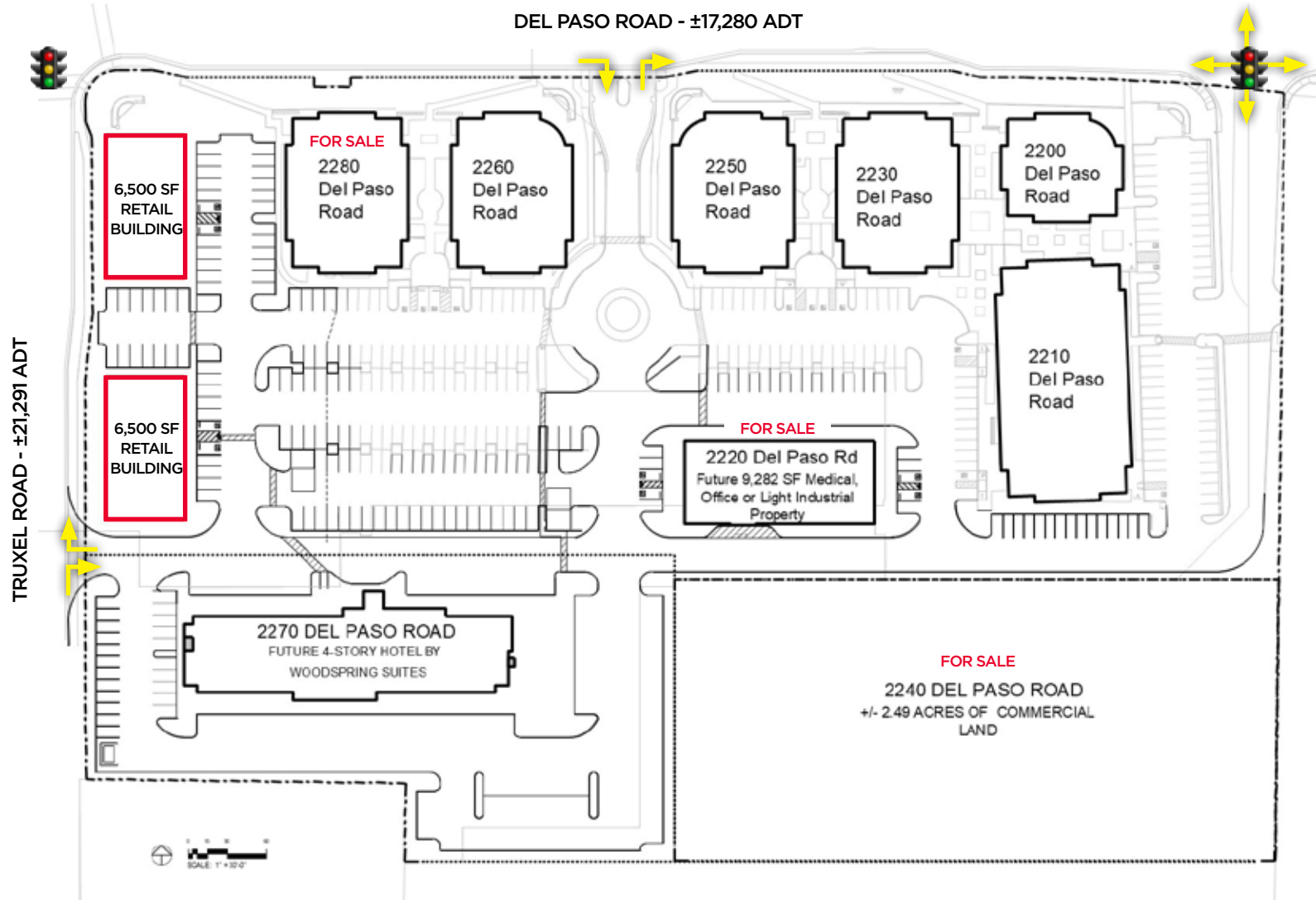
## PROPERTY HIGHLIGHTS

- 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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## TRADE AREA MAP

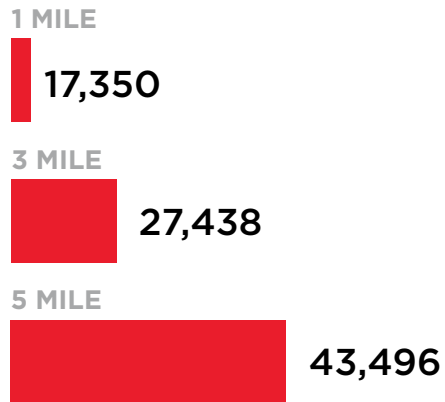


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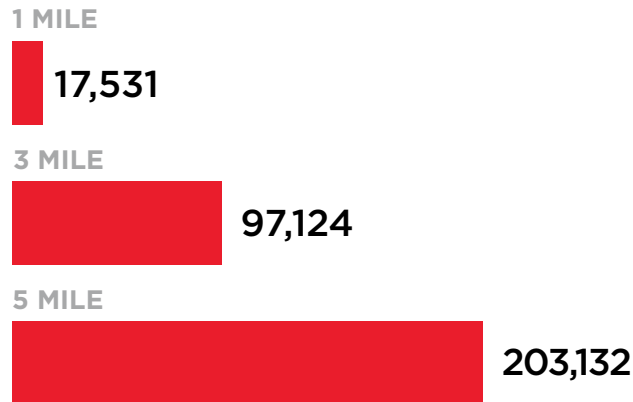
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## DEMOGRAPHICS

### TOTAL POPULATION



### DAYTIME POPULATION



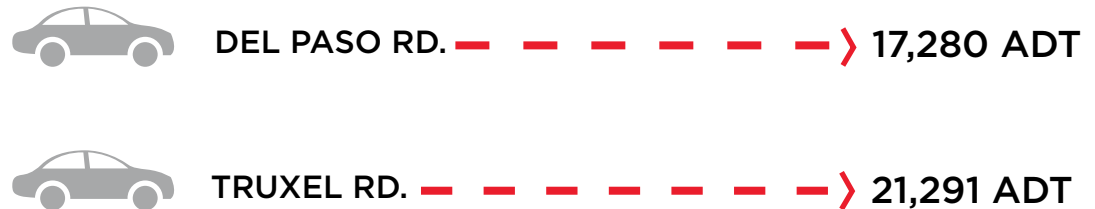
### MEDIAN AGE



### MED. HOUSEHOLD INCOME



### TRAFFIC COUNTS



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