



San Juan Village

3291 Truxel Road | **Sacramento, CA**

**Exclusively Listed By**

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## Property Information

- High traffic counts and high population center
- Anchored by FoodMaxx Grocery Store
- Located across the street from Natomas High School with ±1,456 Students and Faculty

## Availabilities

FULLY LEASE

## Traffic Counts

San Juan Road @ Truxel Road - 18,412 ADT  
Truxel Road @ San Juan Village - 17,611 ADT



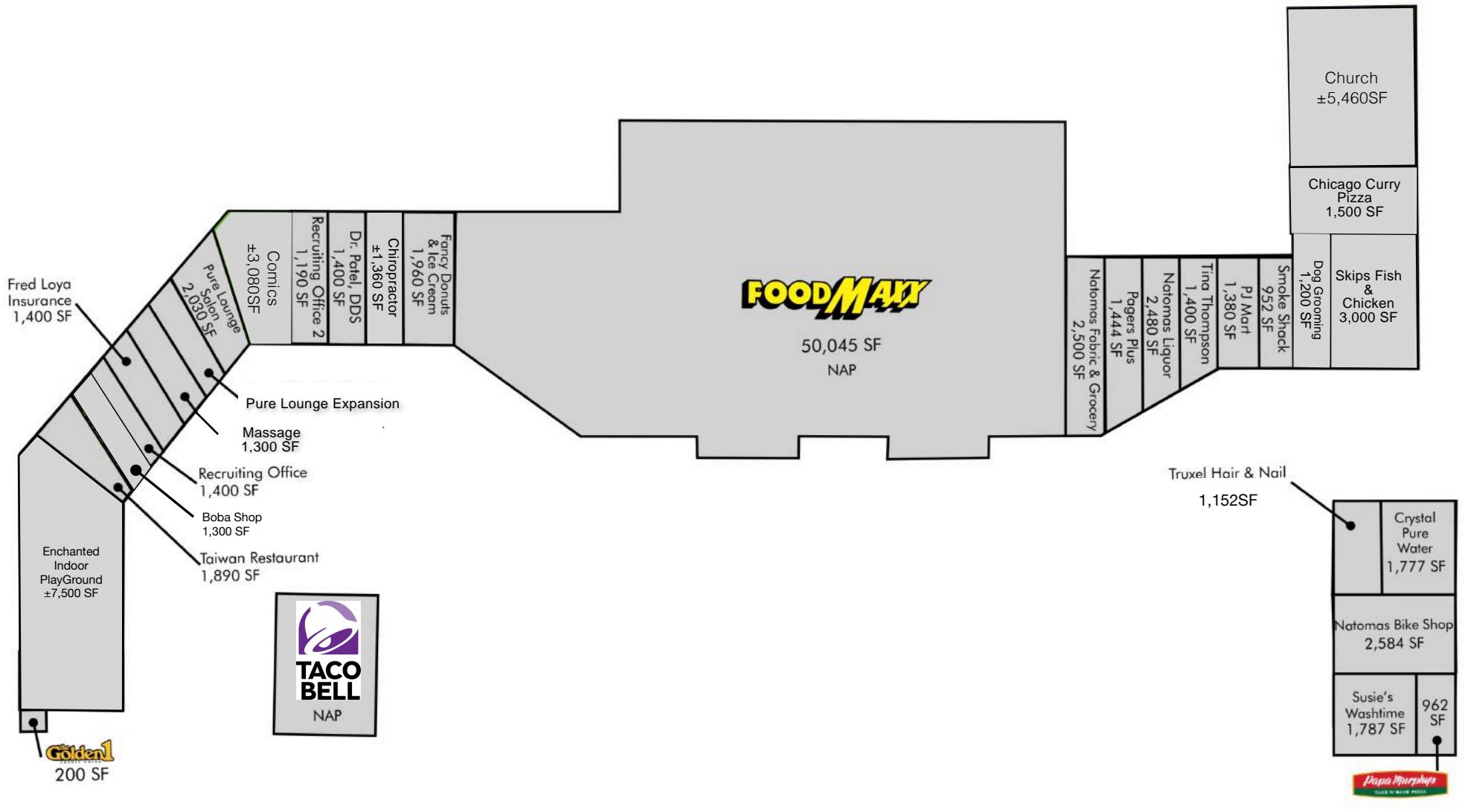
## Demographics

**1 Mile    3 Mile    5 Mile**

Population	42,512	129,093	274,269
Income	\$68,387	\$65,543	\$65,341



# Site Plan



# San Juan Village | Sacramento, CA

