

available for lease

MARKET WEST

SWC ARENA BOULEVARD & DUCKHORN DRIVE, NATOMAS - SACRAMENTO, CA



FULCRUM

A PROUD MEMBER OF

CHAINLINKS

RETAIL ADVISORS





SEE YOURSELF HERE.

Located at the southwest corner of Arena Boulevard and Duckhorn Drive, Market West is positioned just off of the interchange of Interstate 5 and Arena Boulevard in the Sacramento area community of Natomas. Market West is surrounded by approximately 2.5 million square feet of office within the North Natomas Trade Area.

The center is within minutes of Downtown Sacramento and the Sacramento International Airport and benefits from its close proximity to regional traffic generators including Universal Technical Institute (1,200 students enrolled).

The area boasts strong demographics and benefits from more than thirty Class A & B high density residential communities that consist of a combined 10,564 units within a 3-mile radius.

Notable co-tenants include Starbucks, Jimboy's Tacos, Round Table Pizza, Orangetheory, Pacific Dental and Wells Fargo.

SQUARE FEET

±110,000

ANCHOR TENANTS

**BEL-AIR, GOLDEN ONE CREDIT
UNION, ORANGETHEORY FITNESS,
STARBUCKS, UPS STORE, WELLS
FARGO BANK**

GET TO KNOW
YOUR NEIGHBORS.



PANDA GARDEN



Great Clips



THAI PRINCESS



SURROUNDED BY AFFLUENCE

BEL AIR

ups

Starbucks

BURGER KING

STEMMLER DR

Golden1 Credit Union

aisle 1

WELLS FARGO

ARENA BLVD

DUCKHORN DRIVE

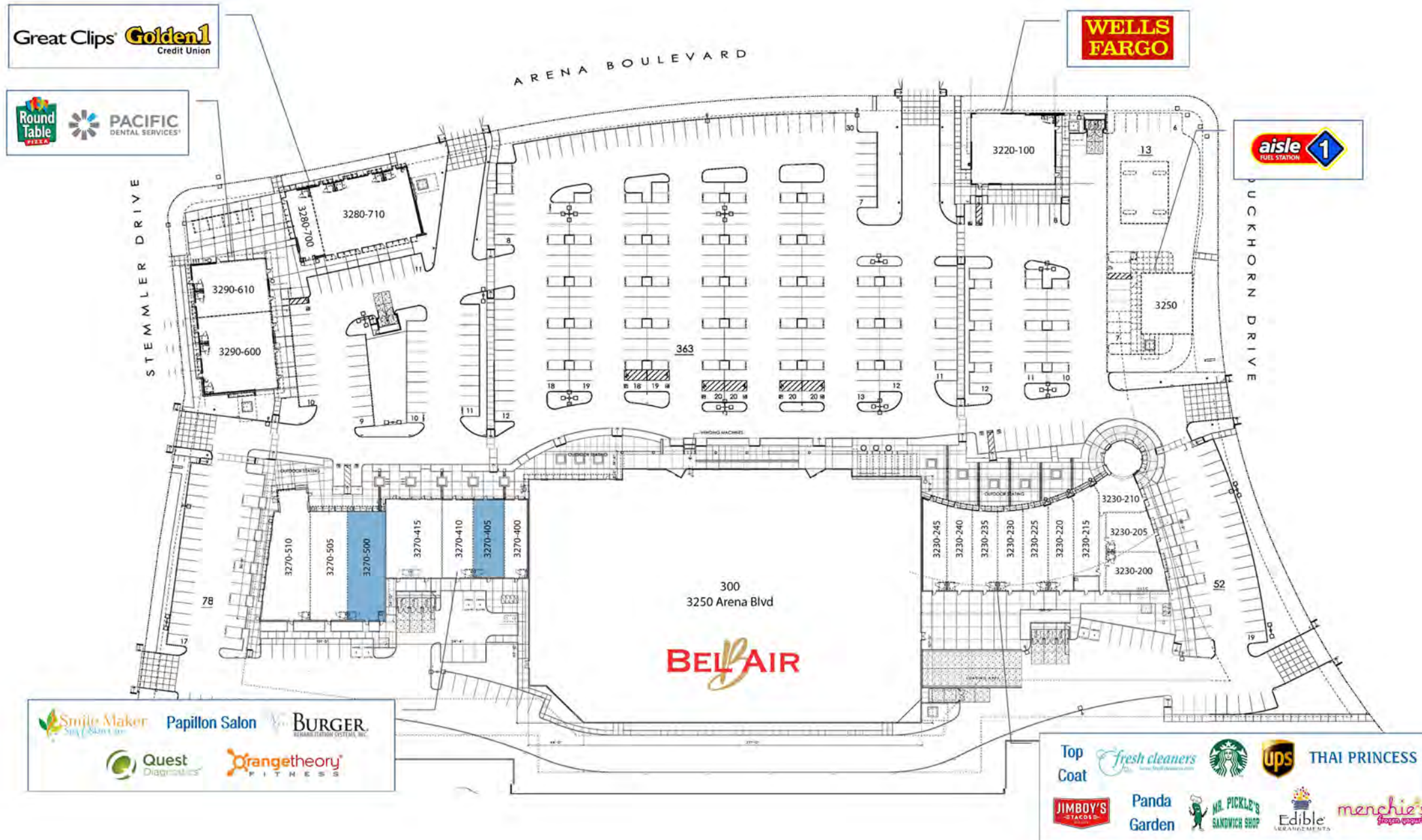


TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	15,303	102,031	199,298
 2022 Daytime Population	11,443	90,616	235,337
 2022 Total Employees	2,973	36,246	121,763
 2022 Total Households	5,188	35,668	66,625
 2022 Average Household Income	\$98,214	\$107,264	\$88,430
		Arena Blvd (from Duckhorn & I-5)	Interstate 5 (at Arena Blvd)
 Traffic Counts		22,875	130,500

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
3220-100	Wells Fargo	4,074
3230-200	Fresh Cleaners	905
3230-205	Top Coat Nails	1,388
3230-210	Starbucks	1,788
3230-215	Thai Princess Restaurant	1,417
3230-220	Jimboy's Tacos	1,516
3230-225	Menchie's	1,406
3230-230	Panda Garden	1,336
3230-233	Mr. Pickles Sandwich Shop	1,341
3230-240	Edible Arrangements	1,450
3230-245	The UPS Store	1,450
3250	Aisle One Fuel Station	3,067
3250-300	Bel Air	63,470
3270-400	Smile Maker Spa and Skin Care	1,474
3270-405	AVAILABLE (2nd Gen Medical)	1,689
3270-410	Papillon Salon	1,259
3270-415	Burger Rehabilitation	2,946
3270-500	AVAILABLE (Do not disturb tenant)	2,204
3270-505	Quest Diagnostic	2,281
3270-510	Orange Theory Fitness	3,624
3280-700	Great Clips	1,095
3280-710	Golden 1 Credit Union	4,770
3290-600	Round Table	4,002
3290-610	Market West Dental Group	2,678



GALLELLI RETAIL TEAM

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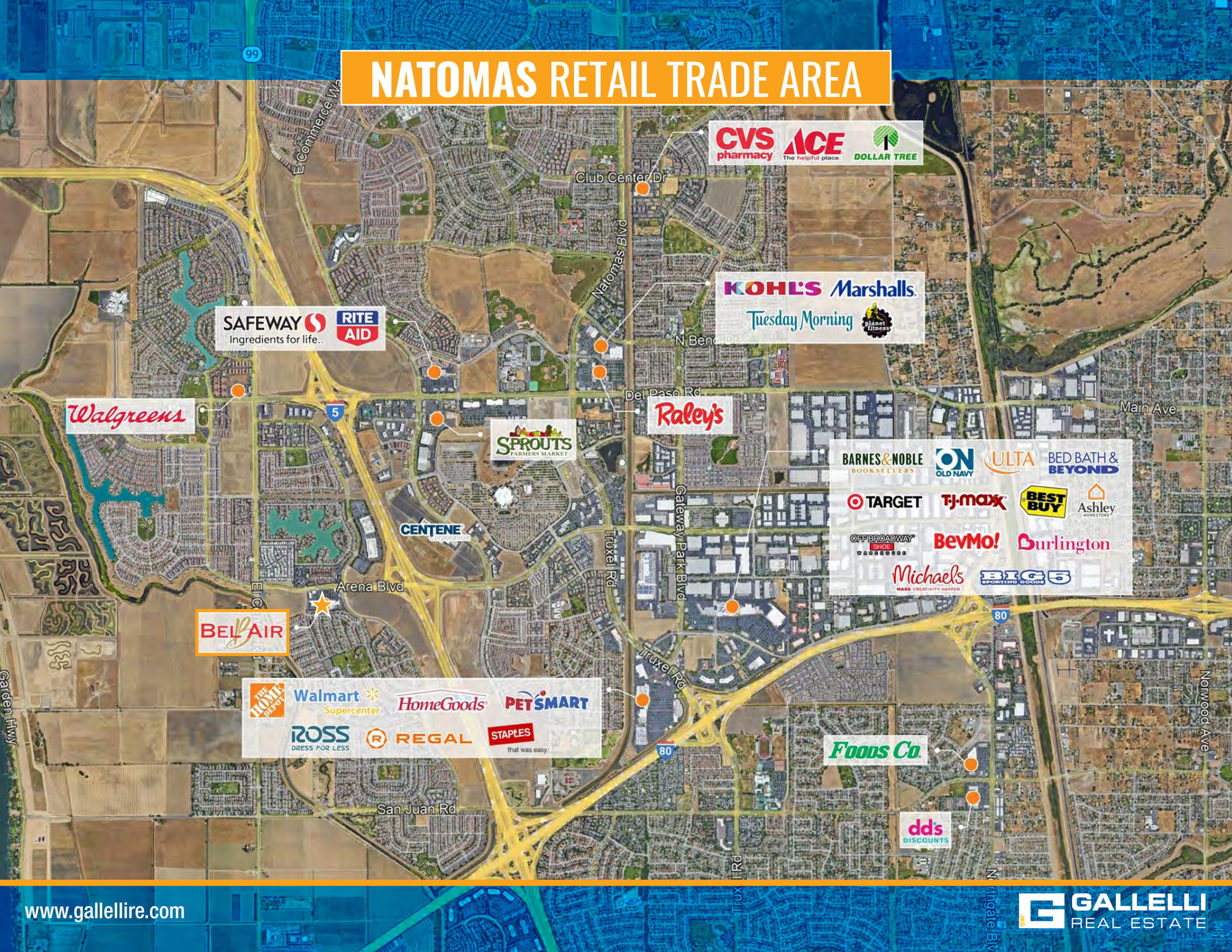
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FULCRUM

NATOMAS RETAIL TRADE AREA



SAFeway **RITE AID**
Ingredients for life.

Walgreens

SPROUTS
FARMERS MARKET

Raley's

CENTENE
CORPORATION

BEL AIR

THE HOME DEPOT **Walmart** **HomeGoods** **PETSMART**
Supercenter
ROSS **REGAL** **STAPLES**
DRESS FOR LESS that was easy.

CVS pharmacy **ACE** **DOLLAR TREE**
The helpful place.

KOHL'S **Marshalls**
Tuesday Morning **Planet Fitness**

BARNES & NOBLE **ON** **ULTA** **BED BATH & BEYOND**
BOOKSELLERS OLD NAVY
TARGET **TJ-MAXX** **BEST BUY** **Ashley**
HOMESTORE
OFFROADWAY **BevMo!** **Burlington**
SHOE MAKE CREATIVITY HAPPEN **BIG 5**
SPORTING GOODS

Foods Co

dds
DISCOUNTS

LET US

MEET THE GALLELLI RETAIL TEAM

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