



4301, 4321, AND 4331 TRUXEL RD

SACRAMENTO, CA 95834

THOMAS NELSON

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CalDRE #02114777

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RETAIL PROPERTY **FOR LEASE**

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4301, 4321, AND 4331 TRUXEL RD



Lease Rate

\$2.10 SF/MONTH

OFFERING SUMMARY

Building Size:	8,825 SF
Available SF:	1,110 - 1,484 SF
Lot Size:	2.82 Acres
Year Built:	2004
Zoning:	EC-40
Market:	Sacramento
Submarket:	Natomas

PROPERTY OVERVIEW

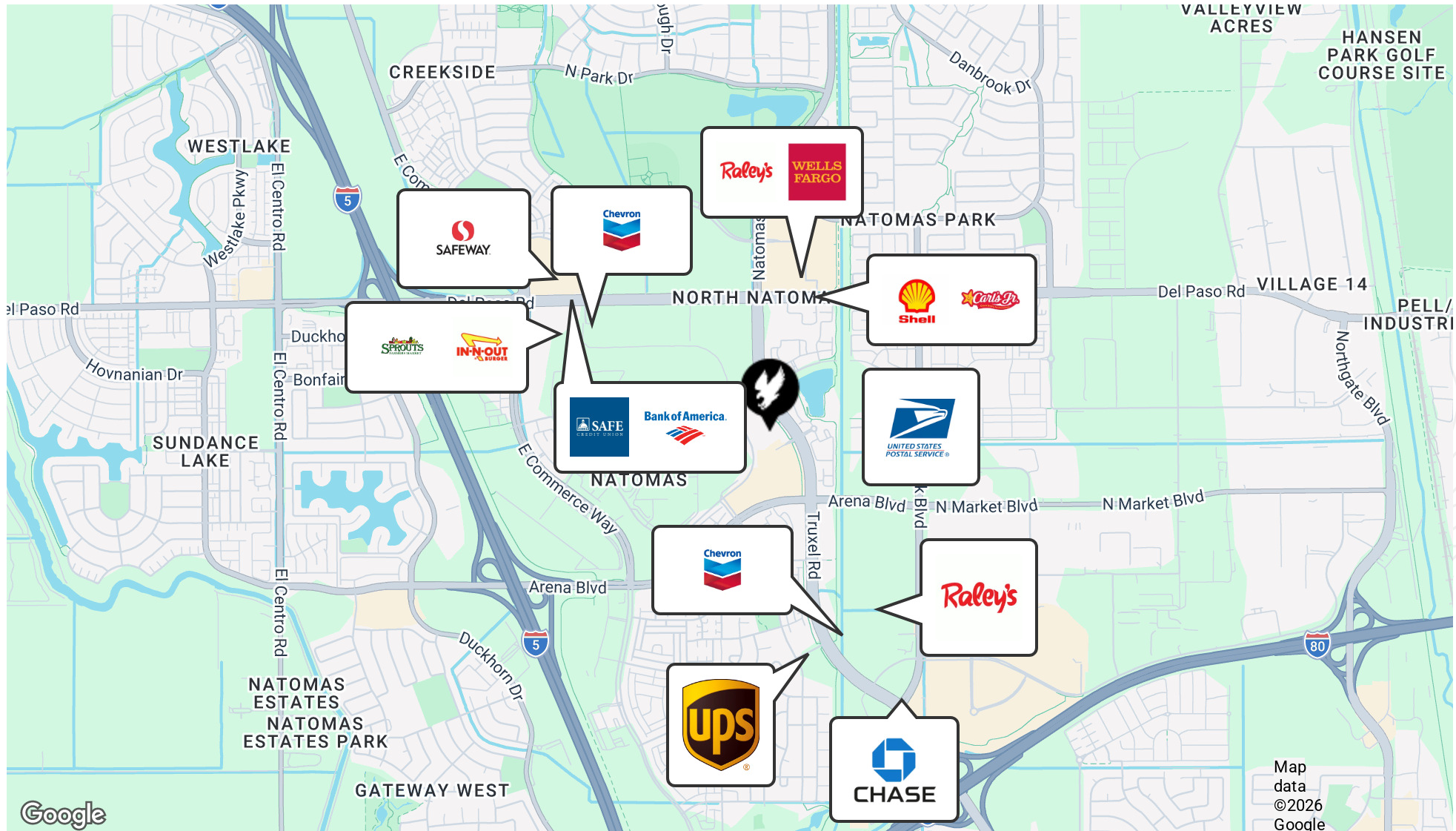
- 4321 Truxel Rd Unit F-2 available for lease
- Approx. 1,484 SF
- Between the Pharmacy and Urgent Care
- TI needed, no bathroom in this unit
- 4331 Truxel Rd Unit G-2 available for lease in March of 2027
- Approx. 1,110 SF
- Current tenant is Curves, PLEASE DO NOT DISTURB
- Tours can be scheduled closer to date of availability

Reach out for more info or to schedule a tour!
2026 NNN is approx. \$1.12 /SF

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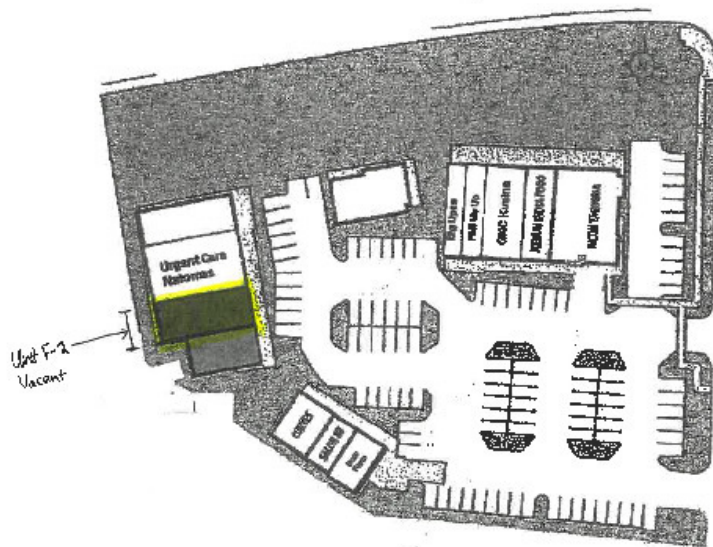
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Arena Marketplace II



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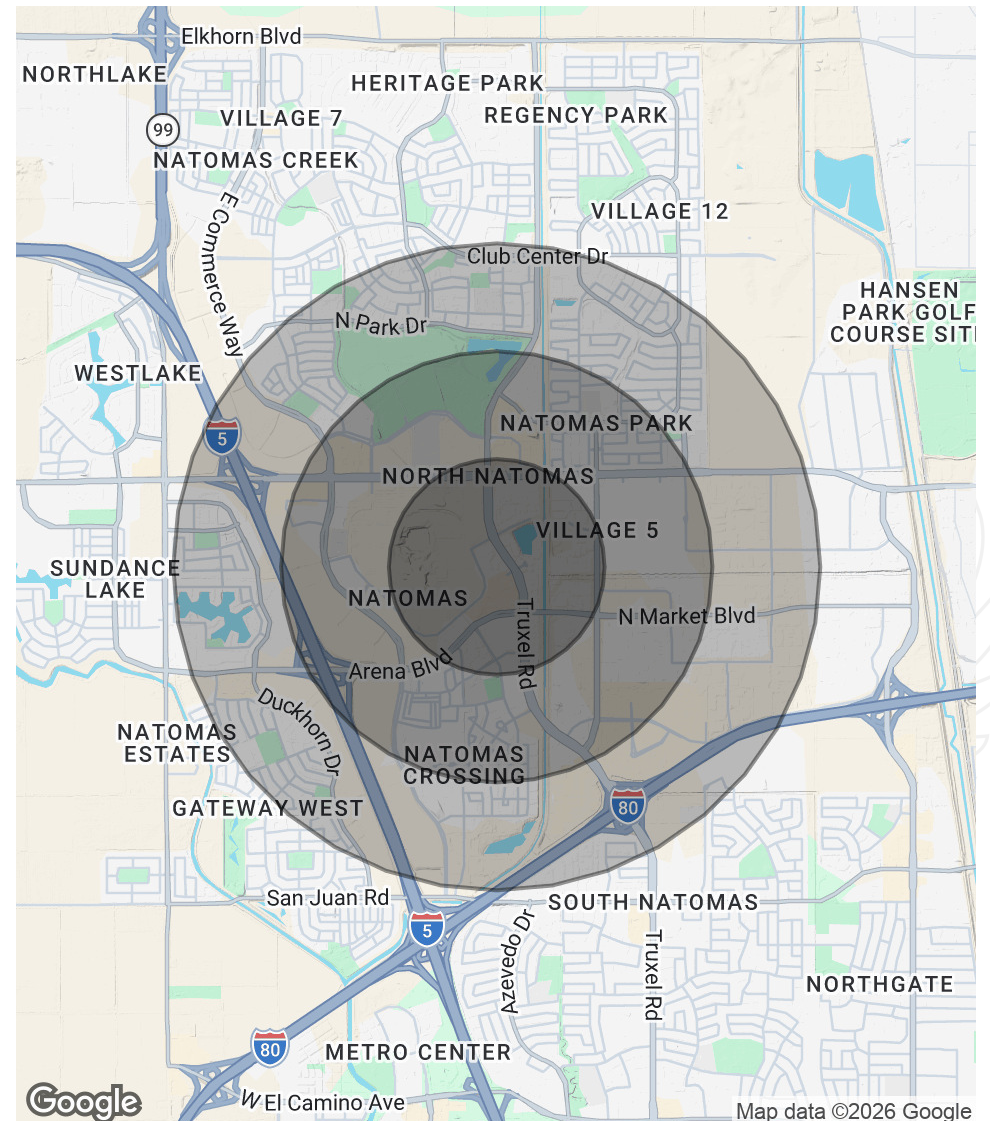
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,573	10,833	31,412
Average Age	31.5	35.4	37.0
Average Age (Male)	32.8	36.7	36.7
Average Age (Female)	31.2	34.5	37.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	973	4,136	11,484
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$120,430	\$120,680	\$124,581
Average House Value	\$531,236	\$554,065	\$559,218

2023 American Community Survey (ACS)



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