



4321 TRUXEL RD

SACRAMENTO, CA 95834

THOMAS NELSON

530.391.4862

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CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

RETAIL PROPERTY **FOR LEASE**

RETAIL PROPERTY FOR LEASE

# 4321 TRUXEL RD



Lease Rate

**\$2.10 SF/MONTH**

## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Building Size: | 8,825 SF      |
| Available SF:  | 50 - 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
- TI needed, no bathroom in this unit
- Walk-up ATM space available (stand alone small building)
- 4301 truxel Rd Unit D-6 available for lease
- Approx. 1,042 SF
- Current tenant is mont-to-month - Please DO NOT DISTURB

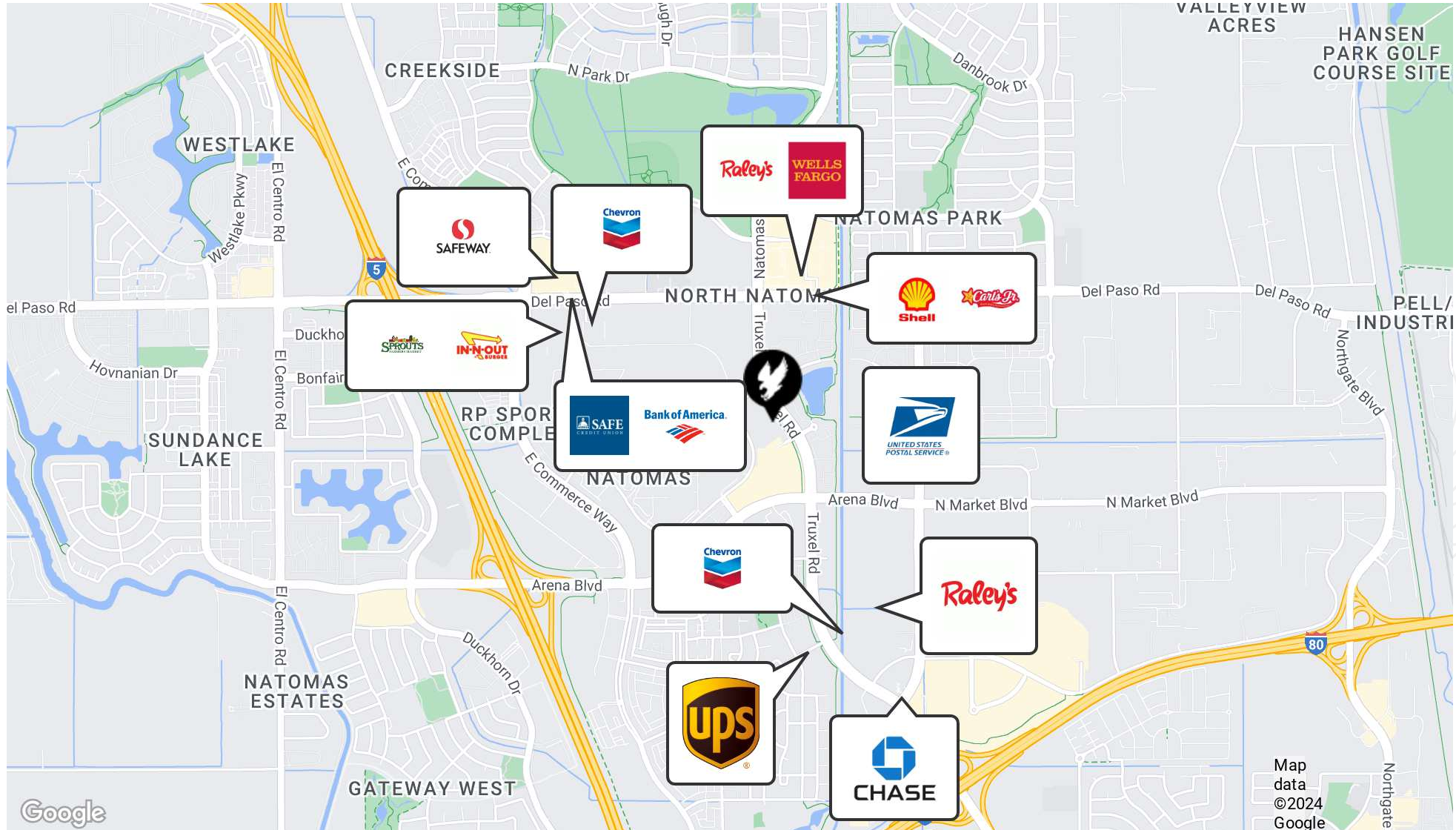
Reach out for more info or to shcedule a tour!  
2025 NNN is approx. \$1.01 /SF

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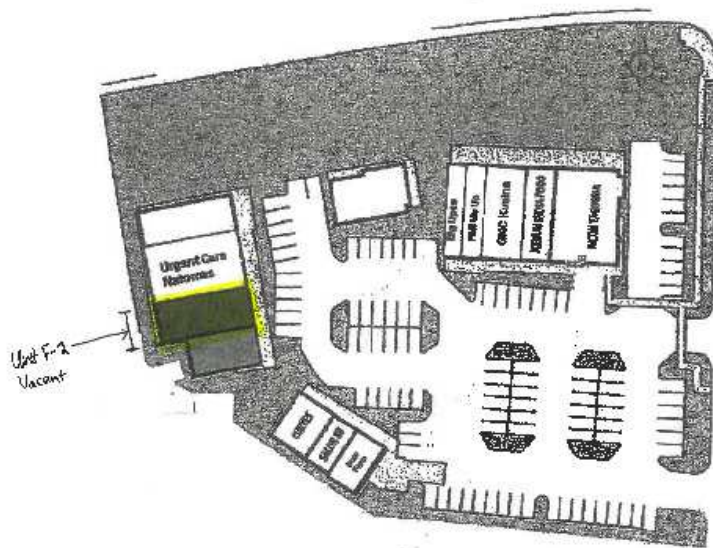
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Arena Marked place 1)



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RETAIL PROPERTY FOR LEASE

# 4321 TRUXEL RD - ATM SPACE



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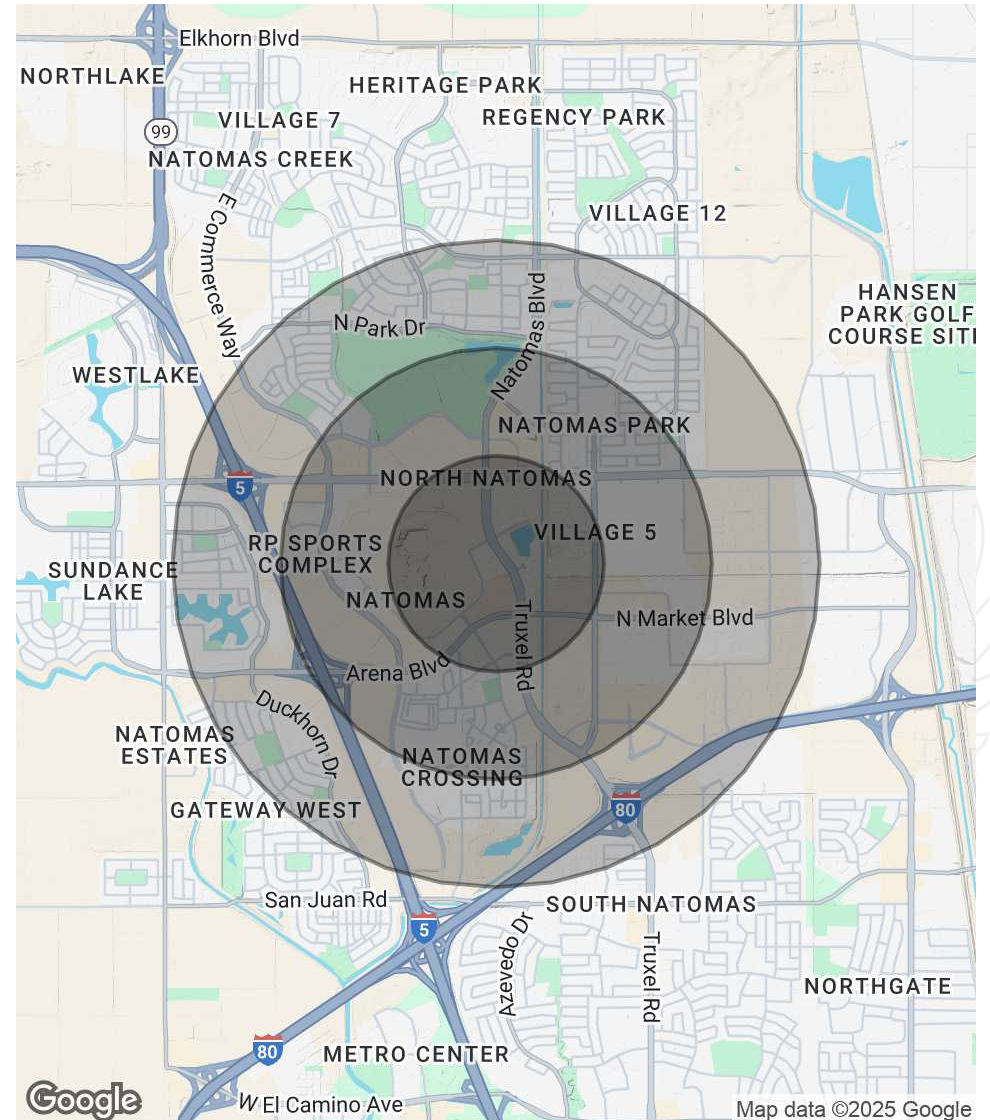
## 4321 TRUXEL RD



| 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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