

FOR SALE: OFFICE/RETAIL PROPERTY
2280 Del Paso Road
Sacramento, CA

Up to ±8,364 SF Available for an Owner/User



*Minimum 3-Year Deal

CHAD COOK, MCR, SIOR, CCIM

Senior Director

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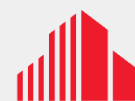
ZACH MOSLE, CCIM

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**CUSHMAN &
WAKEFIELD**

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SALES PRICE: \$2,927,400 (\$350/SF)

PROPERTY HIGHLIGHTS

- EC Zone being changed to C-2 Zone, allowing for retail and other uses
- ±8,364 SF owner/user building available for purchase
- Excellent visibility, building top signage available
- Ideal location at the intersection of Truxel Road and Del Paso Road
- Close proximity to retail amenities / restaurants
- Directly across the street from Raley's Center
- Desirable new construction and attractive landscaping
- Immediate access to Interstate 80 and Interstate 5
- Anchor tenants include Windermere Real Estate, Placer Title Company, CGL Companies, Realty ONE Group, Suncrest Health Services



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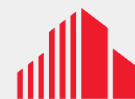
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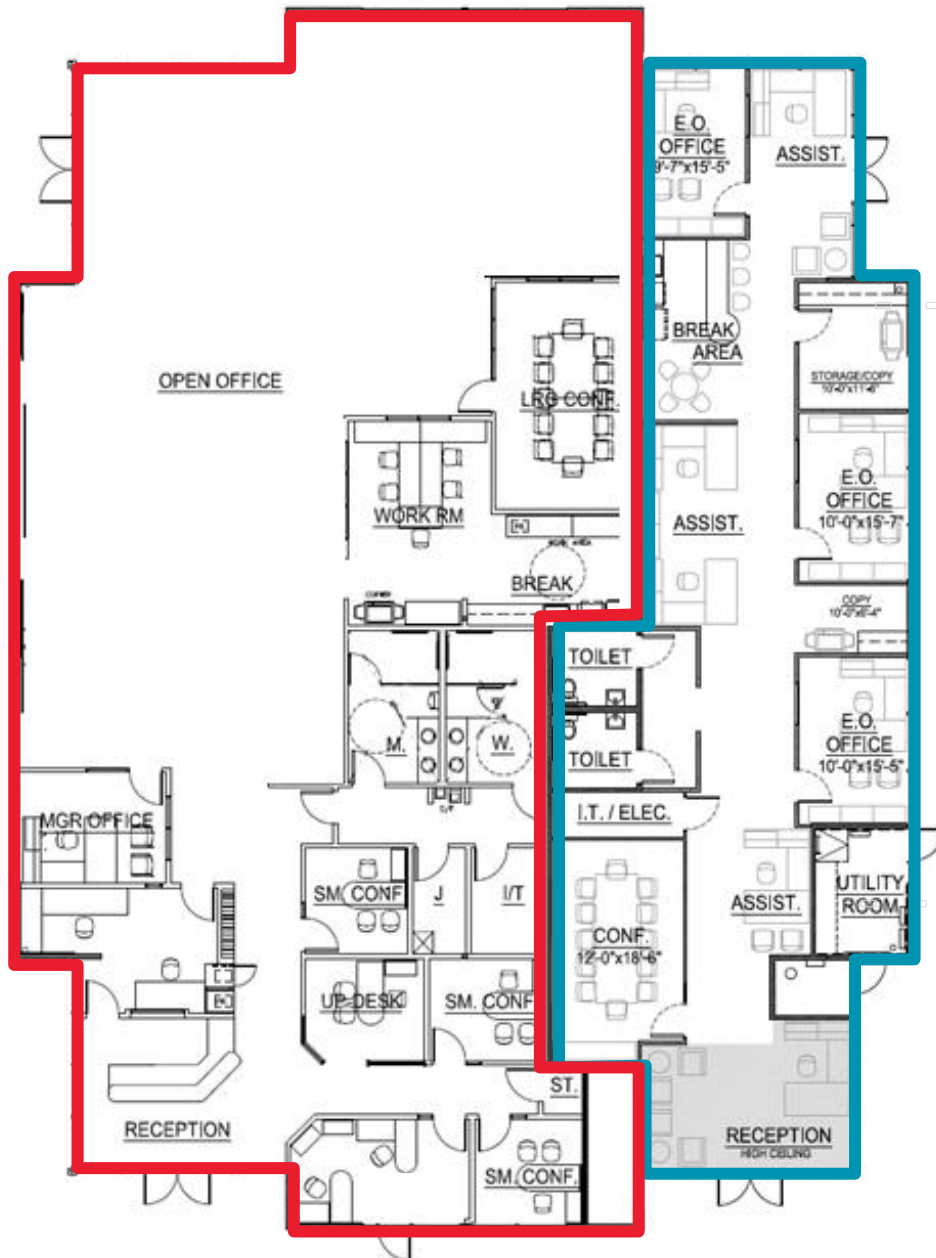
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Full Building Layout

±8,364 SF

Suite 100
±5,788 SF
Windermere
Real Estate
(Available
2/1/2026)



Suite 200
±2,576 SF
Placer Title
Company
(Available
5/1/2026)

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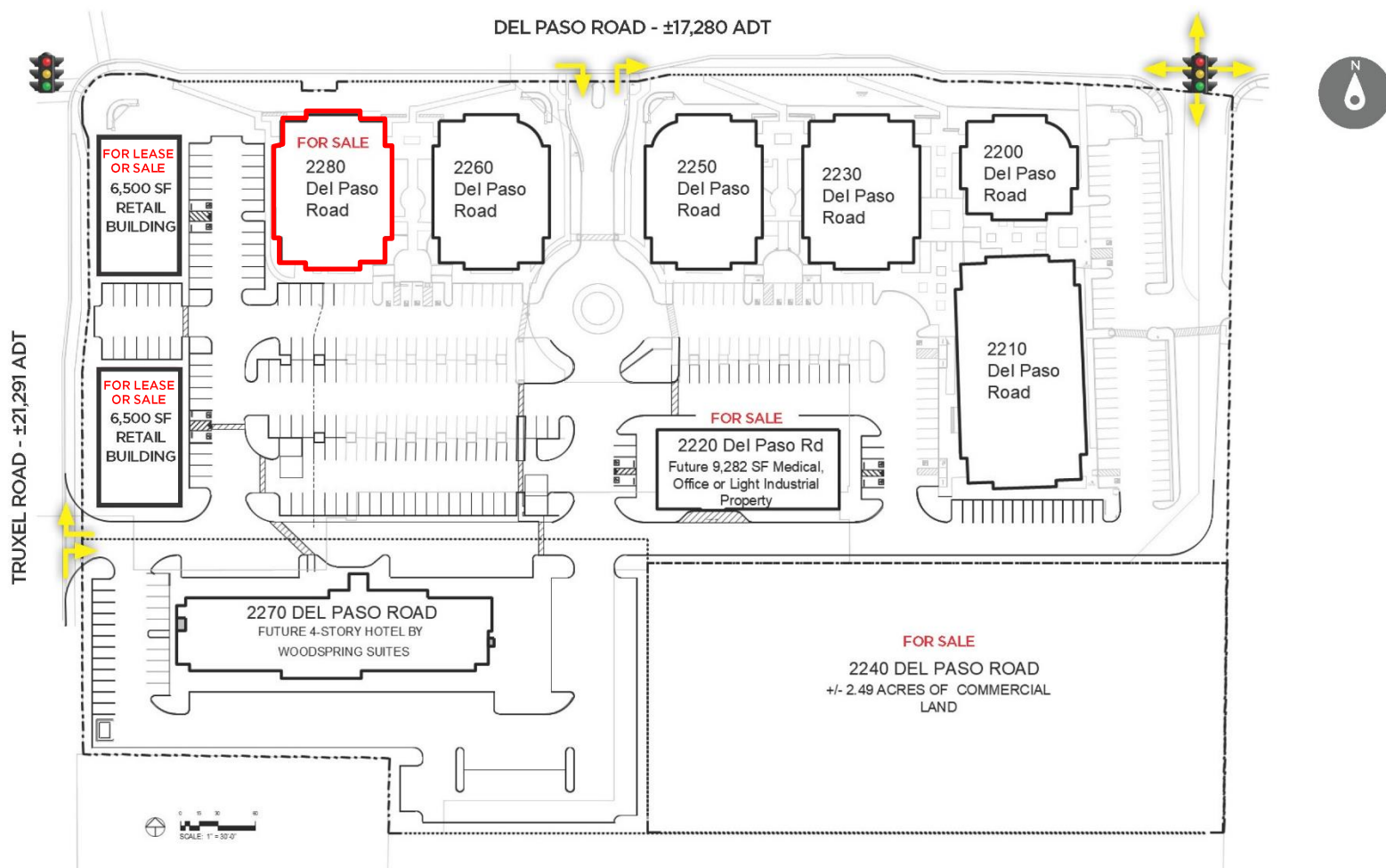


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Project Master Plan



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PHOTOS



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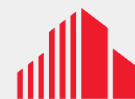
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Retail Trade Area Aerial



• PARKS •

- 1) North Natomas Regional Park
- 2) North Natomas Aquatic Complex
- 3) Airfield Park
- 4) Linden Park
- 5) Quail Park

• FOOD •

- 1) Peet's Coffee & tea
- 2) Jack's Urban Eats
- 3) Jamba Juice
- 4) Bonchon
- 5) Round Table Pizza
- 6) Panera Bread
- 7) Jack in the Box
- 8) Chipotle
- 9) Jersey Mike's
- 10) Pete's Restaurant and Brewhouse
- 11) Carl's Jr.
- 12) Dickey's BBQ Pit
- 13) Wendy's
- 14) Starbucks
- 15) In-N-Out
- 16) Sizzler
- 17) Panda Express
- 18) KFC
- 19) Taco Bell
- 20) IHOP
- 21) Wienerschnitzel

POINTS OF INTEREST

CENTENE REGIONAL HEADQUARTERS • NEW COSTCO • FUTURE SITE OF CALIFORNIA NORTHSTATE UNIVERSITY TEACHING HOSPITAL • DOWNTOWN SACRAMENTO • SMF • SPINE BIKE TRAIL • I-5 AND I-80 • NATOMAS AQUATICS CENTER

• HOTELS •

- 1) Homewood Suites by Hilton
- 2) Hampton Inn & Suites
- 3) Holiday Inn Express & Suites
- 4) Hilton Garden Inn
- 5) Hyatt House
- 6) Four Points
- 7) TownePlace Suites
- 8) Wyndham Garden

• BANKS •

- 1) Wells Fargo
- 2) Tri Counties Bank
- 3) Bank of America
- 4) Safe Credit Union
- 5) Five Star Bank

• GAS STATIONS •

- 1) Shell
- 2) Chevron
- 3) Safeway

• HEALTH & WELLNESS •

- 1) Planet Fitness
- 2) 9Round Kickboxing Fitness
- 3) Club Pilates

• SCHOOLS •

- 1) Inderkum High School
- 2) American River College
- 3) Natomas School of Music
- 4) Westlake Charter High School
- 5) Universal Technical Institute
- 6) Natomas Charter School Star Academy

• OTHER •

- 1) Raley's
- 2) Safeway
- 3) Kohl's
- 4) Marshalls
- 5) Rite Aid

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LOCATION MAP



±79,000

skilled tech & life science
employees in Greater Sacramento

5%

POPULATION GROWTH
in the next 5 years

34.8%

FUTURE JOB GROWTH
predicted over the next 10 years

2.2 M

CURRENT POPULATION
current population in 2023

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