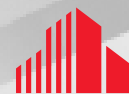


FOR LEASE

2260 Del Paso Road

Sacramento, California



**CUSHMAN &
WAKEFIELD**

P R O F E S S I O N A L C E N T E R



Leasing Incentives!

Touring Bonus: \$100 Gift Card for Qualified Tours

Leasing Bonus: \$1/SF Bonus Commission*

* Minimum 3-Year Deal

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Senior Director

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Property Highlights:

- ±2,600 SF available for lease
- 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: : Lyon Real Estate, Guild Mortgage, Realty ONE Group, Placer Title Company, Suncrest Health Services



SIGNAGE FACING DEL PASO ROAD

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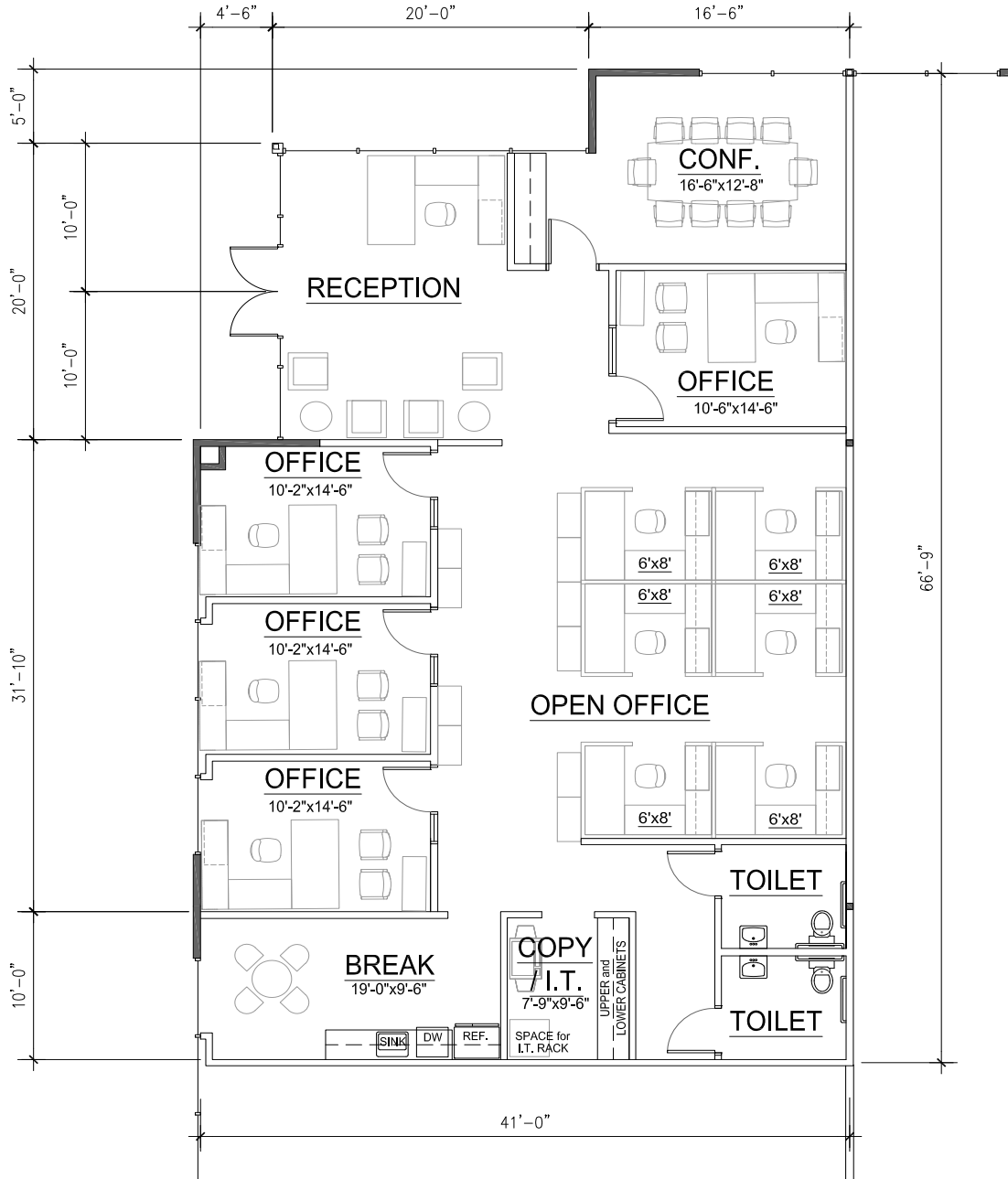
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Floor Plan:

Suite 200 | ±2,600 SF



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Retail Trade Area Aerial



AMENITIES MAP

• HEALTH & WELLNESS •

- 1) Fitness Evolution
- 2) Anytime Fitness
- 3) CA Family Fitness
- 4) Curves
- 5) Bikram Yoga Natomas
- 6) Orangetheory Fitness

• PARKS •

- 1) North Natomas Regional Park
- 2) Kokomo Park
- 3) Quail Park
- 4) Linden Park
- 5) Sundance Park
- 6) Witter Ranch Park
- 7) Tanzanite Park

• FOOD •

- 1) Peet's Coffee & tea
- 2) Jack's Urban Eats
- 3) Jamba Juice
- 4) Freebirds World Burrito
- 5) Corner Bakery Cafe
- 6) Curry Corner
- 7) Bella Bru Cafe
- 8) Tuk Tuk Thai Cuisine
- 9) Panera Bread
- 10) Pete's Restaurant and Brewhouse
- 11) Tapioca Express
- 12) Beach Hut Deli
- 13) Buffalo Wild Wings

POINTS OF INTEREST

DOWNTOWN SACRAMENTO • GOLDEN 1 CENTER •
 RAILYARDS • RALEY FIELD • SLEEP TRAIN ARENA •
 SAC INTERNATIONAL AIRPORT • SPINE BIKE TRAIL

• HOTELS •

- 1) Homewood Suites by Hilton
- 2) Hampton Inn & Suites
- 3) Holiday Inn Express & Suites
- 4) Extended Stay America

• BANKS •

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

• GAS STATIONS •

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

• SCHOOLS •

- 1) Inderkum High School
- 2) American River College Natomas Center
- 3) Natomas School of Music

• OTHER •

- 1) Raleys
- 2) Safeway
- 3) Natomas Veterinary Hospital
- 4) Cost Plus World Market
- 5) BevMo
- 6) Best Buy
- 7) Target
- 8) FedEx

