

HIGH PROFILE NORTH NATOMAS PADS

SWC Arena Boulevard & E. Commerce Way - Sacramento, CA



GALLELLI
REAL ESTATE

GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com

AVAILABLE
FOR GROUND
LEASE OR
BUILD TO SUIT

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



CO-TENANTS

Costco, Chipotle, Chevron, Local Kitchens, Starbucks & Wendy's

SEE YOURSELF HERE.

Located within The Quad District shopping center within the North Natomas Crossing development, the pad space is zoned for retail/restaurant use and contains ±1.4276 acres of land. The center parallels the Interstate 5 Freeway and offers great accessibility for Natomas residents and the 3,000-5,000 employees at the newly built corporate campus across the street. Other nearby developments include the Zeta Luxury apartments which features 270 units across four buildings. The center is also located less than a mile from the California Northstate University (CNU) hospital and medical training facility that is expected to break ground in 2025. The Natomas Crossing development is located 5 minutes from the Sacramento International Airport, approximately 6 miles from Downtown Sacramento and 5.5 miles from the future Kaiser Permanente Railyards Medical Center which brings in over 3,000 jobs to the region. The development is set to cater to the over ±70,000 existing, new and planned residences within the Natomas market.



	1-Mile	3-Mile	5-Mile
 2024 Total Population	13,250	116,474	225,612
 2024 Daytime Population	13,058	113,474	272,856
 2024 Total Employees	8,455	48,806	142,907
 2024 Total Households	4,958	42,202	79,832
 2024 Average Household Income	\$131,404	\$137,182	\$116,633
		Interstate 5	Arena Blvd (Arena Blvd & E Commerce)
 Traffic Counts		±162,624	±20,697

SITE PLAN & LEASING

HIGH PROFILE NORTH NATOMAS PADS

SWC ARENA BOULEVARD & E. COMMERCE WAY - SACRAMENTO, CA

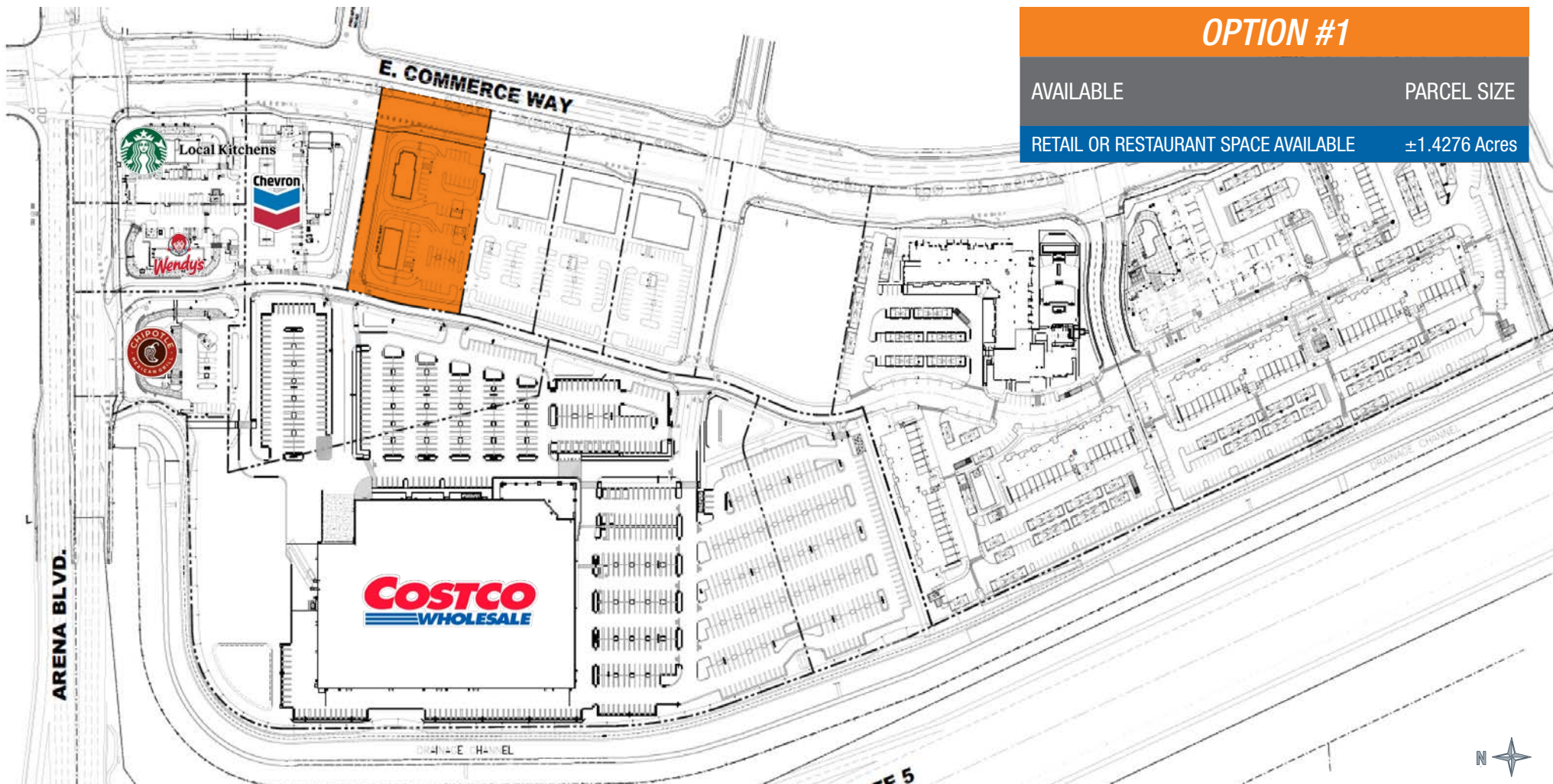
OPTION #1

AVAILABLE

PARCEL SIZE

RETAIL OR RESTAURANT SPACE AVAILABLE

±1.4276 Acres



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

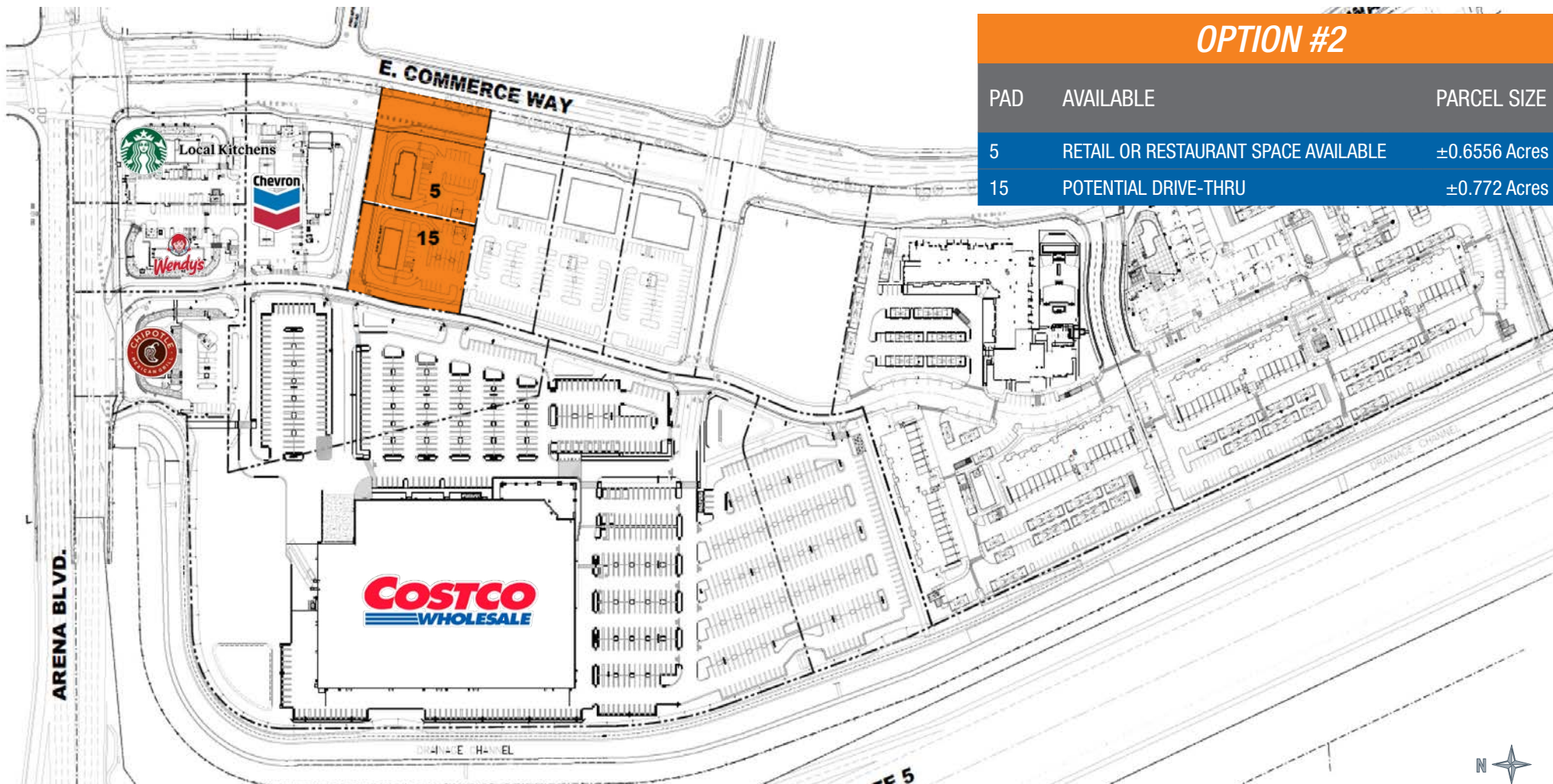
CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com

SITE PLAN & LEASING

HIGH PROFILE NORTH NATOMAS PADS

SWC ARENA BOULEVARD & E. COMMERCE WAY - SACRAMENTO, CA



OPTION #2

PAD	AVAILABLE	PARCEL SIZE
5	RETAIL OR RESTAURANT SPACE AVAILABLE	±0.6556 Acres
15	POTENTIAL DRIVE-THRU	±0.772 Acres



GALLELLI
REAL ESTATE

Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallrellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallrellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallrellire.com

CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com

GET TO KNOW YOUR NEIGHBORS.



Local Kitchens



KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com



GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com