



DEL PASO ROAD

TRUXEL ROAD

FOR ACCESS EASEMENT



2240 Del Paso Road  
±2.49 Acres

# CENTERPOINTE AT NATOMAS CROSSING

Sacramento, CA

LIGHT INDUSTRIAL/COMMERCIAL LAND FOR SALE



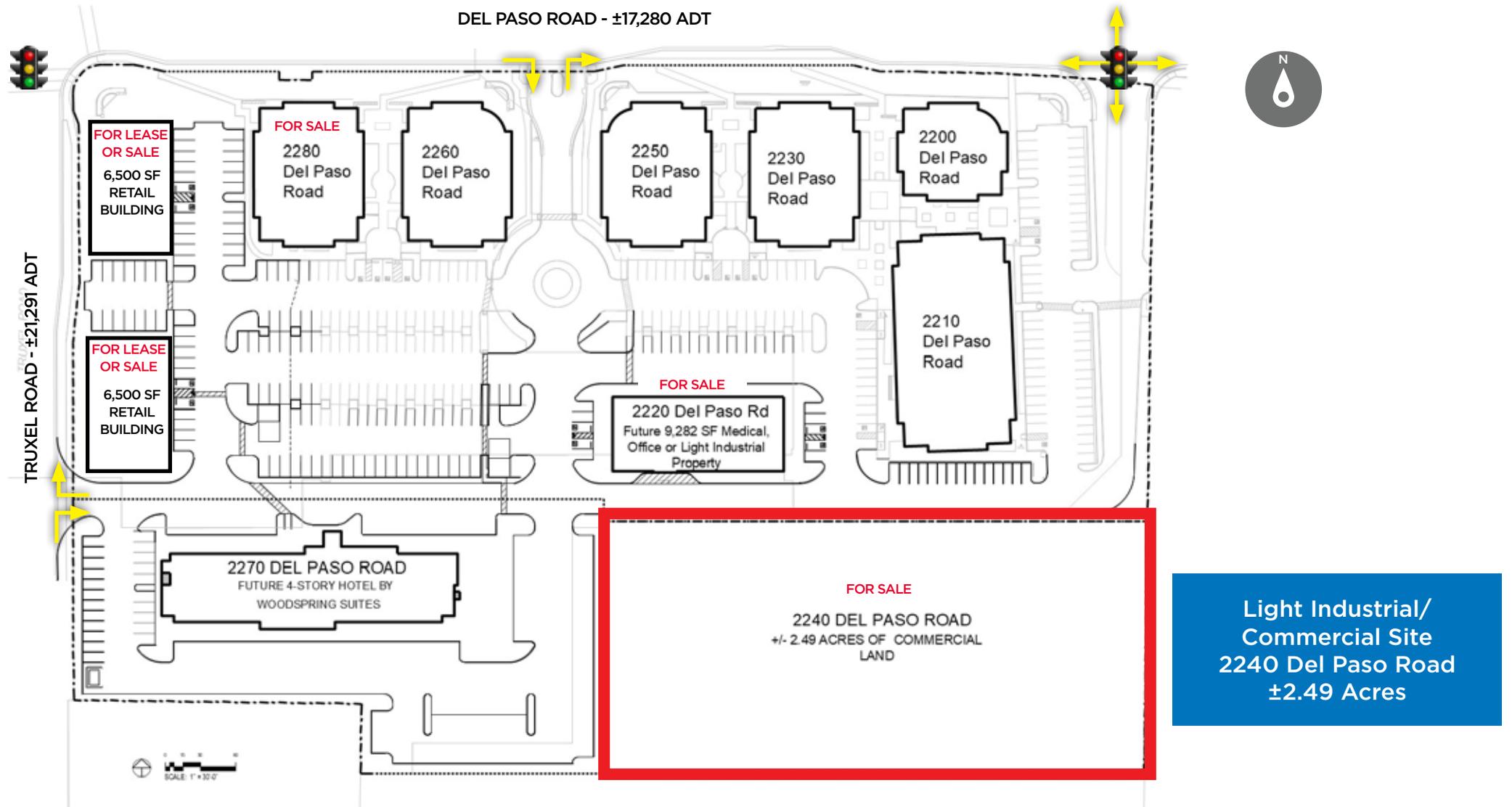
## PROPERTY HIGHLIGHTS

- ±2.49 acres of Light Industrial/Commercial land available
- Lot line adjustment can change parcel size
- City of Sacramento and Seller are open to CUP and change in zoning
- City of Sacramento is open to a variety of uses
- Ideal location at the intersection of Truxel Road and Del Paso Road
- Walk to a variety retail amenities and restaurants across the street
- Directly across the street from Raley's Center
- Immediate access to Interstate 80 and Interstate 5
- Existing building anchor tenants include: Lyon Real Estate, Placer Title, Suncrest Health Services, CGL, Realty ONE Group



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# PROPOSED SITE PLAN





**NORTH NATOMAS REGIONAL PARK**

**NORTH NATOMAS AQUATICS COMPLEX UNDER CONSTRUCTION**

**WALKING-DISTANCE AMENITIES**

**RESTAURANTS**

- Five Guys
- Dickey's Barbecue Pit
- Crazy Sushi
- The Pizza Press
- Big Spoon Yogurt
- Carl's Jr
- Rafa's Mexican Food
- Jamba Juice
- Peet's Coffee
- T4 Natomas
- Kabab King
- The Hub Eats & Drinks
- Little Caesars Pizza
- Monsoon Burgers
- El Burrito
- Cold Stone Creamery
- Jack's Urban Eats

**RETAIL + OTHER**

- Wells Fargo Bank
- Shell Gas
- Park Place Dental Group
- Great Clips
- Kohl's
- Step 1 Dance & Fitness
- Top Coat Nail Salon
- Lane Bryant
- Marshalls
- Spirit Halloween
- Goodwill Donation Express
- Leslie's Pool Supplies
- Strands Salon & Spa
- 9Round Fitness
- H&R Block
- US Post Office

**NORTH NATOMAS REGIONAL PARK**

At 212 acres, this is one of the largest parks in Sacramento. Several amenities include multiple dog parks, baseball fields, bike paths, bridges, a farmer's market, lake, picnic areas, play areas, an amphitheater, walkways and restrooms.

# RETAIL TRADE AREA



## • 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

## • 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

## • HEALTH & WELLNESS •

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

## • SCHOOLS •

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

## • PARKS •

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

## • GAS STATIONS •

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

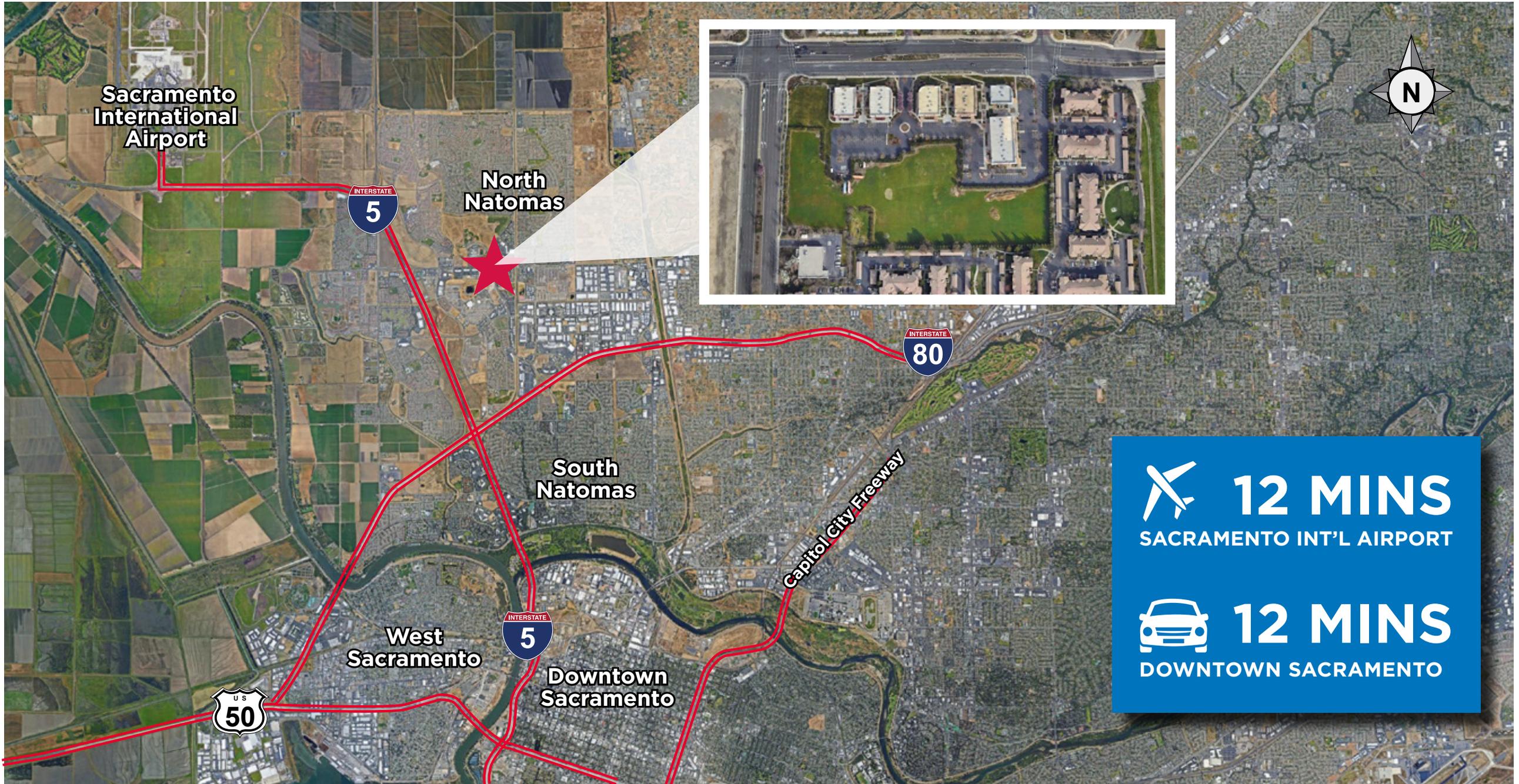
## • OTHER •

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

## 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

AERIAL MAP



# CENTERPOINTE AT NATOMAS CROSSING

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