

AVAILABLE FOR LEASE

# NATOMAS MARKETPLACE

NWQ Interstate 80 & Truxel Road  
SACRAMENTO, CA



A PROUD MEMBER OF  
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REAL ESTATE

(916) 772-1700  
[www.GallelliRE.com](http://www.GallelliRE.com)

KEVIN SOARES  
EXECUTIVE VICE PRESIDENT  
CA DRE #01291491

JEFF HAGAN  
SENIOR VICE PRESIDENT  
CA DRE #01494218

MATT GOLDSTEIN  
VICE PRESIDENT  
CA DRE #01886233

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## SEE YOURSELF HERE

Natomas Marketplace is ideally located at the northwest quadrant of Truxel Road and Interstate 80 in Sacramento and has unobstructed freeway frontage along Interstate 80 with visibility to approximately 143,900 vehicles per day.

This power center consists of  $\pm 490,993$  square feet of retail space and is anchored by Walmart Supercenter, Regal Cinemas, Home Depot, Staples, PetSmart, HomeGoods and Ross. Other notable co-tenants include Famous Footwear, GNC, Supercuts and Bath & Body Works.

Natomas Marketplace's strong restaurant co-tenants include In-N-Out Burger, Del Taco, I ♥ Teriyaki, Koshi Ramen Bar, Wayside Noodles, India Oven, Applebee's and Starbucks.

The most visible landmark power center in the trade area, Natomas Marketplace has consistently been the strongest retail revenue generator in the trade area since its 1998 opening and continues to be the centerpiece of more than  $\pm 1,000,000$  square feet of retail space in the immediate trade area.

SQUARE FEET

$\pm 490,993$

ANCHOR TENANTS

WALMART SUPERCENTER,  
HOME DEPOT, ROSS, STAPLES,  
HOMEGOODS, PETSMART &  
REGAL CINEMAS



# GET TO KNOW YOUR NEIGHBORS.

Walmart  
Supercenter



HomeGoods

REGAL

ROSS  
DRESS FOR LESS

STAPLES  
that was easy

PETSMART

at&t

Bath&Body  
Works

FAMOUS  
footwear

GNC  
LIVE WELL.

Lendmark  
Financial Services

MATTRESSFIRM  
Save Money. Sleep Happy.

SALLY  
BEAUTY SUPPLY

Color Me Mine

SUPERCUTS

verizon

Applebee's

DELTA

I ♥ TERIYAKI

IN-N-OUT  
BURGER

KOSHI  
RAMEN BAR

See's  
CANDIES




Visionworks






# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	18,649	134,211	280,669
 2024 Daytime Population	13,097	132,015	356,823
 2024 Total Employees	10,250	55,000	199,496
 2024 Total Households	6,662	46,216	105,723
 2024 Average Household Income	\$110,541	\$122,445	\$113,927

	Interstate 80 (east of Truxel Rd)	Truxel Road (north of I-80)
 Traffic Counts	±143,900	±43,038



# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Home Depot	106,000
Major B	Staples	24,120
Major C	Petsmart	35,160
Major D	Regal Cinemas	60,414
Major E	Walmart Supercenter	129,567
Major F	HomeGoods	23,868
Major G	Ross	30,187
Pad 1-A	Dr. Urita, DDS	1,600
Pad 1-B	Lendmark Financial Services	1,600
Pad 1-C	Available	1,650
Pad 1-D	Perfect Nails & Spa	1,000
Pad 1-E	Mattress Firm	4,750
Pad 2	Shell Oil	3,300
Pad 3	In-N-Out Burger	3,000
Pad 4-A	Starbuck's Coffee	1,500
Pad 4-B	India Oven	2,000
Pad 5	On The Border	6,500
Pad 6	Del Taco	2,165
Pad 7A	Kesa Sushi & Grill Buffet	4,088
Pad 8	AT&T	3,500
Pad 9	Applebee's	5,000
A-1	Available	900
A-2	Famous Footwear	4,500
B-1A	Deluna Dessert Cafe	1,600
B-1B	Koshi Ramen Bar	1,600
B-1C	Color Me Mine	1,600
B-1D	Milestonz Jewelers	1,597
B-1E	Mr. Crab Seafood Grill & Bar	5,203
D-1	Sally Beauty Supply	1,600
D-2	GNC	1,600
D-3	See's Candies	1,600
D-4	Supercuts	1,000
D-5	Available	2,007
D-6	Bath & Body Works	2,430
D-7	Visionworks	2,700
FCA1	Los Inmorales Taqueria	2,007
FCA2	Somi Somi	1,207
FCA3	Available	1,305
FCA4	Mongolian BBQ	2,523
FCB1	Cheesesteaks	1,049
FCB2	I Love Teriyaki	2,021



**GALLELLI**  
REAL ESTATE

Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

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

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

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

## CONTACT US

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



**FWR**  
First Washington Realty



# NATOMAS RETAIL TRADE AREA



**SAFeway**  
Ingredients for life..

**Walgreens**

**SPROUTS**  
FARMERS MARKET

**Raley's**

**KOHL'S** **Marshalls**

**CVS** **ACE** **DOLLAR TREE**  
pharmacy The helpful place.

**TARGET** **ASHLEY** **NORDSTROM** **rack** **Burlington**  
**TJ-maxx** **Michael's** **ULTA** **five BELOW**  
**OFFROADWAY** **SHOE** **OLD NAVY** **BIG 5**

**COSTCO**  
WHOLESALE

**BEL AIR**

**Walmart** **HomeGoods** **PETSMART**  
Supercenter  
**ROSS** **REGAL** **Staples**  
DRESS FOR LESS

**BEST BUY** **BevMo!** **BOOT BARN**  
Live West

**Foods Co.**

**food maxx**

**dds**  
DISCOUNTS



LET US  
FOR LEASING INFORMATION, PLEASE CONTACT:

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CA DRE #01291491  
ksoares@gallellire.com

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