



FOR LEASE

2250 Del Paso Road
Sacramento, CA

±4,406 SF AVAILABLE



CHAD COOK, MCR, SIOR, CCIM

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ZACH MOSLE, CCIM

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CUSHMAN & WAKEFIELD

400 Capitol Mall
Suite 1800
Sacramento, CA 95814
+1 916 288 4800



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LEASE RATE:

\$2.15/SF, Modified Gross

PROPERTY HIGHLIGHTS

- ±4,406 SF available for lease
- Excellent visibility, building top signage available
- Ideal location at the intersection of Truxel 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 Guild Mortgage Company, Lyon Real Estate, Placer Title Company, Suncrest Home Healthcare and Realty ONE Group



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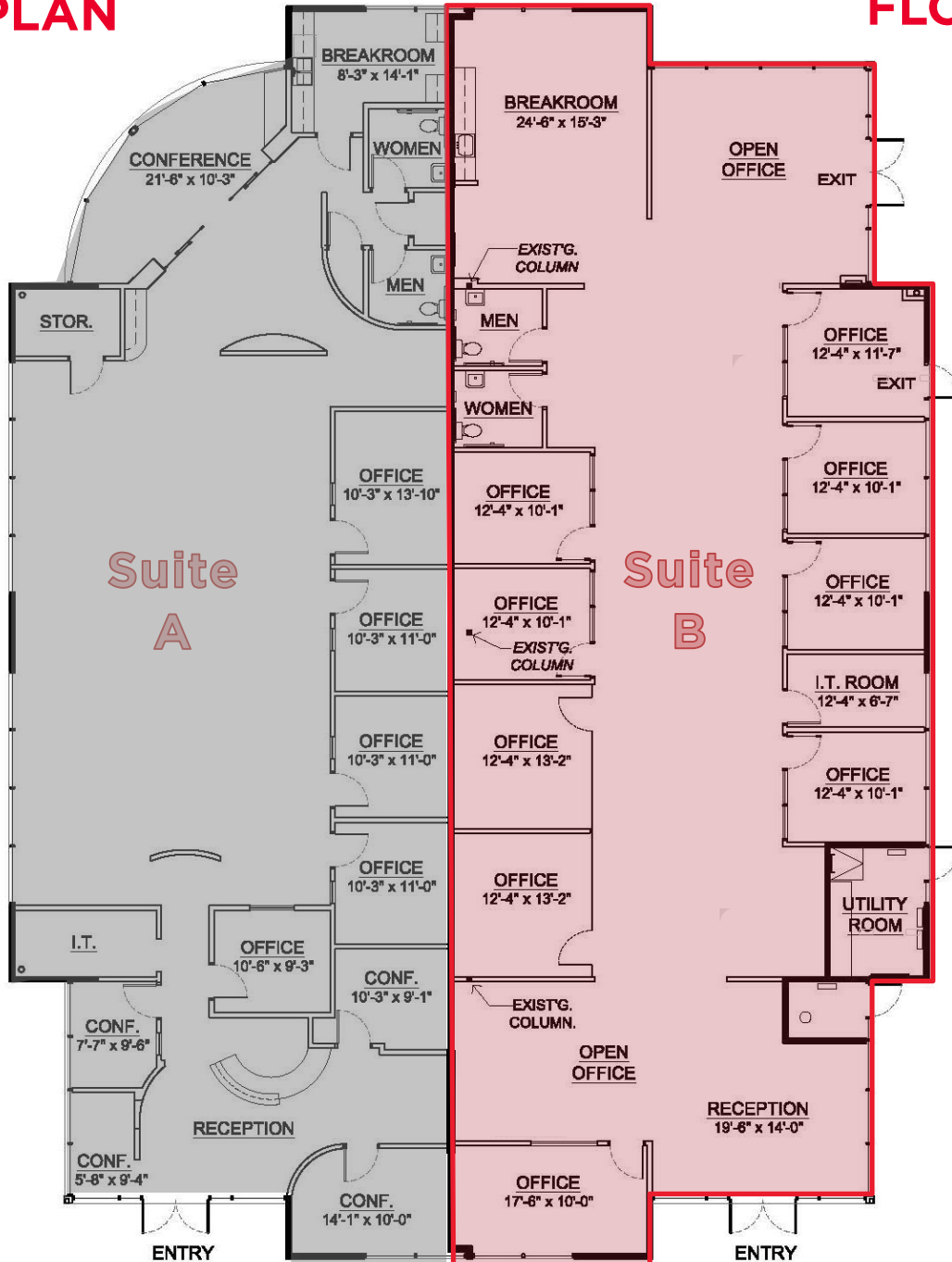
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FLOOR PLAN
Suite A
LEASED

FLOOR PLAN
Suite B
±4,406 SF



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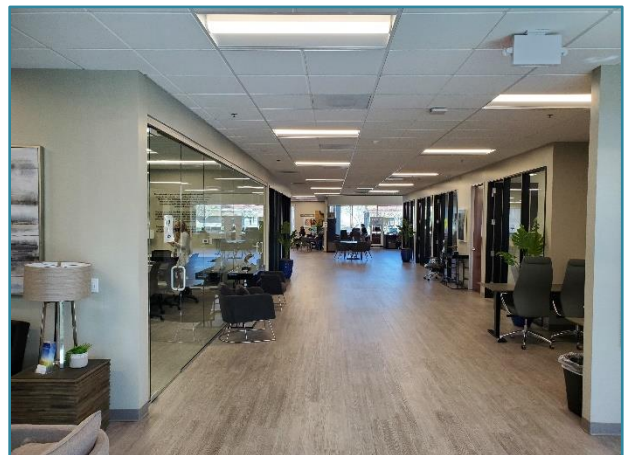
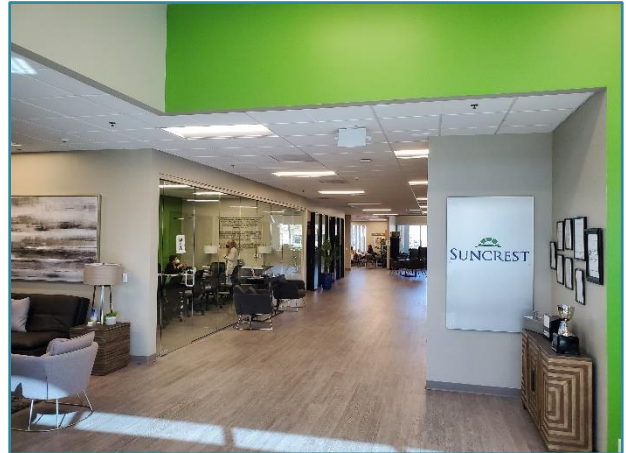
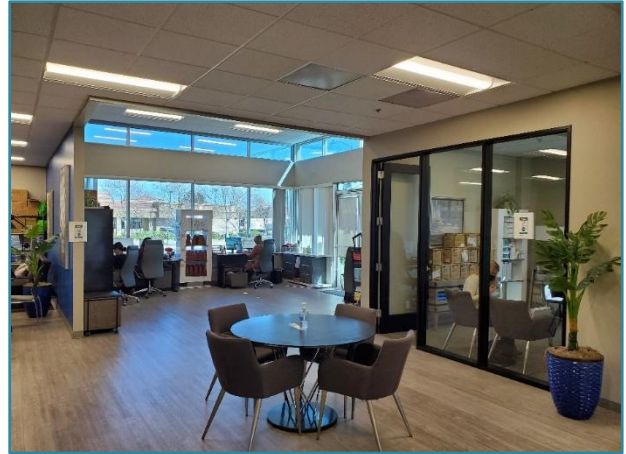
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PHOTOS



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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
- Natomas Center
- 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