

AVAILABLE FOR LEASE

North Natomas
Commercial Retail / Office
4000 Truxel Road - Sacramento, CA 95834



- 2,500 sf retail / office (former AT&T Wireless)
- Direct frontage and signage on Truxel Road
- 26,000 vehicles per day; ample parking
- 1/2 mile north of I-5 (near Natomas Marketplace)
- Asking rent - \$1.40 psf + \$0.42 psf NNN

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EAST WEST Commercial Real Estate LLC | 915 L Street, Suite C440 | Sacramento, CA 95814

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed

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- In between New Essence Dentistry and McDonalds drive through

- Across from California Family Fitness and Natomas Marketplace

- Adjacent to 175,000 sf Natomas Crossing Business Park

- Dedicated back-lit sign facing Truxel Road

- 26,000 cars per day

- Population: 111,764 (3-mile radius)

- Median household income: \$60,026

- Zoning: EC-65-PUD - Employment Center



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- Space shares building with Asian Pacific Islander American Public Affairs Association (APAPA)

- 6,000 sf corporate office with community space

- Exceptionally nice tenant build-out

- Immediately adjacent to only free-standing McDonalds in Natomas area

- 80% of McDonalds' business comes from its drive through

- All McDonalds's drive through customers see this retail/office space



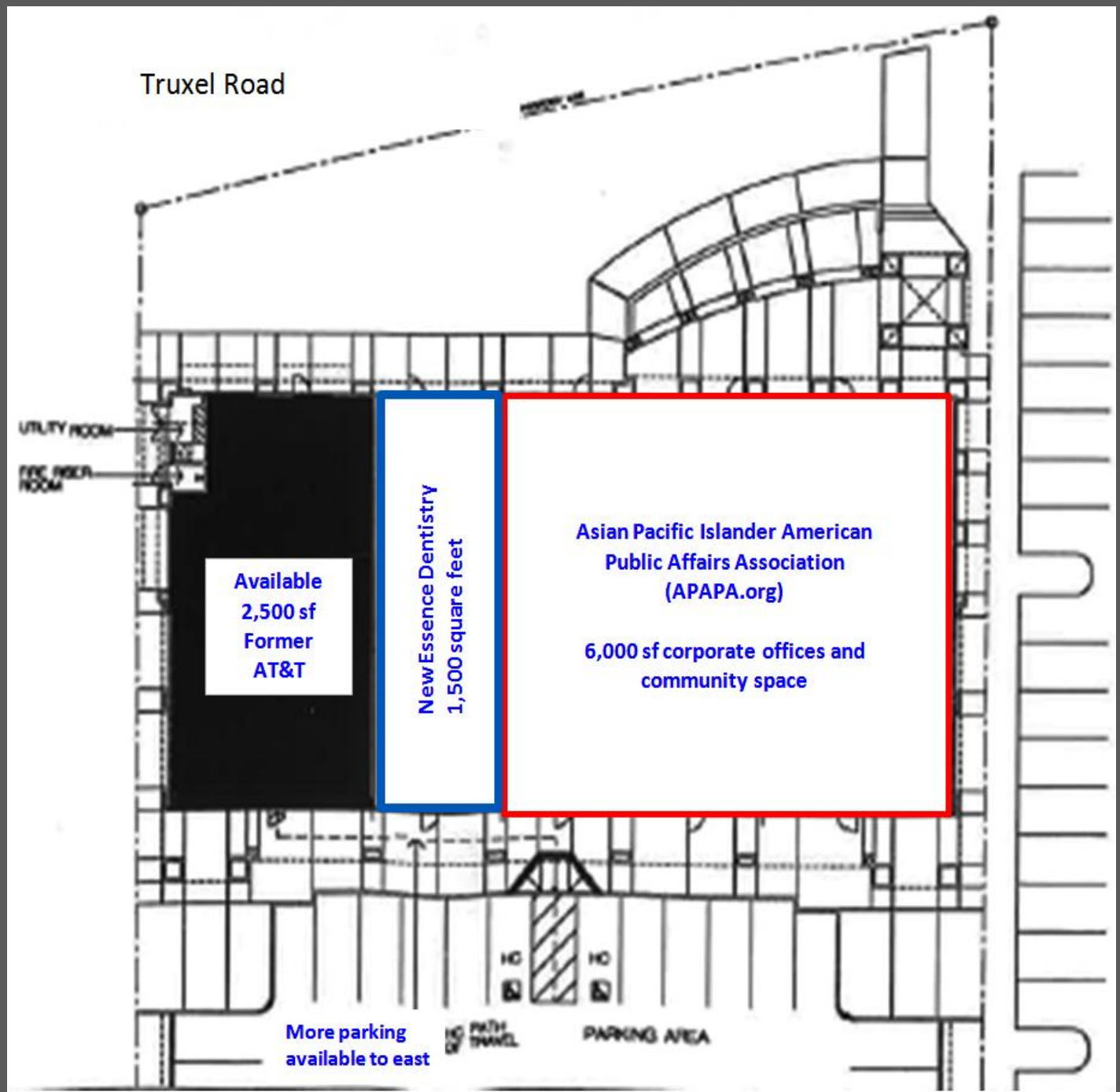
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North Natomas Retail / Office - **SITE PLAN** 4000 Truxel Road - Sacramento, CA 95834



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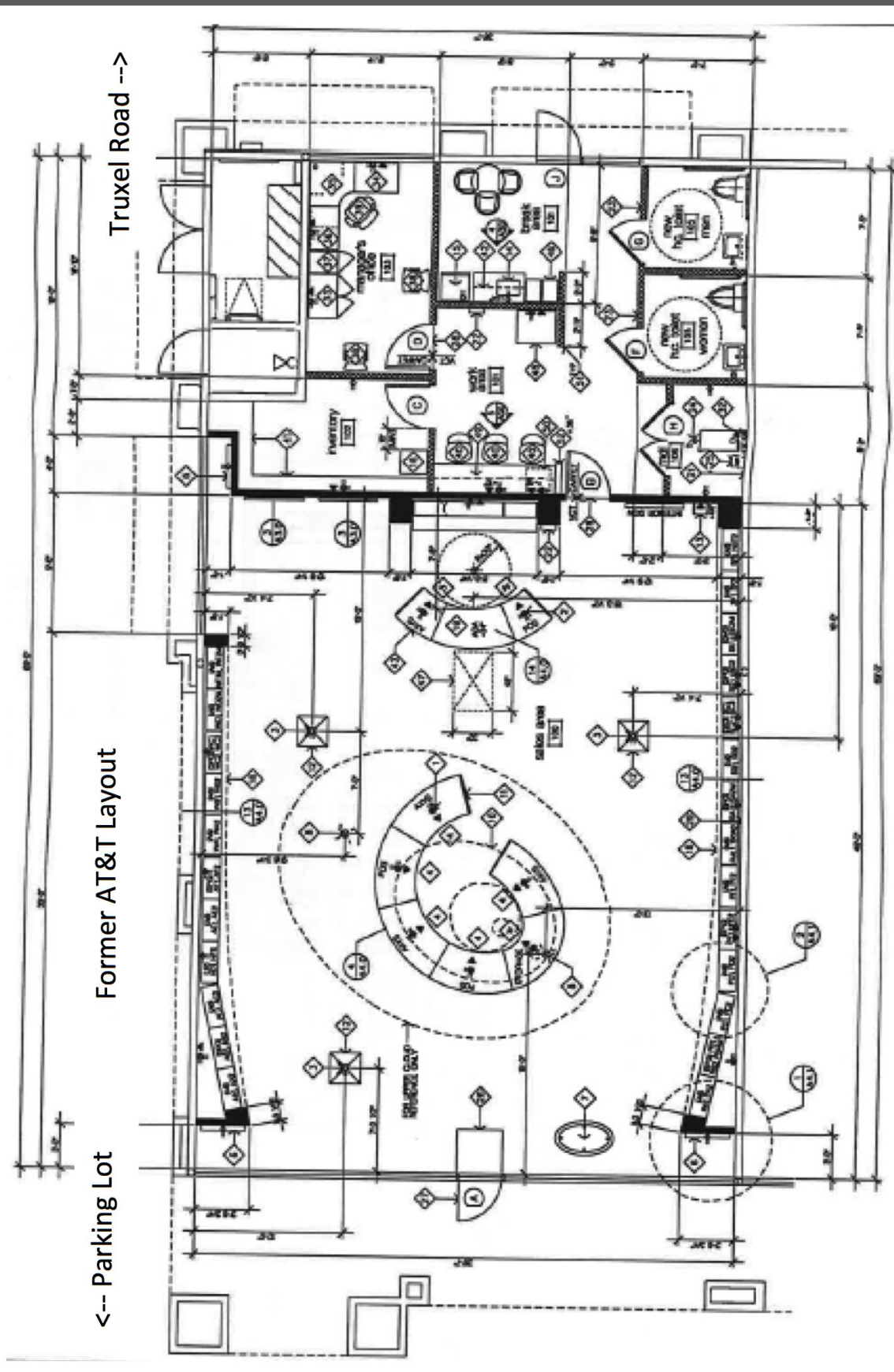


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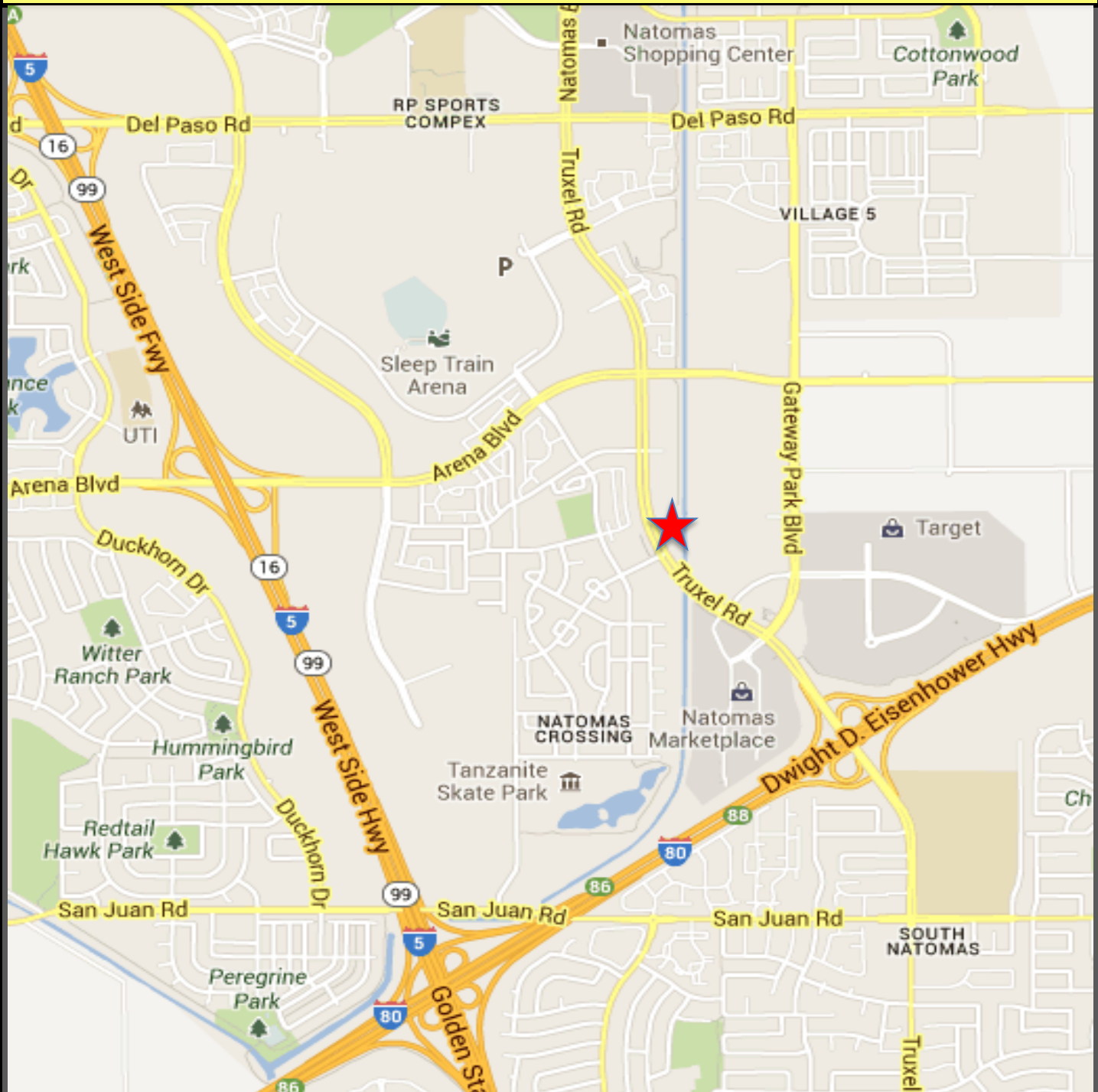
North Natomas Retail / Office - FLOOR PLAN

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North Natomas Retail / Office - **LOCATION MAP**

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