

Lease Availability Report

2550 Arena Blvd - Natomas Landing- C - Natomas Landing
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	Proposed
GLA:	3,580 SF
Floors:	1
Typical Floor:	3,580 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,580 SF
Max Contig:	3,580 SF
Total Available:	3,580 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	3,580	3,580	3,580	Withheld	TBD	1 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 20,459 on Arena Blvd & E Commerce Way (2022)

10,315 on Arena Blvd & S Entrance (2022)

Frontage: 112' on Arena Blvd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 29 free Surface Spaces are available; Ratio of 8.10/1,000 SF

Airport: 12 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Some Transit (26)

Lease Availability Report

2020 Club Center Dr - Building #2 - Natomas Park Retail Center
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2007
GLA:	7,500 SF
Floors:	1
Typical Floor:	7,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	6,300 SF
Total Available:	6,300 SF
Asking Rent:	\$27.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Direct	1,000 - 6,300	6,300	6,300	\$27.00/NNN	Vacant	1 - 3 Yrs

SALE

Last Sale: Portfolio of 6 Properties in Sacramento, CA Sold on Jul 6, 2018 for \$10,342,500

AMENITIES

Pylon Sign, Signage

KEY TENANTS

New Balance 500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 3,352 on Danbrook Dr & Crest Dr (2022)
 11,095 on Natomas Blvd & Club Center Dr (2022)
 Frontage: 109' on Danbrook Dr (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 6.66/1,000 SF
 Airport: 14 minute drive to Sacramento International
 Walk Score ®: Somewhat Walkable (56)
 Transit Score ®: Minimal Transit (24)

Lease Availability Report

2050 Club Center Dr - CVS - Natomas Park Retail Center
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Drug Store
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2007
GLA:	15,671 SF
Floors:	1
Typical Floor:	15,671 SF
Docks:	1 ext

AVAILABILITY

Min Divisible:	7,500 SF
Max Contig:	7,500 SF
Total Available:	7,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	7,500	7,500	7,500	Withheld	Jun 2024	Negotiable

SALE

Last Sale: Portfolio of 6 Properties in Sacramento, CA Sold on Jul 6, 2018 for \$10,342,500

AMENITIES

Drive Thru, Pylon Sign, Signage

KEY TENANTS

● CVS Pharmacy	15,671 SF	Ups Access Point Location	500 SF
			● Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 806 on New Hampshire Way & Sherington Way (2022)

11,095 on Natomas Blvd & Club Center Dr (2022)

Frontage: 112' on Club Center Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 3.19/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (54)

Transit Score ®: Minimal Transit (24)

Lease Availability Report

2281 Del Paso Rd - Park Place
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2008
GLA:	7,000 SF
Floors:	1
Typical Floor:	7,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	150	Retail	Direct	3,000	3,000	3,000	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 11 Retail Properties Sold on Nov 23, 2022 for \$84,000,000 (\$411.50/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

Big Spoon Yogurt	2,000 SF	El Favorito Taqueria	500 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	18,050 on del Paso Rd & Truxel Rd (2022)
	27,992 on del Paso Rd & Sports Pkwy (2022)
Frontage:	151' on Del Paso Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	31 free Surface Spaces are available; Ratio of 4.43/1,000 SF
Airport:	11 minute drive to Sacramento International
Walk Score ®:	Very Walkable (73)
Transit Score ®:	Some Transit (29)

Lease Availability Report

2701 Del Paso Rd - Natomas Town Center
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2004
GLA:	11,795 SF
Floors:	1
Typical Floor:	11,795 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,314 SF
Max Contig:	1,314 SF
Total Available:	1,314 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,314	1,314	1,314	Withheld	Vacant	Negotiable

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

AAA Natomas	3,654 SF	Dos Coyotes Border Cafe	2,638 SF
Papa Murphy's Take 'N' Bake Pizza	1,250 SF	The UPS Store	919 SF
AcS Digital	500 SF	Adult Insurance Solutions, Llc	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 24,289 on del Paso Rd & E Commerce Way (2022)

27,813 on del Paso Rd & Library St (2022)

Frontage: 221' on Towncenter Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 39 free Surface Spaces are available; Ratio of 3.31/1,000 SF

Airport: 10 minute drive to Sacramento International

Walk Score ®: Very Walkable (70)

Transit Score ®: Some Transit (27)

Lease Availability Report

3501 Del Paso Rd - Building G - Westlake Shopping Center
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2007
GLA:	12,400 SF
Floors:	1
Typical Floor:	12,400 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,760 SF
Max Contig:	4,760 SF
Total Available:	4,760 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3501-1C	Retail	Direct	4,760	4,760	4,760	Withheld	Vacant	1 Year

KEY TENANTS

Chase Bank	5,000 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	5,211 on El Centro Rd & del Paso Rd (2022)
	140,385 on 5 (2022)
Frontage:	146' on El Centro Rd (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 3.23/1,000 SF
Airport:	10 minute drive to Sacramento International
Walk Score ®:	Car-Dependent (33)
Transit Score ®:	Minimal Transit (23)

Lease Availability Report

717 W Del Paso Rd

Sacramento, CA 95834 - Natomas/Northgate Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1992
RBA:	11,250 SF
Floors:	1
Typical Floor:	11,250 SF
Ceiling Ht:	17'

AVAILABILITY

Min Divisible:	2,015 SF
Max Contig:	2,015 SF
Total Available:	2,015 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	200	Retail	Direct	2,015	2,015	2,015	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Apr 27, 2011 for \$675,000 (\$60.00/SF)

LOADING

Docks:	None	Drive Ins:	3 tot./10'w x 15'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power: 800a Heavy

LAND

Land Area:	0.70 AC
Zoning:	M 1, Sacramento
Parcel	237-0600-005

Lease Availability Report

717 W Del Paso Rd

Sacramento, CA 95834 - Natomas/Northgate Submarket



TRANSPORTATION

Parking: 22 Surface Spaces are available; Ratio of 2.00/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Car-Dependent (45)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Bag King, Inc

11,250 SF

Lease Availability Report

1500-1520 W El Camino Ave - Discovery Plaza
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1986
GLA:	32,600 SF
Floors:	1
Typical Floor:	32,600 SF
Docks:	None

AVAILABILITY

Min Divisible:	975 SF
Max Contig:	1,300 SF
Total Available:	2,275 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,300	1,300	1,300	Withheld	30 Days	Negotiable
P 1st	Retail	Direct	975	975	975	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Retail Properties in Sacramento, CA Sold on Jul 25, 2017

AMENITIES

Banking, Bus Line, Restaurant, Signage

KEY TENANTS

New Blue Sky	2,170 SF	Johnson Consulting & Construction Services	2,120 SF
Red Carpet Liquor	1,885 SF	Clothes 4 Bros	1,750 SF
The UPS Store	1,750 SF	Domino's	1,500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 18,933 on W Camino Ave & Truxel Rd (2022)
 21,721 on Truxel Rd & Newborough Dr (2022)
 Frontage: 1,111' on El Camino Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

1500-1520 W El Camino Ave - Discovery Plaza

Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 448 free Surface Spaces are available; Ratio of 4.76/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (34)

Lease Availability Report

1530-1580 W El Camino Ave - Discovery Plaza
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1986
GLA:	49,000 SF
Floors:	1
Typical Floor:	49,000 SF
Docks:	1 ext

AVAILABILITY

Min Divisible:	1,465 SF
Max Contig:	1,465 SF
Total Available:	1,465 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,465	1,465	1,465	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Retail Properties in Sacramento, CA Sold on Jul 25, 2017

AMENITIES

Bus Line

KEY TENANTS

● Bel Air	40,990 SF	Main Street Bagel Cafe	1,914 SF
Starbucks	1,500 SF	Game N Trade	1,465 SF
Jackson Hewitt	800 SF	Peet's Coffee	547 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	3,972 on Waterwheel Dr & Mossy Bank Dr (2022)
	21,721 on Truxel Rd & Newborough Dr (2022)
Frontage:	717' on Truxel Rd
	913' on W. El Camino Ave

Made with TrafficMetrix® Products

Lease Availability Report

1530-1580 W El Camino Ave - Discovery Plaza
Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 188 free Surface Spaces are available; Ratio of 4.76/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Very Walkable (77)

Transit Score ®: Some Transit (34)

Lease Availability Report

1589 W El Camino Ave - Stone Creek Shopping Center - Stone Creek Center
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1992
GLA:	10,850 SF
Floors:	1
Typical Floor:	10,850 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	1,200 SF
Total Available:	1,200 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	108	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Retail Properties in Sacramento, CA Sold on Jun 30, 2000 for \$4,300,000 (\$124.04/SF)

AMENITIES

Bus Line, Signage

KEY TENANTS

Supercuts	1,500 SF	Friends For Hair	500 SF
House Of Chang	500 SF	Mister Carnitas	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 21,721 on Truxel Rd & Newborough Dr (2022)

22,257 on Truxel Rd & Paddle Ct (2022)

Frontage: W El Camino

374' on El Camino Ave

Truxel

438' on Truxel Rd

Made with TrafficMetrix® Products

Lease Availability Report

1589 W El Camino Ave - Stone Creek Shopping Center - Stone Creek Center
Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 164 Surface Spaces are available; Ratio of 7.77/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Very Walkable (79)

Transit Score ®: Some Transit (34)

Lease Availability Report

1600-1630 W El Camino Ave - Park Plaza Retail Center
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1986
GLA:	30,000 SF
Floors:	1
Typical Floor:	30,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,760 SF
Max Contig:	2,760 SF
Total Available:	2,760 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,760	2,760	2,760	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Apr 29, 2002 for \$5,200,000 (\$173.33/SF) at 9.27% Cap

AMENITIES

Bus Line, Signage

KEY TENANTS

Mezcal Grill	4,076 SF	Expert Discount Cleaners	3,200 SF
Bangkok City Thai Cuisine	2,500 SF	Cheers Bar & Grill	2,000 SF
Star Plus Dental	2,000 SF	Lotus Fusion Cuisine	1,850 SF

TRAFFIC & FRONTAGE

Traffic Volume:	21,436 on W Camino Ave & Truxel Rd (2022)
	21,721 on Truxel Rd & Newborough Dr (2022)
Frontage:	685' on El Camino Ave
	436' on Truxel Rd

Made with TrafficMetrix® Products

Lease Availability Report

1600-1630 W El Camino Ave - Park Plaza Retail Center
Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 209 Surface Spaces are available; Ratio of 5.00/1,000 SF

Airport: 9 minute drive to Sacramento International

Walk Score ®: Very Walkable (77)

Transit Score ®: Some Transit (34)

Lease Availability Report

2550 W El Camino Ave - Gateway Plaza
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1988
GLA:	21,940 SF
Floors:	1
Typical Floor:	21,940 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,271 SF
Max Contig:	2,271 SF
Total Available:	2,271 SF
Asking Rent:	\$33.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	2,271	2,271	2,271	\$33.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Jul 30, 2021 for \$5,150,000 (\$234.73/SF) at 7.40% Cap

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

Golden 1 Credit Union	2,271 SF	Massage KEA Llc	1,400 SF
Subway	1,250 SF	Wireless Planet 1	1,220 SF
Xiaoliang Hou	1,218 SF	River Salon	1,215 SF

TRAFFIC & FRONTAGE

Traffic Volume: 1,145 on Gateway Oaks Dr & W Camino Ave (2018)

173,164 on West Side Highway (2020)

Frontage: 270' on El Camino Ave

170' on Gateway Oaks Dr

Made with TrafficMetrix® Products

Lease Availability Report

2550 W El Camino Ave - Gateway Plaza

Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 90 free Surface Spaces are available; Ratio of 2.62/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Some Transit (30)

Lease Availability Report

3541-3591 N Freeway Blvd - The Promenade at Sacramento Gateway - Promenade ... ★★★★★
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	2006
GLA:	75,100 SF
Floors:	1
Typical Floor:	75,100 SF
Docks:	6 ext

AVAILABILITY

Min Divisible:	2,760 SF
Max Contig:	2,760 SF
Total Available:	2,760 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	S1-C	Retail	Direct	2,760	2,760	2,760	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 13 Retail Properties in Sacramento, CA Sold on Oct 2, 2019 for \$58,442,000 (\$171.53/SF)

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

• Barnes & Noble	26,000 SF	Old Navy	18,800 SF
Rack Room Shoes	10,000 SF	ULTA Beauty	10,000 SF
Daiso	4,317 SF	Sweaty Shelly Natomas Dance & Fitness	2,500 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 7,614 on N Freeway Blvd & Promenade Cir (2022)

145,251 on I- 80 & Truxel Rd (2021)

Frontage: 1,317' on Freeway Blvd (with 4 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

3541-3591 N Freeway Blvd - The Promenade at Sacramento Gateway - Promenade ... ★★★★★
Sacramento, CA 95834 - Natomas Submarket

TRANSPORTATION

Parking: 3,188 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Car-Dependent (48)

Transit Score ®: Some Transit (28)

Lease Availability Report

3600 N Freeway Blvd - Promenade at Sacramento Gateway
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Center Type:	Power Center
Tenancy:	Multiple
GLA:	8,059 SF
Floors:	1
Typical Floor:	8,059 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,459 SF
Max Contig:	1,459 SF
Total Available:	1,459 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Retail	Direct	1,459	1,459	1,459	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 13 Retail Properties in Sacramento, CA Sold on Oct 2, 2019 for \$58,442,000 (\$171.53/SF)

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

Buffalo Wild Wings 6,600 SF

TRAFFIC & FRONTAGE

Traffic Volume: 7,614 on N Freeway Blvd & Promenade Cir (2022)

145,251 on I- 80 & Truxel Rd (2021)

Frontage: 190' on Freeway Blvd

139' on Promenade Cir

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 75 free Surface Spaces are available; Ratio of 9.31/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Car-Dependent (47)

Transit Score ®: Some Transit (28)

Lease Availability Report

3610 N Freeway Blvd - Promenade at Sacramento Gateway
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	2006
GLA:	17,556 SF
Floors:	1
Typical Floor:	17,556 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,593 SF
Max Contig:	4,796 SF
Total Available:	6,389 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	115	Retail	Direct	1,593	1,593	1,593	Withheld	Vacant	Negotiable
P 1st	V5-B	Retail	Direct	4,796	4,796	4,796	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 13 Retail Properties in Sacramento, CA Sold on Oct 2, 2019 for \$58,442,000 (\$171.53/SF)

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

My Salon Suite	6,197 SF	Golden Salon & Spa	1,395 SF
Sport Clips, Inc	1,199 SF		

TRAFFIC & FRONTAGE

Traffic Volume: 7,614 on N Freeway Blvd & Promenade Cir (2022)

145,251 on I- 80 & Truxel Rd (2021)

Frontage: 416' on Promenade Cir (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

3610 N Freeway Blvd - Promenade at Sacramento Gateway



Sacramento, CA 95834 - Natomas Submarket

TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 2.31/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Car-Dependent (47)

Transit Score ®: Some Transit (28)

Lease Availability Report

3611-3661 N Freeway Blvd - Promenade at Sacramento Gateway
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	2005
GLA:	106,060 SF
Floors:	1
Typical Floor:	106,060 SF

AVAILABILITY

Min Divisible:	1,290 SF
Max Contig:	1,290 SF
Total Available:	1,290 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	S2-A - 1	Retail	Direct	1,290	1,290	1,290	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 13 Retail Properties in Sacramento, CA Sold on Oct 2, 2019 for \$58,442,000 (\$171.53/SF)

KEY TENANTS

Michaels	24,700 SF	Five Below	10,606 SF
Rack Room Shoes	10,606 SF	Big 5 Sporting Goods	10,000 SF
Got A Gig Mistic	2,000 SF	Crumbl Cookies	1,792 SF

TRAFFIC & FRONTAGE

Traffic Volume: 7,614 on N Freeway Blvd & Promenade Cir (2022)
 145,251 on I- 80 & Truxel Rd (2021)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 16 minute drive to Sacramento International
 Walk Score ®: Car-Dependent (47)
 Transit Score ®: Some Transit (27)

Lease Availability Report

3648 N Freeway Blvd - Promenade at Sacramento Gateway
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
GLA:	11,319 SF
Floors:	1
Typical Floor:	11,319 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,759 SF
Max Contig:	3,997 SF
Total Available:	5,756 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	225	Retail	Direct	1,759	1,759	1,759	Withheld	Vacant	Negotiable
P 1st	220	Retail	Direct	3,997	3,997	3,997	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 13 Retail Properties in Sacramento, CA Sold on Oct 2, 2019 for \$58,442,000 (\$171.53/SF)

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

Shahi Fine Foods	3,494 SF	Zeeshan Market	500 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 7,614 on N Freeway Blvd & Promenade Cir (2022)

145,251 on I- 80 & Truxel Rd (2021)

Frontage: 197' on Freeway Blvd (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 4.42/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Car-Dependent (47)

Transit Score ®: Some Transit (28)

Lease Availability Report

3671 N Freeway Blvd - Burlington Coat Factory/Ashley Furniture - Promenade at S... ★★★★★
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Power Center
Tenancy:	Single
Year Built:	2007
GLA:	197,000 SF
Floors:	1
Typical Floor:	197,000 SF
Docks:	5 ext

AVAILABILITY

Min Divisible:	60,000 SF
Max Contig:	60,000 SF
Total Available:	60,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	60,000	60,000	60,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Jun 4, 2012 for \$10,850,000 (\$55.08/SF)

AMENITIES

Bus Line, Freeway Visibility, Pylon Sign, Signage

KEY TENANTS

Ashley HomeStore	78,426 SF	● Burlington	58,426 SF	● Anchor
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TRAFFIC & FRONTAGE

Traffic Volume: 2,175 on Lennane Dr & N FwyBlvd (2022)

145,251 on I- 80 & Truxel Rd (2021)

Frontage: 577' on Freeway Blvd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 618 Surface Spaces are available; Ratio of 3.13/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Car-Dependent (46)

Transit Score ®: Some Transit (25)

Lease Availability Report

910 Grand Ave

Sacramento, CA 95838 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1944
GLA:	3,724 SF
Floors:	1
Typical Floor:	3,724 SF

AVAILABILITY

Min Divisible:	450 SF
Max Contig:	1,300 SF
Total Available:	2,974 SF
Asking Rent:	\$\$18.00 - \$24.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	912	Retail	Direct	450	450	450	\$24.00/NNN	Vacant	Negotiable
P 1st	A	Retail	Direct	1,224	1,224	1,224	\$18.00/NNN	Vacant	Negotiable
P 1st	B	Retail	Direct	1,300	1,300	1,300	\$18.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Jul 25, 2022 for \$420,000 (\$112.78/SF)

AMENITIES

Air Conditioning, Corner Lot, Restaurant

KEY TENANTS

Perry Beauty Supply & Thangs 500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 9,181 on Rio Linda Blvd Cypress St Aly & Grand Ave (2018)

12,494 on Rio Linda Blvd & Roanoke Ave (2018)

Frontage: 120' on 910 Grand Avenue (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

910 Grand Ave

Sacramento, CA 95838 - Natomas Submarket



TRANSPORTATION

Parking: 4 Surface Spaces are available; Ratio of 1.07/1,000 SF

Airport: 19 minute drive to Sacramento International

Walk Score ®: Car-Dependent (44)

Transit Score ®: Some Transit (33)

Lease Availability Report

3945 Marysville Blvd

Sacramento, CA 95838 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1992
GLA:	5,720 SF
Floors:	1
Typical Floor:	5,720 SF
Docks:	None

AVAILABILITY

Min Divisible:	5,720 SF
Max Contig:	5,720 SF
Total Available:	5,720 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,720	5,720	5,720	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 31, 1991 for \$270,000 (\$47.20/SF)

KEY TENANTS

Western Dental Centers 2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 21,357 on Marysville Blvd & Harris Ave (2022)
 138,202 on North Sacramento Beltline Freeway (2020)
 Frontage: 101' on Marysville Rd.

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 23 Surface Spaces are available; Ratio of 4.02/1,000 SF
 Airport: 19 minute drive to Sacramento International
 Walk Score ®: Somewhat Walkable (65)
 Transit Score ®: Some Transit (31)

Lease Availability Report

4710 Natomas Blvd - Park Place II
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	2004
GLA:	38,158 SF
Floors:	1
Typical Floor:	38,158 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	12,700 SF
Total Available:	22,726 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4710-13	Retail	Direct	6,026	6,026	6,026	Withheld	Vacant	Negotiable
P 1st	130-132	Retail	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable
P 1st	190	Retail	Direct	12,700	12,700	12,700	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 10 Properties in Sacramento, CA Sold on Jun 1, 2018 for \$24,100,000

AMENITIES

Bus Line, Dedicated Turn Lane, Pylon Sign, Signage

KEY TENANTS

I Step Dance & Fitness	7,500 SF	Lane Bryant	5,000 SF
Topcoat Nail Salon & Spa	1,500 SF	Little Caesars	1,432 SF

TRAFFIC & FRONTAGE

Traffic Volume: 3,811 on N Bend Dr & Natomas Blvd (2022)
 27,992 on del Paso Rd & Sports Pkwy (2022)
 Frontage: 166' on North Bend Dr (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

4710 Natomas Blvd - Park Place II
Sacramento, CA 95835 - Natomas Submarket



TRANSPORTATION

Parking: 110 free Surface Spaces are available; Ratio of 2.61/1,000 SF

Airport: 13 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Some Transit (28)

Lease Availability Report

4760 Natomas Blvd - Park Place II
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	2004
GLA:	8,000 SF
Floors:	1
Typical Floor:	8,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 10 Properties in Sacramento, CA Sold on Jun 1, 2018 for \$24,100,000

AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

US Army Recruiting 4,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 26,470 on Natomas Blvd & PkPI Dr (2022)
 27,992 on del Paso Rd & Sports Pkwy (2022)
 Frontage: 126' on Natomas Blvd (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 100 free Surface Spaces are available
 Airport: 12 minute drive to Sacramento International
 Walk Score ®: Very Walkable (72)
 Transit Score ®: Some Transit (29)

Lease Availability Report

2201 Northgate Blvd - Garden Plaza
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1985
GLA:	16,265 SF
Floors:	1
Typical Floor:	16,265 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,050 SF
Max Contig:	2,066 SF
Total Available:	3,116 SF
Asking Rent:	\$\$18.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A & B	Retail	Direct	2,066	2,066	2,066	\$18.00/NNN	Vacant	Negotiable
P 1st	J	Retail	Direct	1,050	1,050	1,050	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 12, 2022 for \$3,600,000 (\$221.33/SF) at 6.75% Cap

AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection, Tenant Controlled HVAC

KEY TENANTS

Gumbo King	2,490 SF	Zen Garden Wellness	2,375 SF
Carnitas El Rincon	1,800 SF	Elevated 916 Smoke Shop	1,450 SF
Star's Beauty Salon	1,100 SF	Conquer Printing	1,075 SF

TRAFFIC & FRONTAGE

Traffic Volume:	1,190 on Garden Hwy & Northview Dr (2022)
	19,456 on Northgate Blvd & Harding Ave (2022)
Frontage:	199' on Northgate
	204' on Garden Hwy
	303' on Jefferson Ave
	243' on Northgate Blvd

Made with TrafficMetrix® Products

Lease Availability Report

2201 Northgate Blvd - Garden Plaza
Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 65 Surface Spaces are available; Ratio of 4.00/1,000 SF

Airport: 16 minute drive to Sacramento International

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (40)

Lease Availability Report

3216 Northgate Blvd - Building A - Northgate Shopping Center
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	Proposed
GLA:	4,000 SF
Floors:	1
Typical Floor:	4,000 SF

AVAILABILITY

Min Divisible:	1,075 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,075 - 4,000	4,000	4,000	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	23,623 on Northgate Blvd & Winter Garden Ave (2022)
	26,788 on Northgate Blvd & Senator Ave (2022)
Frontage:	285' on Northgate Blvd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	17 minute drive to Sacramento International
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Some Transit (30)

Lease Availability Report

3216 Northgate Blvd - Building B - Northgate Shopping Center
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	Proposed
GLA:	3,790 SF
Floors:	1
Typical Floor:	3,790 SF

AVAILABILITY

Min Divisible:	1,075 SF
Max Contig:	3,790 SF
Total Available:	3,790 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,075 - 3,790	3,790	3,790	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	23,623 on Northgate Blvd & Winter Garden Ave (2022)
	26,788 on Northgate Blvd & Senator Ave (2022)
Frontage:	287' on Northgate Blvd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	17 minute drive to Sacramento International
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Some Transit (30)

Lease Availability Report

3270-3290 Northgate Blvd
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1988
GLA:	12,260 SF
Floors:	1
Typical Floor:	12,260 SF
Docks:	None

AVAILABILITY

Min Divisible:	640 SF
Max Contig:	640 SF
Total Available:	640 SF
Asking Rent:	\$18.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	640	640	640	\$18.00/NNN	30 Days	Negotiable

SALE

Last Sale: Sold on Dec 6, 2017 for \$2,598,000 (\$211.91/SF) at 7.25% Cap

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

A Computer Repair Center	1,080 SF	Fiji Mart	500 SF
Jbezy Enterprises Llc	500 SF	Uhaul Co	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 25,111 on Northgate Blvd & Winter Garden Ave (2022)
 26,788 on Northgate Blvd & Senator Ave (2022)

Frontage: 282' on Northgate Blvd (with 2 curb cuts)
 225' on Winterhaven Ave (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

3270-3290 Northgate Blvd

Sacramento, CA 95833 - Natomas Submarket



TRANSPORTATION

Parking: 70 Surface Spaces are available; Ratio of 5.65/1,000 SF

Airport: 17 minute drive to Sacramento International

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (31)

Lease Availability Report

3625 Northgate Blvd - Natomas Gardens
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	Renov 2009
GLA:	75,402 SF
Floors:	1
Typical Floor:	75,402 SF
Docks:	None

AVAILABILITY

Min Divisible:	7,500 SF
Max Contig:	7,500 SF
Total Available:	7,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	7,500	7,500	7,500	Withheld	Jun 2024	Negotiable

AMENITIES

Bus Line, Pylon Sign

KEY TENANTS

● Foods Co.	75,402 SF
	● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	26,866 on Northgate Blvd & W Silver Eagle Rd (2022)
	27,038 on Northgate Blvd & Patio Ave (2022)
Frontage:	154' on Northgate Blvd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	17 minute drive to Sacramento International
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Some Transit (30)

Lease Availability Report

3645 Northgate Blvd - Pad A - Natomas Gardens
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2003
GLA:	13,500 SF
Floors:	1
Typical Floor:	13,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,020 SF
Max Contig:	1,020 SF
Total Available:	1,020 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,020	1,020	1,020	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 1, 2004 for \$1,754,500 (\$129.96/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

Western Dental Center	4,577 SF	Well Care Pharmacy	2,863 SF
MetroPCS	1,500 SF	Subway	1,257 SF
Acceptance Insurance	1,000 SF	Metro By T-mobile Authorized Retailer	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	27,038 on Northgate Blvd & Patio Ave (2022)
	26,866 on Northgate Blvd & W Silver Eagle Rd (2022)
Frontage:	Northgate

Made with TrafficMetrix® Products

Lease Availability Report

3645 Northgate Blvd - Pad A - Natomas Gardens



Sacramento, CA 95834 - Natomas Submarket

TRANSPORTATION

Parking: 75 Surface Spaces are available; Ratio of 5.56/1,000 SF

Airport: 17 minute drive to Sacramento International

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (30)

Lease Availability Report

4215 Norwood Ave - Norwood Center
 Sacramento, CA 95838 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1990
GLA:	15,500 SF
Floors:	1
Typical Floor:	15,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,520 SF
Max Contig:	1,520 SF
Total Available:	1,520 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	#9	Retail	Direct	1,520	1,520	1,520	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Retail Properties in Sacramento, CA Sold on May 1, 2019 for \$13,500,000 (\$185.23/SF)

AMENITIES

Pylon Sign

KEY TENANTS

Round Table Pizza Royalty	3,250 SF	Rosita's Thrift Store	2,617 SF
Q Spa	1,625 SF	Pro Clips Salon	1,500 SF
Oportun	1,422 SF	CigaretteLand	942 SF

TRAFFIC & FRONTAGE

Traffic Volume:	20,043 on Norwood Ave & Jessie Ave (2022)
	144,680 on North Sacramento Beltline Freeway (2020)
Frontage:	86' on Norwood Ave (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

4215 Norwood Ave - Norwood Center
Sacramento, CA 95838 - Natomas Submarket



TRANSPORTATION

Parking: 63 Surface Spaces are available; Ratio of 3.60/1,000 SF

Airport: 17 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Minimal Transit (21)

Lease Availability Report

SEC W Elkhorn Blvd & Waterside Dr @ Waterside Dr - Grocery
 Sacramento, CA 95835 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Supermarket
Year Built:	Proposed
GLA:	45,000 SF
Floors:	1
Typical Floor:	45,000 SF

AVAILABILITY

Min Divisible:	45,000 SF
Max Contig:	45,000 SF
Total Available:	45,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	45,000	45,000	45,000	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 445 on Powerline Rd & W Elkhorn Blvd (2022)
 83,766 on I- 5 & Lone Tree Rd (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 9 minute drive to Sacramento International
 Walk Score ®: Car-Dependent (0)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

3291 Truxel Rd - Building B - San Juan Village
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
GLA:	9,933 SF
Floors:	1
Typical Floor:	9,933 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,360 SF
Max Contig:	1,360 SF
Total Available:	1,360 SF
Asking Rent:	\$22.20/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,360	1,360	1,360	\$22.20/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Retail Properties in Sacramento, CA Sold on Jan 17, 2018 for \$9,580,000 (\$164.69/SF)

AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

Natomas Bike Shop	2,584 SF	Natomas Fabrics & Groceries	2,500 SF
Artizan Blendz Llc	500 SF	Paper Clips Inc.	500 SF
Pure Lounge	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume: 17,263 on San Juan Rd & Balcaro Way (2022)

35,279 on Truxel Rd & Vallarta Cir (2022)

Frontage: 170' on San Juan Rd

129' on Truxel Rd

Made with TrafficMetrix® Products

Lease Availability Report

3291 Truxel Rd - Building B - San Juan Village



Sacramento, CA 95833 - Natomas Submarket

TRANSPORTATION

Parking: 80 free Surface Spaces are available; Ratio of 8.05/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (34)

Lease Availability Report

3291 Truxel Rd - FoodMaxx - San Juan Village
 Sacramento, CA 95833 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Year Built:	1980
GLA:	50,045 SF
Floors:	1
Typical Floor:	50,045 SF

AVAILABILITY

Min Divisible:	5,266 SF
Max Contig:	5,266 SF
Total Available:	5,266 SF
Asking Rent:	\$22.20/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,266	5,266	5,266	\$22.20/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 67 Properties Sold on Nov 20, 2020 for \$892,942,770 (\$240.83/SF)

KEY TENANTS

● FoodMaxx	51,316 SF	Metro By T-mobile	500 SF
Natoma Liquor & Deli	500 SF		

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 25,162 on Truxel Rd & Saginaw Cir (2022)
 35,279 on Truxel Rd & Vallarta Cir (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 15 minute drive to Sacramento International
 Walk Score ®: Very Walkable (71)
 Transit Score ®: Some Transit (34)

Lease Availability Report

3521 Truxel Rd - On The Border - Natomas Marketplace
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Center Type:	Power Center
Tenancy:	Single
Year Built:	1999
GLA:	6,500 SF
Floors:	1
Typical Floor:	6,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	6,500 SF
Max Contig:	6,500 SF
Total Available:	6,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	6,500	6,500	6,500	Withheld	Vacant	10 Yrs

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Restaurant, Signage, Signalized Intersection

KEY TENANTS

On The Border Mexican Grill	6,500 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	53,522 on Truxel Rd & Gateway PkBlvd (2022)
	144,680 on North Sacramento Beltline Freeway (2020)
Frontage:	105' on Truxel Rd (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	81 free Surface Spaces are available; Ratio of 12.46/1,000 SF
Airport:	15 minute drive to Sacramento International
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Some Transit (29)

Lease Availability Report

3631-3661 Truxel Rd - Natomas Marketplace
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Subtype:	Retail Building
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	1997
GLA:	72,880 SF
Floors:	1
Typical Floor:	72,880 SF
Docks:	6 ext

AVAILABILITY

Min Divisible:	2,700 SF
Max Contig:	2,700 SF
Total Available:	2,700 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D7	Retail	Direct	2,700	2,700	2,700	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 293 Properties Sold on Mar 31, 2022 for \$3,015,000,000

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

● PetSmart, Inc.	29,920 SF	● Staples	24,120 SF
Banfield Pet Hospital	3,000 SF	Bath & Body Works	2,430 SF
Metro By T-mobile	2,070 SF	GNC	1,600 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 1,044 on Innovator Dr & Lolite Ave (2022)

147,099 on I- 80 & San Juan Rd (2022)

Frontage: 931' on Truxel Rd (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

3631-3661 Truxel Rd - Natomas Marketplace



Sacramento, CA 95834 - Natomas Submarket

TRANSPORTATION

Parking: 2,000 free Surface Spaces are available; Ratio of 5.73/1,000 SF

Airport: 15 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (65)

Transit Score ®: Some Transit (29)

Lease Availability Report

3681-3701 Truxel Rd - Natomas Marketplace
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Power Center
Tenancy:	Multiple
GLA:	59,785 SF
Floors:	1
Typical Floor:	59,785 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	2,070 SF
Max Contig:	2,070 SF
Total Available:	2,070 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D-5	Retail	Direct	2,070	2,070	2,070	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 293 Properties Sold on Mar 31, 2022 for \$3,015,000,000

AMENITIES

Bus Line, Car Charging Station, Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

● Ross Dress for Less	30,187 SF	HomeGoods	11,891 SF
Famous Footwear	4,229 SF	Claire's	900 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 29,959 on Truxel Rd & Natomas Crossing Dr (2022)

53,522 on Truxel Rd & Gateway PkBlvd (2022)

Frontage: 253' on Truxel Rd (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

3681-3701 Truxel Rd - Natomas Marketplace
Sacramento, CA 95834 - Natomas Submarket



TRANSPORTATION

Parking: 115 free Surface Spaces are available; Ratio of 1.93/1,000 SF

Airport: 14 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Some Transit (29)

Lease Availability Report

4321 Truxel Rd - Arena Marketplace II
 Sacramento, CA 95834 - Natomas Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2004
GLA:	8,825 SF
Floors:	1
Typical Floor:	8,825 SF
Docks:	None

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	1,484 SF
Total Available:	1,584 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	100	100	100	Withheld	Vacant	Negotiable

AMENITIES

Signage

KEY TENANTS

Signature Dental	3,643 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 23,204 on Truxel Rd & Arena Commons Dwy (2022)

27,992 on del Paso Rd & Sports Pkwy (2022)

Frontage: 109' on Arco Arena Blvd (with 2 curb cuts)

Truxel Rd

Made with TrafficMetrix® Products

TRANSPORTATION

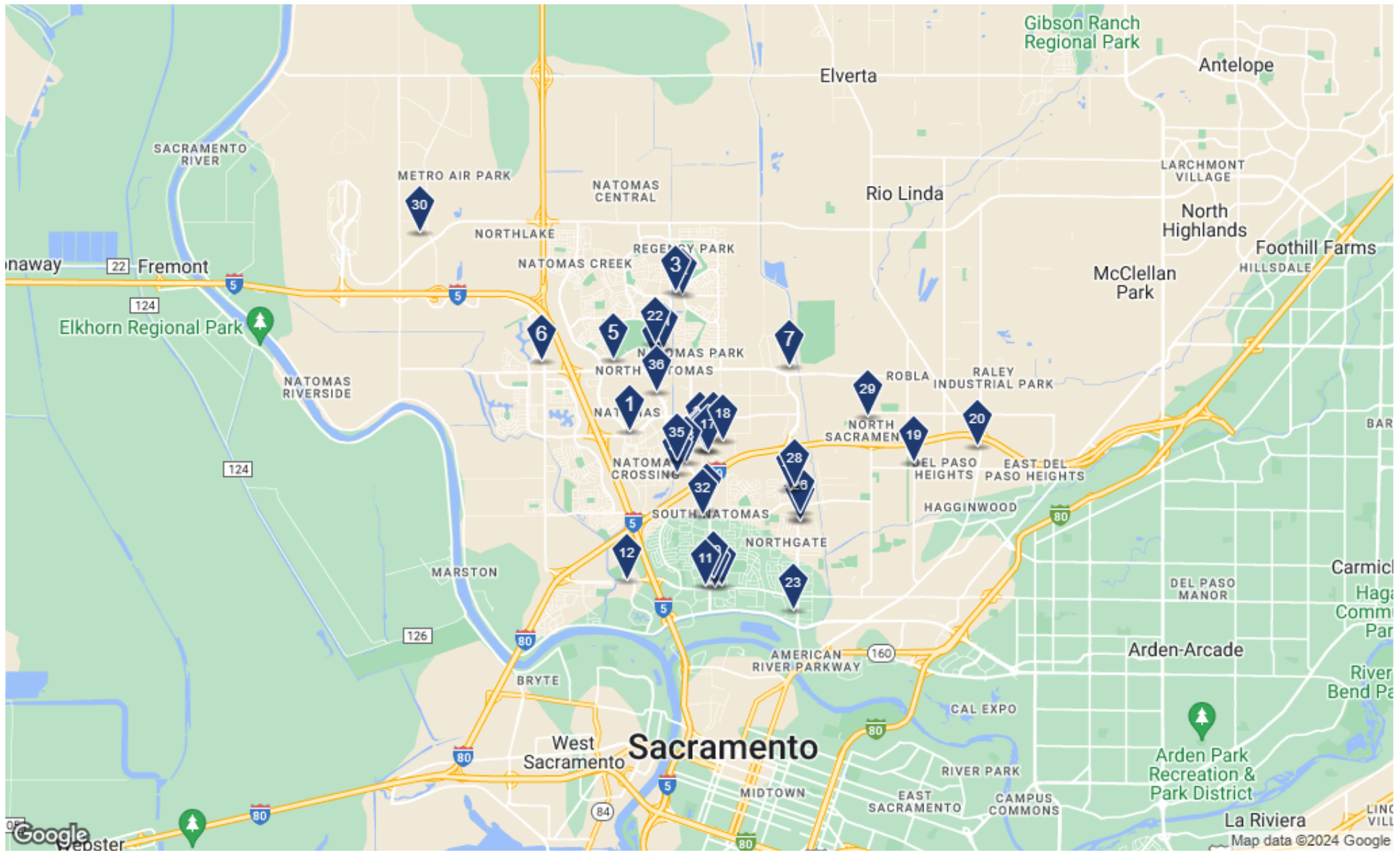
Parking: 20 free Surface Spaces are available; Ratio of 2.27/1,000 SF

Airport: 13 minute drive to Sacramento International

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Some Transit (29)

Property Map Overview



Demographic Summary Report

Natomas Landing- C

2550 Arena Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,580 SF**
 Year Built: **2024**

Total Available: **3,580 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	13,788	122,743	233,738
2023 Estimate	13,120	118,346	226,881
2010 Census	9,900	98,586	193,464
Growth 2023 - 2028	5.09%	3.72%	3.02%
Growth 2010 - 2023	32.53%	20.04%	17.27%
2023 Population by Hispanic Origin	2,810	35,484	75,688
2023 Population	13,120	118,346	226,881
White	5,455 41.58%	59,528 50.30%	126,842 55.91%
Black	1,910 14.56%	18,100 15.29%	31,481 13.88%
Am. Indian & Alaskan	153 1.17%	1,934 1.63%	5,036 2.22%
Asian	4,295 32.74%	27,547 23.28%	42,750 18.84%
Hawaiian & Pacific Island	230 1.75%	1,795 1.52%	3,711 1.64%
Other	1,078 8.22%	9,442 7.98%	17,061 7.52%
U.S. Armed Forces	12	148	220
Households			
2028 Projection	5,259	44,200	83,135
2023 Estimate	5,003	42,658	80,676
2010 Census	3,772	35,813	68,749
Growth 2023 - 2028	5.12%	3.61%	3.05%
Growth 2010 - 2023	32.64%	19.11%	17.35%
Owner Occupied	2,090 41.77%	22,555 52.87%	37,237 46.16%
Renter Occupied	2,913 58.23%	20,103 47.13%	43,439 53.84%
2023 Households by HH Income	5,003	42,657	80,675
Income: <\$25,000	823 16.45%	5,148 12.07%	15,559 19.29%
Income: \$25,000 - \$50,000	771 15.41%	6,810 15.96%	14,782 18.32%
Income: \$50,000 - \$75,000	919 18.37%	6,865 16.09%	14,034 17.40%
Income: \$75,000 - \$100,000	580 11.59%	5,747 13.47%	10,361 12.84%
Income: \$100,000 - \$125,000	1,014 20.27%	6,230 14.60%	9,354 11.59%
Income: \$125,000 - \$150,000	407 8.14%	3,537 8.29%	5,244 6.50%
Income: \$150,000 - \$200,000	354 7.08%	4,526 10.61%	5,896 7.31%
Income: \$200,000+	135 2.70%	3,794 8.89%	5,445 6.75%
2023 Avg Household Income	\$84,651	\$103,481	\$87,238
2023 Med Household Income	\$74,699	\$85,899	\$67,679

Demographic Summary Report

Building #2 2020 Club Center Dr, Sacramento, CA 95835

Building Type: **General Retail** Total Available: **6,300 SF**
 Secondary: **Freestanding** % Leased: **16%**
 GLA: **7,500 SF** Rent/SF/Yr: **\$27.00**
 Year Built: **2007**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	22,963	90,133	196,881
2023 Estimate	22,500	86,573	190,440
2010 Census	20,908	70,204	162,308
Growth 2023 - 2028	2.06%	4.11%	3.38%
Growth 2010 - 2023	7.61%	23.32%	17.33%
2023 Population by Hispanic Origin	4,731	21,851	60,892
2023 Population	22,500	86,573	190,440
White	10,458 46.48%	41,465 47.90%	102,011 53.57%
Black	3,183 14.15%	12,758 14.74%	27,830 14.61%
Am. Indian & Alaskan	208 0.92%	1,120 1.29%	3,793 1.99%
Asian	6,489 28.84%	23,053 26.63%	39,039 20.50%
Hawaiian & Pacific Island	331 1.47%	1,324 1.53%	3,418 1.79%
Other	1,831 8.14%	6,853 7.92%	14,350 7.54%
U.S. Armed Forces	26	138	194
Households			
2028 Projection	7,917	31,525	66,091
2023 Estimate	7,757	30,281	63,962
2010 Census	7,217	24,582	54,747
Growth 2023 - 2028	2.06%	4.11%	3.33%
Growth 2010 - 2023	7.48%	23.18%	16.83%
Owner Occupied	4,992 64.35%	17,308 57.16%	33,733 52.74%
Renter Occupied	2,765 35.65%	12,974 42.85%	30,229 47.26%
2023 Households by HH Income	7,756	30,282	63,960
Income: <\$25,000	388 5.00%	3,375 11.15%	9,818 15.35%
Income: \$25,000 - \$50,000	1,128 14.54%	4,783 15.79%	11,785 18.43%
Income: \$50,000 - \$75,000	937 12.08%	4,607 15.21%	10,940 17.10%
Income: \$75,000 - \$100,000	1,308 16.86%	3,971 13.11%	8,606 13.46%
Income: \$100,000 - \$125,000	1,178 15.19%	4,918 16.24%	8,176 12.78%
Income: \$125,000 - \$150,000	687 8.86%	2,442 8.06%	4,488 7.02%
Income: \$150,000 - \$200,000	1,050 13.54%	3,477 11.48%	5,509 8.61%
Income: \$200,000+	1,080 13.92%	2,709 8.95%	4,638 7.25%
2023 Avg Household Income	\$124,772	\$105,806	\$93,040
2023 Med Household Income	\$102,483	\$89,958	\$73,675

Demographic Summary Report

CVS 2050 Club Center Dr, Sacramento, CA 95835

Building Type: **General Retail** Total Available: **7,500 SF**
 Secondary: **Drug Store** % Leased: **100%**
 GLA: **15,671 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2007**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	23,344	87,940	193,534
2023 Estimate	22,867	84,435	187,215
2010 Census	21,209	68,279	159,636
Growth 2023 - 2028	2.09%	4.15%	3.38%
Growth 2010 - 2023	7.82%	23.66%	17.28%
2023 Population by Hispanic Origin	4,782	20,997	59,730
2023 Population	22,867	84,435	187,215
White	10,687 46.74%	40,158 47.56%	100,127 53.48%
Black	3,205 14.02%	12,480 14.78%	27,194 14.53%
Am. Indian & Alaskan	211 0.92%	1,069 1.27%	3,682 1.97%
Asian	6,580 28.78%	22,748 26.94%	38,771 20.71%
Hawaiian & Pacific Island	340 1.49%	1,283 1.52%	3,361 1.80%
Other	1,844 8.06%	6,697 7.93%	14,079 7.52%
U.S. Armed Forces	27	139	193
Households			
2028 Projection	8,115	30,825	64,958
2023 Estimate	7,948	29,599	62,870
2010 Census	7,378	23,968	53,848
Growth 2023 - 2028	2.10%	4.14%	3.32%
Growth 2010 - 2023	7.73%	23.49%	16.75%
Owner Occupied	5,159 64.91%	16,868 56.99%	33,366 53.07%
Renter Occupied	2,789 35.09%	12,731 43.01%	29,505 46.93%
2023 Households by HH Income	7,949	29,599	62,869
Income: <\$25,000	401 5.04%	3,287 11.11%	9,374 14.91%
Income: \$25,000 - \$50,000	1,175 14.78%	4,627 15.63%	11,495 18.28%
Income: \$50,000 - \$75,000	963 12.11%	4,457 15.06%	10,816 17.20%
Income: \$75,000 - \$100,000	1,331 16.74%	3,852 13.01%	8,482 13.49%
Income: \$100,000 - \$125,000	1,189 14.96%	4,835 16.34%	8,123 12.92%
Income: \$125,000 - \$150,000	703 8.84%	2,411 8.15%	4,468 7.11%
Income: \$150,000 - \$200,000	1,082 13.61%	3,433 11.60%	5,492 8.74%
Income: \$200,000+	1,105 13.90%	2,697 9.11%	4,619 7.35%
2023 Avg Household Income	\$124,555	\$106,479	\$93,829
2023 Med Household Income	\$102,197	\$90,761	\$74,404

Demographic Summary Report

Park Place 2281 Del Paso Rd, Sacramento, CA 95835

Building Type: **General Retail**
 Secondary: -
 GLA: **7,000 SF**
 Year Built: **2008**

Total Available: **3,000 SF**
 % Leased: **57.14%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,818	111,107	216,284
2023 Estimate	17,011	107,116	209,899
2010 Census	13,182	89,248	180,437
Growth 2023 - 2028	4.74%	3.73%	3.04%
Growth 2010 - 2023	29.05%	20.02%	16.33%
2023 Population by Hispanic Origin	3,751	31,164	69,455
2023 Population	17,011	107,116	209,899
White	6,986 41.07%	52,537 49.05%	115,549 55.05%
Black	3,278 19.27%	16,279 15.20%	29,665 14.13%
Am. Indian & Alaskan	142 0.83%	1,675 1.56%	4,514 2.15%
Asian	4,842 28.46%	26,430 24.67%	40,786 19.43%
Hawaiian & Pacific Island	236 1.39%	1,661 1.55%	3,605 1.72%
Other	1,527 8.98%	8,533 7.97%	15,780 7.52%
U.S. Armed Forces	2	147	207
Households			
2028 Projection	6,509	39,162	73,345
2023 Estimate	6,225	37,791	71,214
2010 Census	4,888	31,720	61,486
Growth 2023 - 2028	4.56%	3.63%	2.99%
Growth 2010 - 2023	27.35%	19.14%	15.82%
Owner Occupied	2,286 36.72%	20,888 55.27%	36,279 50.94%
Renter Occupied	3,939 63.28%	16,903 44.73%	34,935 49.06%
2023 Households by HH Income	6,226	37,792	71,213
Income: <\$25,000	1,024 16.45%	4,187 11.08%	12,157 17.07%
Income: \$25,000 - \$50,000	686 11.02%	6,193 16.39%	13,337 18.73%
Income: \$50,000 - \$75,000	998 16.03%	6,138 16.24%	12,391 17.40%
Income: \$75,000 - \$100,000	837 13.44%	4,980 13.18%	9,421 13.23%
Income: \$100,000 - \$125,000	1,140 18.31%	5,747 15.21%	8,572 12.04%
Income: \$125,000 - \$150,000	370 5.94%	2,984 7.90%	4,738 6.65%
Income: \$150,000 - \$200,000	538 8.64%	4,150 10.98%	5,608 7.87%
Income: \$200,000+	633 10.17%	3,413 9.03%	4,989 7.01%
2023 Avg Household Income	\$103,580	\$104,637	\$89,965
2023 Med Household Income	\$87,096	\$86,937	\$70,301

Demographic Summary Report

Natomas Town Center

2701 Del Paso Rd, Sacramento, CA 95835

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **11,795 SF**
 Year Built: **2004**

Total Available: **1,314 SF**
 % Leased: **88.86%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	14,075		97,282		198,754	
2023 Estimate	13,477		93,477		192,820	
2010 Census	10,676		76,031		165,065	
Growth 2023 - 2028	4.44%		4.07%		3.08%	
Growth 2010 - 2023	26.24%		22.95%		16.81%	
2023 Population by Hispanic Origin	2,887		24,825		63,973	
2023 Population	13,477		93,477		192,820	
White	5,851	43.41%	44,340	47.43%	104,714	54.31%
Black	2,168	16.09%	14,417	15.42%	27,352	14.19%
Am. Indian & Alaskan	117	0.87%	1,307	1.40%	3,981	2.06%
Asian	4,065	30.16%	24,483	26.19%	38,941	20.20%
Hawaiian & Pacific Island	193	1.43%	1,369	1.46%	3,337	1.73%
Other	1,082	8.03%	7,562	8.09%	14,493	7.52%
U.S. Armed Forces	25		146		193	
Households						
2028 Projection	5,480		34,985		67,259	
2023 Estimate	5,256		33,662		65,288	
2010 Census	4,217		27,666		56,179	
Growth 2023 - 2028	4.26%		3.93%		3.02%	
Growth 2010 - 2023	24.64%		21.67%		16.21%	
Owner Occupied	2,022	38.47%	18,482	54.90%	33,582	51.44%
Renter Occupied	3,234	61.53%	15,180	45.10%	31,706	48.56%
2023 Households by HH Income	5,255		33,662		65,287	
Income: <\$25,000	683	13.00%	3,760	11.17%	10,423	15.96%
Income: \$25,000 - \$50,000	548	10.43%	5,329	15.83%	11,973	18.34%
Income: \$50,000 - \$75,000	802	15.26%	5,053	15.01%	11,457	17.55%
Income: \$75,000 - \$100,000	888	16.90%	4,371	12.98%	8,731	13.37%
Income: \$100,000 - \$125,000	948	18.04%	5,124	15.22%	8,183	12.53%
Income: \$125,000 - \$150,000	397	7.55%	2,834	8.42%	4,525	6.93%
Income: \$150,000 - \$200,000	588	11.19%	3,960	11.76%	5,387	8.25%
Income: \$200,000+	401	7.63%	3,231	9.60%	4,608	7.06%
2023 Avg Household Income	\$103,968		\$107,349		\$91,655	
2023 Med Household Income	\$91,736		\$90,379		\$72,324	

Demographic Summary Report

Building G 3501 Del Paso Rd, Sacramento, CA 95835

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,400 SF**
 Year Built: **2007**

Total Available: **4,760 SF**
 % Leased: **61.61%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,008	81,449	164,102
2023 Estimate	16,088	78,220	159,269
2010 Census	11,559	63,348	136,338
Growth 2023 - 2028	5.72%	4.13%	3.03%
Growth 2010 - 2023	39.18%	23.48%	16.82%
2023 Population by Hispanic Origin	3,125	17,982	51,958
2023 Population	16,088	78,220	159,269
White	7,429 46.18%	35,286 45.11%	85,093 53.43%
Black	2,276 14.15%	12,075 15.44%	22,672 14.24%
Am. Indian & Alaskan	171 1.06%	890 1.14%	3,066 1.93%
Asian	4,884 30.36%	22,462 28.72%	33,640 21.12%
Hawaiian & Pacific Island	164 1.02%	1,128 1.44%	2,607 1.64%
Other	1,165 7.24%	6,378 8.15%	12,192 7.65%
U.S. Armed Forces	89	145	180
Households			
2028 Projection	6,649	29,543	56,746
2023 Estimate	6,296	28,401	55,099
2010 Census	4,560	23,200	47,378
Growth 2023 - 2028	5.61%	4.02%	2.99%
Growth 2010 - 2023	38.07%	22.42%	16.30%
Owner Occupied	3,315 52.65%	15,628 55.03%	28,677 52.05%
Renter Occupied	2,981 47.35%	12,773 44.97%	26,421 47.95%
2023 Households by HH Income	6,295	28,400	55,099
Income: <\$25,000	813 12.92%	3,086 10.87%	7,639 13.86%
Income: \$25,000 - \$50,000	631 10.02%	4,365 15.37%	9,585 17.40%
Income: \$50,000 - \$75,000	591 9.39%	3,900 13.73%	9,865 17.90%
Income: \$75,000 - \$100,000	771 12.25%	3,575 12.59%	7,483 13.58%
Income: \$100,000 - \$125,000	884 14.04%	4,400 15.49%	7,361 13.36%
Income: \$125,000 - \$150,000	806 12.80%	2,484 8.75%	4,075 7.40%
Income: \$150,000 - \$200,000	1,033 16.41%	3,569 12.57%	4,974 9.03%
Income: \$200,000+	766 12.17%	3,021 10.64%	4,117 7.47%
2023 Avg Household Income	\$122,004	\$111,342	\$95,622
2023 Med Household Income	\$109,657	\$94,922	\$76,538

Demographic Summary Report

Del Paso Business Park

717 W Del Paso Rd, Sacramento, CA 95834

Building Type: **Flex**
 RBA: **11,250 SF**
 Typical Floor: **11,250 SF**
 Total Available: **2,015 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **82.09%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,623	123,284	239,335
2023 Estimate	5,516	119,599	231,890
2010 Census	5,164	104,099	199,083
Growth 2023 - 2028	1.94%	3.08%	3.21%
Growth 2010 - 2023	6.82%	14.89%	16.48%
2023 Population by Hispanic Origin	2,030	39,813	75,842
2023 Population	5,516	119,599	231,890
White	2,834 51.38%	60,964 50.97%	129,659 55.91%
Black	860 15.59%	18,890 15.79%	33,039 14.25%
Am. Indian & Alaskan	103 1.87%	2,331 1.95%	5,074 2.19%
Asian	1,158 20.99%	25,964 21.71%	42,747 18.43%
Hawaiian & Pacific Island	144 2.61%	2,474 2.07%	3,969 1.71%
Other	416 7.54%	8,977 7.51%	17,402 7.50%
U.S. Armed Forces	0	81	219
Households			
2028 Projection	1,613	39,859	82,895
2023 Estimate	1,583	38,688	80,354
2010 Census	1,481	33,827	69,260
Growth 2023 - 2028	1.90%	3.03%	3.16%
Growth 2010 - 2023	6.89%	14.37%	16.02%
Owner Occupied	982 62.03%	20,715 53.54%	39,535 49.20%
Renter Occupied	601 37.97%	17,973 46.46%	40,819 50.80%
2023 Households by HH Income	1,583	38,689	80,354
Income: <\$25,000	153 9.67%	5,545 14.33%	14,995 18.66%
Income: \$25,000 - \$50,000	303 19.14%	7,666 19.81%	15,703 19.54%
Income: \$50,000 - \$75,000	378 23.88%	7,240 18.71%	13,455 16.74%
Income: \$75,000 - \$100,000	181 11.43%	5,465 14.13%	10,473 13.03%
Income: \$100,000 - \$125,000	347 21.92%	5,117 13.23%	9,422 11.73%
Income: \$125,000 - \$150,000	75 4.74%	2,205 5.70%	5,049 6.28%
Income: \$150,000 - \$200,000	88 5.56%	2,903 7.50%	6,029 7.50%
Income: \$200,000+	58 3.66%	2,548 6.59%	5,228 6.51%
2023 Avg Household Income	\$86,022	\$89,846	\$86,832
2023 Med Household Income	\$72,429	\$71,141	\$67,176

Demographic Summary Report

Discovery Plaza 1500-1520 W El Camino Ave, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **2,275 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **32,600 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1986**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	22,243	150,328	349,740
2023 Estimate	21,577	145,841	339,590
2010 Census	18,783	123,455	290,681
Growth 2023 - 2028	3.09%	3.08%	2.99%
Growth 2010 - 2023	14.88%	18.13%	16.83%
2023 Population by Hispanic Origin	9,889	53,327	103,927
2023 Population	21,577	145,841	339,590
White	12,848 59.54%	87,364 59.90%	203,761 60.00%
Black	3,835 17.77%	20,056 13.75%	43,873 12.92%
Am. Indian & Alaskan	604 2.80%	3,618 2.48%	7,310 2.15%
Asian	2,186 10.13%	21,889 15.01%	54,762 16.13%
Hawaiian & Pacific Island	382 1.77%	2,097 1.44%	4,758 1.40%
Other	1,724 7.99%	10,816 7.42%	25,126 7.40%
U.S. Armed Forces	0	88	332
Households			
2028 Projection	7,815	58,721	137,781
2023 Estimate	7,591	56,901	133,748
2010 Census	6,669	47,968	114,638
Growth 2023 - 2028	2.95%	3.20%	3.02%
Growth 2010 - 2023	13.83%	18.62%	16.67%
Owner Occupied	3,337 43.96%	19,588 34.42%	57,114 42.70%
Renter Occupied	4,254 56.04%	37,313 65.58%	76,634 57.30%
2023 Households by HH Income	7,591	56,901	133,748
Income: <\$25,000	1,313 17.30%	12,981 22.81%	25,746 19.25%
Income: \$25,000 - \$50,000	1,479 19.48%	10,643 18.70%	23,559 17.61%
Income: \$50,000 - \$75,000	1,755 23.12%	10,721 18.84%	23,046 17.23%
Income: \$75,000 - \$100,000	1,053 13.87%	6,992 12.29%	16,521 12.35%
Income: \$100,000 - \$125,000	824 10.85%	5,903 10.37%	14,359 10.74%
Income: \$125,000 - \$150,000	317 4.18%	3,332 5.86%	8,530 6.38%
Income: \$150,000 - \$200,000	513 6.76%	2,954 5.19%	10,452 7.81%
Income: \$200,000+	337 4.44%	3,375 5.93%	11,535 8.62%
2023 Avg Household Income	\$79,392	\$79,615	\$91,930
2023 Med Household Income	\$63,438	\$60,330	\$68,583

Demographic Summary Report

Discovery Plaza 1530-1580 W El Camino Ave, Sacramento, CA 95833

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **49,000 SF**
 Year Built: **1986**

Total Available: **1,465 SF**
 % Leased: **97.01%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	21,827		148,753		346,460	
2023 Estimate	21,177		144,327		336,438	
2010 Census	18,452		122,106		288,020	
Growth 2023 - 2028	3.07%		3.07%		2.98%	
Growth 2010 - 2023	14.77%		18.20%		16.81%	
2023 Population by Hispanic Origin	9,548		52,739		102,948	
2023 Population	21,177		144,327		336,438	
White	12,540	59.22%	86,519	59.95%	201,785	59.98%
Black	3,805	17.97%	19,729	13.67%	43,264	12.86%
Am. Indian & Alaskan	594	2.80%	3,583	2.48%	7,235	2.15%
Asian	2,156	10.18%	21,728	15.05%	54,544	16.21%
Hawaiian & Pacific Island	369	1.74%	2,060	1.43%	4,722	1.40%
Other	1,713	8.09%	10,709	7.42%	24,887	7.40%
U.S. Armed Forces	0		84		332	
Households						
2028 Projection	7,764		58,269		136,262	
2023 Estimate	7,543		56,473		132,287	
2010 Census	6,641		47,610		113,407	
Growth 2023 - 2028	2.93%		3.18%		3.00%	
Growth 2010 - 2023	13.58%		18.62%		16.65%	
Owner Occupied	3,221	42.70%	19,377	34.31%	56,801	42.94%
Renter Occupied	4,323	57.31%	37,096	65.69%	75,486	57.06%
2023 Households by HH Income	7,542		56,473		132,286	
Income: <\$25,000	1,308	17.34%	12,970	22.97%	25,266	19.10%
Income: \$25,000 - \$50,000	1,471	19.50%	10,528	18.64%	23,176	17.52%
Income: \$50,000 - \$75,000	1,765	23.40%	10,626	18.82%	22,760	17.21%
Income: \$75,000 - \$100,000	1,036	13.74%	6,943	12.29%	16,369	12.37%
Income: \$100,000 - \$125,000	798	10.58%	5,883	10.42%	14,248	10.77%
Income: \$125,000 - \$150,000	326	4.32%	3,310	5.86%	8,521	6.44%
Income: \$150,000 - \$200,000	504	6.68%	2,918	5.17%	10,396	7.86%
Income: \$200,000+	334	4.43%	3,295	5.83%	11,550	8.73%
2023 Avg Household Income	\$79,229		\$79,322		\$92,413	
2023 Med Household Income	\$63,299		\$60,296		\$68,993	

Demographic Summary Report

Stone Creek Shopping Center 1589 W El Camino Ave, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **1,200 SF**
 Secondary: - % Leased: **88.94%**
 GLA: **10,850 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1992**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	22,419	146,397	342,313
2023 Estimate	21,824	142,092	332,362
2010 Census	19,446	120,560	284,360
Growth 2023 - 2028	2.73%	3.03%	2.99%
Growth 2010 - 2023	12.23%	17.86%	16.88%
2023 Population by Hispanic Origin	9,864	52,430	101,752
2023 Population	21,824	142,092	332,362
White	13,029 59.70%	84,632 59.56%	199,001 59.87%
Black	3,745 17.16%	19,715 13.87%	42,591 12.81%
Am. Indian & Alaskan	603 2.76%	3,522 2.48%	7,142 2.15%
Asian	2,319 10.63%	21,574 15.18%	54,406 16.37%
Hawaiian & Pacific Island	388 1.78%	2,083 1.47%	4,691 1.41%
Other	1,739 7.97%	10,566 7.44%	24,530 7.38%
U.S. Armed Forces	0	90	332
Households			
2028 Projection	8,085	56,616	134,335
2023 Estimate	7,881	54,904	130,397
2010 Census	7,095	46,486	111,711
Growth 2023 - 2028	2.59%	3.12%	3.02%
Growth 2010 - 2023	11.08%	18.11%	16.73%
Owner Occupied	3,637 46.15%	19,320 35.19%	56,406 43.26%
Renter Occupied	4,245 53.86%	35,584 64.81%	73,991 56.74%
2023 Households by HH Income	7,880	54,903	130,399
Income: <\$25,000	1,195 15.16%	12,618 22.98%	24,755 18.98%
Income: \$25,000 - \$50,000	1,505 19.10%	10,299 18.76%	22,848 17.52%
Income: \$50,000 - \$75,000	1,877 23.82%	10,319 18.79%	22,407 17.18%
Income: \$75,000 - \$100,000	1,106 14.04%	6,765 12.32%	16,161 12.39%
Income: \$100,000 - \$125,000	895 11.36%	5,750 10.47%	14,156 10.86%
Income: \$125,000 - \$150,000	359 4.56%	3,219 5.86%	8,434 6.47%
Income: \$150,000 - \$200,000	578 7.34%	2,851 5.19%	10,250 7.86%
Income: \$200,000+	365 4.63%	3,082 5.61%	11,388 8.73%
2023 Avg Household Income	\$82,427	\$78,822	\$92,545
2023 Med Household Income	\$66,095	\$60,216	\$69,197

Demographic Summary Report

Park Plaza Retail Center 1600-1630 W El Camino Ave, Sacramento, CA 95833

Building Type: **General Retail**
 Secondary: -
 GLA: **30,000 SF**
 Year Built: **1986**

Total Available: **2,760 SF**
 % Leased: **90.8%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	20,132		145,750		339,167	
2023 Estimate	19,574		141,468		329,428	
2010 Census	17,303		119,770		282,222	
Growth 2023 - 2028	2.85%		3.03%		2.96%	
Growth 2010 - 2023	13.12%		18.12%		16.73%	
2023 Population by Hispanic Origin	8,634		51,802		100,773	
2023 Population	19,574		141,468		329,428	
White	11,554	59.03%	84,926	60.03%	197,390	59.92%
Black	3,470	17.73%	19,194	13.57%	42,025	12.76%
Am. Indian & Alaskan	557	2.85%	3,521	2.49%	7,079	2.15%
Asian	2,052	10.48%	21,309	15.06%	53,950	16.38%
Hawaiian & Pacific Island	331	1.69%	2,008	1.42%	4,635	1.41%
Other	1,610	8.23%	10,510	7.43%	24,350	7.39%
U.S. Armed Forces	0		86		326	
Households						
2028 Projection	7,412		57,203		132,734	
2023 Estimate	7,219		55,467		128,894	
2010 Census	6,461		46,839		110,600	
Growth 2023 - 2028	2.67%		3.13%		2.98%	
Growth 2010 - 2023	11.73%		18.42%		16.54%	
Owner Occupied	3,041	42.12%	19,176	34.57%	56,382	43.74%
Renter Occupied	4,178	57.88%	36,291	65.43%	72,513	56.26%
2023 Households by HH Income	7,219		55,466		128,894	
Income: <\$25,000	1,141	15.81%	12,836	23.14%	24,166	18.75%
Income: \$25,000 - \$50,000	1,371	18.99%	10,283	18.54%	22,291	17.29%
Income: \$50,000 - \$75,000	1,749	24.23%	10,421	18.79%	22,101	17.15%
Income: \$75,000 - \$100,000	1,019	14.12%	6,809	12.28%	16,026	12.43%
Income: \$100,000 - \$125,000	759	10.51%	5,768	10.40%	14,053	10.90%
Income: \$125,000 - \$150,000	344	4.77%	3,296	5.94%	8,443	6.55%
Income: \$150,000 - \$200,000	497	6.88%	2,915	5.26%	10,288	7.98%
Income: \$200,000+	339	4.70%	3,138	5.66%	11,526	8.94%
2023 Avg Household Income	\$81,555		\$78,978		\$93,471	
2023 Med Household Income	\$65,324		\$60,331		\$69,968	

Demographic Summary Report

Gateway Plaza 2550 W El Camino Ave, Sacramento, CA 95833

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **21,940 SF**
 Year Built: **1988**

Total Available: **2,271 SF**
 % Leased: **89.65%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,759	118,651	294,972
2023 Estimate	17,242	115,326	286,577
2010 Census	14,996	96,990	244,537
Growth 2023 - 2028	3.00%	2.88%	2.93%
Growth 2010 - 2023	14.98%	18.91%	17.19%
2023 Population by Hispanic Origin	5,928	42,419	86,940
2023 Population	17,242	115,326	286,577
White	10,214 59.24%	68,861 59.71%	168,470 58.79%
Black	2,538 14.72%	15,624 13.55%	36,181 12.63%
Am. Indian & Alaskan	381 2.21%	2,948 2.56%	5,884 2.05%
Asian	2,464 14.29%	17,591 15.25%	50,658 17.68%
Hawaiian & Pacific Island	188 1.09%	1,528 1.32%	4,058 1.42%
Other	1,457 8.45%	8,774 7.61%	21,326 7.44%
U.S. Armed Forces	3	93	286
Households			
2028 Projection	7,271	44,836	115,402
2023 Estimate	7,086	43,531	112,087
2010 Census	6,328	36,476	95,824
Growth 2023 - 2028	2.61%	3.00%	2.96%
Growth 2010 - 2023	11.98%	19.34%	16.97%
Owner Occupied	2,683 37.86%	17,463 40.12%	49,009 43.72%
Renter Occupied	4,403 62.14%	26,068 59.88%	63,078 56.28%
2023 Households by HH Income	7,085	43,531	112,087
Income: <\$25,000	884 12.48%	9,384 21.56%	20,240 18.06%
Income: \$25,000 - \$50,000	1,126 15.89%	8,005 18.39%	18,720 16.70%
Income: \$50,000 - \$75,000	1,397 19.72%	8,254 18.96%	19,481 17.38%
Income: \$75,000 - \$100,000	977 13.79%	5,174 11.89%	14,139 12.61%
Income: \$100,000 - \$125,000	700 9.88%	4,778 10.98%	12,441 11.10%
Income: \$125,000 - \$150,000	744 10.50%	2,981 6.85%	7,629 6.81%
Income: \$150,000 - \$200,000	619 8.74%	2,624 6.03%	9,181 8.19%
Income: \$200,000+	638 9.00%	2,331 5.35%	10,256 9.15%
2023 Avg Household Income	\$100,432	\$80,890	\$95,022
2023 Med Household Income	\$78,467	\$63,000	\$71,697

Demographic Summary Report

The Promenade at Sacramento Gateway

3541-3591 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **75,100 SF**
 Year Built: **2006**

Total Available: **2,760 SF**
 % Leased: **96.32%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	17,251		145,109		269,127	
2023 Estimate	16,126		140,122		261,203	
2010 Census	10,419		118,061		223,460	
Growth 2023 - 2028	6.98%		3.56%		3.03%	
Growth 2010 - 2023	54.77%		18.69%		16.89%	
2023 Population by Hispanic Origin	4,863		46,000		84,940	
2023 Population	16,126		140,122		261,203	
White	6,815	42.26%	70,513	50.32%	150,586	57.65%
Black	3,443	21.35%	22,165	15.82%	35,108	13.44%
Am. Indian & Alaskan	198	1.23%	2,543	1.81%	5,921	2.27%
Asian	4,032	25.00%	31,565	22.53%	46,101	17.65%
Hawaiian & Pacific Island	242	1.50%	2,510	1.79%	4,085	1.56%
Other	1,398	8.67%	10,826	7.73%	19,403	7.43%
U.S. Armed Forces	0		177		253	
Households						
2028 Projection	6,313		49,666		99,201	
2023 Estimate	5,921		47,987		96,227	
2010 Census	3,940		40,627		82,152	
Growth 2023 - 2028	6.62%		3.50%		3.09%	
Growth 2010 - 2023	50.28%		18.12%		17.13%	
Owner Occupied	1,958	33.07%	24,133	50.29%	41,927	43.57%
Renter Occupied	3,963	66.93%	23,854	49.71%	54,300	56.43%
2023 Households by HH Income	5,920		47,989		96,226	
Income: <\$25,000	1,404	23.72%	6,726	14.02%	18,922	19.66%
Income: \$25,000 - \$50,000	1,204	20.34%	8,542	17.80%	17,806	18.50%
Income: \$50,000 - \$75,000	1,131	19.10%	8,352	17.40%	16,948	17.61%
Income: \$75,000 - \$100,000	450	7.60%	6,497	13.54%	12,395	12.88%
Income: \$100,000 - \$125,000	982	16.59%	6,328	13.19%	10,879	11.31%
Income: \$125,000 - \$150,000	300	5.07%	3,512	7.32%	6,077	6.32%
Income: \$150,000 - \$200,000	216	3.65%	4,438	9.25%	6,643	6.90%
Income: \$200,000+	233	3.94%	3,594	7.49%	6,556	6.81%
2023 Avg Household Income	\$73,873		\$95,597		\$86,401	
2023 Med Household Income	\$57,909		\$76,441		\$66,385	

Demographic Summary Report

Promenade at Sacramento Gateway

3600 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **8,059 SF**
 Year Built: -

Total Available: **1,459 SF**
 % Leased: **81.9%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	17,211		142,993		276,050	
2023 Estimate	16,247		138,147		267,874	
2010 Census	11,468		116,746		228,929	
Growth 2023 - 2028	5.93%		3.51%		3.05%	
Growth 2010 - 2023	41.67%		18.33%		17.01%	
2023 Population by Hispanic Origin	5,430		46,614		86,704	
2023 Population	16,247		138,147		267,874	
White	7,741	47.65%	70,154	50.78%	154,892	57.82%
Black	3,002	18.48%	21,875	15.83%	35,703	13.33%
Am. Indian & Alaskan	252	1.55%	2,570	1.86%	6,078	2.27%
Asian	3,693	22.73%	30,461	22.05%	47,204	17.62%
Hawaiian & Pacific Island	245	1.51%	2,510	1.82%	4,127	1.54%
Other	1,313	8.08%	10,577	7.66%	19,869	7.42%
U.S. Armed Forces	0		165		268	
Households						
2028 Projection	6,336		48,720		102,782	
2023 Estimate	5,992		47,093		99,676	
2010 Census	4,298		39,971		84,986	
Growth 2023 - 2028	5.74%		3.45%		3.12%	
Growth 2010 - 2023	39.41%		17.82%		17.29%	
Owner Occupied	2,583	43.11%	23,190	49.24%	42,773	42.91%
Renter Occupied	3,409	56.89%	23,903	50.76%	56,904	57.09%
2023 Households by HH Income	5,993		47,092		99,678	
Income: <\$25,000	1,164	19.42%	6,945	14.75%	19,716	19.78%
Income: \$25,000 - \$50,000	1,189	19.84%	8,441	17.92%	18,448	18.51%
Income: \$50,000 - \$75,000	1,206	20.12%	8,289	17.60%	17,541	17.60%
Income: \$75,000 - \$100,000	564	9.41%	6,371	13.53%	12,753	12.79%
Income: \$100,000 - \$125,000	976	16.29%	6,118	12.99%	11,232	11.27%
Income: \$125,000 - \$150,000	337	5.62%	3,410	7.24%	6,280	6.30%
Income: \$150,000 - \$200,000	331	5.52%	4,110	8.73%	6,863	6.89%
Income: \$200,000+	226	3.77%	3,408	7.24%	6,845	6.87%
2023 Avg Household Income	\$78,568		\$93,835		\$86,396	
2023 Med Household Income	\$62,912		\$74,595		\$66,150	

Demographic Summary Report

Promenade at Sacramento Gateway

3610 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **17,556 SF**
 Year Built: **2006**

Total Available: **6,389 SF**
 % Leased: **63.61%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,663	143,000	277,589
2023 Estimate	16,695	138,157	269,363
2010 Census	11,917	116,771	230,172
Growth 2023 - 2028	5.80%	3.51%	3.05%
Growth 2010 - 2023	40.09%	18.31%	17.03%
2023 Population by Hispanic Origin	5,652	46,858	87,104
2023 Population	16,695	138,157	269,363
White	8,043 48.18%	70,211 50.82%	155,871 57.87%
Black	3,050 18.27%	21,921 15.87%	35,823 13.30%
Am. Indian & Alaskan	267 1.60%	2,585 1.87%	6,111 2.27%
Asian	3,736 22.38%	30,342 21.96%	47,454 17.62%
Hawaiian & Pacific Island	254 1.52%	2,525 1.83%	4,137 1.54%
Other	1,345 8.06%	10,574 7.65%	19,966 7.41%
U.S. Armed Forces	0	163	270
Households			
2028 Projection	6,503	48,642	103,599
2023 Estimate	6,158	47,019	100,468
2010 Census	4,460	39,912	85,658
Growth 2023 - 2028	5.60%	3.45%	3.12%
Growth 2010 - 2023	38.07%	17.81%	17.29%
Owner Occupied	2,699 43.83%	23,048 49.02%	42,953 42.75%
Renter Occupied	3,459 56.17%	23,971 50.98%	57,515 57.25%
2023 Households by HH Income	6,156	47,020	100,468
Income: <\$25,000	1,172 19.04%	7,019 14.93%	19,890 19.80%
Income: \$25,000 - \$50,000	1,218 19.79%	8,466 18.01%	18,601 18.51%
Income: \$50,000 - \$75,000	1,243 20.19%	8,289 17.63%	17,693 17.61%
Income: \$75,000 - \$100,000	595 9.67%	6,367 13.54%	12,834 12.77%
Income: \$100,000 - \$125,000	1,000 16.24%	6,082 12.93%	11,302 11.25%
Income: \$125,000 - \$150,000	350 5.69%	3,389 7.21%	6,325 6.30%
Income: \$150,000 - \$200,000	348 5.65%	4,051 8.62%	6,915 6.88%
Income: \$200,000+	230 3.74%	3,357 7.14%	6,908 6.88%
2023 Avg Household Income	\$78,941	\$93,306	\$86,384
2023 Med Household Income	\$63,421	\$74,171	\$66,086

Demographic Summary Report

Promenade at Sacramento Gateway

3611-3661 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **106,060 SF**
 Year Built: **2005**

Total Available: **1,290 SF**
 % Leased: **98.78%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	14,519	146,727	273,374
2023 Estimate	13,562	141,819	265,313
2010 Census	8,697	120,313	227,094
Growth 2023 - 2028	7.06%	3.46%	3.04%
Growth 2010 - 2023	55.94%	17.88%	16.83%
2023 Population by Hispanic Origin	4,490	47,807	86,286
2023 Population	13,562	141,819	265,313
White	5,874 43.31%	71,776 50.61%	153,489 57.85%
Black	3,024 22.30%	22,610 15.94%	35,652 13.44%
Am. Indian & Alaskan	191 1.41%	2,627 1.85%	6,032 2.27%
Asian	3,085 22.75%	31,293 22.07%	46,339 17.47%
Hawaiian & Pacific Island	204 1.50%	2,641 1.86%	4,128 1.56%
Other	1,183 8.72%	10,870 7.66%	19,673 7.42%
U.S. Armed Forces	0	166	257
Households			
2028 Projection	5,107	49,751	100,932
2023 Estimate	4,783	48,112	97,902
2010 Census	3,143	41,002	83,633
Growth 2023 - 2028	6.77%	3.41%	3.09%
Growth 2010 - 2023	52.18%	17.34%	17.06%
Owner Occupied	1,705 35.65%	23,766 49.40%	42,554 43.47%
Renter Occupied	3,077 64.33%	24,345 50.60%	55,347 56.53%
2023 Households by HH Income	4,784	48,114	97,900
Income: <\$25,000	1,175 24.56%	7,058 14.67%	19,456 19.87%
Income: \$25,000 - \$50,000	1,032 21.57%	8,778 18.24%	18,156 18.55%
Income: \$50,000 - \$75,000	895 18.71%	8,523 17.71%	17,181 17.55%
Income: \$75,000 - \$100,000	362 7.57%	6,515 13.54%	12,518 12.79%
Income: \$100,000 - \$125,000	714 14.92%	6,210 12.91%	11,040 11.28%
Income: \$125,000 - \$150,000	242 5.06%	3,409 7.09%	6,153 6.28%
Income: \$150,000 - \$200,000	157 3.28%	4,185 8.70%	6,729 6.87%
Income: \$200,000+	207 4.33%	3,436 7.14%	6,667 6.81%
2023 Avg Household Income	\$72,832	\$93,396	\$86,184
2023 Med Household Income	\$55,124	\$74,094	\$66,036

Demographic Summary Report

Promenade at Sacramento Gateway

3648 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **11,319 SF**
 Year Built: -

Total Available: **5,756 SF**
 % Leased: **49.15%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	16,699	143,688	278,745
2023 Estimate	15,804	138,850	270,487
2010 Census	11,405	117,530	231,185
Growth 2023 - 2028	5.66%	3.48%	3.05%
Growth 2010 - 2023	38.57%	18.14%	17.00%
2023 Population by Hispanic Origin	5,576	47,348	87,393
2023 Population	15,804	138,850	270,487
White	7,729 48.91%	70,615 50.86%	156,710 57.94%
Black	2,921 18.48%	22,103 15.92%	35,918 13.28%
Am. Indian & Alaskan	266 1.68%	2,615 1.88%	6,136 2.27%
Asian	3,373 21.34%	30,334 21.85%	47,538 17.57%
Hawaiian & Pacific Island	243 1.54%	2,560 1.84%	4,147 1.53%
Other	1,272 8.05%	10,623 7.65%	20,038 7.41%
U.S. Armed Forces	0	160	271
Households			
2028 Projection	6,061	48,797	104,093
2023 Estimate	5,745	47,178	100,948
2010 Census	4,200	40,110	86,092
Growth 2023 - 2028	5.50%	3.43%	3.12%
Growth 2010 - 2023	36.79%	17.62%	17.26%
Owner Occupied	2,604 45.33%	23,016 48.79%	43,149 42.74%
Renter Occupied	3,140 54.66%	24,163 51.22%	57,799 57.26%
2023 Households by HH Income	5,744	47,180	100,949
Income: <\$25,000	1,085 18.89%	7,171 15.20%	19,998 19.81%
Income: \$25,000 - \$50,000	1,186 20.65%	8,547 18.12%	18,698 18.52%
Income: \$50,000 - \$75,000	1,163 20.25%	8,321 17.64%	17,761 17.59%
Income: \$75,000 - \$100,000	551 9.59%	6,387 13.54%	12,876 12.75%
Income: \$100,000 - \$125,000	883 15.37%	6,062 12.85%	11,344 11.24%
Income: \$125,000 - \$150,000	326 5.68%	3,364 7.13%	6,363 6.30%
Income: \$150,000 - \$200,000	329 5.73%	4,006 8.49%	6,951 6.89%
Income: \$200,000+	221 3.85%	3,322 7.04%	6,958 6.89%
2023 Avg Household Income	\$78,694	\$92,662	\$86,415
2023 Med Household Income	\$62,418	\$73,598	\$66,068

Demographic Summary Report

Burlington Coat Factory/Ashley Furniture

3671 N Freeway Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: -
 GLA: **197,000 SF**
 Year Built: **2007**

Total Available: **60,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,810	147,301	278,691
2023 Estimate	12,094	142,451	270,427
2010 Census	8,555	121,312	231,375
Growth 2023 - 2028	5.92%	3.40%	3.06%
Growth 2010 - 2023	41.37%	17.43%	16.88%
2023 Population by Hispanic Origin	4,503	48,960	87,946
2023 Population	12,094	142,451	270,427
White	5,711 47.22%	72,450 50.86%	157,075 58.08%
Black	2,559 21.16%	22,847 16.04%	36,130 13.36%
Am. Indian & Alaskan	203 1.68%	2,718 1.91%	6,127 2.27%
Asian	2,398 19.83%	30,833 21.64%	46,916 17.35%
Hawaiian & Pacific Island	192 1.59%	2,707 1.90%	4,176 1.54%
Other	1,032 8.53%	10,895 7.65%	20,004 7.40%
U.S. Armed Forces	0	153	265
Households			
2028 Projection	4,468	49,665	103,360
2023 Estimate	4,229	48,056	100,240
2010 Census	3,051	41,118	85,594
Growth 2023 - 2028	5.65%	3.35%	3.11%
Growth 2010 - 2023	38.61%	16.87%	17.11%
Owner Occupied	1,664 39.35%	23,285 48.45%	43,292 43.19%
Renter Occupied	2,564 60.63%	24,771 51.55%	56,947 56.81%
2023 Households by HH Income	4,228	48,056	100,239
Income: <\$25,000	910 21.52%	7,434 15.47%	19,966 19.92%
Income: \$25,000 - \$50,000	956 22.61%	8,909 18.54%	18,648 18.60%
Income: \$50,000 - \$75,000	809 19.13%	8,576 17.85%	17,540 17.50%
Income: \$75,000 - \$100,000	430 10.17%	6,508 13.54%	12,720 12.69%
Income: \$100,000 - \$125,000	599 14.17%	6,091 12.67%	11,303 11.28%
Income: \$125,000 - \$150,000	219 5.18%	3,268 6.80%	6,293 6.28%
Income: \$150,000 - \$200,000	130 3.07%	3,966 8.25%	6,889 6.87%
Income: \$200,000+	175 4.14%	3,304 6.88%	6,880 6.86%
2023 Avg Household Income	\$73,875	\$91,436	\$86,247
2023 Med Household Income	\$57,701	\$72,327	\$65,898

Demographic Summary Report

910 Grand Ave, Sacramento, CA 95838

Building Type: **General Retail** Total Available: **3,724 SF**
 Secondary: **Storefront** % Leased: **0%**
 GLA: **3,724 SF** Rent/SF/Yr: **\$18.91**
 Year Built: **1944**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	24,400	117,201	344,234
2023 Estimate	23,582	113,893	334,350
2010 Census	20,000	100,280	292,757
Growth 2023 - 2028	3.47%	2.90%	2.96%
Growth 2010 - 2023	17.91%	13.57%	14.21%
2023 Population by Hispanic Origin	8,255	45,675	98,915
2023 Population	23,582	113,893	334,350
White	10,138 42.99%	66,297 58.21%	209,719 62.72%
Black	4,798 20.35%	17,243 15.14%	43,457 13.00%
Am. Indian & Alaskan	610 2.59%	3,057 2.68%	6,849 2.05%
Asian	5,535 23.47%	16,695 14.66%	45,153 13.50%
Hawaiian & Pacific Island	815 3.46%	2,459 2.16%	4,792 1.43%
Other	1,685 7.15%	8,143 7.15%	24,380 7.29%
U.S. Armed Forces	32	61	305
Households			
2028 Projection	6,702	38,364	133,235
2023 Estimate	6,483	37,320	129,411
2010 Census	5,534	33,105	113,399
Growth 2023 - 2028	3.38%	2.80%	2.95%
Growth 2010 - 2023	17.15%	12.73%	14.12%
Owner Occupied	2,879 44.41%	16,550 44.35%	54,760 42.31%
Renter Occupied	3,604 55.59%	20,769 55.65%	74,650 57.68%
2023 Households by HH Income	6,484	37,319	129,410
Income: <\$25,000	1,539 23.74%	9,360 25.08%	26,127 20.19%
Income: \$25,000 - \$50,000	1,806 27.85%	9,055 24.26%	27,387 21.16%
Income: \$50,000 - \$75,000	1,248 19.25%	6,881 18.44%	22,550 17.43%
Income: \$75,000 - \$100,000	771 11.89%	4,650 12.46%	15,758 12.18%
Income: \$100,000 - \$125,000	483 7.45%	3,428 9.19%	12,892 9.96%
Income: \$125,000 - \$150,000	233 3.59%	1,265 3.39%	6,950 5.37%
Income: \$150,000 - \$200,000	168 2.59%	1,435 3.85%	8,666 6.70%
Income: \$200,000+	236 3.64%	1,245 3.34%	9,080 7.02%
2023 Avg Household Income	\$65,311	\$66,976	\$84,212
2023 Med Household Income	\$48,515	\$50,770	\$61,390

Demographic Summary Report

3945 Marysville Blvd, Sacramento, CA 95838

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **5,720 SF**
 Year Built: **1992**

Total Available: **5,720 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	18,456	115,850	343,751
2023 Estimate	17,890	112,499	333,966
2010 Census	15,486	98,577	293,586
Growth 2023 - 2028	3.16%	2.98%	2.93%
Growth 2010 - 2023	15.52%	14.12%	13.75%
2023 Population by Hispanic Origin	5,676	41,244	97,788
2023 Population	17,890	112,499	333,966
White	8,551 47.80%	67,282 59.81%	216,787 64.91%
Black	3,565 19.93%	16,188 14.39%	42,443 12.71%
Am. Indian & Alaskan	575 3.21%	2,883 2.56%	6,873 2.06%
Asian	3,241 18.12%	15,803 14.05%	38,918 11.65%
Hawaiian & Pacific Island	626 3.50%	2,335 2.08%	4,682 1.40%
Other	1,332 7.45%	8,008 7.12%	24,262 7.26%
U.S. Armed Forces	5	75	275
Households			
2028 Projection	5,542	39,341	129,736
2023 Estimate	5,378	38,224	126,087
2010 Census	4,693	33,636	111,160
Growth 2023 - 2028	3.05%	2.92%	2.89%
Growth 2010 - 2023	14.60%	13.64%	13.43%
Owner Occupied	2,731 50.78%	15,892 41.58%	57,077 45.27%
Renter Occupied	2,647 49.22%	22,332 58.42%	69,010 54.73%
2023 Households by HH Income	5,378	38,224	126,086
Income: <\$25,000	1,397 25.98%	10,247 26.81%	25,931 20.57%
Income: \$25,000 - \$50,000	1,399 26.01%	9,881 25.85%	27,819 22.06%
Income: \$50,000 - \$75,000	968 18.00%	6,553 17.14%	22,537 17.87%
Income: \$75,000 - \$100,000	669 12.44%	4,385 11.47%	14,836 11.77%
Income: \$100,000 - \$125,000	388 7.21%	3,159 8.26%	12,342 9.79%
Income: \$125,000 - \$150,000	216 4.02%	1,324 3.46%	6,318 5.01%
Income: \$150,000 - \$200,000	134 2.49%	1,436 3.76%	7,911 6.27%
Income: \$200,000+	207 3.85%	1,239 3.24%	8,392 6.66%
2023 Avg Household Income	\$65,426	\$64,747	\$81,968
2023 Med Household Income	\$47,579	\$46,887	\$59,356

Demographic Summary Report

Park Place II 4710 Natomas Blvd, Sacramento, CA 95835

Building Type: **General Retail** Total Available: **22,726 SF**
 Secondary: **Freestanding** % Leased: **40.44%**
 GLA: **38,158 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2004**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	19,671	106,341	214,397
2023 Estimate	18,969	102,646	208,069
2010 Census	15,831	86,274	179,211
Growth 2023 - 2028	3.70%	3.60%	3.04%
Growth 2010 - 2023	19.82%	18.98%	16.10%
2023 Population by Hispanic Origin	4,262	28,923	68,621
2023 Population	18,969	102,646	208,069
White	7,977 42.05%	49,547 48.27%	114,571 55.06%
Black	3,560 18.77%	15,740 15.33%	29,279 14.07%
Am. Indian & Alaskan	164 0.86%	1,511 1.47%	4,399 2.11%
Asian	5,303 27.96%	26,007 25.34%	40,631 19.53%
Hawaiian & Pacific Island	263 1.39%	1,646 1.60%	3,589 1.72%
Other	1,702 8.97%	8,195 7.98%	15,601 7.50%
U.S. Armed Forces	6	147	200
Households			
2028 Projection	6,842	37,371	72,408
2023 Estimate	6,605	36,089	70,311
2010 Census	5,560	30,453	60,865
Growth 2023 - 2028	3.59%	3.55%	2.98%
Growth 2010 - 2023	18.79%	18.51%	15.52%
Owner Occupied	2,920 44.21%	20,168 55.88%	36,333 51.67%
Renter Occupied	3,685 55.79%	15,921 44.12%	33,978 48.33%
2023 Households by HH Income	6,606	36,089	70,310
Income: <\$25,000	909 13.76%	4,027 11.16%	11,726 16.68%
Income: \$25,000 - \$50,000	697 10.55%	5,982 16.58%	13,188 18.76%
Income: \$50,000 - \$75,000	916 13.87%	5,744 15.92%	12,225 17.39%
Income: \$75,000 - \$100,000	958 14.50%	4,690 13.00%	9,383 13.35%
Income: \$100,000 - \$125,000	1,118 16.92%	5,584 15.47%	8,518 12.11%
Income: \$125,000 - \$150,000	435 6.58%	2,834 7.85%	4,686 6.66%
Income: \$150,000 - \$200,000	688 10.41%	3,942 10.92%	5,622 8.00%
Income: \$200,000+	885 13.40%	3,286 9.11%	4,962 7.06%
2023 Avg Household Income	\$115,035	\$104,799	\$90,471
2023 Med Household Income	\$95,380	\$87,214	\$70,817

Demographic Summary Report

Park Place II 4760 Natomas Blvd, Sacramento, CA 95835

Building Type: **General Retail** Total Available: **2,000 SF**
 Secondary: **Freestanding** % Leased: **75%**
 GLA: **8,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	20,466		101,900		210,661	
2023 Estimate	19,797		98,280		204,408	
2010 Census	16,894		82,131		175,856	
Growth 2023 - 2028	3.38%		3.68%		3.06%	
Growth 2010 - 2023	17.18%		19.66%		16.24%	
2023 Population by Hispanic Origin	4,430		26,922		67,376	
2023 Population	19,797		98,280		204,408	
White	8,401	42.44%	46,968	47.79%	112,173	54.88%
Black	3,568	18.02%	15,121	15.39%	28,849	14.11%
Am. Indian & Alaskan	170	0.86%	1,394	1.42%	4,292	2.10%
Asian	5,630	28.44%	25,368	25.81%	40,229	19.68%
Hawaiian & Pacific Island	277	1.40%	1,551	1.58%	3,535	1.73%
Other	1,751	8.84%	7,879	8.02%	15,330	7.50%
U.S. Armed Forces	7		146		197	
Households						
2028 Projection	7,068		36,015		71,114	
2023 Estimate	6,844		34,755		69,043	
2010 Census	5,888		29,182		59,700	
Growth 2023 - 2028	3.27%		3.63%		3.00%	
Growth 2010 - 2023	16.24%		19.10%		15.65%	
Owner Occupied	3,243	47.38%	19,425	55.89%	35,722	51.74%
Renter Occupied	3,601	52.62%	15,330	44.11%	33,321	48.26%
2023 Households by HH Income	6,844		34,756		69,045	
Income: <\$25,000	847	12.38%	3,869	11.13%	11,370	16.47%
Income: \$25,000 - \$50,000	677	9.89%	5,669	16.31%	12,915	18.71%
Income: \$50,000 - \$75,000	930	13.59%	5,464	15.72%	12,008	17.39%
Income: \$75,000 - \$100,000	1,033	15.09%	4,463	12.84%	9,240	13.38%
Income: \$100,000 - \$125,000	1,132	16.54%	5,419	15.59%	8,433	12.21%
Income: \$125,000 - \$150,000	486	7.10%	2,779	8.00%	4,642	6.72%
Income: \$150,000 - \$200,000	766	11.19%	3,873	11.14%	5,564	8.06%
Income: \$200,000+	973	14.22%	3,220	9.26%	4,873	7.06%
2023 Avg Household Income	\$119,084		\$105,645		\$90,768	
2023 Med Household Income	\$98,426		\$88,309		\$71,202	

Demographic Summary Report

Garden Plaza 2201 Northgate Blvd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **3,116 SF**
 Secondary: **Freestanding** % Leased: **80.84%**
 GLA: **16,265 SF** Rent/SF/Yr: **\$18.00**
 Year Built: **1985**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	13,701		157,399		381,325	
2023 Estimate	13,294		152,884		370,528	
2010 Census	11,584		132,448		319,775	
Growth 2023 - 2028	3.06%		2.95%		2.91%	
Growth 2010 - 2023	14.76%		15.43%		15.87%	
2023 Population by Hispanic Origin	6,642		54,228		113,776	
2023 Population	13,294		152,884		370,528	
White	8,599	64.68%	94,170	61.60%	227,757	61.47%
Black	1,860	13.99%	20,449	13.38%	48,221	13.01%
Am. Indian & Alaskan	424	3.19%	3,772	2.47%	8,113	2.19%
Asian	1,188	8.94%	21,432	14.02%	54,134	14.61%
Hawaiian & Pacific Island	249	1.87%	2,163	1.41%	4,997	1.35%
Other	974	7.33%	10,898	7.13%	27,305	7.37%
U.S. Armed Forces	0		140		305	
Households						
2028 Projection	4,508		63,645		154,087	
2023 Estimate	4,381		61,764		149,670	
2010 Census	3,859		53,322		129,267	
Growth 2023 - 2028	2.90%		3.05%		2.95%	
Growth 2010 - 2023	13.53%		15.83%		15.78%	
Owner Occupied	2,011	45.90%	20,546	33.27%	60,250	40.26%
Renter Occupied	2,370	54.10%	41,218	66.73%	89,420	59.74%
2023 Households by HH Income	4,381		61,763		149,671	
Income: <\$25,000	1,207	27.55%	13,612	22.04%	31,389	20.97%
Income: \$25,000 - \$50,000	864	19.72%	11,707	18.95%	27,804	18.58%
Income: \$50,000 - \$75,000	950	21.68%	11,276	18.26%	26,116	17.45%
Income: \$75,000 - \$100,000	526	12.01%	7,740	12.53%	18,124	12.11%
Income: \$100,000 - \$125,000	306	6.98%	5,859	9.49%	15,540	10.38%
Income: \$125,000 - \$150,000	154	3.52%	3,357	5.44%	8,667	5.79%
Income: \$150,000 - \$200,000	238	5.43%	3,611	5.85%	10,312	6.89%
Income: \$200,000+	136	3.10%	4,601	7.45%	11,719	7.83%
2023 Avg Household Income	\$66,079		\$83,737		\$87,135	
2023 Med Household Income	\$52,267		\$60,509		\$64,034	

Demographic Summary Report

Building A 3216 Northgate Blvd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **4,000 SF**
 Secondary: **Storefront Retail/Office** % Leased: **0%**
 GLA: **4,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2025**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	21,150	138,403	360,474
2023 Estimate	20,373	132,686	346,704
2010 Census	17,940	113,004	295,981
Growth 2023 - 2028	3.81%	4.31%	3.97%
Growth 2010 - 2023	13.56%	17.42%	17.14%
2023 Population by Hispanic Origin	10,393	50,808	105,518
2023 Population	20,373	132,686	346,704
White	11,838 58.11%	71,629 53.98%	209,334 60.38%
Black	3,037 14.91%	21,935 16.53%	44,835 12.93%
Am. Indian & Alaskan	600 2.95%	3,250 2.45%	7,412 2.14%
Asian	3,194 15.68%	23,076 17.39%	54,680 15.77%
Hawaiian & Pacific Island	412 2.02%	2,655 2.00%	4,835 1.39%
Other	1,290 6.33%	10,142 7.64%	25,608 7.39%
U.S. Armed Forces	17	75	346
Households			
2028 Projection	6,190	46,997	143,265
2023 Estimate	5,964	45,088	137,739
2010 Census	5,269	38,620	117,592
Growth 2023 - 2028	3.79%	4.23%	4.01%
Growth 2010 - 2023	13.19%	16.75%	17.13%
Owner Occupied	3,476 58.28%	18,800 41.70%	56,071 40.71%
Renter Occupied	2,487 41.70%	26,288 58.30%	81,668 59.29%
2023 Households by HH Income	5,963	45,089	137,738
Income: <\$25,000	1,038 17.41%	9,825 21.79%	27,528 19.99%
Income: \$25,000 - \$50,000	958 16.07%	8,198 18.18%	22,608 16.41%
Income: \$50,000 - \$75,000	1,185 19.87%	8,342 18.50%	22,627 16.43%
Income: \$75,000 - \$100,000	942 15.80%	5,671 12.58%	17,043 12.37%
Income: \$100,000 - \$125,000	749 12.56%	5,091 11.29%	15,173 11.02%
Income: \$125,000 - \$150,000	336 5.63%	2,586 5.74%	9,654 7.01%
Income: \$150,000 - \$200,000	451 7.56%	2,526 5.60%	10,608 7.70%
Income: \$200,000+	304 5.10%	2,850 6.32%	12,497 9.07%
2023 Avg Household Income	\$85,400	\$82,126	\$93,389
2023 Med Household Income	\$69,995	\$62,385	\$70,301

Demographic Summary Report

Building B 3216 Northgate Blvd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **3,790 SF**
 Secondary: **Storefront** % Leased: **0%**
 GLA: **3,790 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2025**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	21,388	139,435	361,774
2023 Estimate	20,606	133,659	347,966
2010 Census	18,170	113,718	297,137
Growth 2023 - 2028	3.80%	4.32%	3.97%
Growth 2010 - 2023	13.41%	17.54%	17.11%
2023 Population by Hispanic Origin	10,550	51,093	105,780
2023 Population	20,606	133,659	347,966
White	12,005 58.26%	72,380 54.15%	210,186 60.40%
Black	3,053 14.82%	22,047 16.49%	45,039 12.94%
Am. Indian & Alaskan	610 2.96%	3,282 2.46%	7,438 2.14%
Asian	3,217 15.61%	23,081 17.27%	54,751 15.73%
Hawaiian & Pacific Island	417 2.02%	2,659 1.99%	4,846 1.39%
Other	1,304 6.33%	10,210 7.64%	25,706 7.39%
U.S. Armed Forces	17	76	345
Households			
2028 Projection	6,248	47,581	143,941
2023 Estimate	6,021	45,636	138,394
2010 Census	5,329	39,008	118,189
Growth 2023 - 2028	3.77%	4.26%	4.01%
Growth 2010 - 2023	12.99%	16.99%	17.10%
Owner Occupied	3,481 57.81%	18,836 41.27%	56,320 40.70%
Renter Occupied	2,541 42.20%	26,800 58.73%	82,073 59.30%
2023 Households by HH Income	6,023	45,635	138,393
Income: <\$25,000	1,061 17.62%	9,922 21.74%	27,660 19.99%
Income: \$25,000 - \$50,000	973 16.15%	8,278 18.14%	22,714 16.41%
Income: \$50,000 - \$75,000	1,204 19.99%	8,412 18.43%	22,719 16.42%
Income: \$75,000 - \$100,000	947 15.72%	5,775 12.65%	17,126 12.37%
Income: \$100,000 - \$125,000	741 12.30%	5,169 11.33%	15,244 11.02%
Income: \$125,000 - \$150,000	334 5.55%	2,643 5.79%	9,701 7.01%
Income: \$150,000 - \$200,000	462 7.67%	2,552 5.59%	10,654 7.70%
Income: \$200,000+	301 5.00%	2,884 6.32%	12,575 9.09%
2023 Avg Household Income	\$84,897	\$82,229	\$93,421
2023 Med Household Income	\$69,356	\$62,570	\$70,313

Demographic Summary Report

3270-3290 Northgate Blvd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **640 SF**
 Secondary: - % Leased: **100%**
 GLA: **12,260 SF** Rent/SF/Yr: **\$18.00**
 Year Built: **1988**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	20,237	135,527	354,079
2023 Estimate	19,692	131,210	343,496
2010 Census	17,497	112,576	294,212
Growth 2023 - 2028	2.77%	3.29%	3.08%
Growth 2010 - 2023	12.55%	16.55%	16.75%
2023 Population by Hispanic Origin	9,911	50,292	104,648
2023 Population	19,692	131,210	343,496
White	11,286 57.31%	70,477 53.71%	207,424 60.39%
Black	2,959 15.03%	21,784 16.60%	44,169 12.86%
Am. Indian & Alaskan	568 2.88%	3,205 2.44%	7,354 2.14%
Asian	3,231 16.41%	23,066 17.58%	54,397 15.84%
Hawaiian & Pacific Island	407 2.07%	2,651 2.02%	4,803 1.40%
Other	1,240 6.30%	10,027 7.64%	25,349 7.38%
U.S. Armed Forces	19	71	340
Households			
2028 Projection	5,880	45,578	140,416
2023 Estimate	5,724	44,167	136,170
2010 Census	5,102	38,148	116,624
Growth 2023 - 2028	2.73%	3.19%	3.12%
Growth 2010 - 2023	12.19%	15.78%	16.76%
Owner Occupied	3,341 58.37%	18,728 42.40%	55,484 40.75%
Renter Occupied	2,383 41.63%	25,439 57.60%	80,686 59.25%
2023 Households by HH Income	5,721	44,167	136,170
Income: <\$25,000	1,030 18.00%	9,521 21.56%	27,268 20.02%
Income: \$25,000 - \$50,000	1,079 18.86%	9,416 21.32%	26,062 19.14%
Income: \$50,000 - \$75,000	1,185 20.71%	8,551 19.36%	23,655 17.37%
Income: \$75,000 - \$100,000	884 15.45%	5,383 12.19%	16,550 12.15%
Income: \$100,000 - \$125,000	682 11.92%	4,683 10.60%	14,395 10.57%
Income: \$125,000 - \$150,000	260 4.54%	2,058 4.66%	8,201 6.02%
Income: \$150,000 - \$200,000	369 6.45%	2,270 5.14%	9,829 7.22%
Income: \$200,000+	232 4.06%	2,285 5.17%	10,210 7.50%
2023 Avg Household Income	\$79,517	\$76,977	\$87,322
2023 Med Household Income	\$64,612	\$58,415	\$64,943

Demographic Summary Report

Natomas Gardens

3625 Northgate Blvd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Supermarket**
 GLA: **75,402 SF**
 Year Built: -

Total Available: **7,500 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	16,600	135,885	334,682
2023 Estimate	16,149	131,669	324,639
2010 Census	14,332	113,673	277,931
Growth 2023 - 2028	2.79%	3.20%	3.09%
Growth 2010 - 2023	12.68%	15.83%	16.81%
2023 Population by Hispanic Origin	7,835	49,845	100,405
2023 Population	16,149	131,669	324,639
White	9,137 56.58%	69,588 52.85%	194,787 60.00%
Black	2,514 15.57%	22,008 16.71%	41,668 12.84%
Am. Indian & Alaskan	443 2.74%	3,102 2.36%	7,023 2.16%
Asian	2,652 16.42%	24,148 18.34%	52,685 16.23%
Hawaiian & Pacific Island	346 2.14%	2,692 2.04%	4,665 1.44%
Other	1,057 6.55%	10,130 7.69%	23,811 7.33%
U.S. Armed Forces	16	59	337
Households			
2028 Projection	4,951	44,910	130,514
2023 Estimate	4,817	43,560	126,546
2010 Census	4,281	37,887	108,273
Growth 2023 - 2028	2.78%	3.10%	3.14%
Growth 2010 - 2023	12.52%	14.97%	16.88%
Owner Occupied	2,915 60.51%	19,147 43.96%	52,375 41.39%
Renter Occupied	1,902 39.49%	24,413 56.04%	74,171 58.61%
2023 Households by HH Income	4,819	43,562	126,546
Income: <\$25,000	855 17.74%	8,832 20.27%	25,050 19.80%
Income: \$25,000 - \$50,000	890 18.47%	9,141 20.98%	23,895 18.88%
Income: \$50,000 - \$75,000	999 20.73%	8,439 19.37%	21,923 17.32%
Income: \$75,000 - \$100,000	735 15.25%	5,435 12.48%	15,604 12.33%
Income: \$100,000 - \$125,000	664 13.78%	4,848 11.13%	13,713 10.84%
Income: \$125,000 - \$150,000	253 5.25%	2,081 4.78%	7,739 6.12%
Income: \$150,000 - \$200,000	200 4.15%	2,383 5.47%	9,186 7.26%
Income: \$200,000+	223 4.63%	2,403 5.52%	9,436 7.46%
2023 Avg Household Income	\$80,428	\$79,341	\$87,688
2023 Med Household Income	\$66,273	\$60,446	\$65,811

Demographic Summary Report

Pad A 3645 Northgate Blvd, Sacramento, CA 95834

Building Type: **General Retail** Total Available: **1,020 SF**
 Secondary: - % Leased: **92.44%**
 GLA: **13,500 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2003**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	16,084	134,538	332,970
2023 Estimate	15,636	130,366	322,964
2010 Census	13,803	112,579	276,587
Growth 2023 - 2028	2.87%	3.20%	3.10%
Growth 2010 - 2023	13.28%	15.80%	16.77%
2023 Population by Hispanic Origin	7,406	49,559	99,884
2023 Population	15,636	130,366	322,964
White	8,661 55.39%	68,924 52.87%	193,763 60.00%
Black	2,468 15.78%	21,792 16.72%	41,478 12.84%
Am. Indian & Alaskan	424 2.71%	3,091 2.37%	6,968 2.16%
Asian	2,717 17.38%	23,872 18.31%	52,457 16.24%
Hawaiian & Pacific Island	348 2.23%	2,682 2.06%	4,643 1.44%
Other	1,017 6.50%	10,005 7.67%	23,654 7.32%
U.S. Armed Forces	19	59	336
Households			
2028 Projection	4,730	44,283	129,721
2023 Estimate	4,597	42,957	125,768
2010 Census	4,058	37,395	107,616
Growth 2023 - 2028	2.89%	3.09%	3.14%
Growth 2010 - 2023	13.28%	14.87%	16.87%
Owner Occupied	2,749 59.80%	19,029 44.30%	52,063 41.40%
Renter Occupied	1,848 40.20%	23,928 55.70%	73,706 58.60%
2023 Households by HH Income	4,597	42,958	125,769
Income: <\$25,000	880 19.14%	8,805 20.50%	24,935 19.83%
Income: \$25,000 - \$50,000	855 18.60%	9,098 21.18%	23,812 18.93%
Income: \$50,000 - \$75,000	959 20.86%	8,377 19.50%	21,805 17.34%
Income: \$75,000 - \$100,000	684 14.88%	5,358 12.47%	15,520 12.34%
Income: \$100,000 - \$125,000	616 13.40%	4,797 11.17%	13,624 10.83%
Income: \$125,000 - \$150,000	233 5.07%	1,966 4.58%	7,631 6.07%
Income: \$150,000 - \$200,000	169 3.68%	2,268 5.28%	9,105 7.24%
Income: \$200,000+	201 4.37%	2,289 5.33%	9,337 7.42%
2023 Avg Household Income	\$78,202	\$78,371	\$87,526
2023 Med Household Income	\$64,387	\$59,845	\$65,680

Demographic Summary Report

Norwood Center 4215 Norwood Ave, Sacramento, CA 95838

Building Type: **General Retail** Total Available: **1,520 SF**
 Secondary: **Freestanding** % Leased: **90.19%**
 GLA: **15,500 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	19,316		123,212		309,916	
2023 Estimate	18,867		119,468		300,260	
2010 Census	17,189		103,615		258,237	
Growth 2023 - 2028	2.38%		3.13%		3.22%	
Growth 2010 - 2023	9.76%		15.30%		16.27%	
2023 Population by Hispanic Origin	7,035		45,504		92,845	
2023 Population	18,867		119,468		300,260	
White	9,142	48.45%	65,810	55.09%	178,096	59.31%
Black	3,246	17.20%	18,857	15.78%	41,476	13.81%
Am. Indian & Alaskan	384	2.04%	2,961	2.48%	6,327	2.11%
Asian	4,156	22.03%	20,563	17.21%	47,324	15.76%
Hawaiian & Pacific Island	623	3.30%	2,526	2.11%	4,650	1.55%
Other	1,316	6.98%	8,751	7.32%	22,387	7.46%
U.S. Armed Forces	20		60		307	
Households						
2028 Projection	5,324		39,190		114,028	
2023 Estimate	5,203		38,018		110,480	
2010 Census	4,755		33,108		95,117	
Growth 2023 - 2028	2.33%		3.08%		3.21%	
Growth 2010 - 2023	9.42%		14.83%		16.15%	
Owner Occupied	2,644	50.82%	18,112	47.64%	48,889	44.25%
Renter Occupied	2,559	49.18%	19,906	52.36%	61,591	55.75%
2023 Households by HH Income	5,204		38,019		110,481	
Income: <\$25,000	834	16.03%	8,143	21.42%	22,112	20.01%
Income: \$25,000 - \$50,000	1,357	26.08%	8,424	22.16%	22,696	20.54%
Income: \$50,000 - \$75,000	1,124	21.60%	7,239	19.04%	18,649	16.88%
Income: \$75,000 - \$100,000	693	13.32%	5,025	13.22%	13,839	12.53%
Income: \$100,000 - \$125,000	673	12.93%	4,146	10.91%	11,928	10.80%
Income: \$125,000 - \$150,000	198	3.80%	1,526	4.01%	6,291	5.69%
Income: \$150,000 - \$200,000	180	3.46%	1,792	4.71%	7,637	6.91%
Income: \$200,000+	145	2.79%	1,724	4.53%	7,329	6.63%
2023 Avg Household Income	\$71,870		\$74,788		\$84,513	
2023 Med Household Income	\$60,528		\$57,813		\$63,291	

Demographic Summary Report

Grocery

SEC W Elkhorn Blvd & Wate @ Waterside Dr, Sacramento, CA 95835

Building Type: **General Retail**
 Secondary: **Supermarket**
 GLA: **45,000 SF**
 Year Built: -

Total Available: **45,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	129	25,212	67,230
2023 Estimate	122	24,500	66,189
2010 Census	72	18,755	55,716
Growth 2023 - 2028	5.74%	2.91%	1.57%
Growth 2010 - 2023	69.44%	30.63%	18.80%
2023 Population by Hispanic Origin	18	4,810	13,925
2023 Population	122	24,500	66,189
White	104 85.25%	10,950 44.69%	29,436 44.47%
Black	2 1.64%	3,039 12.40%	9,404 14.21%
Am. Indian & Alaskan	2 1.64%	241 0.98%	710 1.07%
Asian	11 9.02%	8,096 33.04%	20,278 30.64%
Hawaiian & Pacific Island	0 0.00%	295 1.20%	972 1.47%
Other	3 2.46%	1,879 7.67%	5,389 8.14%
U.S. Armed Forces	0	81	127
Households			
2028 Projection	49	8,934	24,007
2023 Estimate	47	8,692	23,614
2010 Census	28	6,839	20,074
Growth 2023 - 2028	4.26%	2.78%	1.66%
Growth 2010 - 2023	67.86%	27.09%	17.63%
Owner Occupied	36 76.60%	6,081 69.96%	14,060 59.54%
Renter Occupied	11 23.40%	2,610 30.03%	9,555 40.46%
2023 Households by HH Income	47	8,693	23,615
Income: <\$25,000	0 0.00%	631 7.26%	1,613 6.83%
Income: \$25,000 - \$50,000	0 0.00%	532 6.12%	2,555 10.82%
Income: \$50,000 - \$75,000	2 4.26%	629 7.24%	2,647 11.21%
Income: \$75,000 - \$100,000	2 4.26%	1,185 13.63%	3,931 16.65%
Income: \$100,000 - \$125,000	8 17.02%	1,507 17.34%	3,653 15.47%
Income: \$125,000 - \$150,000	3 6.38%	1,164 13.39%	2,688 11.38%
Income: \$150,000 - \$200,000	17 36.17%	1,501 17.27%	3,081 13.05%
Income: \$200,000+	15 31.91%	1,544 17.76%	3,447 14.60%
2023 Avg Household Income	\$196,223	\$142,861	\$127,793
2023 Med Household Income	\$175,000	\$122,718	\$107,264

Demographic Summary Report

Building B 3291 Truxel Rd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **1,360 SF**
 Secondary: **Freestanding** % Leased: **86.31%**
 GLA: **9,933 SF** Rent/SF/Yr: **\$22.20**
 Year Built: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	24,876	138,709	306,212
2023 Estimate	24,393	134,486	297,151
2010 Census	22,786	114,775	253,824
Growth 2023 - 2028	1.98%	3.14%	3.05%
Growth 2010 - 2023	7.05%	17.17%	17.07%
2023 Population by Hispanic Origin	10,293	49,941	93,876
2023 Population	24,393	134,486	297,151
White	13,715 56.23%	72,942 54.24%	174,488 58.72%
Black	4,423 18.13%	20,959 15.58%	38,799 13.06%
Am. Indian & Alaskan	571 2.34%	3,060 2.28%	6,589 2.22%
Asian	3,384 13.87%	24,962 18.56%	50,964 17.15%
Hawaiian & Pacific Island	381 1.56%	2,353 1.75%	4,406 1.48%
Other	1,920 7.87%	10,210 7.59%	21,904 7.37%
U.S. Armed Forces	0	122	304
Households			
2028 Projection	9,054	47,880	117,699
2023 Estimate	8,894	46,439	114,185
2010 Census	8,408	39,778	97,587
Growth 2023 - 2028	1.80%	3.10%	3.08%
Growth 2010 - 2023	5.78%	16.75%	17.01%
Owner Occupied	4,357 48.99%	20,227 43.56%	48,192 42.21%
Renter Occupied	4,537 51.01%	26,213 56.45%	65,994 57.80%
2023 Households by HH Income	8,894	46,439	114,187
Income: <\$25,000	1,075 12.09%	9,136 19.67%	22,279 19.51%
Income: \$25,000 - \$50,000	2,010 22.60%	8,883 19.13%	20,460 17.92%
Income: \$50,000 - \$75,000	1,972 22.17%	8,390 18.07%	19,968 17.49%
Income: \$75,000 - \$100,000	1,169 13.14%	6,027 12.98%	14,510 12.71%
Income: \$100,000 - \$125,000	1,092 12.28%	5,445 11.73%	12,576 11.01%
Income: \$125,000 - \$150,000	440 4.95%	2,895 6.23%	7,163 6.27%
Income: \$150,000 - \$200,000	596 6.70%	2,962 6.38%	8,333 7.30%
Income: \$200,000+	540 6.07%	2,701 5.82%	8,898 7.79%
2023 Avg Household Income	\$86,909	\$83,334	\$89,246
2023 Med Household Income	\$66,764	\$64,831	\$67,466

Demographic Summary Report

FoodMaxx

3291 Truxel Rd, Sacramento, CA 95833

Building Type: **General Retail** Total Available: **5,266 SF**
 Secondary: **Storefront** % Leased: **89.48%**
 GLA: **50,045 SF** Rent/SF/Yr: **\$22.20**
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	26,513	138,941	307,673
2023 Estimate	25,788	134,736	298,575
2010 Census	22,850	114,968	255,062
Growth 2023 - 2028	2.81%	3.12%	3.05%
Growth 2010 - 2023	12.86%	17.19%	17.06%
2023 Population by Hispanic Origin	11,253	50,140	94,101
2023 Population	25,788	134,736	298,575
White	14,840 57.55%	73,551 54.59%	175,504 58.78%
Black	4,459 17.29%	20,995 15.58%	38,874 13.02%
Am. Indian & Alaskan	665 2.58%	3,114 2.31%	6,605 2.21%
Asian	3,434 13.32%	24,598 18.26%	51,160 17.13%
Hawaiian & Pacific Island	376 1.46%	2,316 1.72%	4,414 1.48%
Other	2,013 7.81%	10,161 7.54%	22,018 7.37%
U.S. Armed Forces	0	123	304
Households			
2028 Projection	9,548	47,952	118,460
2023 Estimate	9,316	46,506	114,928
2010 Census	8,435	39,758	98,244
Growth 2023 - 2028	2.49%	3.11%	3.07%
Growth 2010 - 2023	10.44%	16.97%	16.98%
Owner Occupied	4,457 47.84%	19,844 42.67%	48,658 42.34%
Renter Occupied	4,859 52.16%	26,662 57.33%	66,270 57.66%
2023 Households by HH Income	9,316	46,507	114,927
Income: <\$25,000	1,127 12.10%	9,499 20.42%	22,287 19.39%
Income: \$25,000 - \$50,000	2,057 22.08%	8,922 19.18%	20,518 17.85%
Income: \$50,000 - \$75,000	2,116 22.71%	8,369 18.00%	20,097 17.49%
Income: \$75,000 - \$100,000	1,271 13.64%	5,962 12.82%	14,585 12.69%
Income: \$100,000 - \$125,000	1,101 11.82%	5,375 11.56%	12,664 11.02%
Income: \$125,000 - \$150,000	432 4.64%	2,882 6.20%	7,247 6.31%
Income: \$150,000 - \$200,000	672 7.21%	2,909 6.25%	8,459 7.36%
Income: \$200,000+	540 5.80%	2,589 5.57%	9,070 7.89%
2023 Avg Household Income	\$86,365	\$82,032	\$89,661
2023 Med Household Income	\$66,300	\$63,715	\$67,755

Demographic Summary Report

On The Border

3521 Truxel Rd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **6,500 SF**
 Year Built: **1999**

Total Available: **6,500 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	18,946	138,533	275,566
2023 Estimate	18,064	133,877	267,363
2010 Census	13,851	112,994	227,984
Growth 2023 - 2028	4.88%	3.48%	3.07%
Growth 2010 - 2023	30.42%	18.48%	17.27%
2023 Population by Hispanic Origin	5,983	44,910	86,120
2023 Population	18,064	133,877	267,363
White	8,823 48.84%	68,482 51.15%	153,922 57.57%
Black	3,135 17.35%	20,871 15.59%	35,574 13.31%
Am. Indian & Alaskan	298 1.65%	2,529 1.89%	6,000 2.24%
Asian	4,097 22.68%	29,364 21.93%	47,920 17.92%
Hawaiian & Pacific Island	277 1.53%	2,325 1.74%	4,105 1.54%
Other	1,434 7.94%	10,306 7.70%	19,842 7.42%
U.S. Armed Forces	0	162	278
Households			
2028 Projection	7,149	47,537	103,462
2023 Estimate	6,830	45,960	100,324
2010 Census	5,324	38,943	85,374
Growth 2023 - 2028	4.67%	3.43%	3.13%
Growth 2010 - 2023	28.29%	18.02%	17.51%
Owner Occupied	3,040 44.51%	22,719 49.43%	42,457 42.32%
Renter Occupied	3,790 55.49%	23,241 50.57%	57,867 57.68%
2023 Households by HH Income	6,827	45,961	100,323
Income: <\$25,000	1,179 17.27%	6,658 14.49%	19,692 19.63%
Income: \$25,000 - \$50,000	1,319 19.32%	8,041 17.50%	18,438 18.38%
Income: \$50,000 - \$75,000	1,411 20.67%	7,982 17.37%	17,805 17.75%
Income: \$75,000 - \$100,000	682 9.99%	6,246 13.59%	12,913 12.87%
Income: \$100,000 - \$125,000	1,067 15.63%	6,082 13.23%	11,254 11.22%
Income: \$125,000 - \$150,000	411 6.02%	3,411 7.42%	6,277 6.26%
Income: \$150,000 - \$200,000	431 6.31%	4,099 8.92%	6,944 6.92%
Income: \$200,000+	327 4.79%	3,442 7.49%	7,000 6.98%
2023 Avg Household Income	\$83,220	\$95,144	\$86,766
2023 Med Household Income	\$65,556	\$76,199	\$66,417

Demographic Summary Report

Natomas Marketplace

3631-3661 Truxel Rd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: **Retail Building**
 GLA: **72,880 SF**
 Year Built: **1997**

Total Available: **2,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	18,894	134,846	275,892
2023 Estimate	18,137	130,416	267,701
2010 Census	14,645	110,300	228,115
Growth 2023 - 2028	4.17%	3.40%	3.06%
Growth 2010 - 2023	23.84%	18.24%	17.35%
2023 Population by Hispanic Origin	6,078	44,348	86,105
2023 Population	18,137	130,416	267,701
White	8,958 49.39%	67,356 51.65%	153,903 57.49%
Black	3,087 17.02%	20,180 15.47%	35,645 13.32%
Am. Indian & Alaskan	309 1.70%	2,542 1.95%	5,994 2.24%
Asian	4,040 22.27%	28,059 21.51%	48,178 18.00%
Hawaiian & Pacific Island	289 1.59%	2,219 1.70%	4,097 1.53%
Other	1,454 8.02%	10,059 7.71%	19,884 7.43%
U.S. Armed Forces	1	152	283
Households			
2028 Projection	7,119	46,276	104,089
2023 Estimate	6,846	44,772	100,944
2010 Census	5,602	37,997	85,872
Growth 2023 - 2028	3.99%	3.36%	3.12%
Growth 2010 - 2023	22.21%	17.83%	17.55%
Owner Occupied	3,193 46.64%	21,964 49.06%	42,310 41.91%
Renter Occupied	3,653 53.36%	22,808 50.94%	58,633 58.08%
2023 Households by HH Income	6,846	44,771	100,942
Income: <\$25,000	1,103 16.11%	6,701 14.97%	19,860 19.67%
Income: \$25,000 - \$50,000	1,352 19.75%	7,645 17.08%	18,384 18.21%
Income: \$50,000 - \$75,000	1,460 21.33%	7,776 17.37%	18,001 17.83%
Income: \$75,000 - \$100,000	659 9.63%	6,029 13.47%	12,982 12.86%
Income: \$100,000 - \$125,000	979 14.30%	5,927 13.24%	11,222 11.12%
Income: \$125,000 - \$150,000	439 6.41%	3,345 7.47%	6,333 6.27%
Income: \$150,000 - \$200,000	470 6.87%	3,963 8.85%	7,009 6.94%
Income: \$200,000+	384 5.61%	3,385 7.56%	7,151 7.08%
2023 Avg Household Income	\$85,792	\$95,096	\$87,020
2023 Med Household Income	\$65,877	\$76,093	\$66,490

Demographic Summary Report

Natomas Marketplace

3681-3701 Truxel Rd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: -
 GLA: **59,785 SF**
 Year Built: -

Total Available: **2,070 SF**
 % Leased: **96.54%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,023	137,175	268,292
2023 Estimate	16,228	132,562	260,302
2010 Census	12,426	111,884	221,817
Growth 2023 - 2028	4.90%	3.48%	3.07%
Growth 2010 - 2023	30.60%	18.48%	17.35%
2023 Population by Hispanic Origin	5,195	43,787	84,080
2023 Population	16,228	132,562	260,302
White	7,727 47.62%	67,637 51.02%	149,285 57.35%
Black	2,863 17.64%	20,656 15.58%	34,765 13.36%
Am. Indian & Alaskan	256 1.58%	2,477 1.87%	5,814 2.23%
Asian	3,826 23.58%	29,277 22.09%	47,057 18.08%
Hawaiian & Pacific Island	248 1.53%	2,263 1.71%	4,031 1.55%
Other	1,307 8.05%	10,253 7.73%	19,350 7.43%
U.S. Armed Forces	0	161	266
Households			
2028 Projection	6,487	47,344	100,314
2023 Estimate	6,198	45,771	97,266
2010 Census	4,829	38,774	82,691
Growth 2023 - 2028	4.66%	3.44%	3.13%
Growth 2010 - 2023	28.35%	18.05%	17.63%
Owner Occupied	2,603 42.00%	22,828 49.87%	41,345 42.51%
Renter Occupied	3,594 57.99%	22,943 50.13%	55,921 57.49%
2023 Households by HH Income	6,198	45,772	97,266
Income: <\$25,000	1,098 17.72%	6,499 14.20%	19,062 19.60%
Income: \$25,000 - \$50,000	1,230 19.85%	7,859 17.17%	17,826 18.33%
Income: \$50,000 - \$75,000	1,283 20.70%	7,857 17.17%	17,262 17.75%
Income: \$75,000 - \$100,000	574 9.26%	6,208 13.56%	12,512 12.86%
Income: \$100,000 - \$125,000	939 15.15%	6,137 13.41%	10,937 11.24%
Income: \$125,000 - \$150,000	373 6.02%	3,449 7.54%	6,130 6.30%
Income: \$150,000 - \$200,000	397 6.41%	4,206 9.19%	6,768 6.96%
Income: \$200,000+	304 4.90%	3,557 7.77%	6,769 6.96%
2023 Avg Household Income	\$82,812	\$96,535	\$86,833
2023 Med Household Income	\$64,303	\$77,702	\$66,594

Demographic Summary Report

Arena Marketplace II

4321 Truxel Rd, Sacramento, CA 95834

Building Type: **General Retail**
 Secondary: -
 GLA: **8,825 SF**
 Year Built: **2004**

Total Available: **1,584 SF**
 % Leased: **82.05%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	15,717		124,295		229,465	
2023 Estimate	14,752		119,956		222,761	
2010 Census	9,897		100,706		191,151	
Growth 2023 - 2028	6.54%		3.62%		3.01%	
Growth 2010 - 2023	49.06%		19.12%		16.54%	
2023 Population by Hispanic Origin	3,166		36,580		74,010	
2023 Population	14,752		119,956		222,761	
White	5,697	38.62%	59,636	49.71%	123,872	55.61%
Black	3,029	20.53%	18,588	15.50%	31,349	14.07%
Am. Indian & Alaskan	129	0.87%	1,990	1.66%	4,960	2.23%
Asian	4,323	29.30%	28,267	23.56%	42,131	18.91%
Hawaiian & Pacific Island	219	1.48%	1,945	1.62%	3,734	1.68%
Other	1,356	9.19%	9,531	7.95%	16,716	7.50%
U.S. Armed Forces	0		156		217	
Households						
2028 Projection	5,978		43,852		78,859	
2023 Estimate	5,633		42,350		76,558	
2010 Census	3,908		35,746		65,767	
Growth 2023 - 2028	6.12%		3.55%		3.01%	
Growth 2010 - 2023	44.14%		18.47%		16.41%	
Owner Occupied	1,597	28.35%	22,610	53.39%	37,468	48.94%
Renter Occupied	4,035	71.63%	19,739	46.61%	39,091	51.06%
2023 Households by HH Income	5,633		42,349		76,559	
Income: <\$25,000	1,159	20.58%	5,128	12.11%	14,227	18.58%
Income: \$25,000 - \$50,000	655	11.63%	7,043	16.63%	14,344	18.74%
Income: \$50,000 - \$75,000	1,075	19.08%	7,036	16.61%	13,172	17.21%
Income: \$75,000 - \$100,000	592	10.51%	5,594	13.21%	9,909	12.94%
Income: \$100,000 - \$125,000	1,134	20.13%	6,226	14.70%	8,973	11.72%
Income: \$125,000 - \$150,000	337	5.98%	3,262	7.70%	4,976	6.50%
Income: \$150,000 - \$200,000	341	6.05%	4,412	10.42%	5,758	7.52%
Income: \$200,000+	340	6.04%	3,648	8.61%	5,200	6.79%
2023 Avg Household Income	\$88,500		\$101,990		\$87,917	
2023 Med Household Income	\$73,196		\$83,793		\$68,347	