

available for lease

MARKET WEST

SWC ARENA BOULEVARD & DUCKHORN DRIVE, NATOMAS - SACRAMENTO, CA



FULCRUM

A PROUD MEMBER OF

CHAINLINKS

RETAIL ADVISORS



GALLELLI
REAL ESTATE



SEE YOURSELF HERE.

Located at the southwest corner of Arena Boulevard and Duckhorn Drive, Market West is positioned just off of the interchange of Interstate 5 and Arena Boulevard in the Sacramento area community of Natomas. Market West is surrounded by approximately 2.5 million square feet of office within the North Natomas Trade Area.

The center is within minutes of Downtown Sacramento and the Sacramento International Airport and benefits from its close proximity to regional traffic generators including Universal Technical Institute (1,200 students enrolled).

The area boasts strong demographics and benefits from more than thirty Class A & B high density residential communities that consist of a combined 10,564 units within a 3-mile radius.

Notable co-tenants include Starbucks, Jimboy's Tacos, Round Table Pizza, Orangetheory, Pacific Dental and Wells Fargo.

SQUARE FEET

±110,000

ANCHOR TENANTS

BEL-AIR, GOLDEN ONE CREDIT UNION, ORANGETHEORY FITNESS, STARBUCKS, UPS STORE, WELLS FARGO BANK

GET TO KNOW
YOUR NEIGHBORS.



SURROUNDED BY AFFLUENCE

BELAIR

ups

Starbucks

BURGER
PHYSICAL THERAPY

STEMMLER DR

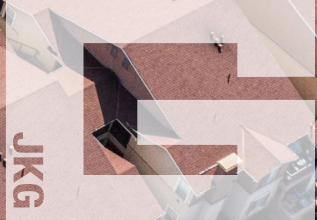
Golden1
Credit Union

aisle 1

WELLS
FARGO

ARENA BLVD

DUCKHORN DRIVE



TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	16,023	102,206	203,391
 2023 Daytime Population	12,624	95,909	235,783
 2023 Total Employees	3,793	40,873	117,322
 2023 Total Households	5,762	37,406	70,814
 2023 Average Household Income	\$133,216	\$122,341	\$102,361
		Arena Blvd (from Duckhorn & I-5)	Interstate 5 (at Arena Blvd)
 Traffic Counts		22,875	130,500

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
3220-100	Wells Fargo	4,074
3230-200	Fresh Cleaners	905
3230-205	Top Coat Nails	1,388
3230-210	Starbucks	1,788
3230-215	Thai Princess Restaurant	1,417
3230-220	Jimboy's Tacos	1,516
3230-225	Menchie's	1,406
3230-230	Panda Garden	1,336
3230-233	Mr. Pickles Sandwich Shop	1,341
3230-240	Edible Arrangements	1,450
3230-245	The UPS Store	1,450
3250	Aisle One Fuel Station	3,067
3250-300	Bel Air	63,470
3270-400	Smile Maker Spa and Skin Care	1,474
3270-405	AVAILABLE	1,689
3270-410	Papillon Salon	1,259
3270-415	Burger Rehabilitation	2,946
3270-500	Bikram Yoga Natomas	2,204
3270-505	Quest Diagnostic	2,281
3270-510	Orange Theory Fitness	3,624
3280-700	Great Clips	1,095
3280-710	Golden 1 Credit Union	4,770
3290-600	Round Table	4,002
3290-610	Market West Dental Group	2,678



GALLELLI RETAIL TEAM

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

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

CONTACT US

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



FULCRUM

NATOMAS RETAIL TRADE AREA



SAFeway
Ingredients for life..

RITE AID

Walgreens

SPROUTS
FARMERS MARKET

Raley's

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

KOHL'S **Marshalls** **Planet Fitness**

BARNES & NOBLE **TARGET** **Michaels**
BOOKSELLERS MAKE CREATIVITY HAPPEN

Burlington **OFFERROADWAY** **TJ-MAXX**
SHOE

OLD NAVY **BIG 5** **Ashley** **ULTA**
SPORTING GOODS HOMESTORE

BELFAIR

THE HOME DEPOT **Walmart** **HomeGoods** **PETSMART**
Supercenter

ROSS **REGAL** **Staples**
DRESS FOR LESS

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

foodmaxx

Foods Co

dds
DISCOUNTS

LET US

MEET THE GALLELLI RETAIL TEAM

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ksoares@gallellire.com

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jhagan@gallellire.com

GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916-772-1700
GallelliRE.com



Gary B. Gallelli, Broker
CA DRE #00811881

