

available for lease

# MARKET WEST

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



FULCRUM

A PROUD MEMBER OF

CHAINLINKS

RETAIL ADVISORS







## 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





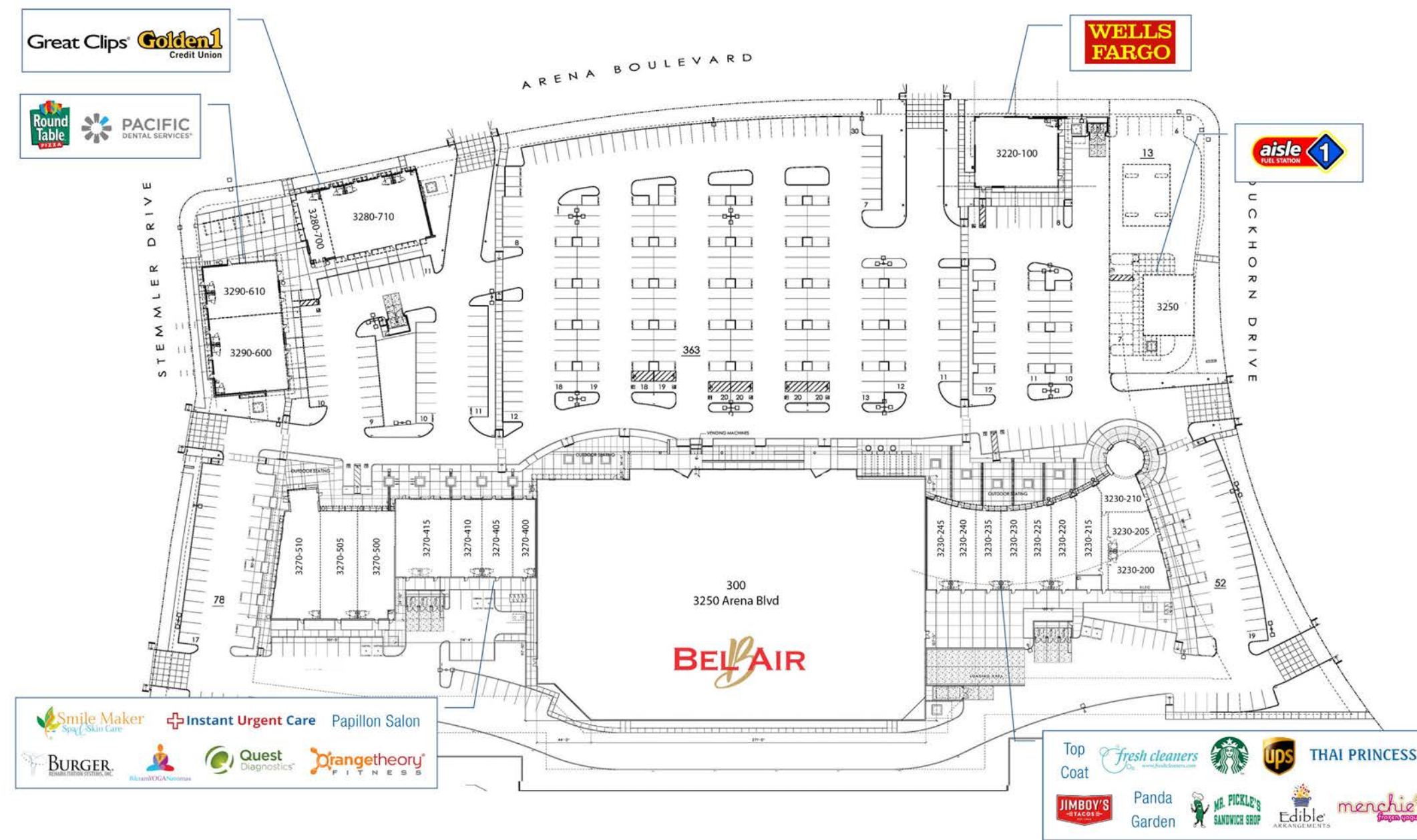
# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	15,149	103,432	203,400
 2022 Daytime Population	11,661	92,382	238,966
 2022 Total Employees	3,083	36,516	120,949
 2022 Total Households	5,623	37,360	70,609
 2022 Average Household Income	\$109,417	\$116,598	\$97,010
	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	Instant Urgent Care	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



Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

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

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

## CONTACT US

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



FULCRUM



# NATOMAS RETAIL TRADE AREA



**SAFeway**  
Ingredients for life..

**RITE AID**

**Walgreens**

**SPROUTS**  
FARMERS MARKET

**Raley's**

**CENTENE**  
CORPORATION

**BEL AIR**

**THE HOME DEPOT**

**Walmart**  
Supercenter

**HomeGoods**

**PET SMART**

**ROSS**  
DRESS FOR LESS

**REGAL**

**Staples**

**food maxx**

**CVS pharmacy**  
The helpful place.

**ACE**

**DOLLAR TREE**

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

**BARNES & NOBLE**  
BOOKSELLERS

**TARGET**

**BED BATH & BEYOND**

**Michaels**  
MAKE CREATIVITY HAPPEN

**Burlington**

**OFFROADWAY**  
SALES

**TJ-MAXX**

**OLD NAVY**

**BIG 5**  
SPORTING GOODS

**Ashley**  
HOMESTORE

**ULTA**  
ARTS & CRAFTS

**BEST BUY**

**BevMo!**

**BOOT BARN**  
Live West

**Foods Co**

**dd's**  
DISCOUNTS



## MEET THE GALLELLI RETAIL TEAM

### KEVIN SOARES

Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

### JEFF HAGAN

Senior Vice President  
CA DRE #01494218  
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



FULCRUM