

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 ($\pm 1,200$ 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 $\pm 10,564$ 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

$\pm 110,000$

ANCHOR TENANTS

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

GET TO KNOW
YOUR NEIGHBORS.



PANDA GARDEN



Great Clips



THAI PRINCESS



SURROUNDED BY AFFLUENCE



BEL AIR

ups



BURGER
PHYSICAL THERAPY

STEMMLER DR

Golden1
Credit Union

aisle 1

WELLS
FARGO

DUCKHORN DRIVE

ARENA BLVD



TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	16,080	102,550	204,252
 2024 Daytime Population	13,830	100,481	246,105
 2024 Total Employees	4,050	42,580	124,727
 2024 Total Households	5,851	37,792	71,834
 2024 Average Household Income	\$145,565	\$139,851	\$117,868
		Arena Blvd (from Duckhorn & I-5)	Interstate 5 (N of Arena Blvd)
 Traffic Counts		±22,366	±158,500

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	Urgent Care	1,474
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



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FULCRUM

NATOMAS RETAIL TRADE AREA



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

KOHL'S **Marshalls**

SAFeway
Ingredients for life..

Walgreens

SPROUTS
FARMERS MARKET

Raley's

TARGET **NORDSTROM** **rack** **Burlington**
Ashley **HomeSTORE**
TJ-MAXX **Michaels** **ULTA** **FIVE BELOW**
OFF BROADWAY **SHOE** **WASHERS**
OLD NAVY **BIG 5**

CENTENE
Corporation

COSTCO
WHOLESALE

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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