AVAILABLE FOR LEASE

NATOMAS MARKETPLACE

NWQ Interstate 80 & Truxel Road

SACRAMENTO, CA

FWR







A PROUD MEMBER OF
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SEE YOURSELF HERE

Natomas Marketplace is ideally located at the northwest quadrant of Truxel Road and Interstate 80 in Sacramento and has unobstructed freeway frontage along Interstate 80 with visibility to approximately 143,900 vehicles per day.

This power center consists of ±490,993 square feet of retail space and is anchored by Walmart Supercenter, Regal Cinemas, Home Depot, Staples, Petsmart, HomeGoods and Ross. Other notable co-tenants include Sephora, GNC, Supercuts and Bath & Body Works.

Natomas Marketplace's strong restaurant co-tenants include In-N-Out Burger, Del Taco, I ♥ Teriyaki, Koshi Ramen Bar, See's Candies, India Oven and Applebee's.

The most visible landmark power center in the trade area, Natomas Marketplace has consistently been the strongest retail revenue generator in the trade area since its 1998 opening and continues to be the centerpiece of more than ±1,000,000 square feet of retail space in the immediate trade area.

SQUARE FEET

±490,993

ANCHOR TENANTS

WALMART SUPERCENTER, HOME DEPOT, ROSS, STAPLES, HOMEGOODS, PETSMART & REGAL CINEMAS

GET TO KNOW YOUR NEIGHBORS.



TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
2025 Total Population	19,693	138,573	289,164
2025 Daytime Population	13,255	127,213	338,048
2025 Total Employees	9,588	45,390	170,221
2025 Total Households	6,970	47,379	108,295
2025 Average Household Income	$118,633	$123,838	$114,884

	Interstate 80 (east of Truxel Rd)	Truxel Road (north of I-80)
Traffic Counts	±143,900	±43,038

SITE PLAN & LEASING

NATOMAS MARKETPLACE

NWQ INTERSTATE 80 & TRUXEL ROAD, SACRAMENTO, CA



SUITE	TENANT	SQUARE FEET
Major A	Home Depot	106,000
Major B	Staples	24,120
Major C	Petsmart	35,160
Major D	Regal Cinemas	60,414
Major E	Walmart Supercenter	129,567
Major F	HomeGoods	23,868
Major G	Ross	30,187
Pad 1-A	Dr. Urita, DDS	1,600
Pad 1-B	Lendmark Financial Services	1,600
Pad 1-C	AVAILABLE	1,650
Pad 1-D	Perfect Nails & Spa	1,000
Pad 1-E	Mattress Firm	4,750
Pad 2	Shell Oil	3,300
Pad 3	In-N-Out Burger	3,000
Pad 4-A	AVAILABLE (01-01-2027)	1,500
Pad 4-B	India Oven	2,000
Pad 5	On The Border	6,500
Pad 6	Del Taco	2,165
Pad 7A	Kesa Sushi & Grill Buffet	4,088
Pad 8	AT&T	3,500
Pad 9	Applebee's	5,000
A-1	AVAILABLE	900
A-2	Sephora	4,500
B-1A	Deluna Dessert Cafe	1,600
B-1B	Koshi Ramen Bar	1,600
B-1C	Color Me Mine	1,600
B-1D	Milestonz Jewelers	1,597
B-1E	Mr. Crab Seafood Grill & Bar	5,203
D-1	Sally Beauty Supply	1,600
D-2	GNC	1,600
D-3	See's Candies	1,600
D-4	Supercuts	1,000
D-5	AVAILABLE	2,007
D-6	Bath & Body Works	2,430
D-7	Visionworks	2,700
FCA1	Los Inmorales Taqueria	2,007
FCA2	Somi Somi	1,207
FCA3	AVAILABLE	1,305
FCA4	Mongolian BBQ	2,523
FCB1	Cheesesteaks	1,049
FCB2	I ♥ Teriyaki	2,021

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NATOMAS RETAIL TRADE AREA



PROPERTY PHOTOS











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