

AVAILABLE FOR LEASE

NATOMAS MARKETPLACE

NWQ Interstate 80 & Truxel Road
SACRAMENTO, CA



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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 Famous Footwear, Claire's Boutique, 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, Wayside Noodles, India Oven, Applebee's and Starbucks.

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,
HOMEGOODS, PETSMA
REGAL CINEMAS, STAPLES

GET TO KNOW YOUR NEIGHBORS.



TRADE AREA & DEMOGRAPHICS



| | 1-Mile | 3-Mile | 5-Mile |
|---|--------------------------------------|--------------------------------|----------|
|  2023 Total Population | 18,534 | 133,627 | 279,653 |
|  2023 Daytime Population | 12,695 | 127,574 | 340,665 |
|  2023 Total Employees | 9,840 | 53,265 | 189,041 |
|  2023 Total Households | 6,570 | 45,656 | 104,197 |
|  2023 Average Household Income | \$99,307 | \$106,814 | \$99,172 |
| | Interstate 80 (east of Truxel Rd) | Truxel Road (north of I-80) | |
|  Traffic Counts | 143,900 | 43,038 | |

SITE PLAN & LEASING



| 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 | Starbucks Coffee | 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 | Claire's | 900 |
| A-2 | Famous Footwear | 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 | TTO BONG EE Korean Chicken | 1,305 |
| FCA4 | Mongolian BBQ | 2,523 |
| FCB1 | Cheesesteaks | 1,049 |
| FCB2 | I ♥ Teriyaki | 2,021 |



GALLELLI RETAIL TEAM

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NATOMAS RETAIL TRADE AREA



SAFeway
Ingredients for life...

RITE AID

CVS pharmacy **ACE** **DOLLAR TREE**

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

Walgreens

SPROUTS FARMERS MARKET

Raley's

BARNES & NOBLE BOOKSELLERS **TARGET** **Michaels**
Burlington **OFFROADWAY** **TJ-maxx**
OLD NAVY **BIG 5 SPORTING GOODS** **Ashley HOMESTORE** **ULTA**

BEL AIR

Walmart Supercenter **HomeGoods** **PETSMART**
ROSS DRESS FOR LESS **REGAL** **Staples**

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

Foods Co.

food maxx

dds DISCOUNTS

LET US

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