



METRO AIR PARK

MARKETPLACE

WHERE BUSINESS TAKES FLIGHT



HIGHWAY
COMMERCIAL



STRATEGIC
LOCATION



ECONOMIC
GROWTH



BUSINESS
FRIENDLY



GALLELLI
REAL ESTATE

SACRAMENTO
CALIFORNIA



CONNECTING COMMERCE.
ELEVATING OPPORTUNITY.

Metro Air Park Marketplace - Premier Retail Development

Located at the entrance to Sacramento's Top Industrial & Logistics Hub



POTENTIAL QSR RENDERING



POTENTIAL SIT DOWN RESTAURANT RENDERING

Strategically located adjacent to Sacramento International Airport, Metro Air Park is one of Northern California's largest and fastest-growing industrial business parks. Spanning more than 1,800 acres in the Natomas submarket of Sacramento County, Metro Air Park has emerged as a critical distribution and logistics corridor serving the greater Sacramento region and the Western United States.

Positioned with easy access to Interstate 5, Interstate 80, and Highway 99, the project offers exceptional regional connectivity and immediate access to major transportation infrastructure. Its central Northern California location allows tenants to efficiently reach the Bay Area, Central Valley, Reno, and Pacific Northwest markets within a one-day truck drive, making Metro Air Park highly attractive to logistics, e-commerce, manufacturing, and distribution users.

The business park benefits from direct proximity to Sacramento International Airport, one of California's fastest-growing cargo and passenger airports, providing additional advantages for time-sensitive distribution and corporate operations. The area has experienced significant institutional investment and industrial development activity in recent years, driven by Sacramento's relative affordability, expanding population base, and increasing demand for modern logistics facilities.

Metro Air Park is home to a growing roster of nationally recognized companies, including major e-commerce, distribution, and transportation operators, reinforcing the submarket's reputation as a premier industrial destination. In the park's infancy it has already attracted recognized users including Amazon, Walmart, SC Johnson, and Costco. Existing and planned facilities now total several million square feet of Class A industrial development, reinforcing the project's position as a critical Northern California distribution corridor adjacent to Sacramento International Airport.

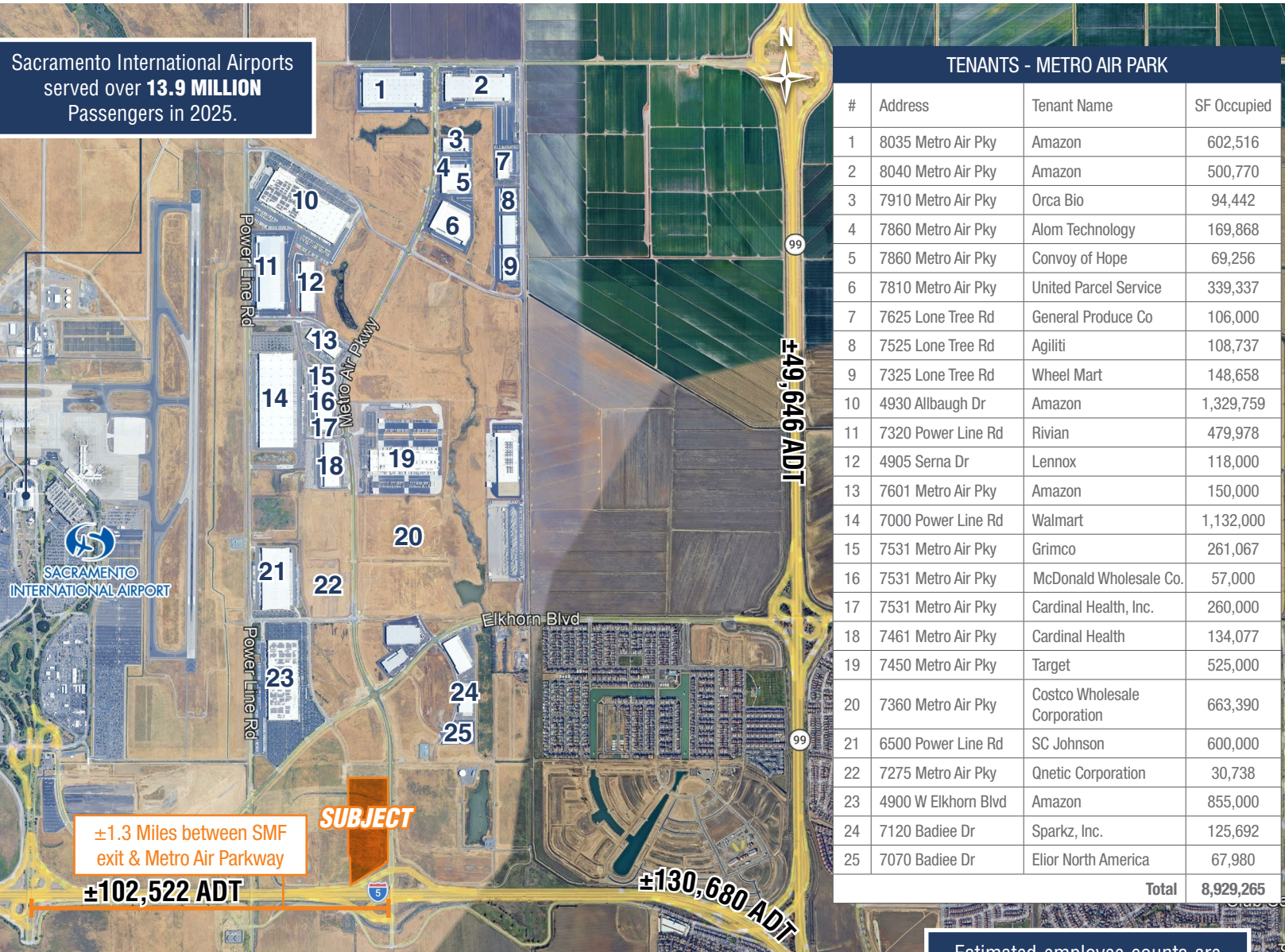
Recent large-scale developments and infrastructure investments continue to accelerate growth throughout the area, positioning Metro Air Park as a long-term strategic employment and logistics center for the Sacramento region.

HIGH AERIAL



MID AERIAL

Sacramento International Airports served over **13.9 MILLION** Passengers in 2025.



±1.3 Miles between SMF exit & Metro Air Parkway

±102,522 ADT

SUBJECT

±130,680 ADT

TENANTS - METRO AIR PARK

#	Address	Tenant Name	SF Occupied
1	8035 Metro Air Pky	Amazon	602,516
2	8040 Metro Air Pky	Amazon	500,770
3	7910 Metro Air Pky	Orca Bio	94,442
4	7860 Metro Air Pky	Alom Technology	169,868
5	7860 Metro Air Pky	Convoy of Hope	69,256
6	7810 Metro Air Pky	United Parcel Service	339,337
7	7625 Lone Tree Rd	General Produce Co	106,000
8	7525 Lone Tree Rd	Agiliti	108,737
9	7325 Lone Tree Rd	Wheel Mart	148,658
10	4930 Allbaugh Dr	Amazon	1,329,759
11	7320 Power Line Rd	Rivian	479,978
12	4905 Serna Dr	Lennox	118,000
13	7601 Metro Air Pky	Amazon	150,000
14	7000 Power Line Rd	Walmart	1,132,000
15	7531 Metro Air Pky	Grimco	261,067
16	7531 Metro Air Pky	McDonald Wholesale Co.	57,000
17	7531 Metro Air Pky	Cardinal Health, Inc.	260,000
18	7461 Metro Air Pky	Cardinal Health	134,077
19	7450 Metro Air Pky	Target	525,000
20	7360 Metro Air Pky	Costco Wholesale Corporation	663,390
21	6500 Power Line Rd	SC Johnson	600,000
22	7275 Metro Air Pky	Qnetic Corporation	30,738
23	4900 W Elkhorn Blvd	Amazon	855,000
24	7120 Badiie Dr	Sparkz, Inc.	125,692
25	7070 Badiie Dr	Elior North America	67,980
Total			8,929,265

DEMOGRAPHICS

2025 TOTAL POPULATION

3-Mile	5-Mile
32,331	84,216

2025 DAYTIME POPULATION

3-Mile	5-Mile
24,495	79,295

2025 TOTAL EMPLOYEES

3-Mile	5-Mile
7,068	25,083

2025 TOTAL HOUSEHOLDS

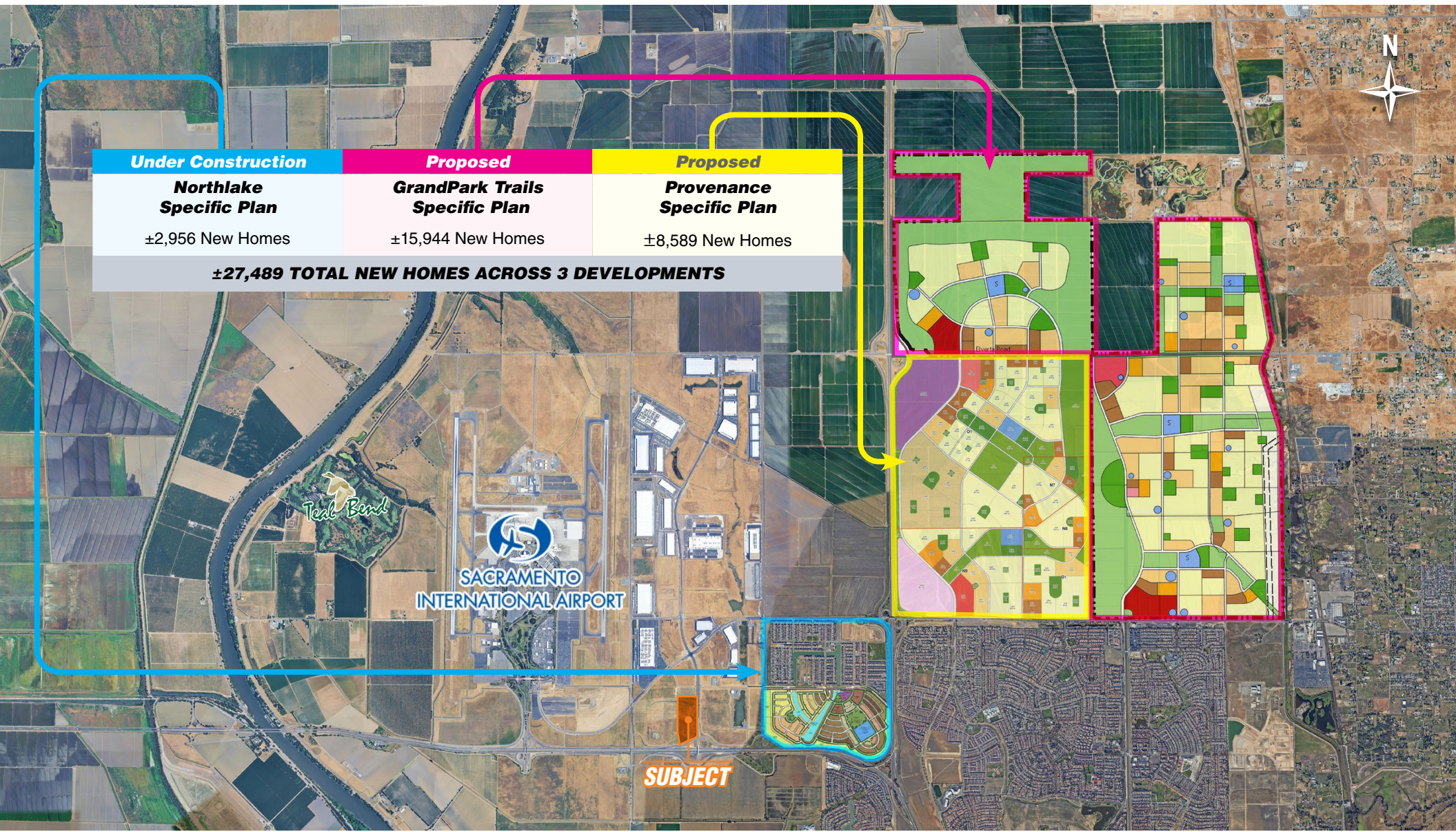
3-Mile	5-Mile
11,293	30,132

2025 AVERAGE HOUSEHOLD INCOME

3-Mile	5-Mile
\$156,240	\$148,442

Estimated employee counts are projected to rise from 7,000 to **30,000** upon completion of the full build-out.

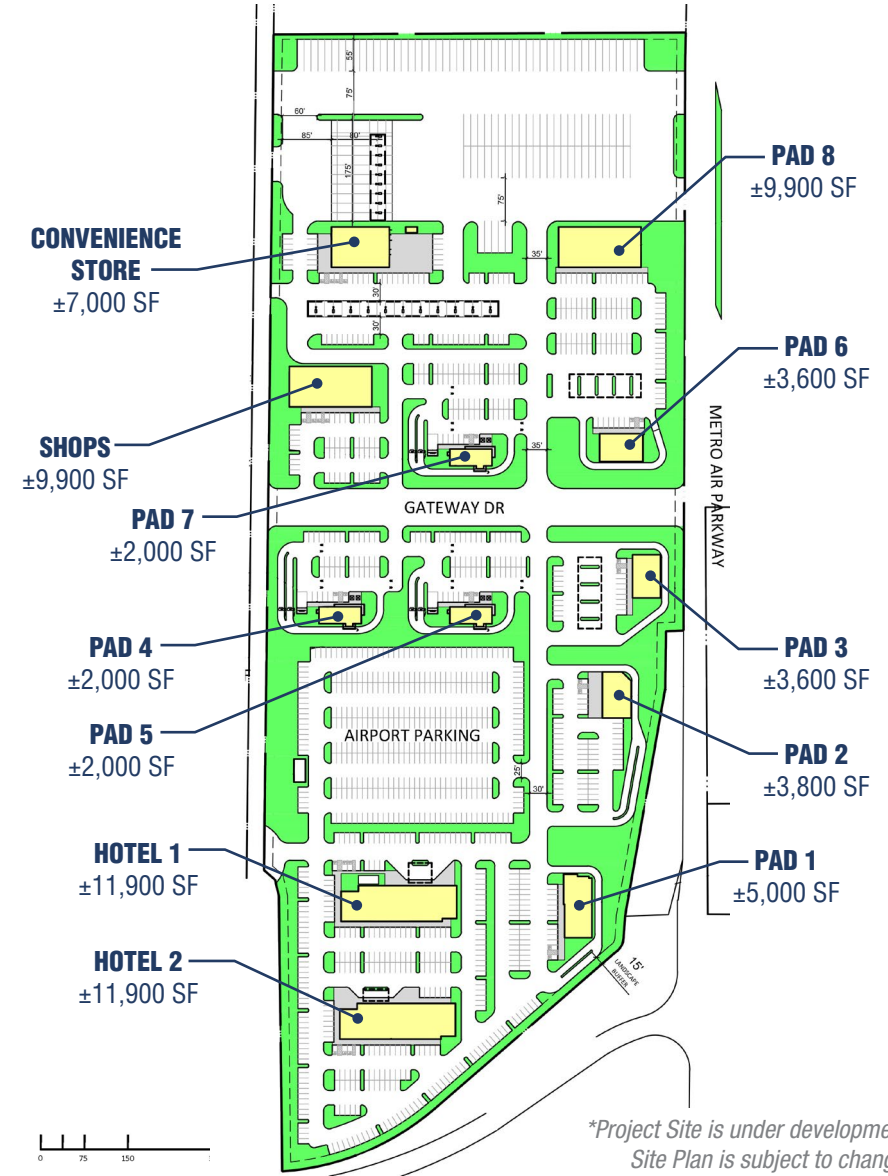
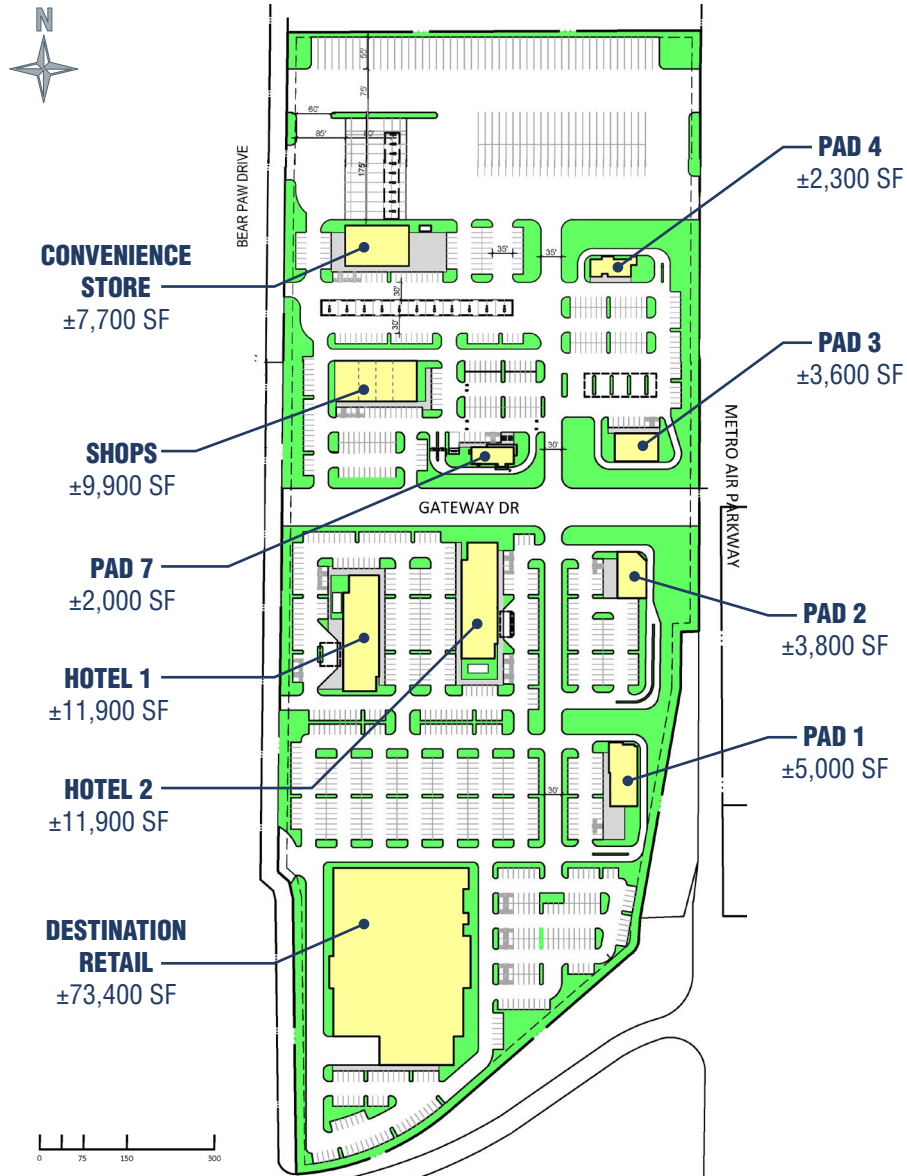
METRO AIR PARK HOUSING DEVELOPMENT



POTENTIAL RENDERINGS



SITE PLAN OPTIONS



**Project Site is under development and Site Plan is subject to change*



METRO AIR PARK MARKETPLACE

Sacramento's Premier Retail Development

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