



SHELL BUILDINGS FOR SALE

# CENTERPOINTE AT NATOMAS CROSSING

Sacramento, CA





SITE PLAN



NOT FOR SALE

FOR SALE

[GOOGLE MAP VIEW](#)



## WALKING-DISTANCE AMENITIES

### ● RESTAURANTS

Five Guys  
Dickey's Barbecue Pit  
Crazy Sushi  
The Pizza Press  
Big Spoon Yogurt  
Carl's Jr  
Rafa's Mexican Food  
Jamba Juice  
Peet's Coffee  
T4 Natomas  
Kabab King  
The Hub Eats & Drinks  
Little Caesars Pizza  
Monsoon Burgers  
El Burrito  
Cold Stone Creamery  
Jack's Urban Eats

### ● RETAIL + OTHER

Wells Fargo Bank  
Shell Gas  
Park Place Dental Group  
Great Clips  
Kohl's  
Step 1 Dance & Fitness  
Top Coat Nail Salon  
Lane Bryant  
Marshalls  
Spirit Halloween  
Goodwill Donation Express  
Leslie's Pool Supplies  
Strands Salon & Spa  
9Round Fitness  
H&R Block  
US Post Office

### NORTH NATOMAS REGIONAL PARK

At 212 acres, this is one of the largest parks in Sacramento. Several amenities include multiple dog parks, baseball fields, bike paths, bridges, a farmer's market, lake, picnic areas, play areas, an amphitheater, walkways and restrooms.



## PROPERTY HIGHLIGHTS

- Five (5) office buildings for Sale
- $\pm 9,981$  SF to  $\pm 38,966$  SF
- Excellent owner/user opportunity
- Ideal location at the intersection of Truxel Road and Del Paso Road
- Walk to a variety retail amenities and restaurants across the street
- Directly across the street from Raley's Center
- Desirable new construction and attractive landscaping
- Immediate access to Interstate 80 and Interstate 5
- Anchor tenants include: Guild Mortgage Company, Lyon Real Estate, and Placer Title Company





# RETAIL TRADE AREA



## POINTS OF INTEREST

CENTENE REGIONAL HEADQUARTERS • NEW COSTCO • FUTURE SITE OF CALIFORNIA  
NORTHSTATE UNIVERSITY TEACHING HOSPITAL • DOWNTOWN SACRAMENTO • SMF •  
SPINE BIKE TRAIL • I-5 AND I-80 • NATOMAS AQUATICS CENTER

### • FOOD •

- 1) Peet's Coffee & tea
- 2) Jack's Urban Eats
- 3) Jamba Juice
- 4) Bonchon
- 5) Round Table Pizza
- 6) Panera Bread
- 7) Jack in the Box
- 8) Chipotle
- 9) Jersey Mike's
- 10) Pete's Restaurant and Brewhouse
- 11) Carl's Jr.
- 12) Dickey's BBQ Pit
- 13) Wendy's
- 14) Starbucks
- 15) In-N-Out
- 16) Sizzler
- 17) Panda Express
- 18) KFC
- 19) Taco Bell
- 20) IHOP
- 21) Wienerschnitzel

### • PARKS •

- 1) North Natomas Regional Park
- 2) North Natomas Aquatic Complex
- 3) Airfield Park
- 4) Linden Park
- 5) Quail Park

### • GAS STATIONS •

- 1) Shell
- 2) Chevron
- 3) Safeway

### • HOTELS •

- 1) Homewood Suites by Hilton
- 2) Hampton Inn & Suites
- 3) Holiday Inn Express & Suites
- 4) Hilton Garden Inn
- 5) Hyatt House
- 6) Four Points
- 7) TownePlace Suites
- 8) Wyndham Garden

### • BANKS •

- 1) Wells Fargo
- 2) Tri Counties Bank
- 3) Bank of America
- 4) Safe Credit Union
- 5) Five Star Bank

### • HEALTH & WELLNESS •

- 1) Planet Fitness
- 2) 9Round Kickboxing Fitness
- 3) Club Pilates

### • SCHOOLS •

- 1) Inderkum High School
- 2) American River College Natomas Center
- 3) Natomas School of Music
- 4) Westlake Charter High School
- 5) Universal Technical Institute
- 6) Natomas Charter School Star Academy

### • OTHER •

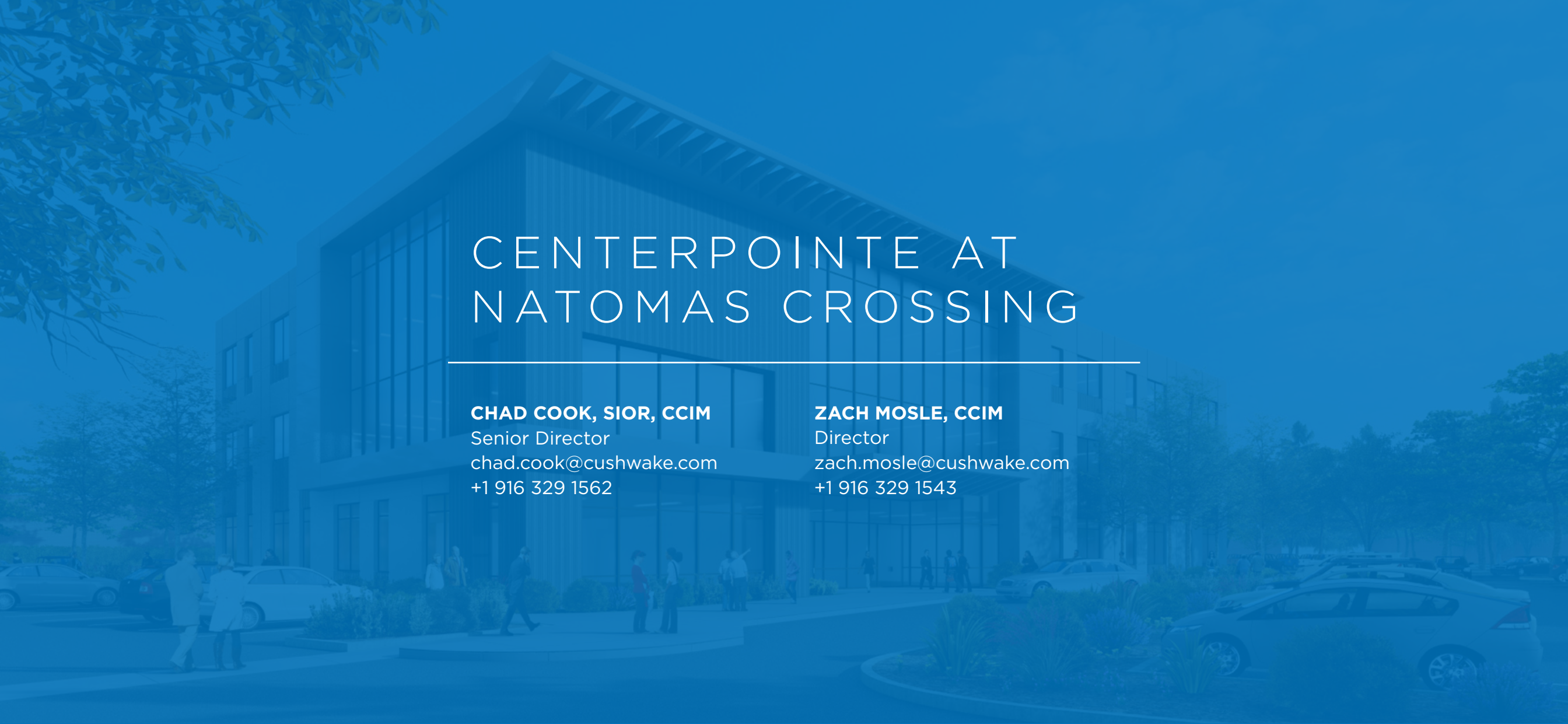
- 1) Raley's
- 2) Safeway
- 3) Kohl's
- 4) Marshalls
- 5) Rite Aid



# AERIAL MAP







# CENTERPOINTE AT NATOMAS CROSSING

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## [View Site Specific COVID-19 Prevention Plan](#)

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