



CENTERPOINTE AT NATOMAS CROSSING

Sacramento, CA

LIGHT INDUSTRIAL/COMMERCIAL LAND FOR SALE



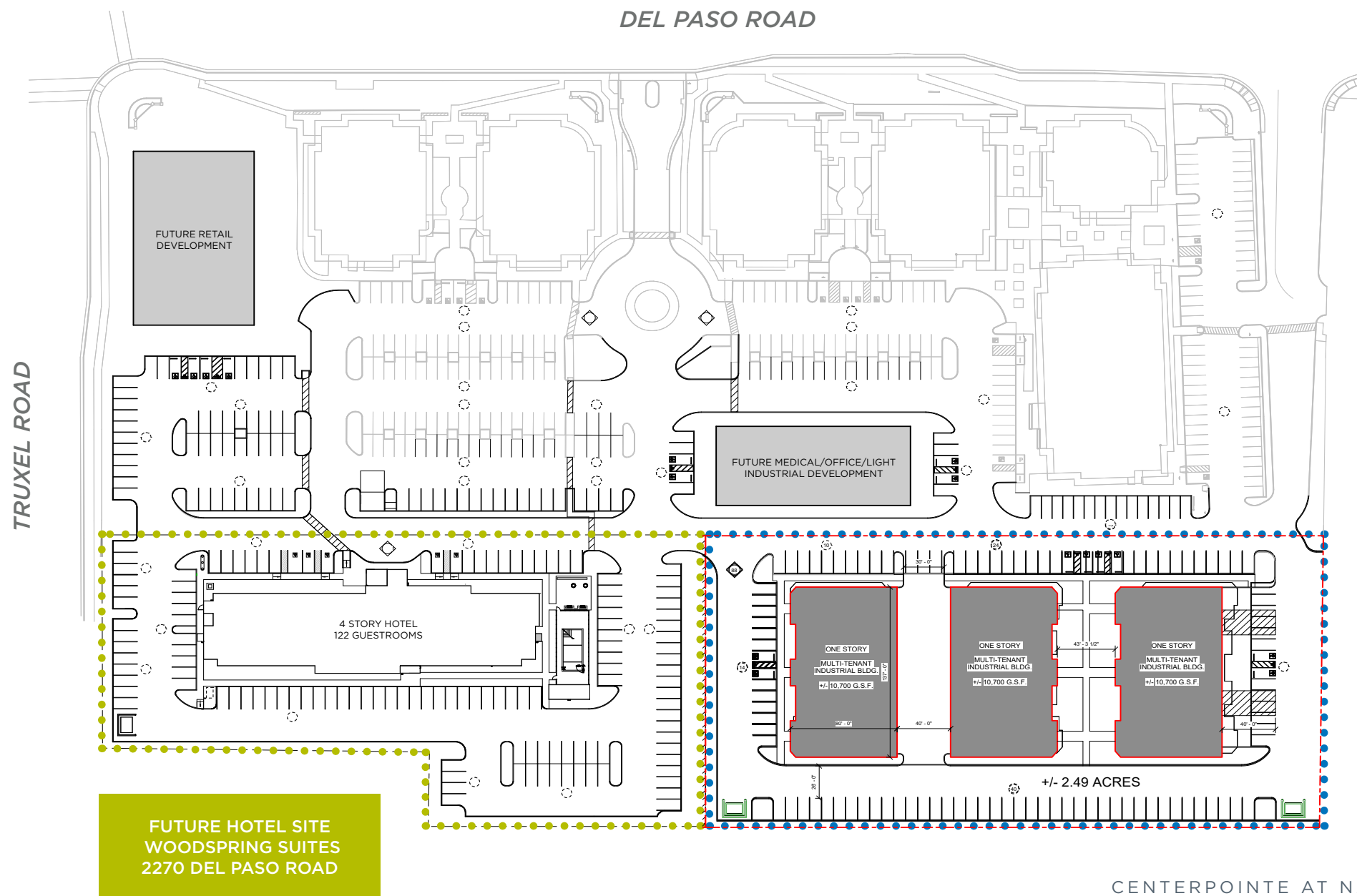
PROPERTY HIGHLIGHTS

- ±2.49 acres of Light Industrial/Commercial land available
- Lot line adjustment can change parcel size
- City of Sacramento and Seller are open to CUP and change in zoning
- City of Sacramento is open to a variety of uses
- 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
- Immediate access to Interstate 80 and Interstate 5
- Existing building anchor tenants include: Lyon Real Estate, Placer Title, Suncrest Health Services, CGL, Realty ONE Group



2240 Del Paso Road
±2.49 Acres

PROPOSED SITE PLAN



Light Industrial/
Commercial Site
2240 Del Paso Road
±2.49 Acres



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.

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

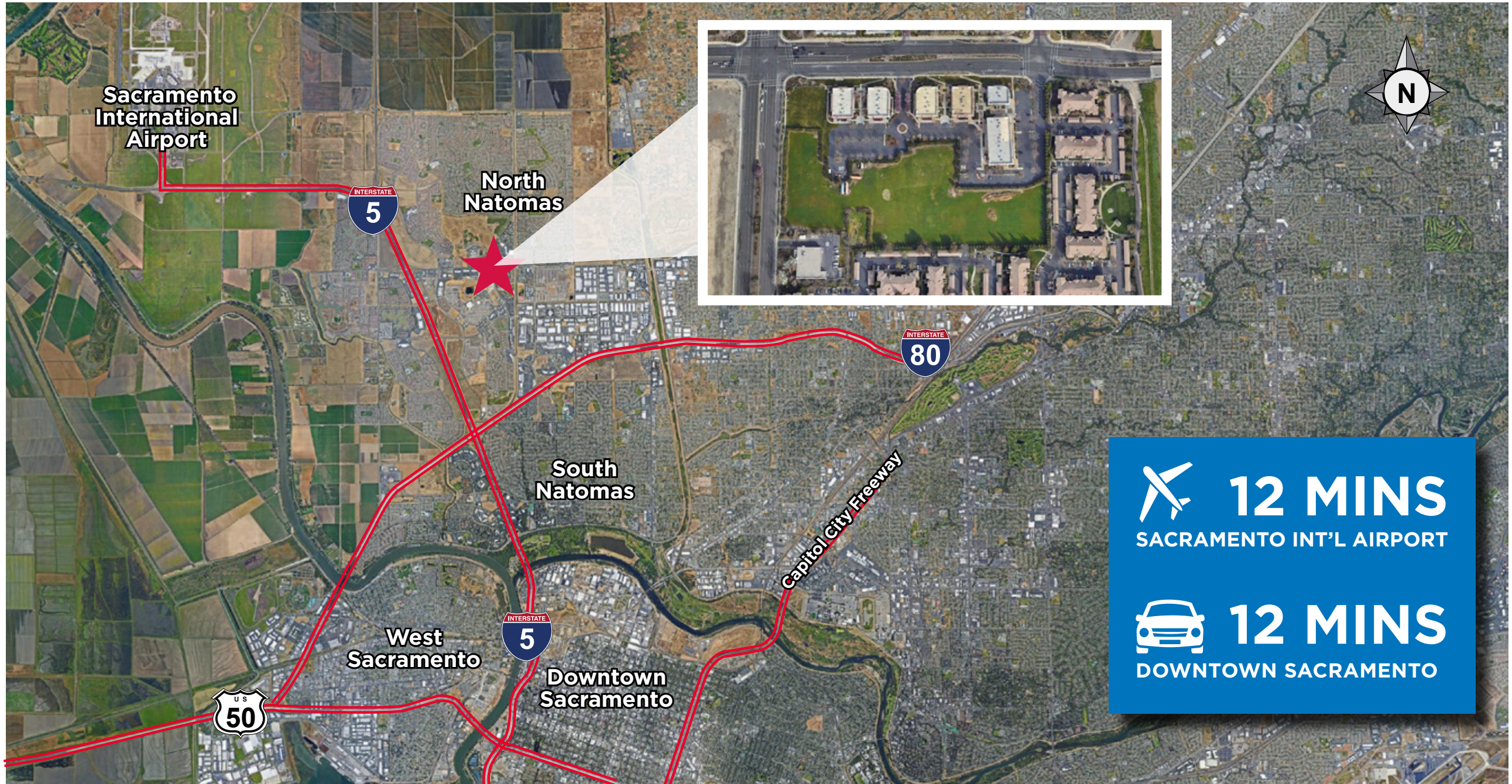
• SCHOOLS •

- 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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