



**Parker  
Stevenson**

Parker Stevenson Brokerage Co., Inc.  
4030 Truxel Road  
Suite D  
Sacramento, CA 95384

*BROKERAGE CORP.*

## **NATOMAS CROSSING BUSINESS CENTER**



### **Available +/-2,100 RSF MEDICAL OFFICE**

- Five Treatment Rooms w/sinks and cabinets
- Waiting Area, Lab, Two Offices, Restroom
- Building Signage on Truxel
- Easily accessible from both I-5 & I-80 freeways
- Excellent Visibility from Truxel Road
- Convenient & plentiful parking readily available

For more information,  
please contact:

**Mindee Menigoz**  
916-928-3800 x 1002  
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DRE License # 01754522



**Parker  
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**Natomas Crossing Business Center  
4150 Truxel Road, Suite C  
North Natomas**



**Reception and Waiting Area**



**Typical Exam Room**



**Entry to Exam Rooms**

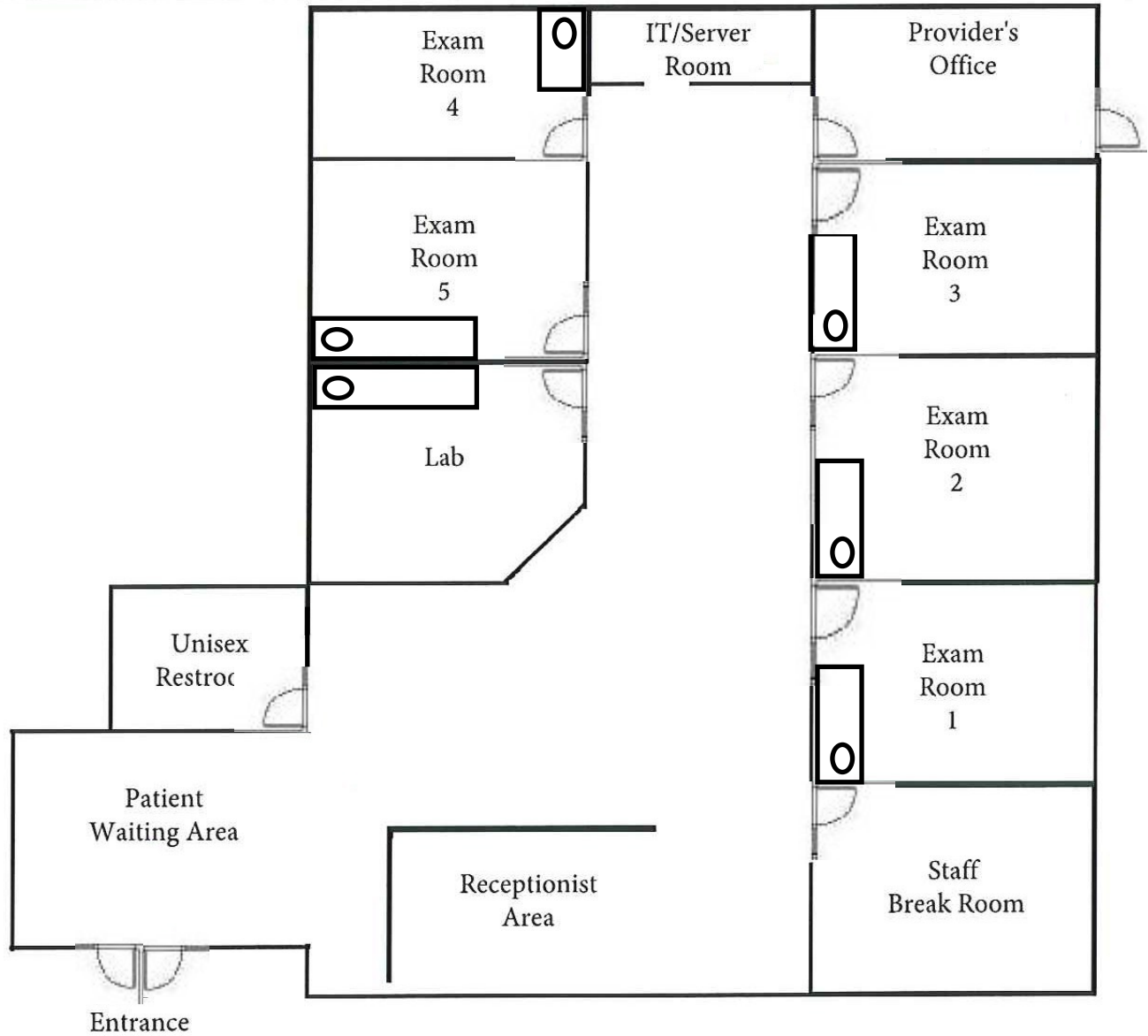
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**Natomas Crossing Business Center  
4150 Truxel Road, Suite C  
North Natomas**



**4150 Truxel Road  
Suite C  
+/- 2,100 RSF**

Not to Scale

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**Natomas Crossing Business Park  
4150 Truxel Road, Suite C  
North Natomas**



## 2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5Miles</u>
Population:	36,100	161,000	316,700
Median Household Income:	\$104,900	\$99,200	\$87,800

Traffic Counts : Truxel Road—North of I-80 W bound ramp: 22,977 ADT (2017)  
Truxel Road—South Bound from Arena: 13,346 ADT (2017)

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