



4301, 4321, AND 4331 TRUXEL RD

SACRAMENTO, CA 95834

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

RETAIL PROPERTY FOR LEASE

4301, 4321, AND 4331 TRUXEL RD



Lease Rate	\$2.10 SF/MONTH
------------	------------------------

OFFERING SUMMARY

Building Size:	8,825 SF
Available SF:	1,110 - 1,484 SF
Lot Size:	2.82 Acres
Year Built:	2004
Zoning:	EC-40
Market:	Sacramento
Submarket:	Natomas

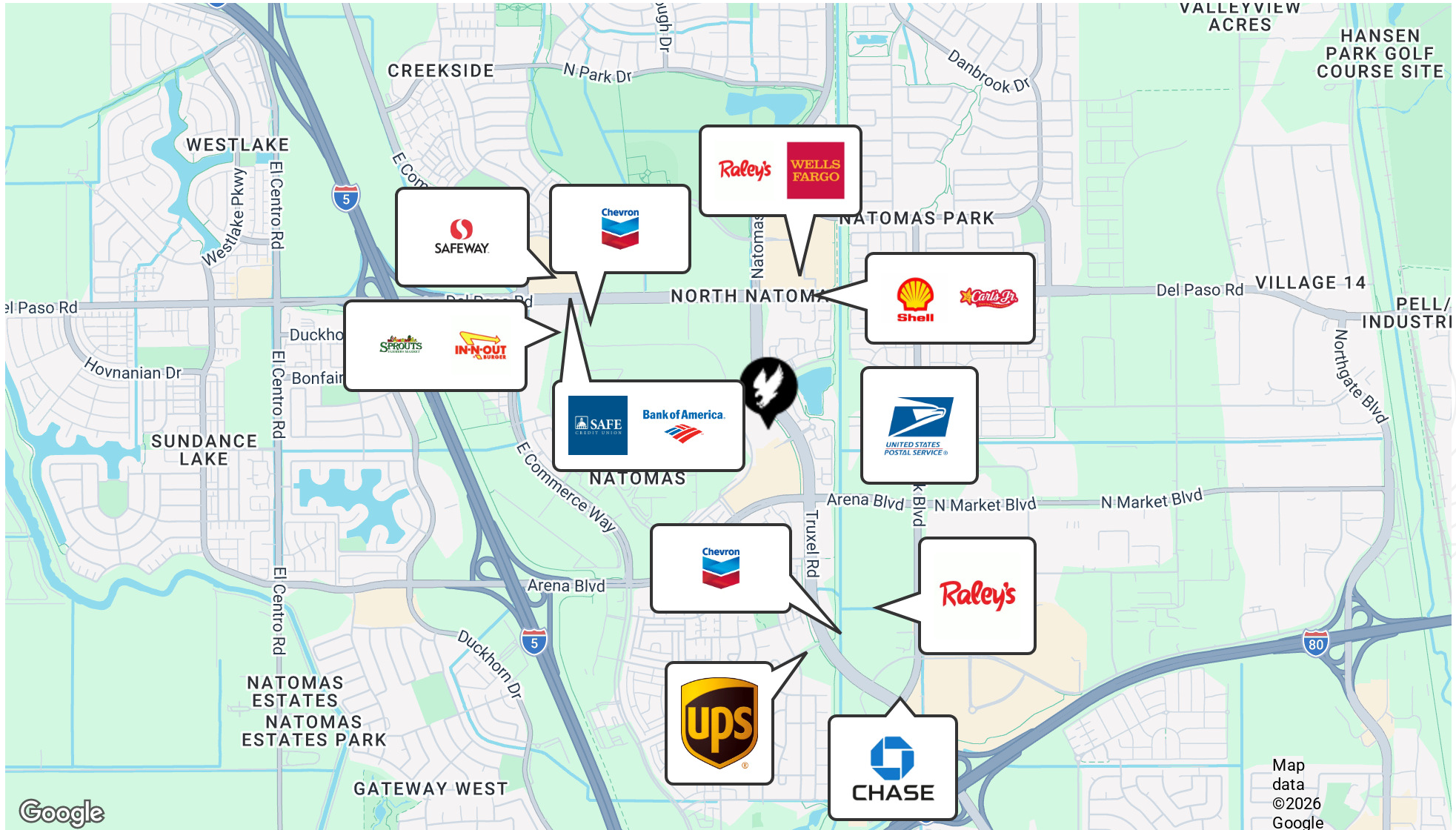
PROPERTY OVERVIEW

- 4321 Truxel Rd Unit F-2 available for lease
- Approx. 1,484 SF
- Between the Pharmacy and Urgent Care
- TI needed, no bathroom in this unit
- 4331 Truxel Rd Unit G-6 available for lease
- Currently occupied by Curves
- Approx. 1,110 SF
- Current tenant is month-to-month - Please DO NOT DISTURB

Reach out for more info or to schedule a tour!
 2026 NNN is approx. \$1.12 /SF

THOMAS NELSON
 530.391.4862
 thomas.nelson@abornpowers.com
 CalDRE #02114777

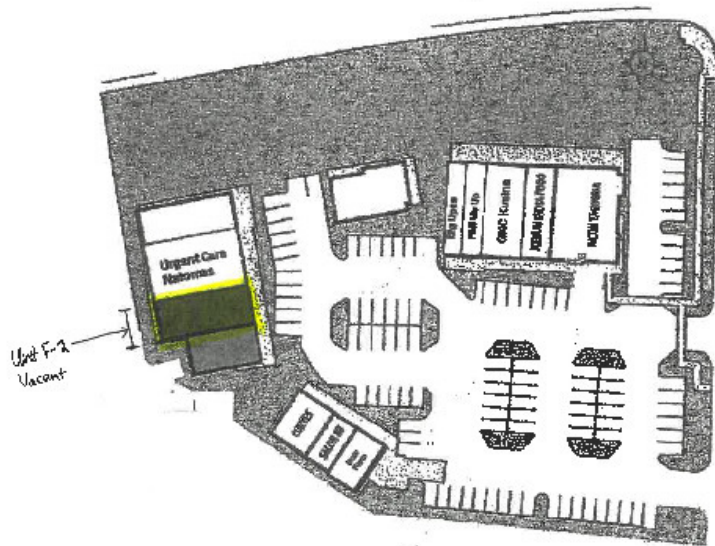
4301, 4321, AND 4331 TRUXEL RD



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR LEASE

4301, 4321, AND 4331 TRUXEL RD



Arena Marketplace II



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

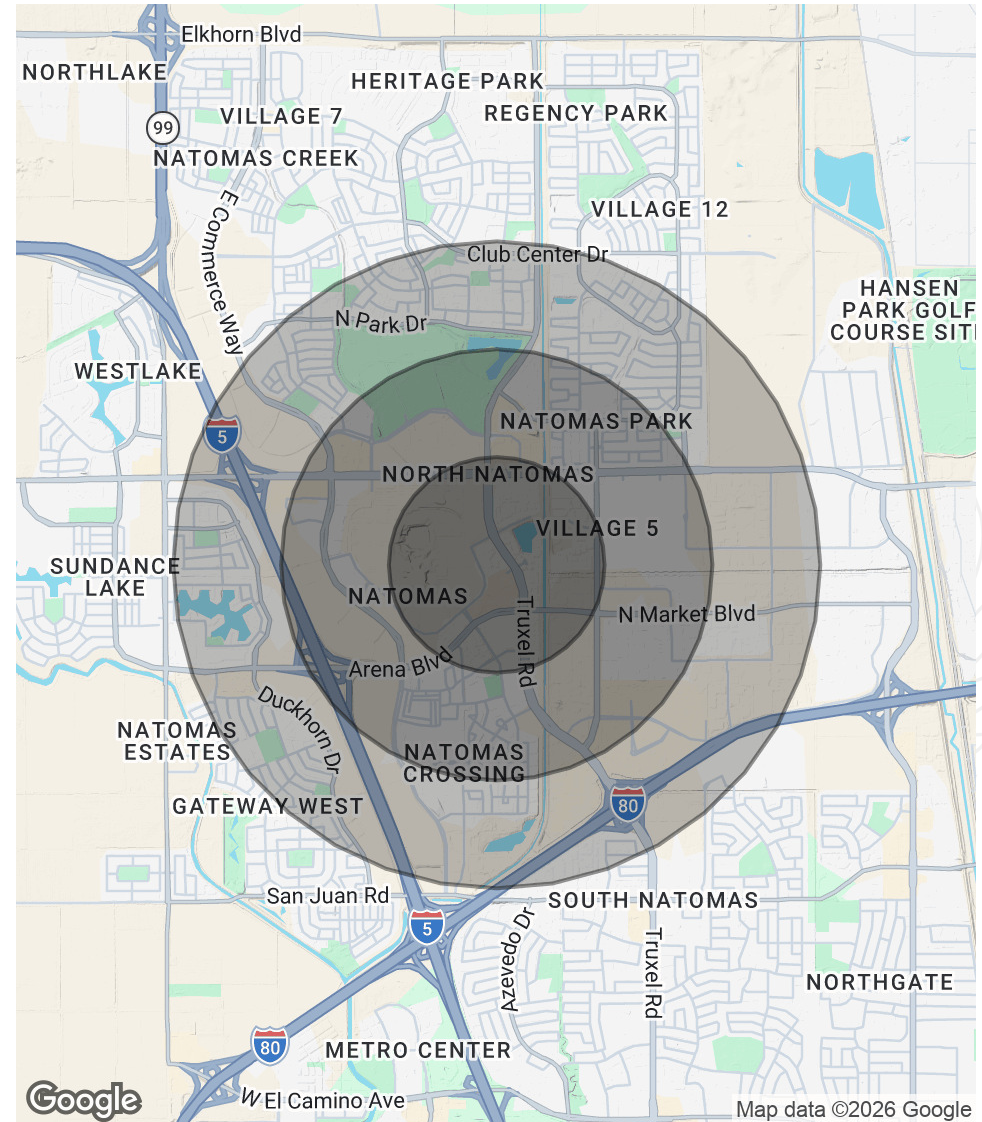
4301, 4321, AND 4331 TRUXEL RD



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,573	10,833	31,412
Average Age	31.5	35.4	37.0
Average Age (Male)	32.8	36.7	36.7
Average Age (Female)	31.2	34.5	37.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	973	4,136	11,484
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$120,430	\$120,680	\$124,581
Average House Value	\$531,236	\$554,065	\$559,218

2023 American Community Survey (ACS)



THOMAS NELSON
 530.391.4862
 thomas.nelson@abornpowers.com
 CalDRE #02114777