

# NATOMAS FOUNTAINS

3801 GATEWAY PARK BLVD

SACRAMENTO, CA

RETAIL LAND FOR SALE OR LEASE

0.64 ACRES LAND

# ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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# FOR SALE OR LEASE

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## FEATURES:

- Ideally located at Natomas' prime retail hub
- Easy access to I-80 & I-5 at Truxel Rd
- Strong daytime employment population
- Dense residential population
- Strong daily traffic counts
- Good mix of surrounding residential, business, retail, and industrial occupancy



## PROPERTY DETAILS:

Ideally located at the confluence of the North Natomas retail market. The site is situated between two prominent shopping centers and benefits from over 1.2 M square feet of surrounding retail.

The land sits just one block north of I-80 at the split of Truxel Rd and Gateway Park Blvd, both of which are the gateway to the North Natomas residential, office, and industrial areas.

## LEASE PRICE:

\$8,660.00 per month, NNN

## SALE PRICE:

\$1,491,000.00 (\$53.53 PSF)

**APN:** 225-0160-094-000  
**Parcel Size:** 0.64 Acre  
**Zoning:** SC-PUD  
**Permitted Uses:** Retail

**DEMOGRAPHICS:**

	1 miles	3 miles	5 miles
2020 Population (est):	13,806	130,174	245,778
2020 Avg. HH Income:	\$71,997	\$92,363	\$80,283
Daily Traffic Count:	Truxel Rd & Gateway Park Blvd - 61,758		

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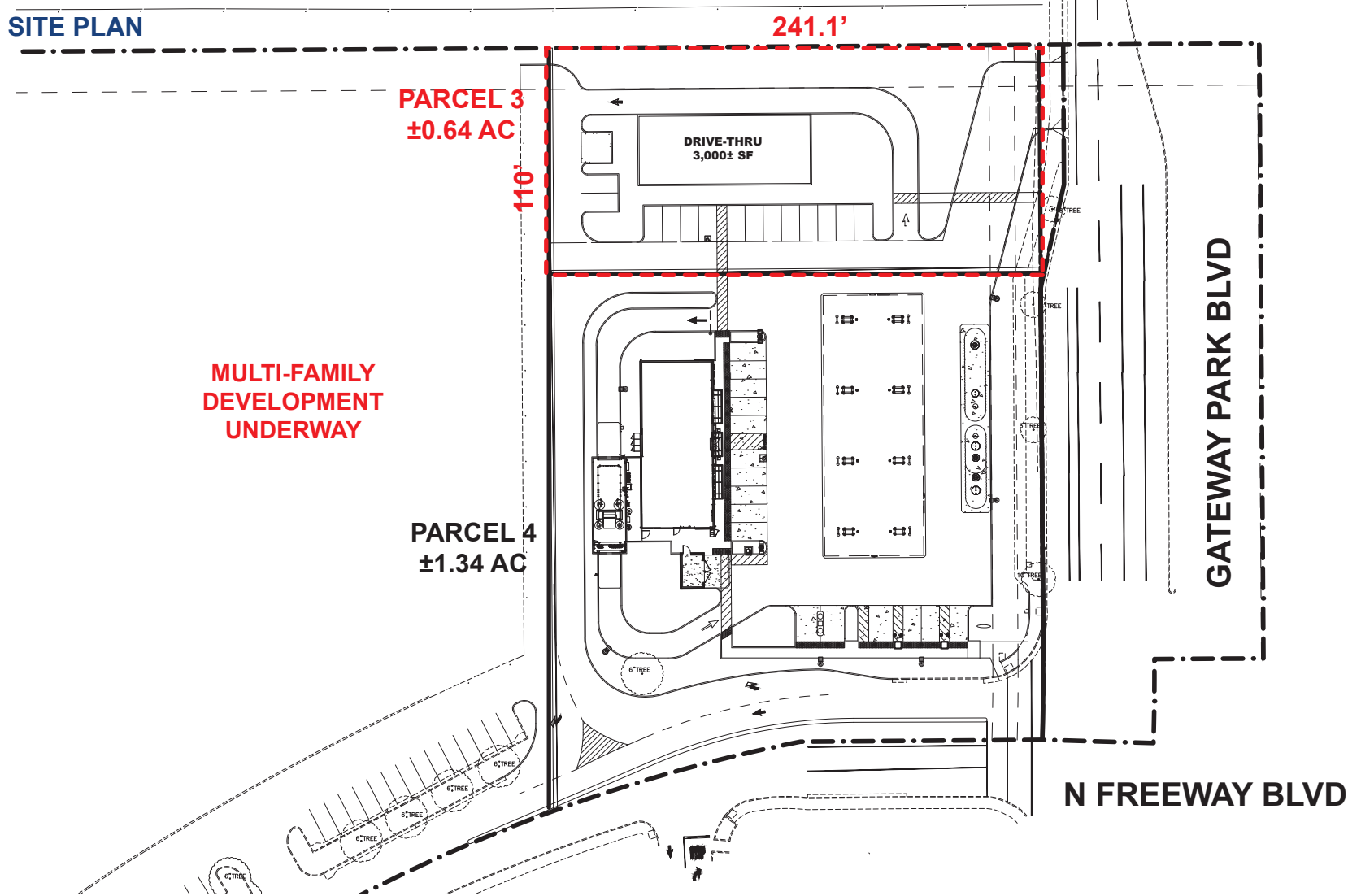
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**SITE PLAN**



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