



ADDRESS:

NEC & SEC of Interstate 5 and Arena Blvd.
Sacramento, CA

PRICE:

Seller to consider best offer on price and terms

LAND AREA:

75.4 acres (Net Buildable)

THE OFFERING

Natomas Crossing presents the opportunity to acquire the premier remaining developable retail site in the Sacramento area for Power/Community Center retail. The 75.4 acres of land on two parcels are fully entitled for up to 830,000 square feet of retail space (potential density varies). The project is located adjacent to Interstate 5, just north of the intersection of Interstate 80 and only a few miles north of downtown Sacramento.



NATOMAS CROSSING

OFFERING HIGHLIGHTS INCLUDE

Flexible Offering – The opportunity exists to acquire either Quad B or Quad C individually, as well as both sites together. Quad C has an approved site plan while Quad B is fully entitled but requires site plan approval.

Fully Entitled Development Opportunity – Current ownership has invested considerable time and resources in the due diligence and entitlement process, including a completed Environmental Impact Report.

High Visibility Location – The Project is located directly adjacent to Interstate 5 with average daily traffic counts of 140,000 and grade level visibility.

Dominant Power Location Within Submarket – Natomas Crossing represents the dominant location within the Natomas submarket for a power center, given its visibility along Interstate 5 less than 1 mile north of the Interstate 80 interchange and its multiple access points.

Significant Future Residential Growth – There are approximately 9,500 new housing units planned for construction in Natomas in various stages of development.

Extended Trade Area – Natomas Crossing will be the nearest power center location for both Yuba City located to the north and Davis to the west.

Limited Retail Competition – Natomas currently has only 42 square feet of retail per person, more than 17% below the total for the Sacramento region as a whole and similar centers are approximately 10+ years old.