

# Promenade

@ SACRAMENTO GATEWAY

Anchor, Pad & Shop Space For Lease



3531-3690 NORTH FREEWAY BOULEVARD | SACRAMENTO, CA 95834

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FAIRBOURNE  
PROPERTIES

**CBRE**



# MASTER SITE PLAN

## AVAILABILITIES

SPACE	SUITE	TENANT	SF
M1	3561	Nordstrom Rack	26,000
M2	3581	Old Navy	18,800
M3	3611	Burlington	28,007
M4	3621	TJ Maxx	21,000
M5A	3631-100	Michael's	23,452
M5B	3631-110	Big 5	11,051
M6	3641	Five Below	10,816
M7	3651	Off Broadway Shoes	17,994
M8	3690	Best Buy	30,211
M9	3684	Boot Barn	19,991
M10	3678	Beverages & More	10,006
J1	3591	ULTA Salon	10,760

### 3541 N. Freeway

S1-A	100	Adventure Montessori	1,967
S1-B	105	Onemain Financial	2,392
S1-C	110	AVAILABLE	2,760
S1-D	115	Wingstop	1,397
S1-E	120	Pinkberry	1,363
S1-F	125	Don't Dread Locs	1,397
S1-G-I	130,135,140	Daiso	8,261

### 3661 N. FREEWAY

S2-A	100	AVAILABLE	1,290
S2-B	105	Five Star Nails	1,696
S2-C	110	Crumb Cookies	1,792

### 3635 N. FREEWAY

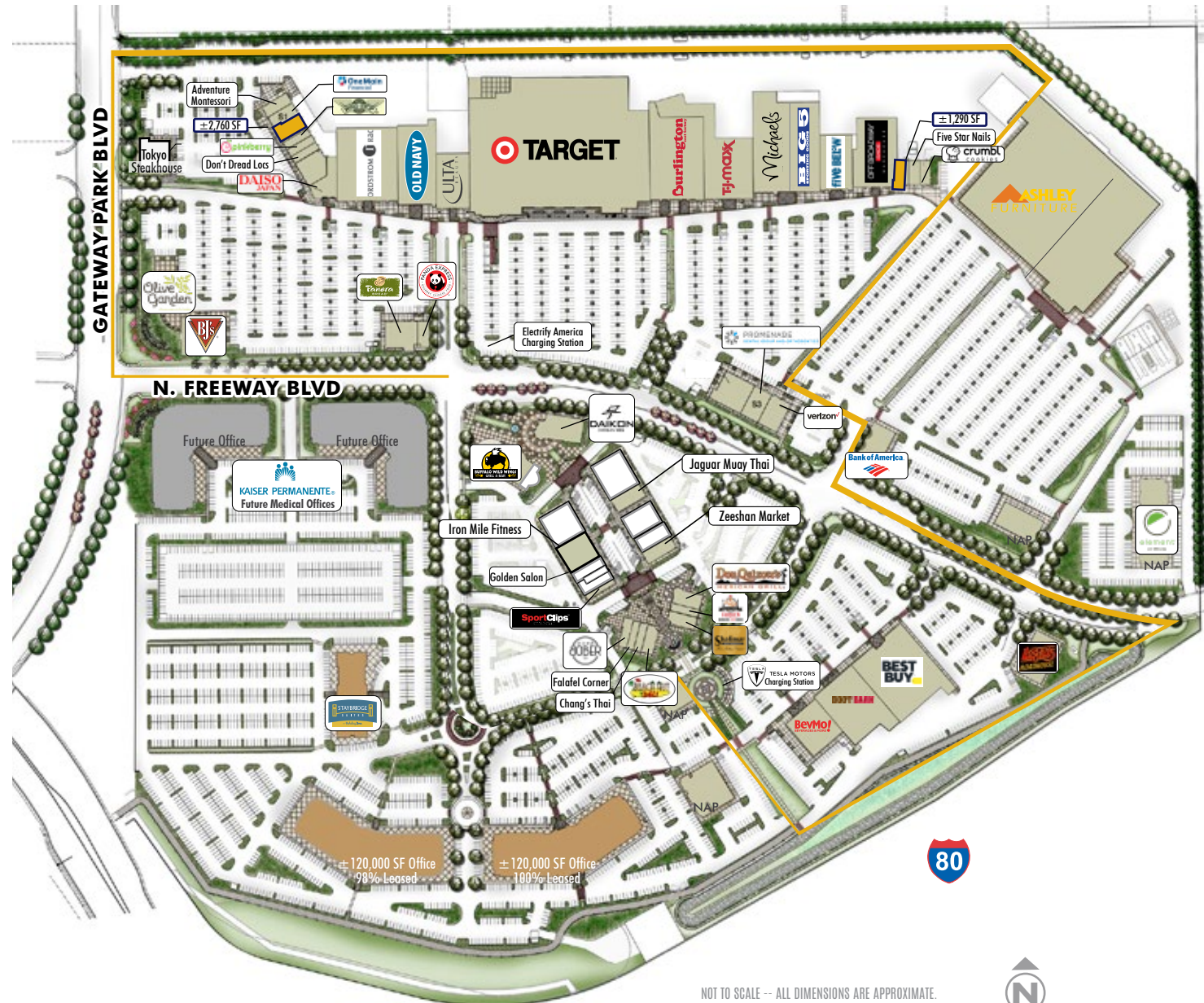
S3-A	100	Verizon Wireless	4,000
S3-B	110	Pacific Dental	3,699
S3-C	120-A	LensCrafters	3,202
S3-D	120-B	Torrid	2,804

### 3571 N. FREEWAY

S4-A	100	Panda Express	1,893
S4-B	110	Panera Bread	4,997

### 3521 N. FREEWAY

S5-A/B	100	Tokyo Steakhouse	6,813
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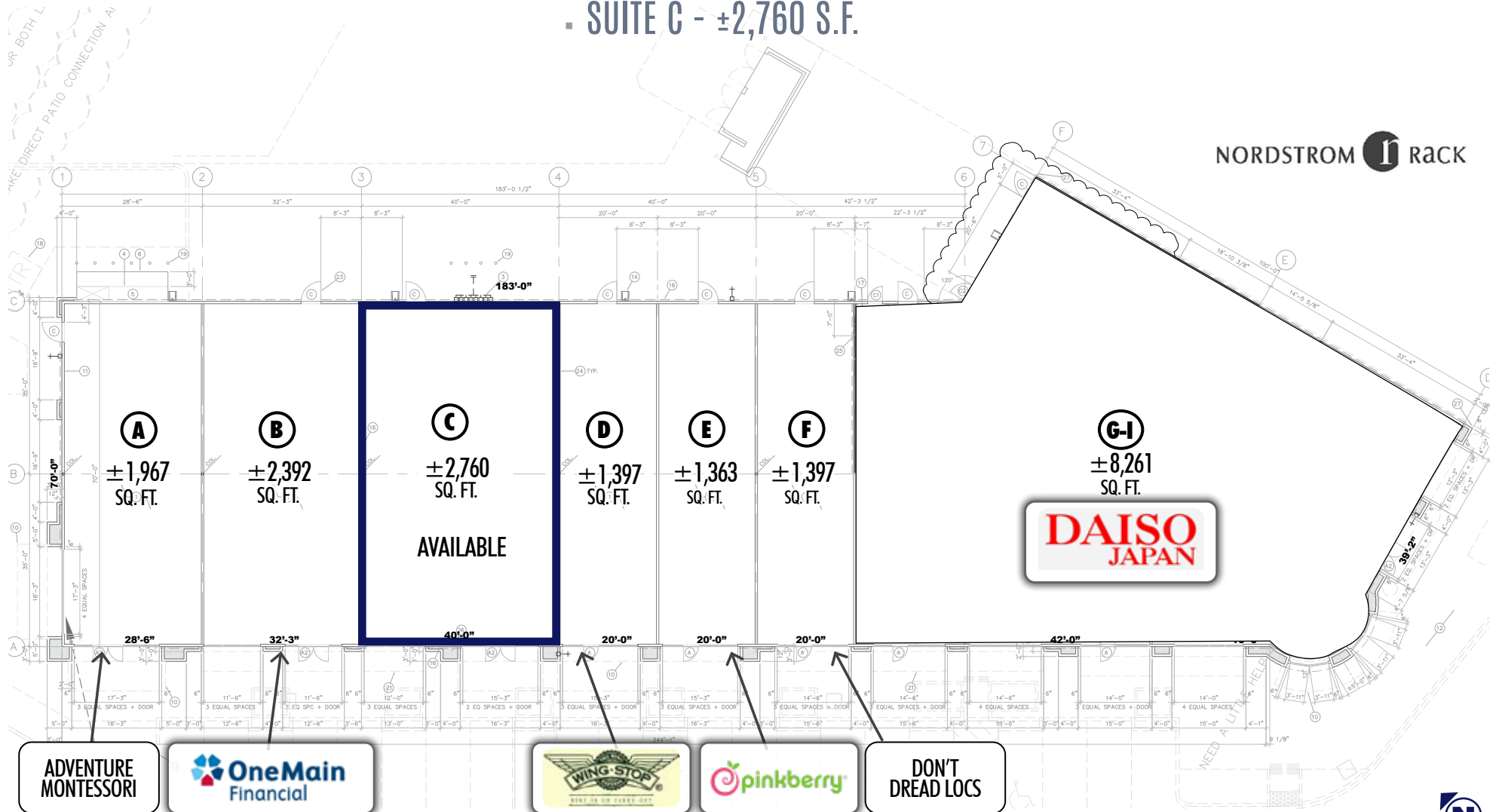


NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



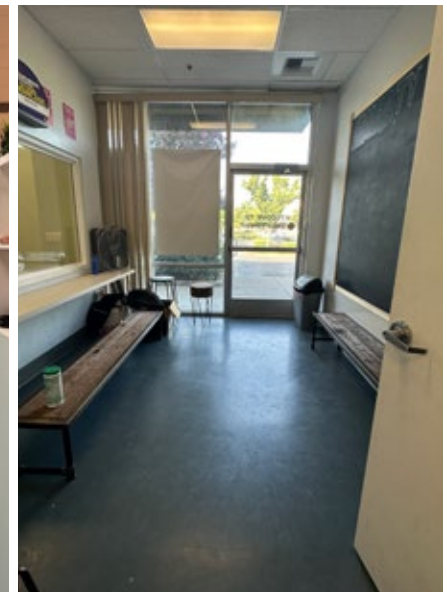
# FLOOR PLAN - 3541 NORTH FREEWAY BOULEVARD

· SUITE C - ±2,760 S.F.





# PHOTOS - 3541 NORTH FREEWAY BOULEVARD, STE C





# AERIAL THE PROMENADE





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# PROPERTY OVERVIEW

Promenade @ Sacramento Gateway Power Center—five minutes from the heart of Downtown Sacramento, within minutes of Interstate 5. The Center is visible to Interstate 80, and serves the Greater Sacramento area.

## FEATURES

- Pad space available
- Anchored by Target, Nordstrom Rack, Michaels, TJ Maxx, Old Navy, Big 5, Ulta, Best Buy, Off Broadway, BevMo, Burlington, Ashley Furniture, Boot Barn, and Five Below
- Located in one of the strongest Retail areas of Sacramento County
- High visibility—unobstructed freeway frontage along Interstate 80 with an average daily traffic count of 140,000 vehicles per day
- Easy access to Interstates 80 and 5
- Building and monument signage available
- High growth community with over 70,000 existing, new and planned residential units in the Natomas trade area
- Strong daytime employment area—Centene Corporate Headquarters (now under construction) will add a projected 5,500 employees



# PROJECT OVERVIEW



## PROMENADE @ SACRAMENTO GATEWAY

A ±665,600 SF Regional  
Power Center



## ±233,800 SF OFFICE PARK

99% leased; and strong Daytime  
Employment surrounding the  
center



## HOTELS

Staybridge Suites Hotel  
with 117 guest rooms; new 107-  
room Element Hotel



## DINING & ENTERTAINMENT

Open-air Plaza with dining and  
entertainment options



## 3,695 PARKING STALLS

Ample, convenient and dedicated  
parking available including  
electric car charging stations



## HIGH VISIBILITY

High Visibility and easy  
freeway access to I-80





**DOWNTOWN ARENA**

THE top venue for sports, entertainment and special events in the Sacramento region; Golden 1 Center hosts nearly 200 spectator events, drawing approximately 2 million fans per year

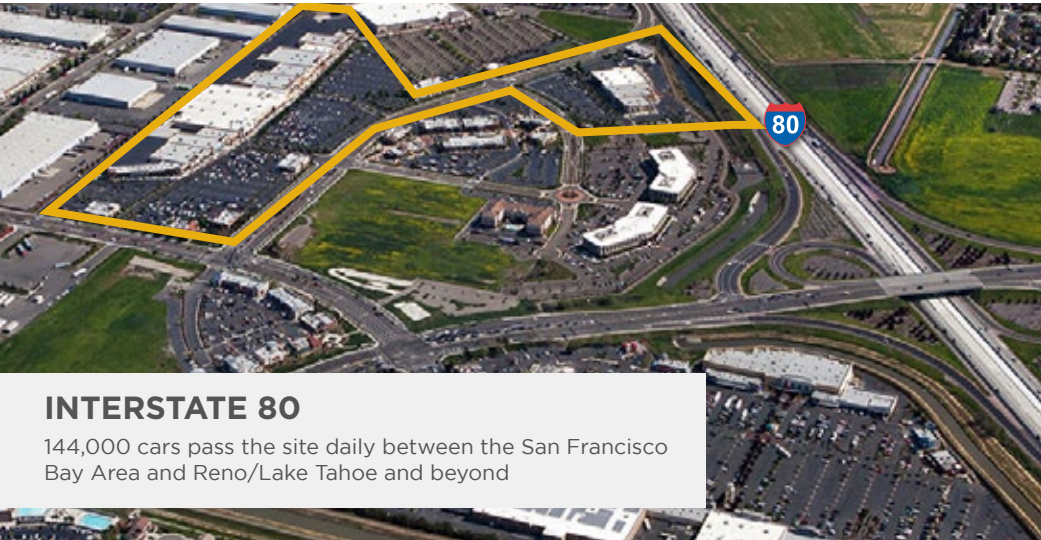


**SACRAMENTO INTERNATIONAL AIRPORT**

Sacramento International Airport recently underwent a \$1 billion expansion and renovation



**AREA OVERVIEW  
NEARBY TRAFFIC GENERATORS**

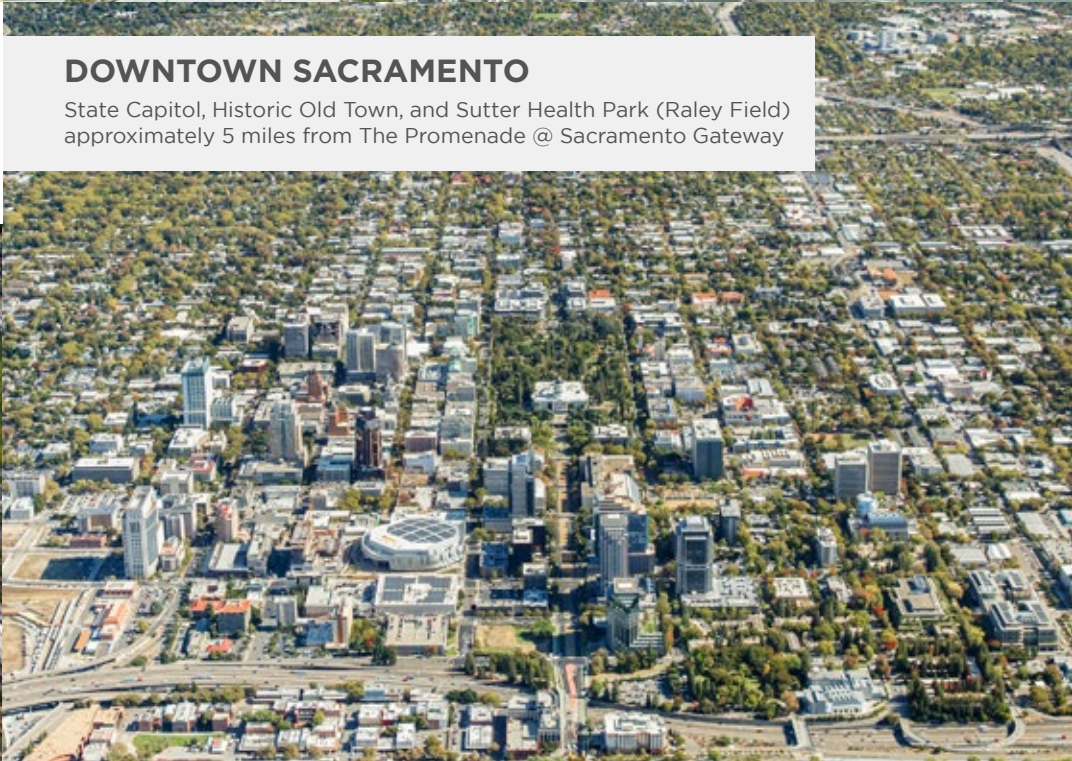


**INTERSTATE 80**

144,000 cars pass the site daily between the San Francisco Bay Area and Reno/Lake Tahoe and beyond

**DOWNTOWN SACRAMENTO**

State Capitol, Historic Old Town, and Sutter Health Park (Raley Field) approximately 5 miles from The Promenade @ Sacramento Gateway





# DEMOGRAPHICS



**143,900 ADT**  
vehicles per day on I-80

**54,881 ADT**  
vehicles per day on  
Truxel Road

## SIGNIFICANT EMPLOYERS

## NUMBER OF EMPLOYEES

Dept. of Transportation	20,000
Centene Corporation	5,500 (Projected)
Air Resources Board Testing	3,500
Sutter Medical Center	2,889
Environmental Protection Agency	2,000
Department of Conservation	2,000
CA Exposition & Fairgrounds	2,000
Employment Development Dept	1,500
Sacramento Kings	1,200

## NEARBY SCHOOLS

CA State University - Sacramento
University of CA - Extension
Universal Technical Institute
Northwestern University of Law
Natomas High School

## DEMOGRAPHICS AT A GLANCE | 5-MILE RADIUS (2019 EST)



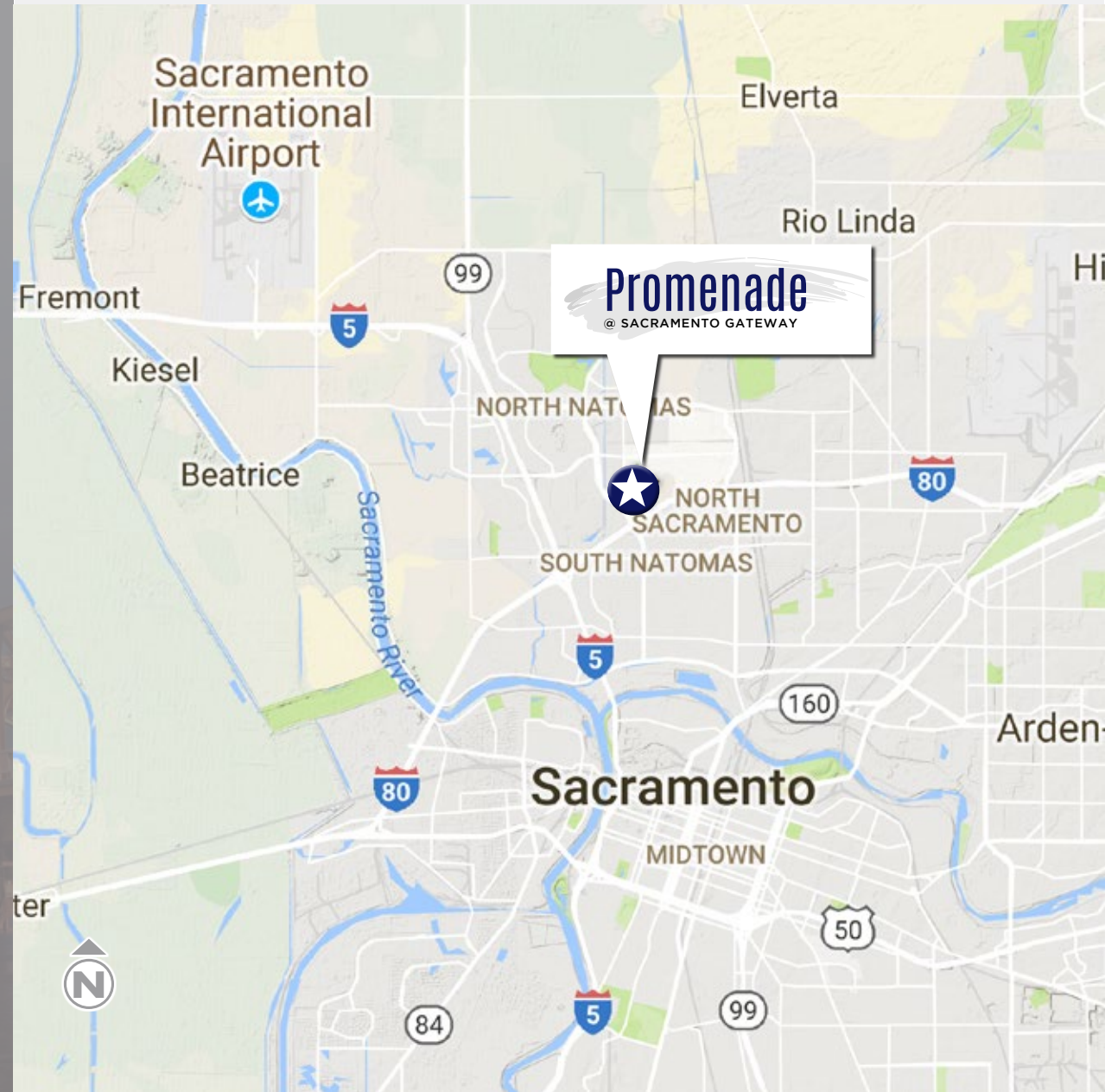
**253,536**  
Population of  
Residents



**\$74,819**  
Average  
Household  
income



**191,768**  
Daytime  
Employment





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