

AVAILABLE

# Discovery Plaza

1500 W EL CAMINO AVENUE, SACRAMENTO, CA

RETAIL



## CONTACT US

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## AVAILABILITY - FOR LEASE

- + 1,750 SF Inline
- + 3,688 SF Endcap (Divisible)

## PROPERTY HIGHLIGHTS

- + Located on the intersection of Truxel Road and W El Camino Avenue – two of the main thoroughfares in the Natomas area of Sacramento
- + One mile to Interstate 5 that sees approximately 197,259 cars a day
- + The center serves approximately 128,000 residents within a 3-mile radius
- + Less than five miles to the new Golden 1 Arena in Downtown Sacramento that attracts thousands of visitors every week
- + Surrounded by dense residential and professional office parks

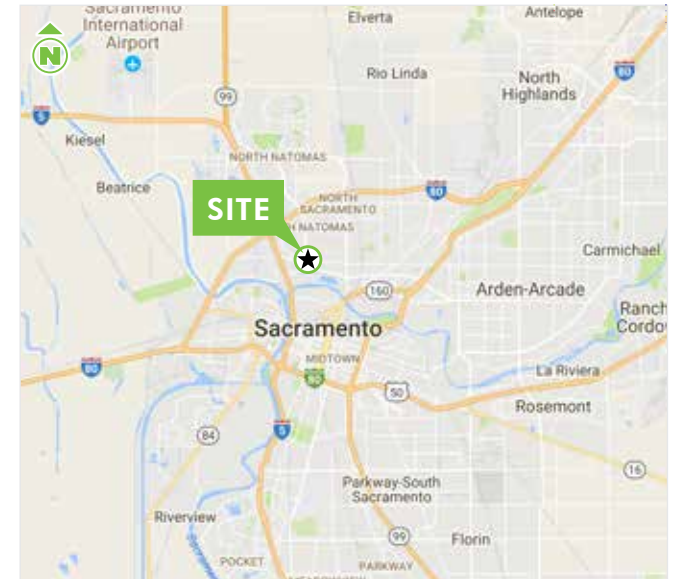
### 2017 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population	19,796	130,627	310,661
Avg. Household Income	\$64,732	\$62,621	\$72,227
Daytime Population	19,796	130,627	310,661

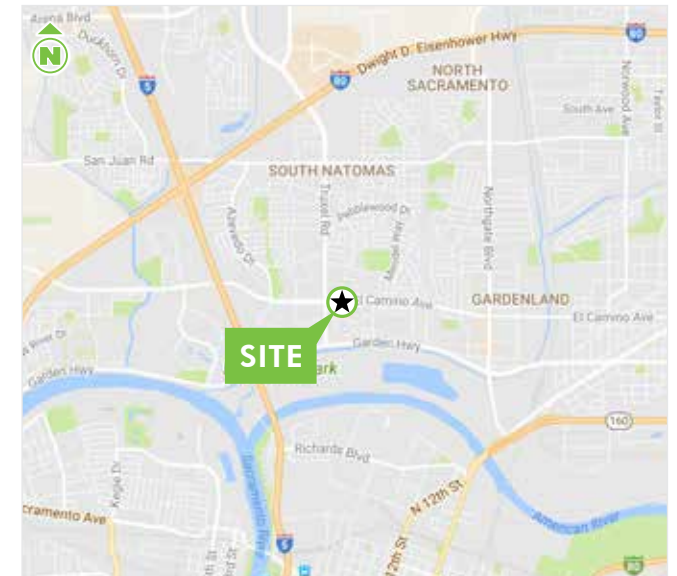
### 2015 TRAFFIC COUNTS

W. El Camino Avenue	22,596 ADT
Interstate 5	197,259 ADT

Source: CoStar



MAPS NOT TO SCALE.



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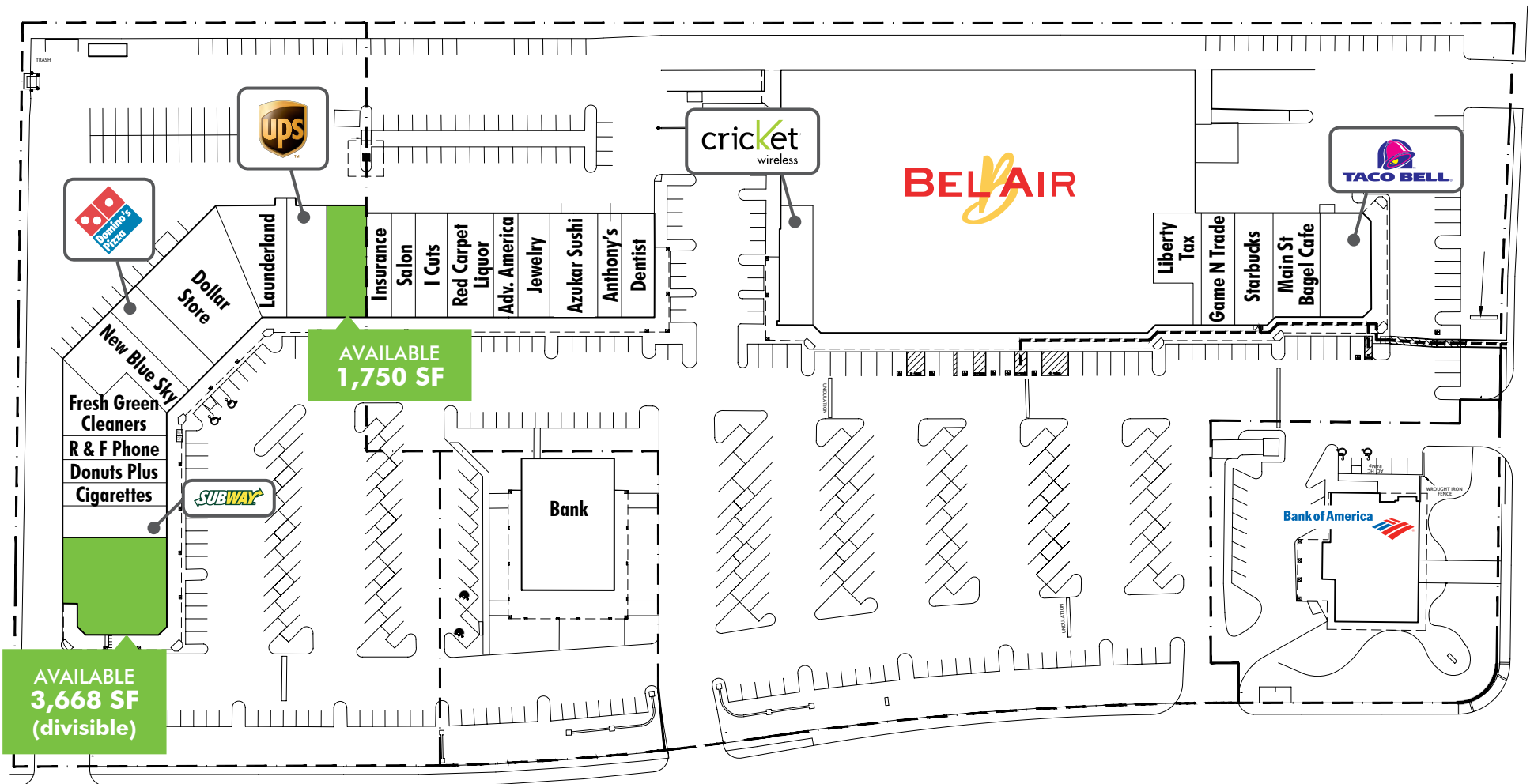
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## SITE PLAN

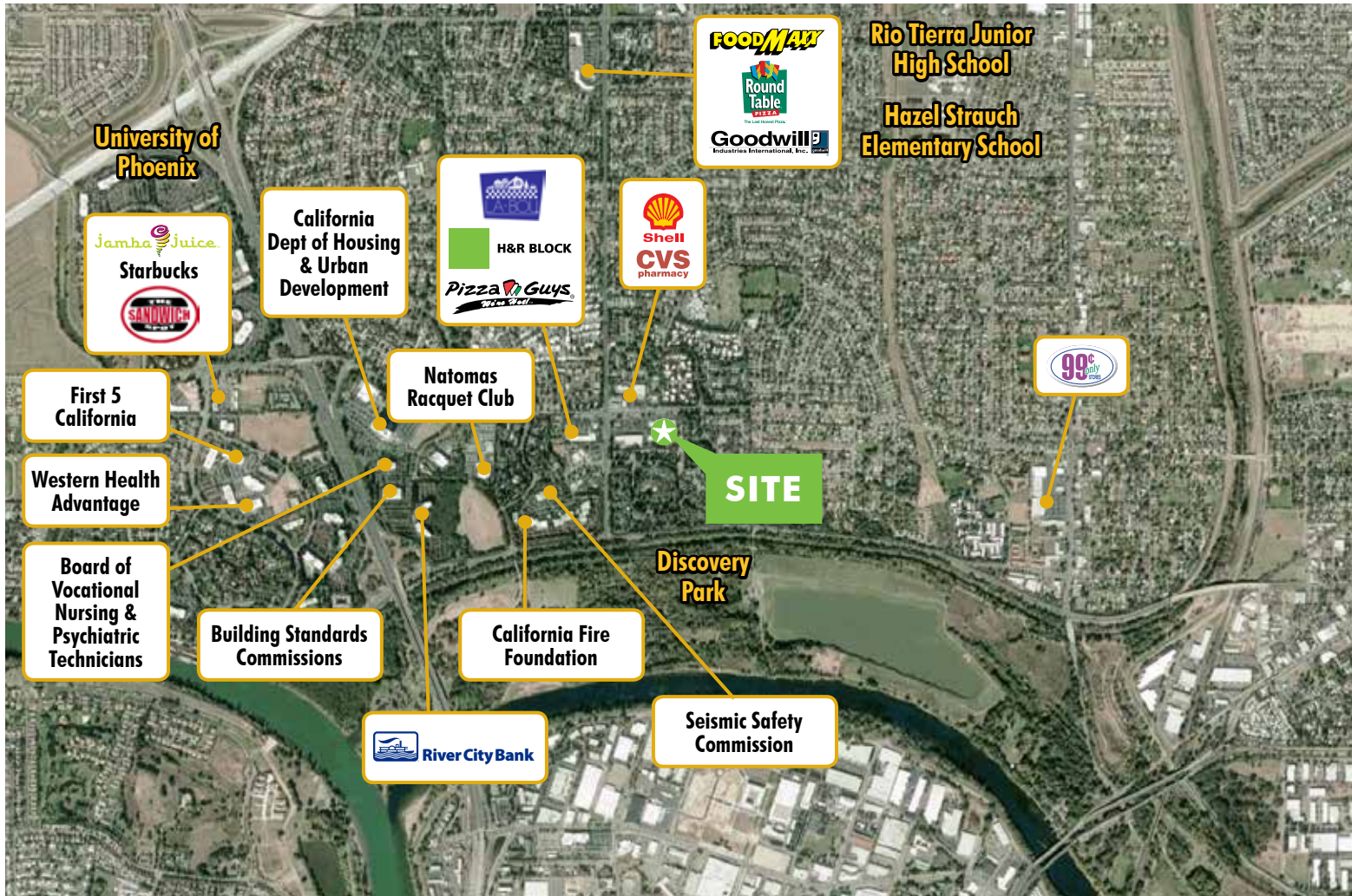


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