

FOR SALE, BUILD TO SUIT OR LEASE
±3.29 ACRES PRIME COMMERCIAL LAND



2830 DEL PASO RD

SACRAMENTO, CA 95835



PROPERTY OVERVIEW



Prime commercial land positioned at the signalized intersection of Del Paso Road and Town Center Drive, one of the most heavily trafficked and fastest-growing corridors in the Natomas submarket of Sacramento.

- ±3.29 acres of prime commercial land
- For Sale, BTS or Lease
- Multiple entry points
- Zoning: EC-65-PUD - [Allowed Uses](#)
- One of the highest traffic count intersections in the trade area with over 45,000 ADT
- Strategically positioned in one of the strongest trade areas with less than 3.5% vacancy
- Natomas has had approximately 4,500 new homes constructed within the last 5 years
- Proximity to Sacramento International Airport, Downtown Sacramento, and major freeways (I-5 & I-80) continues to attract developers and businesses seeking a high-access, high-visibility location
- Former Arco Arena being redeveloped into "Innovation Park" (183 acres) which will include a 14 story teaching hospital, 2,500 residential units, K-8 school, etc., 7,000+ permanent jobs expected upon completion

2025 DEMOGRAPHICS - 3 MILE RADIUS

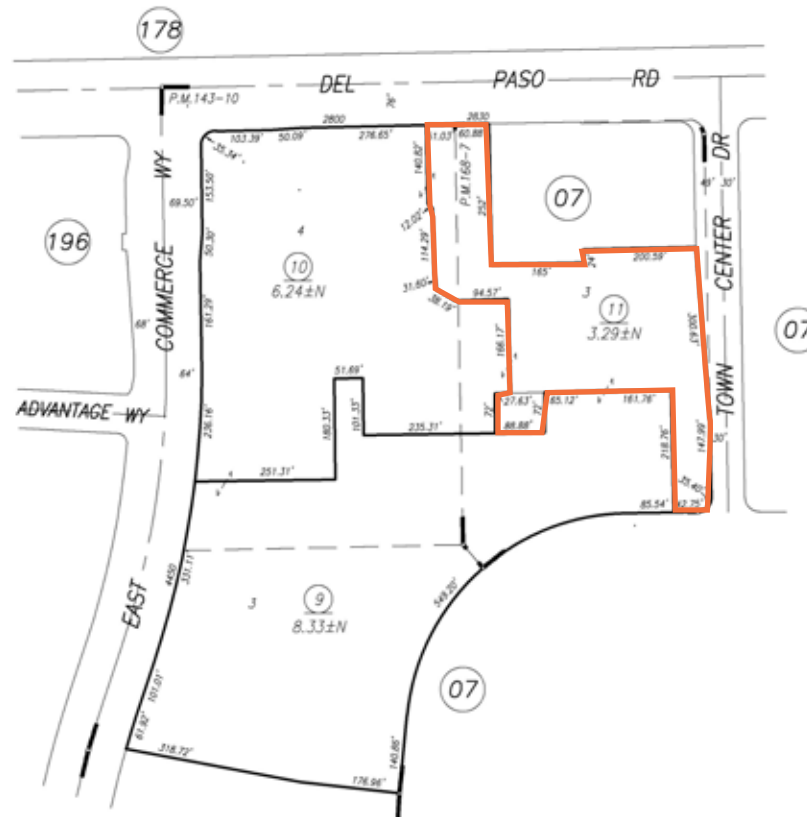
111,690	31,551	3,082
POPULATION	EMPLOYEES	BUSINESSES
\$133,811	81,215	
AVG HH INCOME	DAYTIME POPULATION	

PARCEL MAP

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S. 10, T.9N., R.4E., M.D.B.& M.

225-271



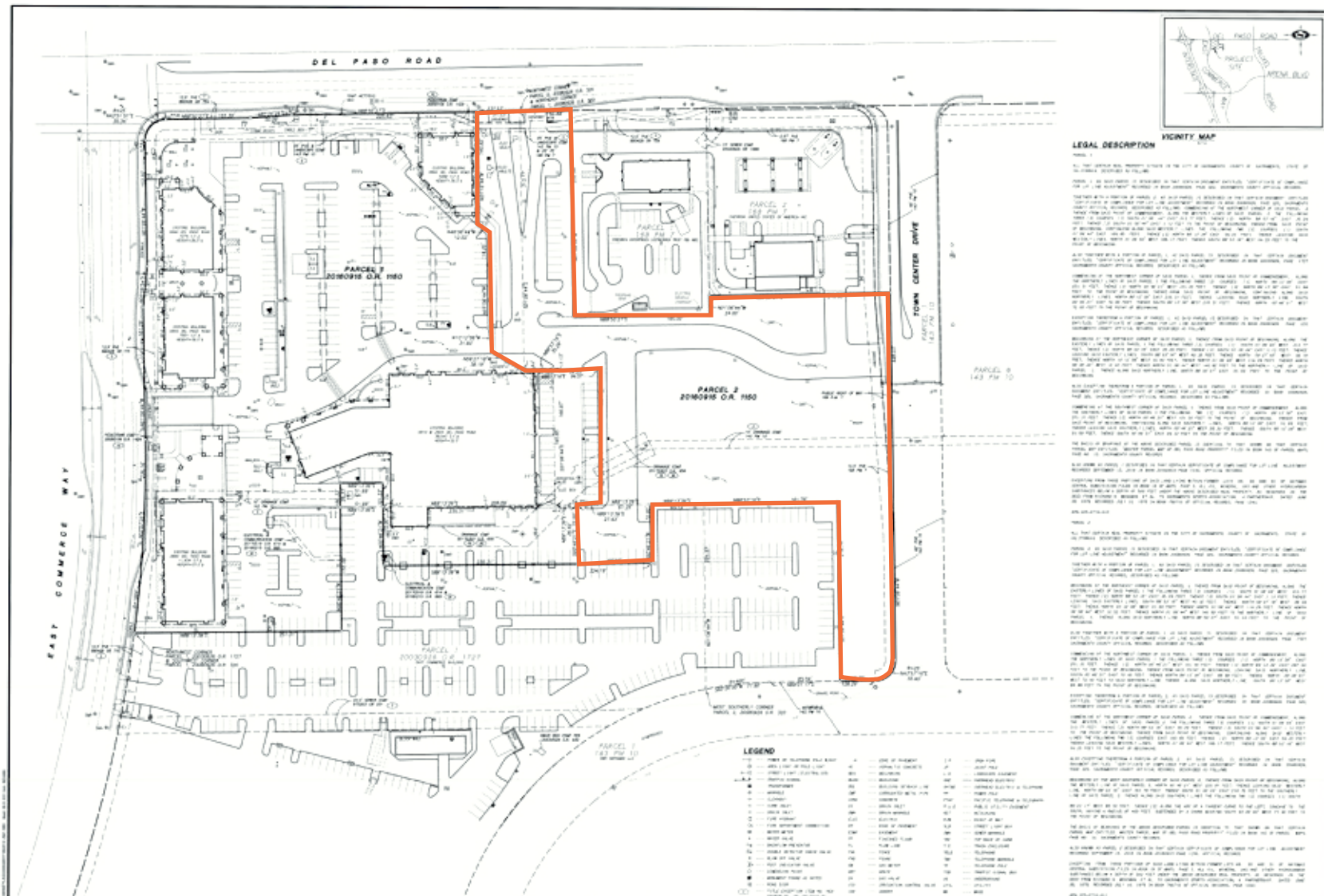
Por. North Natomas Villa, P.M. Bk.168 Pg.7 (10-2-2002)

Por. Parcel Map, P.M. Bk.143 Pg.10 (10-17-1995)

CITY OF SACRAMENTO
Assessor's Map Bk. 225 Pg. 271
County of Sacramento, Calif.

DEC 27th, 2016

ALTA SURVEY



2830 DEL PASO

SACRAMENTO, CA 95835



RICK MARTINEZ

Senior Vice President

+1 916 446 8833

rick.martinez@cbre.com

Lic. 00991459

JENNI TABAKA

Client Services Team Lead

Lic. 02222330

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

