

SACRAMENTO, CA

2450

VENTURE OAKS WAY

TAKE
VIRTUAL TOUR



CBRE

2450 VENTURE OAKS WAY

enjoys an excellent location in the high growth South Natomas submarket with exceptional freeway frontage and direct visibility to both north and south bound traffic on I-5 and is within one mile of I-80, which allows for excellent access to all of the Sacramento Metropolitan area.





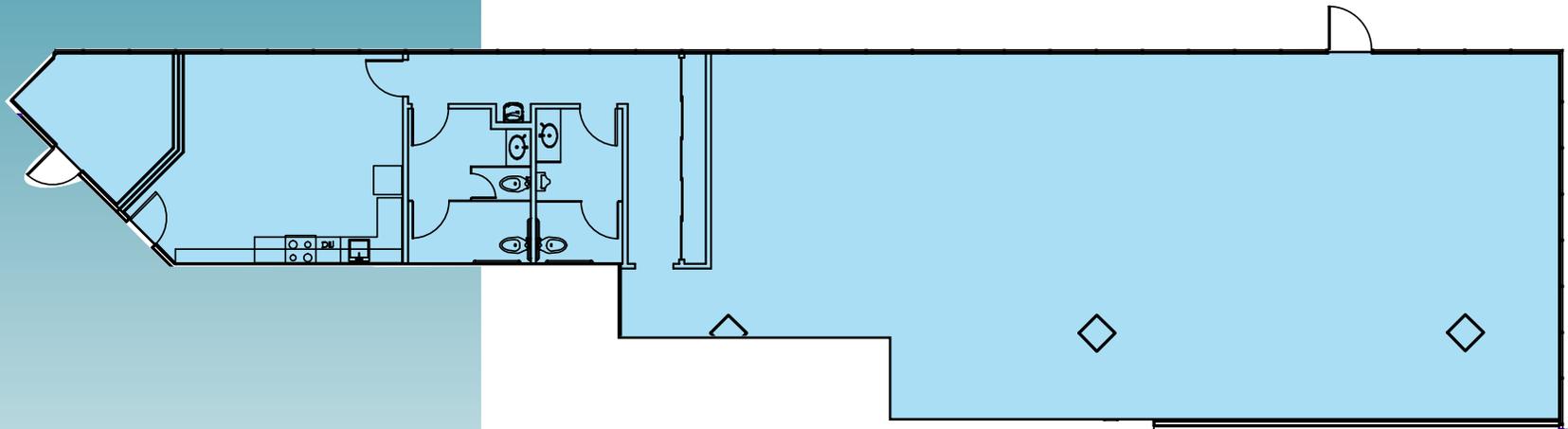
AMENITIES

- Institutional Ownership & Property Management
- Freeway visible location with immediate freeway access
- Two miles to Sacramento's Central Business District & the State Capitol
- On-site café
- On-site health facility with showers and lockers
- Employee Lounge on second floor
- EV charging stations
- Discounted pricing to common conferencing centers at Venture OfficeNow on-site



1ST FLOOR

SUITE 110 ±3,379 RSF

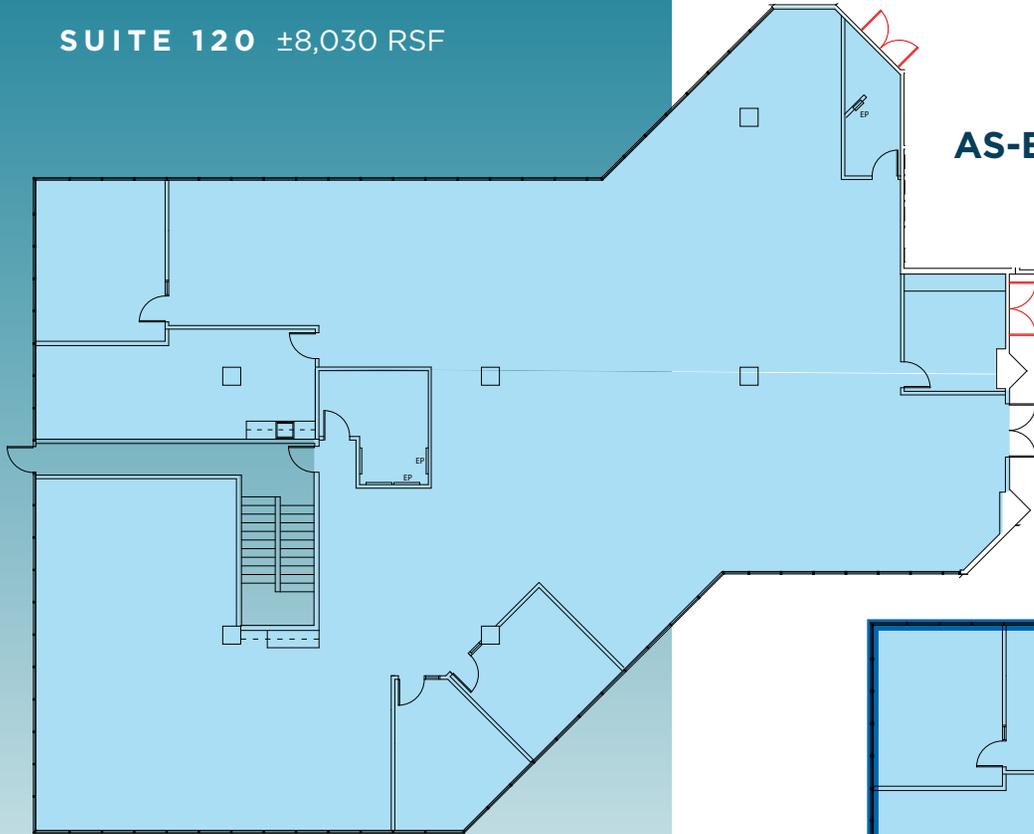


**OCCUPANCY WITHIN 60 DAYS*

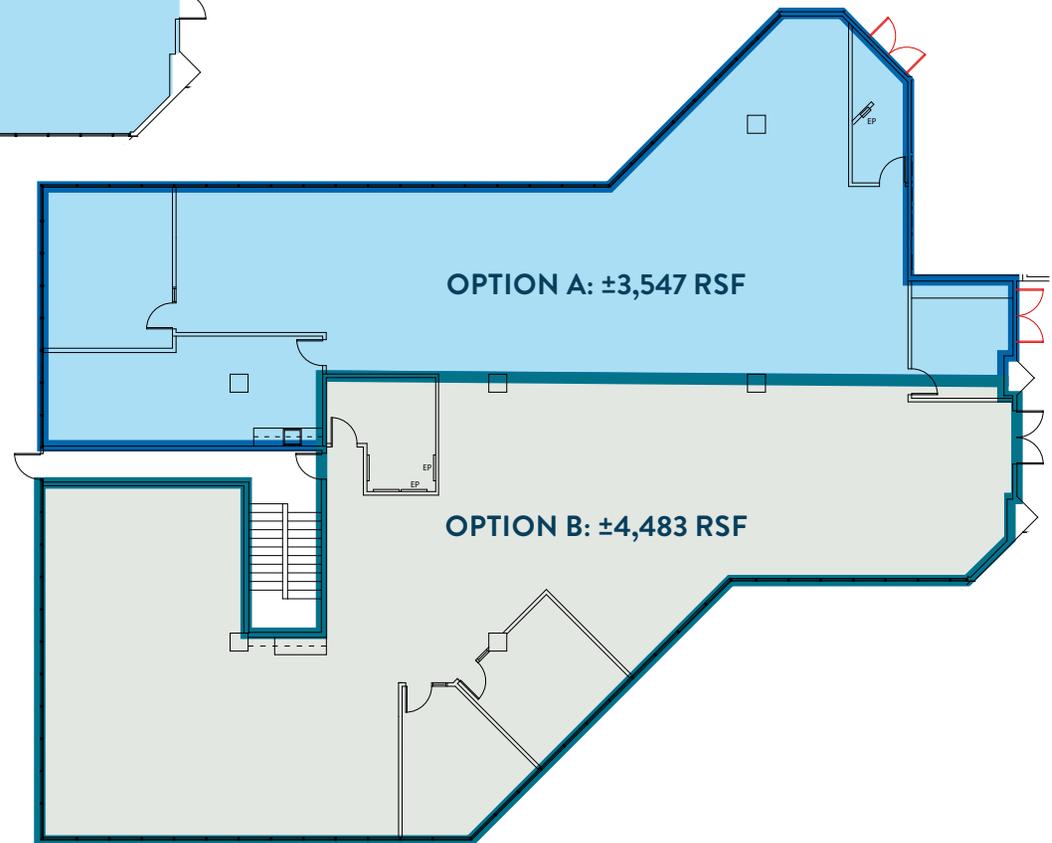
1ST FLOOR

SUITE 120 ±8,030 RSF

AS-BUILT PLAN



PROSPECTIVE DEMISE PLAN



*OCCUPANCY WITHIN 60 DAYS



GOLDEN 1 CENTER

DOWNTOWN SACRAMENTO

RAILYARDS DEVELOPMENT

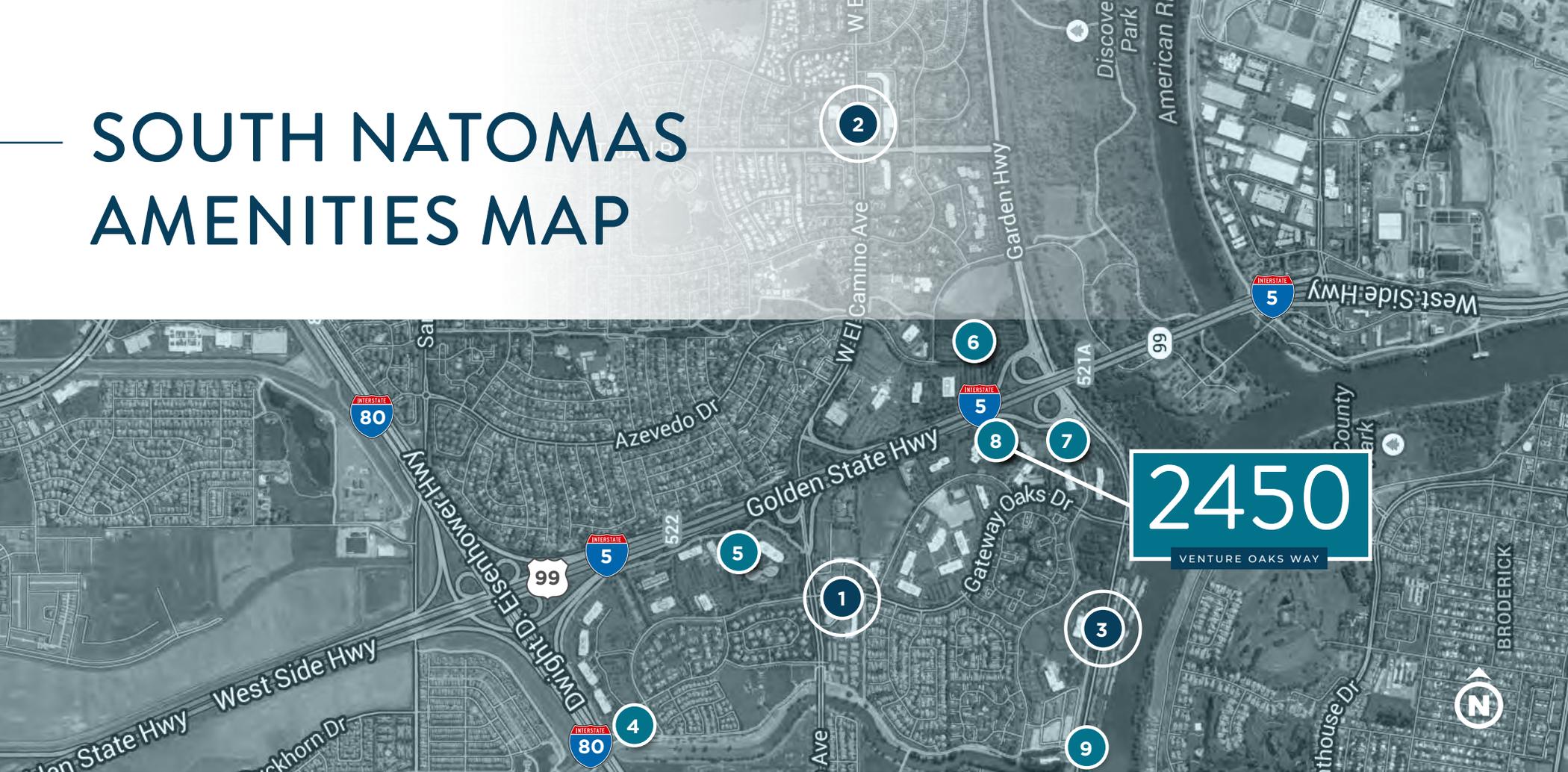


2450
VENTURE OAKS WAY

W EL CAMINO AVE

GATEWAY OAKS DR

SOUTH NATOMAS AMENITIES MAP



1 GATEWAY OAKS DR./ W. EL CAMINO

- | | |
|-----------------------|----------------------|
| Jack in the Box | Starbucks |
| Golden 1 Credit Union | Togo's |
| Sushi King | Baskin Robins |
| New York Pizza Plus | Jamba Juice |
| Subway | Good Friends Chinese |
| Happy Chinese | Ruchi Indian Cuisine |
| Shell | The Sandwich Spot |
| Carl's Jr. | |

2 TRUXEL/ W. EL CAMINO

- | | |
|---------------------------|------------------------------|
| Taco Bell | La Bou |
| Main Street Bagel Café | Mezcal Taqueria |
| Starbucks | Cheers Sports Bar |
| Bel Air | Lotus Fusion Sushi & Chinese |
| Anthony's Italian Cuisine | Country Waffles |
| Azucar Sushi | Little Caesars Pizza |
| Dominos Pizza | CVS Pharmacy |
| Donuts Plus | Chang's Chinese |
| Subway | Mr. Carnitas |
| Pizza Guys | |

3 RIVER BANK MARINA

- Chevy's
- Pearl
- Crawdad's

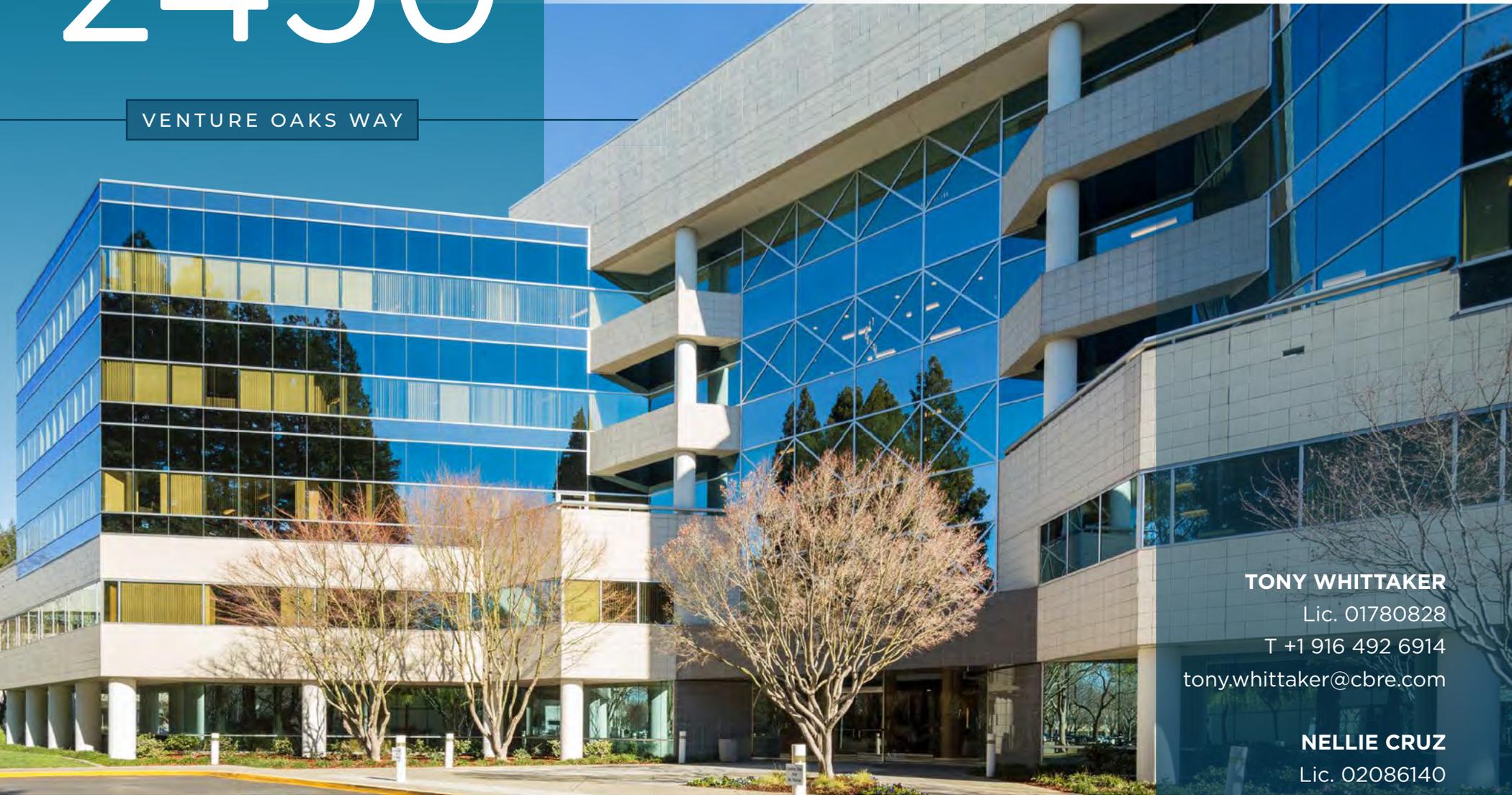
OFFICE PARK CAFÉS

- 4 Metro Café
- 5 City Café
- 6 Natomas Café
- 7 Marriott Café
- 8 Venture Café
- 9 Virgin Sturgeon

2450

C O N T A C T S

VENTURE OAKS WAY



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