

THE GATEWAY

2020 W. EL CAMINO AVENUE & 2555 NATOMAS PARK DRIVE
SACRAMENTO, CA



CLICK FOR

PROPERTY TOUR



CHAVEZ
MANAGEMENT GROUP, INC.

JONES LANG LASALLE BROKERAGE, INC. LIC. #01856260



2020 W. EL CAMINO AVENUE

2555 NATOMAS PARK DRIVE

BUILDING AMENITIES



GYM



FREE EV CHARGING



24/7 SECURITY



BICYCLE LOCKERS



HOSPITAL QUALITY AIR FILTRATION SYSTEM



GUEST-WIFI IN ALL COMMON AREAS



CONFERENCE FACILITIES



1630 FREE ON-SITE PARKING STALLS



ON-SITE PROPERTY MANAGEMENT



ON-SITE CAFE & TENANT LOUNGE



BUILDING & MONUMENT SIGNAGE AVAILABLE



PUTTING GREEN & BBQ AREA

2020 W. EL CAMINO AVENUE

BUILDING HIGHLIGHTS



±333,133 SF BUILDING SIZE



±2,500 - ±170,000 SF AVAILABLE



FIRST LEED GOLD CERTIFIED BUILDING
IN THE SACRAMENTO AREA



12 STORIES



BUILDING TOP SIGNAGE AVAILABLE



ON-SITE CAFE



1,280 PARKING STALLS (3.84/1,000 RATIO)



5 HIGH SPEED PASSENGER ELEVATORS



1 FREIGHT ELEVATOR

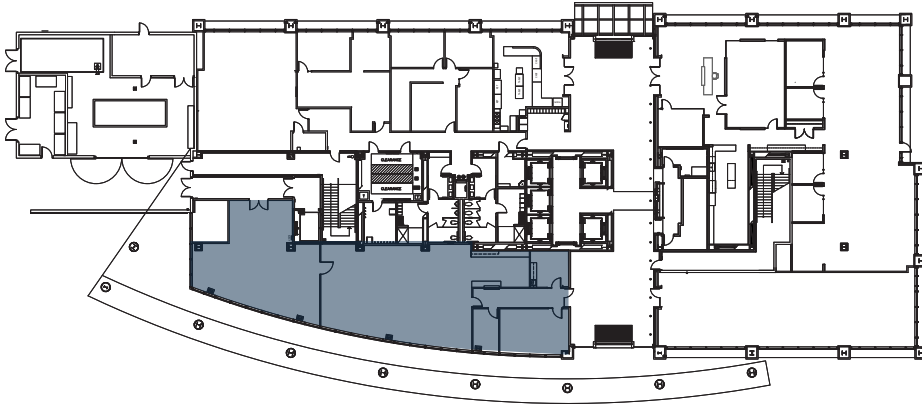


ON-SITE SECURITY & MANAGEMENT

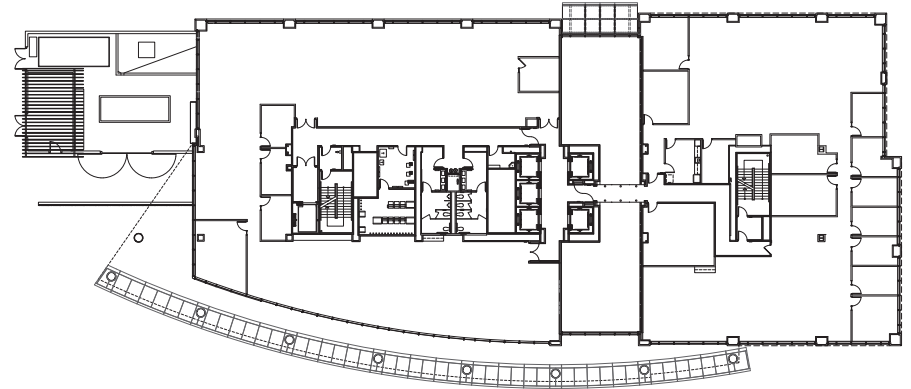


2020 W. EL CAMINO AVE - FLOOR PLANS

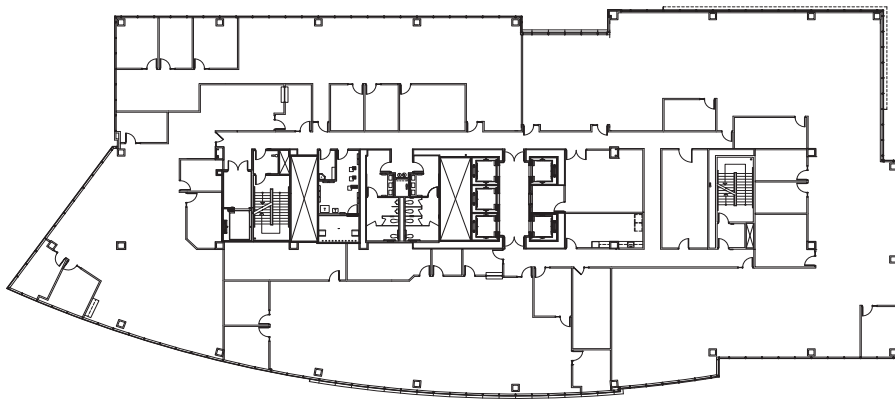
FLOOR 1 ±5,576 RSF



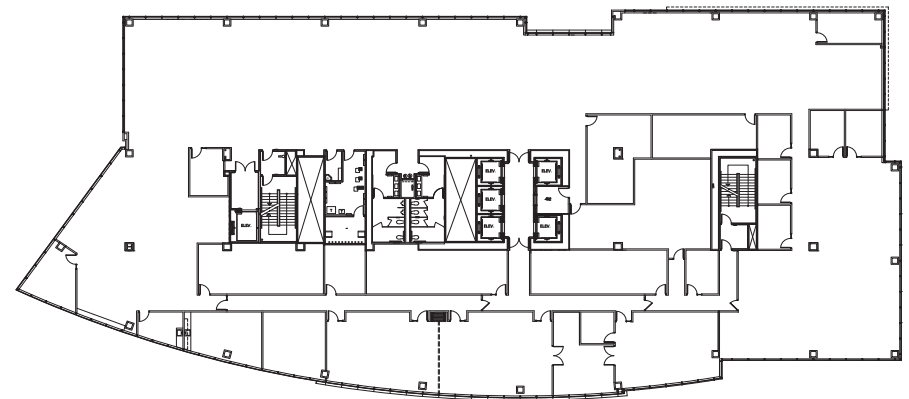
FLOOR 2 ±20,330 RSF



FLOOR 3 ±28,717 RSF

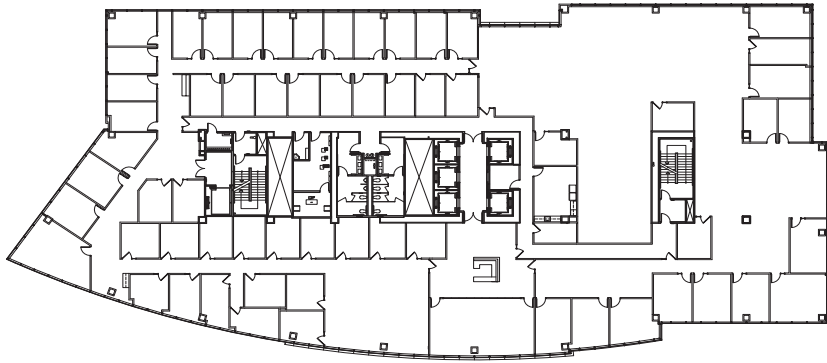


FLOOR 4 ±28,717 RSF

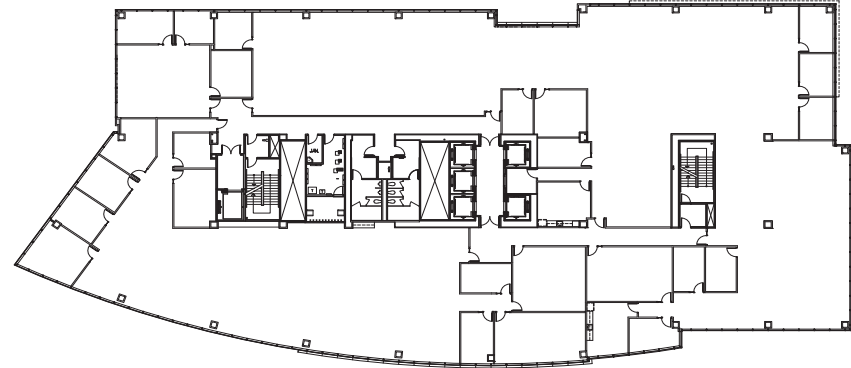


2020 W. EL CAMINO AVE - FLOOR PLANS

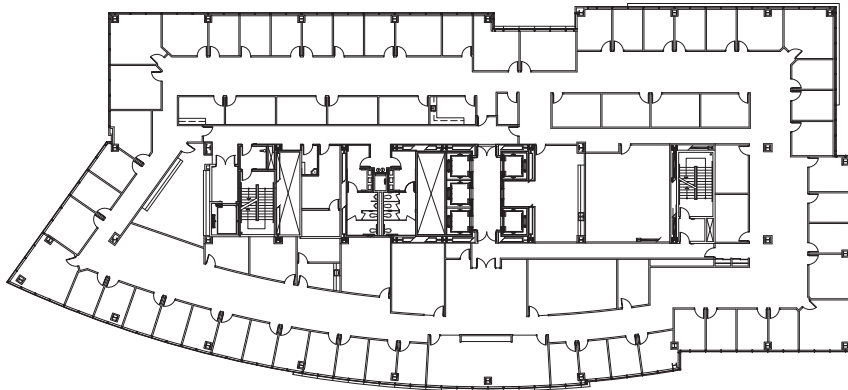
FLOOR 5 ±28,647 RSF

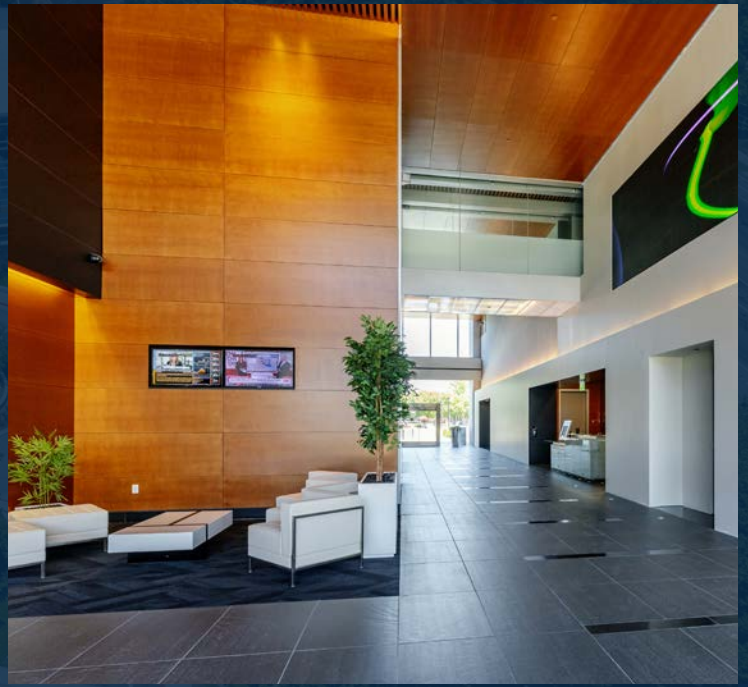


FLOOR 6 ±28,717 RSF



FLOOR 7 ±28,254 RSF





2555 NATOMAS PARK DRIVE

BUILDING HIGHLIGHTS



±86,870 SF BUILDING SIZE



3 STORIES



±28,800 TYPICAL FLOORPLATE



BUILDING SIGNAGE AVAILBLE



LEED SILVER CERTIFIED

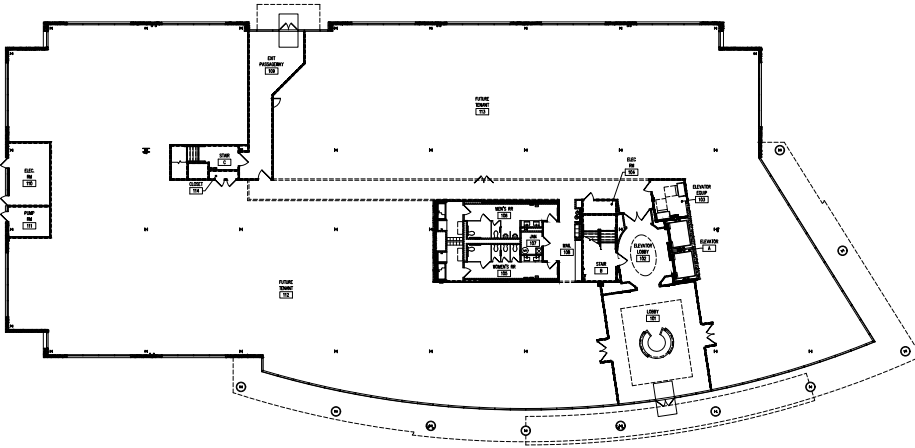


350 PARKING STALLS
(4.02/1,000 RATIO)

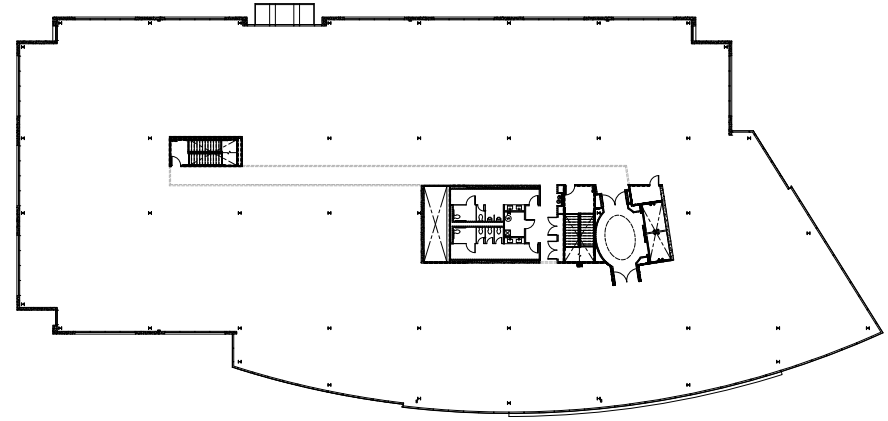


2555 NATOMAS PARK DRIVE - FLOOR PLAN

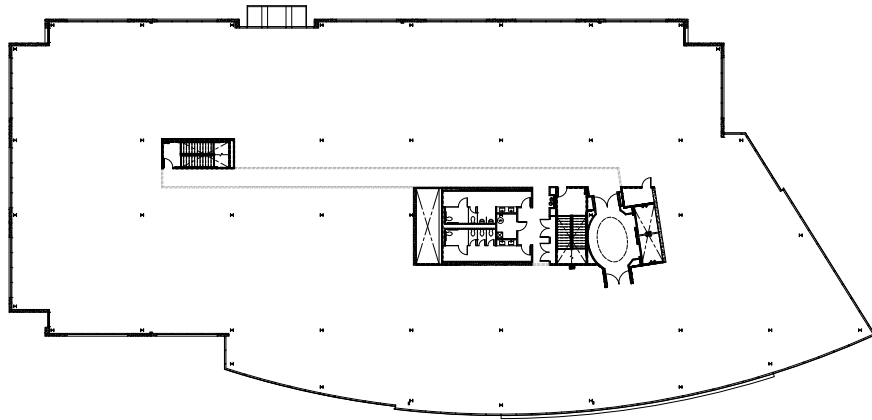
FLOOR 1 ±25,332 RSF



FLOOR 2 ±30,770 RSF



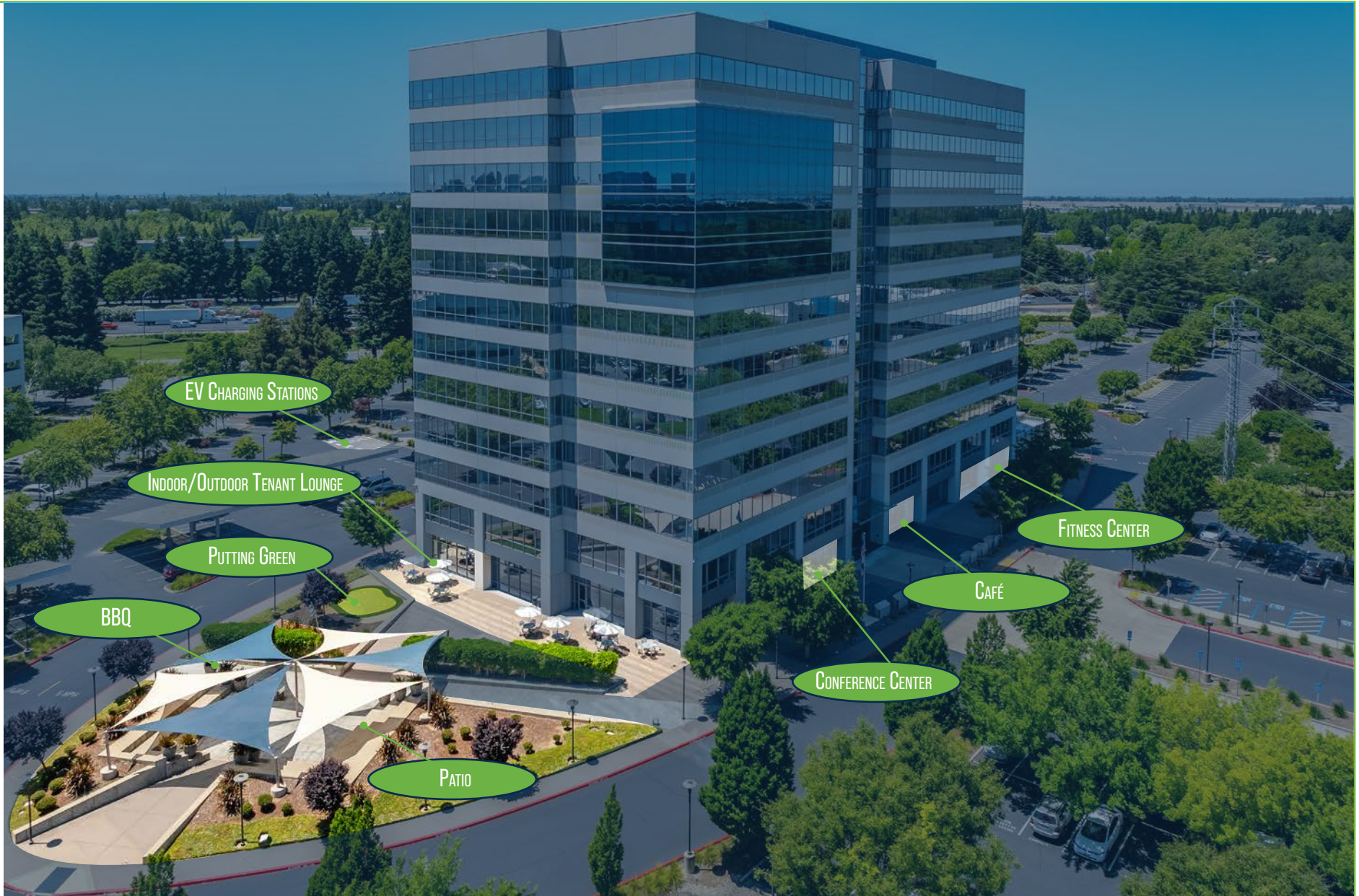
FLOOR 3 ±30,770 RSF



SITE PLAN



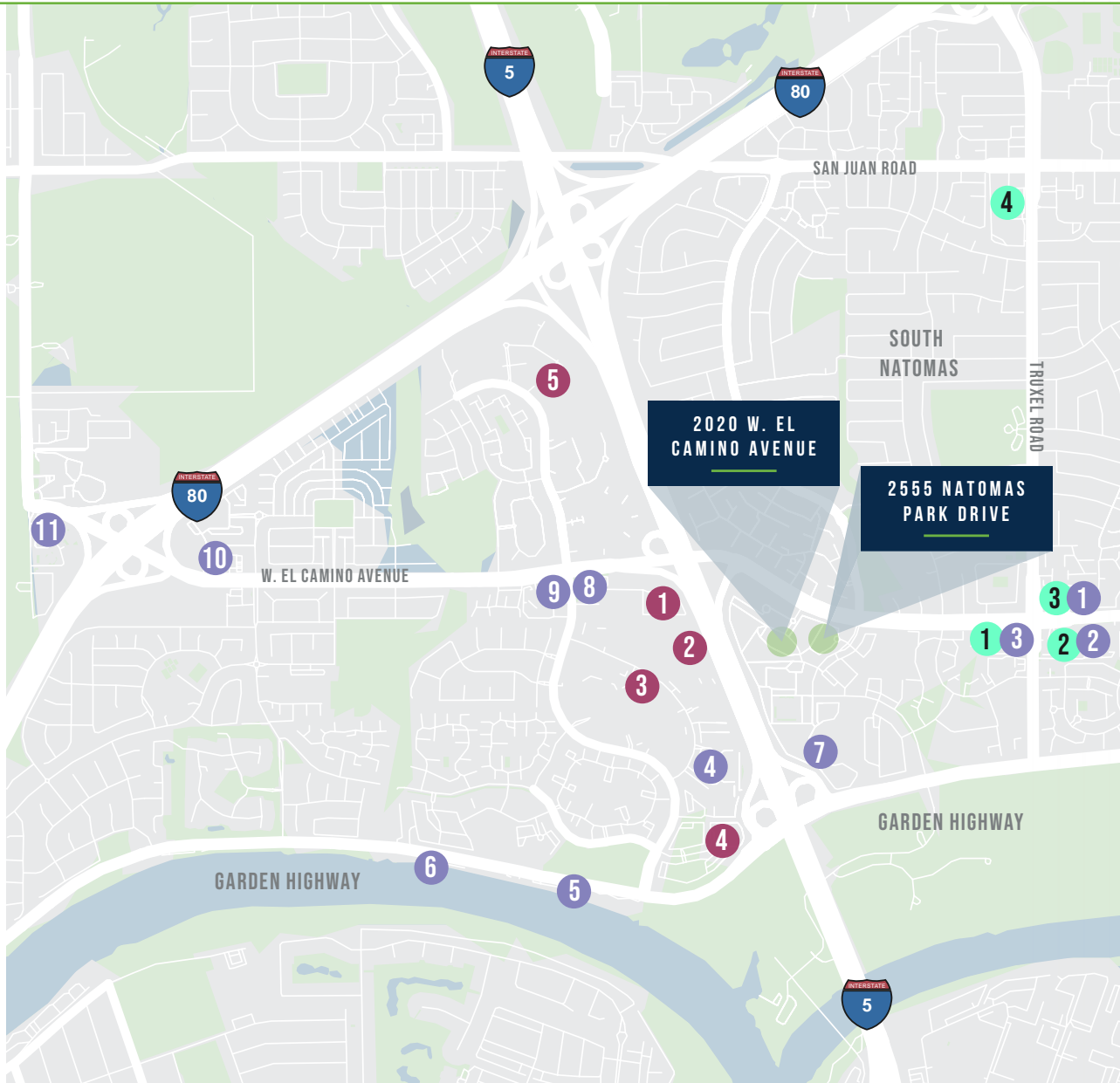
BUILDING AMENITY HIGHLIGHTS



IDEALLY POSITIONED IN NATOMAS



AMENITY MAP



DESTINATIONS AND DINING

FOOD

- | | |
|---|--|
| 1. Hot Off The Griddle
Pho Viet
Saigon Corner | 7. The New Yorker Deli |
| 2. Subway
Starbucks
Taqueria Roberto
Main Street Bagel Cafe
Domino's Pizza
Azukas Sushi
Popeyes | 8. Cuatro Amigos Sports Bar & Grill
Starbucks
The Sandwich Spot
Good Friends
Carl's Jr
Jamba Juice
Fogo de Minas
Mountain Mikes |
| 3. Mezcal Grill
Bangkok City Thai
Lotus Fusion
Pizza Guys | 9. Jack in the Box
Subway
New York Pizza & Plus |
| 4. Holly's Coffee Cafe | 10. The garden GRILLE & BAR
Dutch Bro's Coffee
McDonald's |
| 5. Chevys
Roosters On The River
Crawdads on the River | 11. Black Bear Diner Natomas |
| 6. The Virgin Sturgeon
Restaurant & Marina | |

HOTELS

1. Residence Inn Sacramento Airport Natomas
2. Hilton Garden Inn Sacramento/South Natomas
3. SpringHill Suites Sacramento Natomas
4. Courtyard Sacramento Airport Natomas
5. Extended Stay America - Sacramento - South Natomas

RETAIL

1. Grocery Outlet
2. Bel Air
3. CVS
4. Foodmaxx



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SACRAMENTO, CA

BROKER CONTACTS:

MICHAEL STASSI

michael.stassi@jll.com
+1 916 440 1824
RE License #01198564

DANIEL BAKER

daniel.baker@jll.com
+1 916 440 1839
RE License #01705912



CHAVEZ
MANAGEMENT GROUP, INC.

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