

6630 Valley Hi Dr Sacramento, CA 95823

#7029 - SACRAMENTO, CA | RETAIL PROPERTY

FOR LEASE | 23,438 SF



PROPERTY DESCRIPTION

Closed Big Lots. 23,438 SF. Now Available.

PROPERTY HIGHLIGHTS

- End-Cap space with 170' frontage
- Prominent pylon sign
- Co-Tenant with 46,000 SF Valley Hi Village Plaza
- Traffic Count 15,175 AADT

OFFERING SUMMARY

Available Size:	23,438 SF
Lot Size:	2.24 Acres
Lease Rate:	Call for Pricing
Tax Rate:	\$1.05 PSF



JEFF ROSS

DAN CORWIN 561.620.9200 x123 561.620.9200 x114

jross@kinproperties.com

dcorwin@kinproperties.com

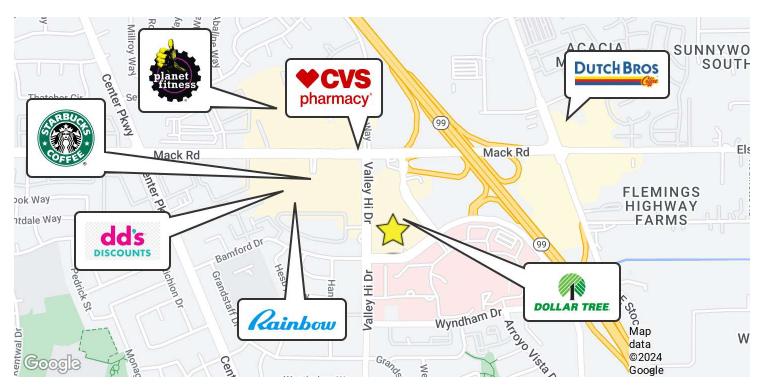
Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

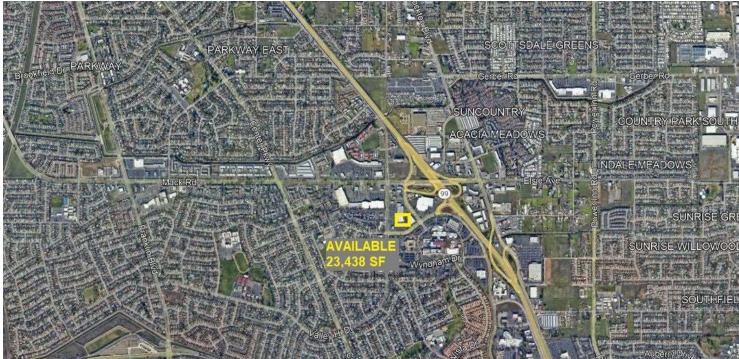


6630 Valley Hi Dr Sacramento, CA 95823

#7029 - SACRAMENTO, CA RETAIL PROPERTY

FOR LEASE | 23,438 SF





JEFF ROSS 561.620.9200 x123 jross@kinproperties.com **DAN CORWIN**

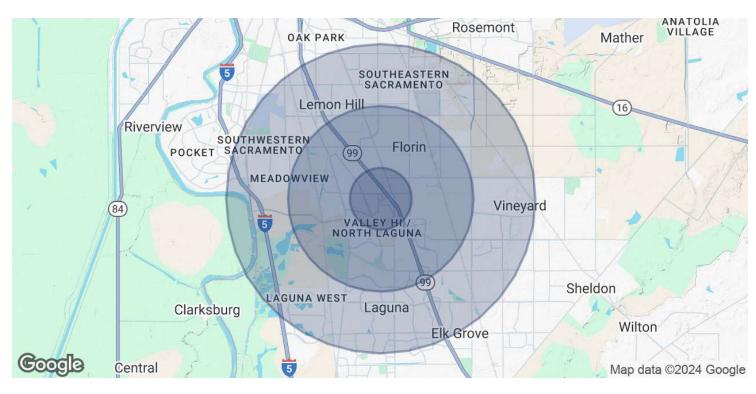
561.620.9200 x114 dcorwin@kinproperties.com



6630 Valley Hi Dr Sacramento, CA 95823

FOR LEASE | 23,438 SF

#7029 - SACRAMENTO, CA | RETAIL PROPERTY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,732	180,598	364,670
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,982	53,127	111,812
# of Persons per HH	3.1	3.4	3.3
Average HH Income	\$75,067	\$91,705	\$100,335
Average House Value	\$376,603	\$445,083	\$497,307

Demographics data derived from AlphaMap

JEFF ROSS

561.620.9200 x123 jross@kinproperties.com

DAN CORWIN

561.620.9200 x114

dcorwin@kinproperties.com