



# 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

561.620.9200 x123

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### DAN CORWIN

561.620.9200 x114

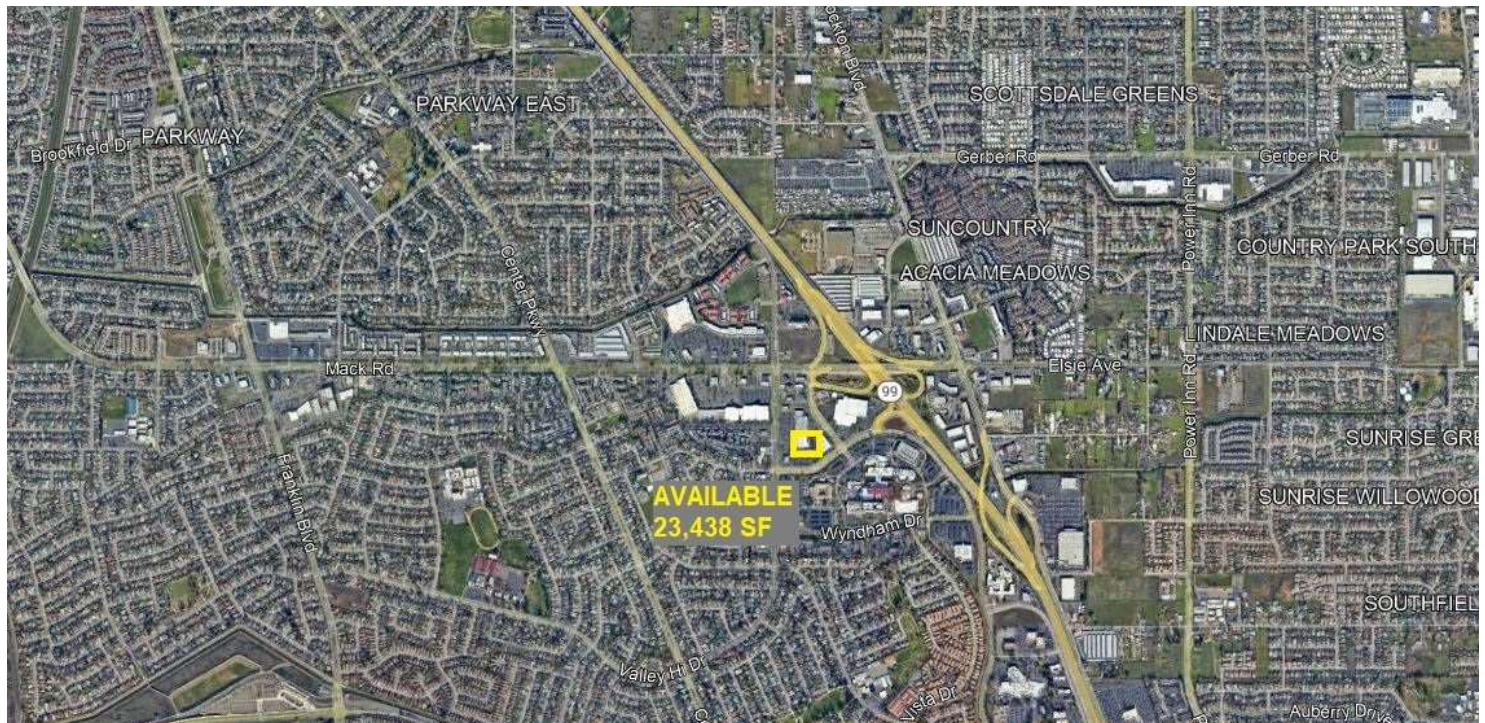
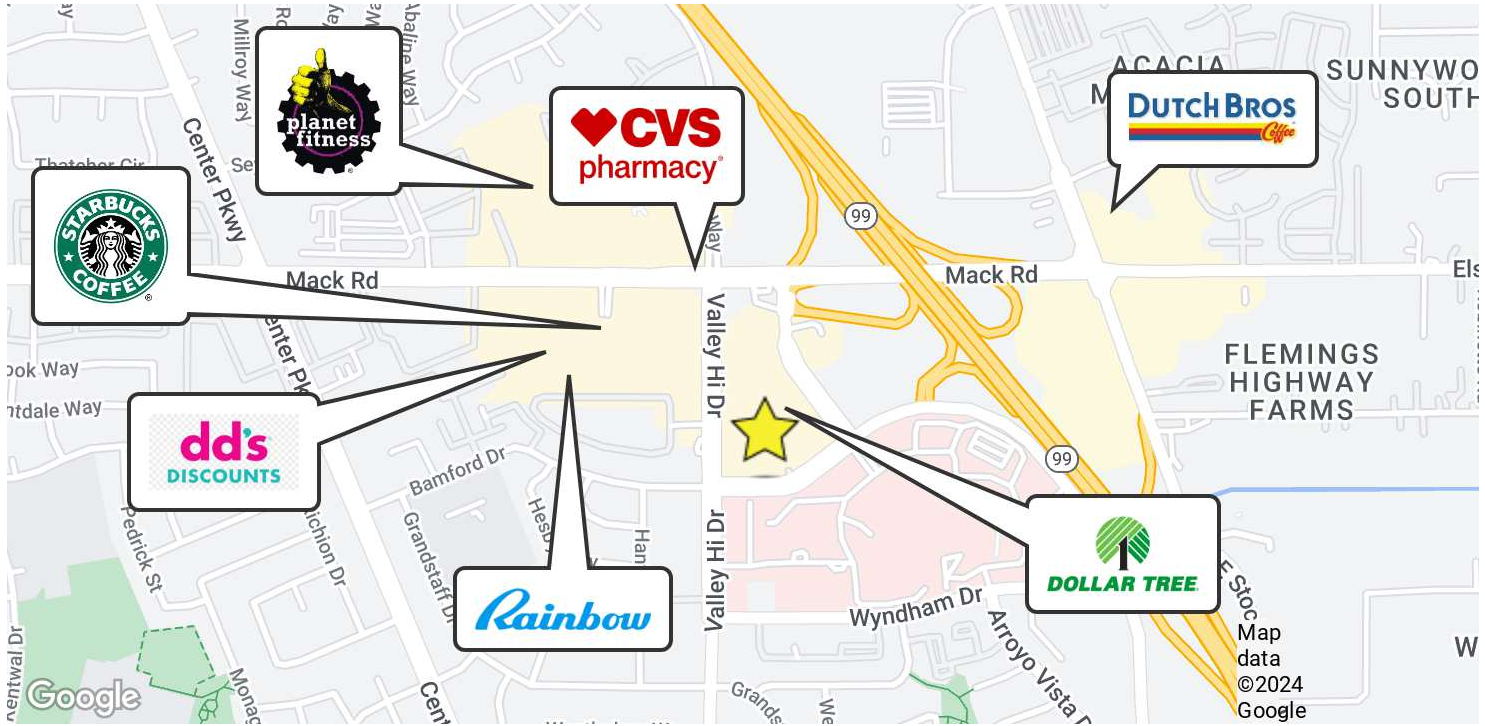
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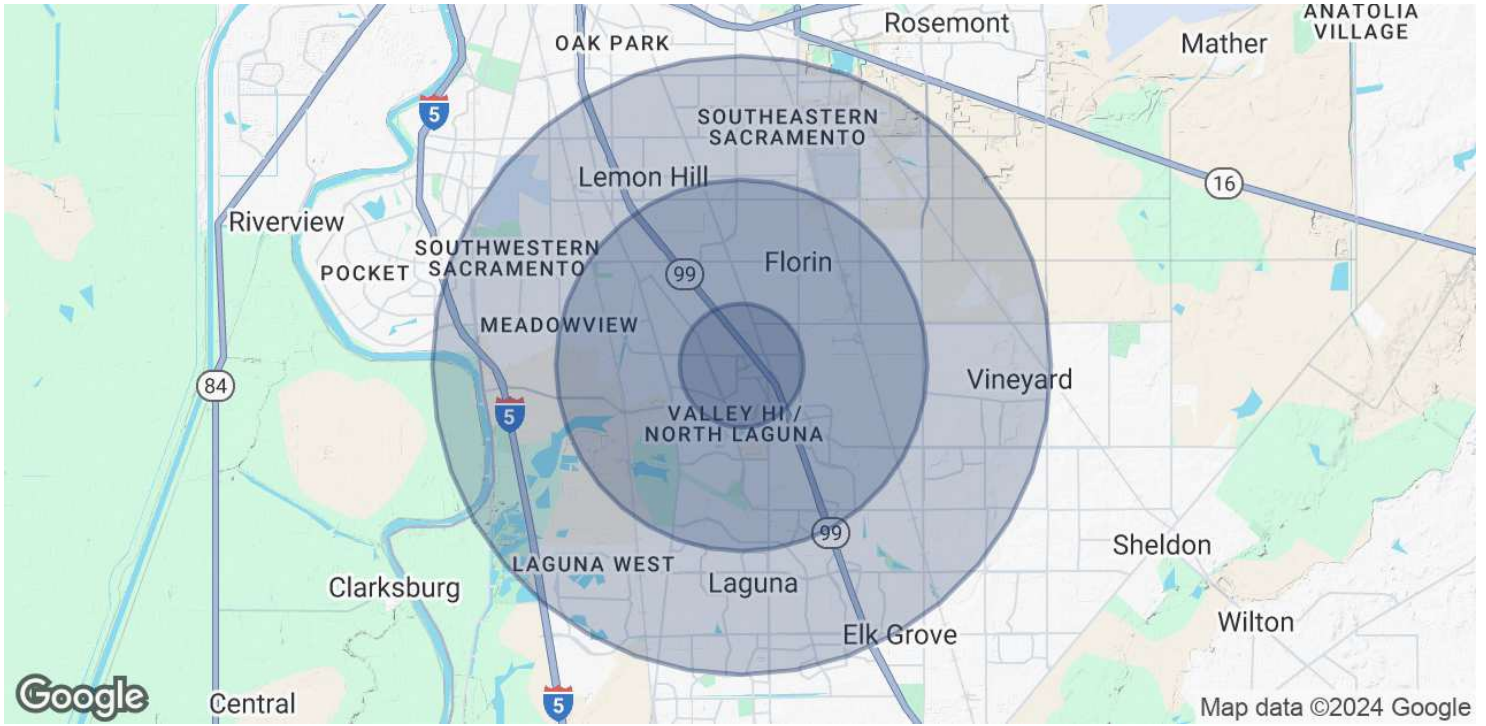
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,732	180,598	364,670
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	38	39

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

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