

# CROCKER VILLAGE

NWC Sutterville Rd & Crocker Dr  
Sacramento, CA



## RETAIL SPACE NOW AVAILABLE

*\*Voted Best Shopping Center by  
Sacramento Business Journal*

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THE  
EDWARDS  
COMPANY

PROUD PARTNER

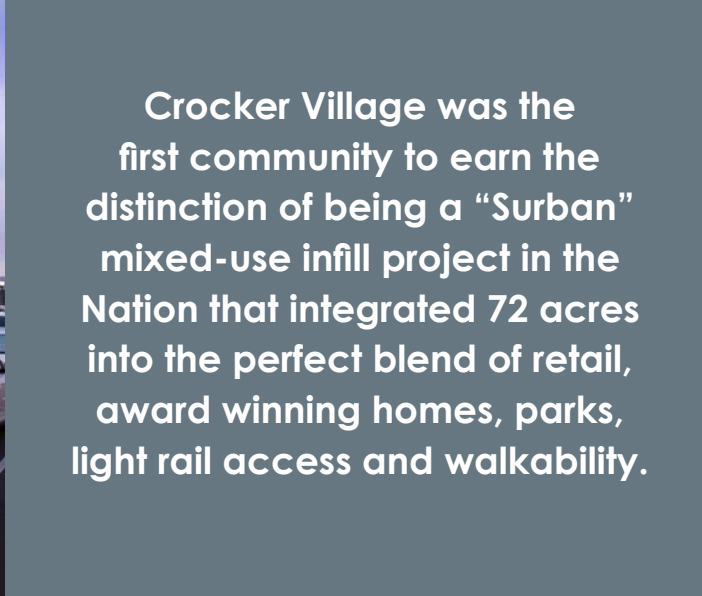
**XTEAM**  
RETAIL ADVISORS



**Total GLA: 200k SF**

**Adjacent to Sacramento City  
College with over 24k students  
and nearly 1,100 faculty**

**\$12m pedestrian bridge  
connecting the college to  
Crocker Village**





# CROCKER VILLAGE | SITE OVERVIEW



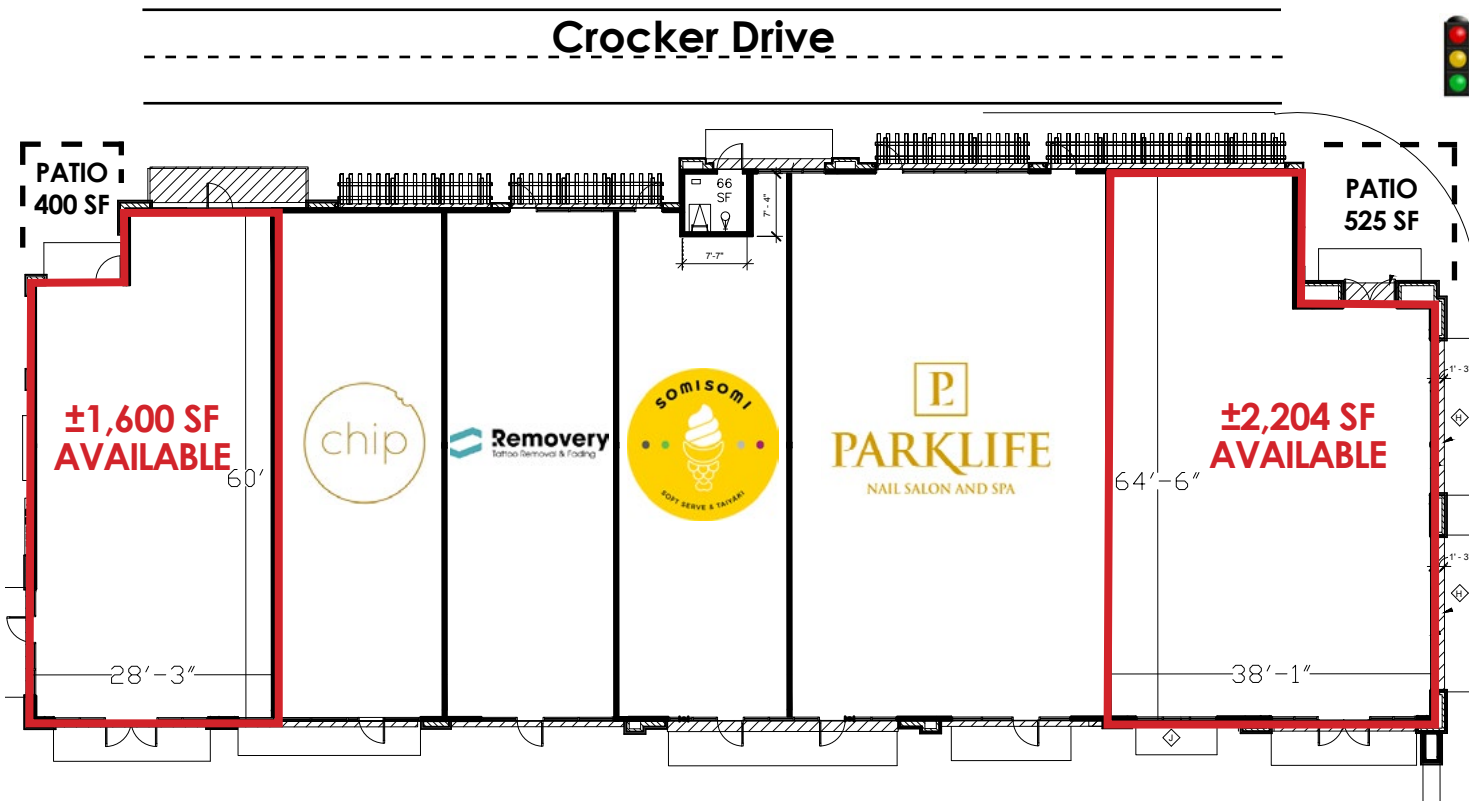


# CROCKER VILLAGE | SITE PLAN

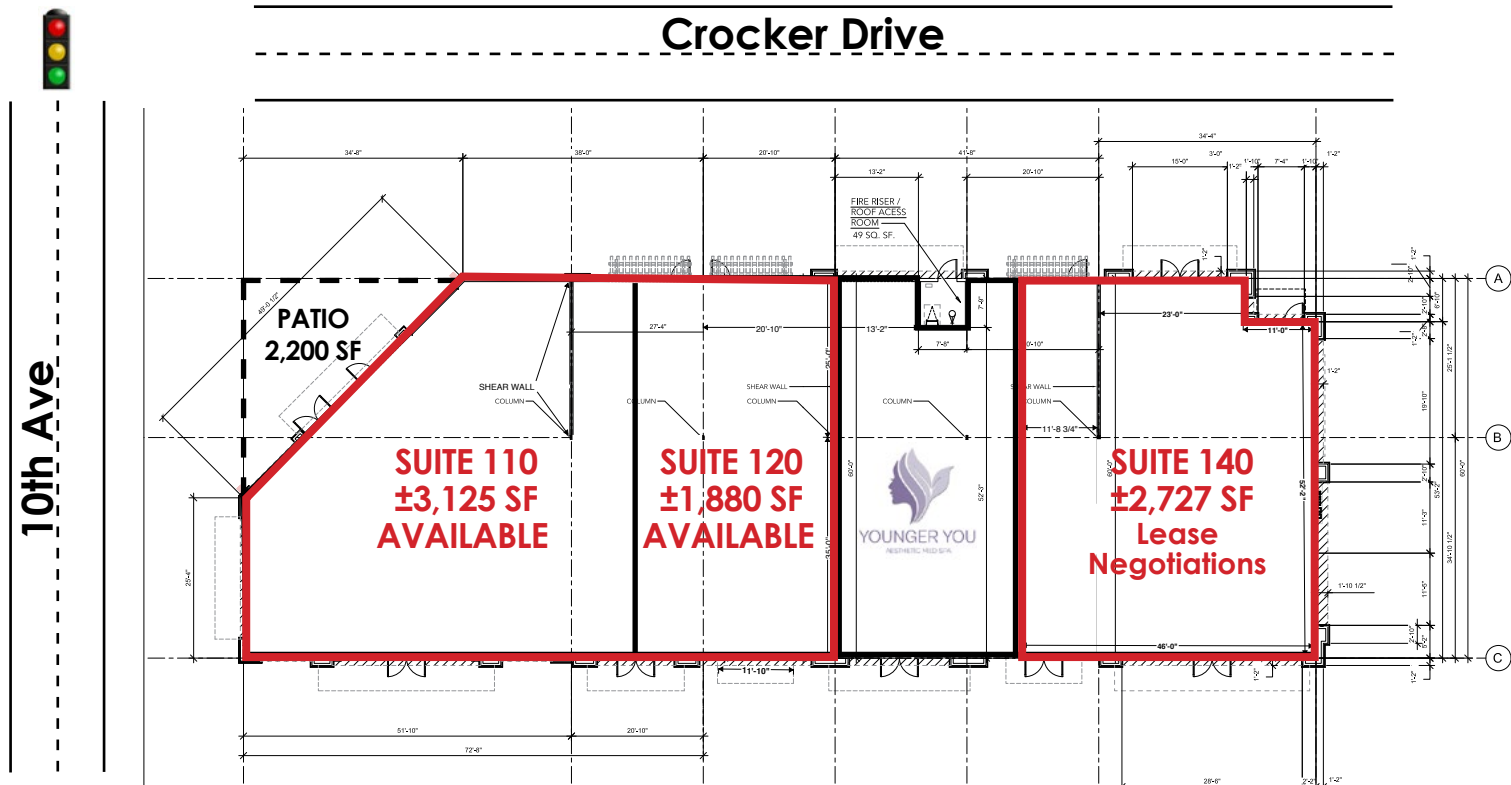
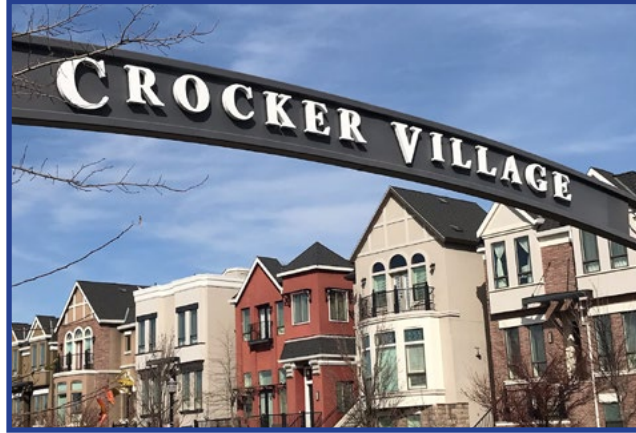
SUITE	TENANT	SF
M1	Safeway	57,592
M2	Pet Supplies	10,000
M3	Armed Forces	7,000
M4	City Sports	37,000
M5	AVAILABLE (divisible)	22,000
<b>SHOPS 1</b>		
170	Peet's Coffee	2,200
160	Nekter	1,200
150	Tasty Dumpling	1,200
140	Great Clips	1,281
130	Firehouse Subs	1,800
120	The Joint	2,500
110	Baskin Robbins	900
105	TuTu Dance Studio	1,400
100	The Great Greek Restaurant	2,100
<b>SHOPS 2</b>		
130	Poppy Bank	2,483
120	Five Guys	2,146
110	Happy Lemon	1,700
100	One Hawaiian BBQ	1,700
<b>SHOPS 3</b>		
140	Panda Express	2,748
130	Pac Dental	2,589
120	Banfield Pet Hospital	2,748
100	Schools First	4,700
<b>SHOPS 4</b>		
160	AVAILABLE	2,204
140-150	Park Life nail Salon & Spa	2,407
130	Somi Somi	1,207
120	Removery-Tattoo Removal	1,205
110	Chip Cookies	1,200
100	AVAILABLE	1,600
<b>SHOPS 5</b>		
110	AVAILABLE	3,125
120	AVAILABLE	1,880
130	Younger You Aesthetics	1,675
140	AVAILABLE	2,727
<b>PAD SPACE</b>		
	AVAILABLE	13,000



# SHOPS 4 | 1,600 & 2,204 SF AVAILABLE



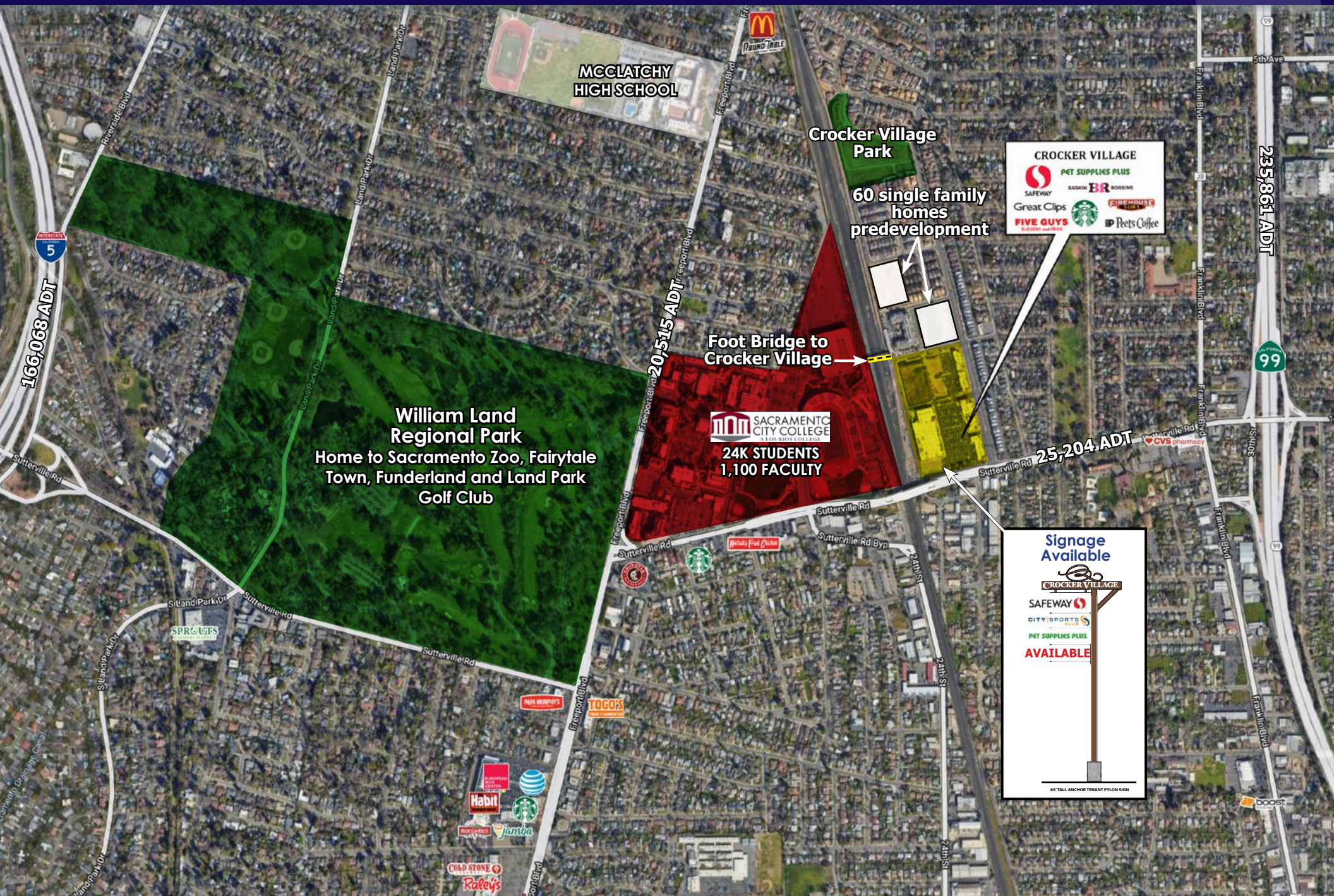
# SHOPS 5 | 1,880 - 3,125 SF AVAILABLE





# NEARBY AMENITIES

E



MCCLATCHY  
HIGH SCHOOL

Crocker Village  
Park

60 single family  
homes  
predevelopment

Foot Bridge to  
Crocker Village

William Land  
Regional Park  
Home to Sacramento Zoo, Fairytale  
Town, Funderland and Land Park  
Golf Club

SACRAMENTO  
CITY COLLEGE  
24K STUDENTS  
1,100 FACULTY

CROCKER VILLAGE  
PET SUPPLIES PLUS  
SAFeway  
Great Clips  
FIVE GUYS  
Baskin-Robbins  
Starbucks  
Peets Coffee

Signage  
Available  
CROCKER VILLAGE  
SAFeway  
CITY SPORTS  
PET SUPPLIES PLUS  
AVAILABLE  
65' TALL ANCHOR TENANT PYLON SIGN

235,861 ADT

99

25,204 ADT



# REGIONAL OVERVIEW

sacramento, ca

E



## 2023 DEMOS FOR CROCKER VILLAGE

POPULATION	DAYTIME POPULATION	AVE HH INCOME
1-Mile: 18,765	1-Mile: 10,622	1-Mile: \$148,033
3-Mile: 171,034	3-Mile: 160,653	3-Mile: \$122,154
5-Mile: 405,834	5-Mile: 333,616	5-Mile: \$113,690

\*Highest 5 Mile Population in the Greater MSA



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Another landmark  
project by:

 **PETROVICH  
DEVELOPMENT  
COMPANY**