

**FOR
SALE**

**4601 MACK ROAD,
SACRAMENTO, CA**

**+/- 5,551 SF RETAIL BUILDING
ON +/- 37,250 SF PARCEL FRONTING MACK RD**



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

VALLEY SHOPPING CENTER

FOR SALE	SIZE	PRICING	NOTES
4601 MACK RD	+/- 5,551 SF ON A +/- 37,250 SF PARCEL	\$1,600,000.00 (\$288.24 PSF)	PAD BUILDING WITH EXCELLENT VISIBILITY ON MACK RD.



- **Ideal Retail Hub in South Sacramento:** Valley Shopping Center is situated in a well-established residential area of South Sacramento. It hosts a diverse mix of national and local tenants, providing a vibrant shopping experience.
- **Strategic Accessibility:** Located conveniently with access to Hwy 99 and I-5, making it easily reachable for customers. The site also features a bus line and a dedicated turn lane for added convenience.
- **Prominent Signage:** Benefit from excellent visibility at the signalized intersection of Mack Road and Franklin Blvd, featuring pylon signage and an average daily traffic count of $\pm 51,343$.
- **Robust Demographics:** High population density of $\pm 31,020$ within a one-mile radius, enhancing potential customer base.
- **Anchored by Major Brands:** Home to renowned brands such as Food 4 Less, Taco Bell, McDonald's, Mountain Mike's, 7 Day Tires & Auto, Dutch Bros, and soon-to-open Quick Quack.



COMMERCIAL RETAIL BUILDING
118-0062-018-0000

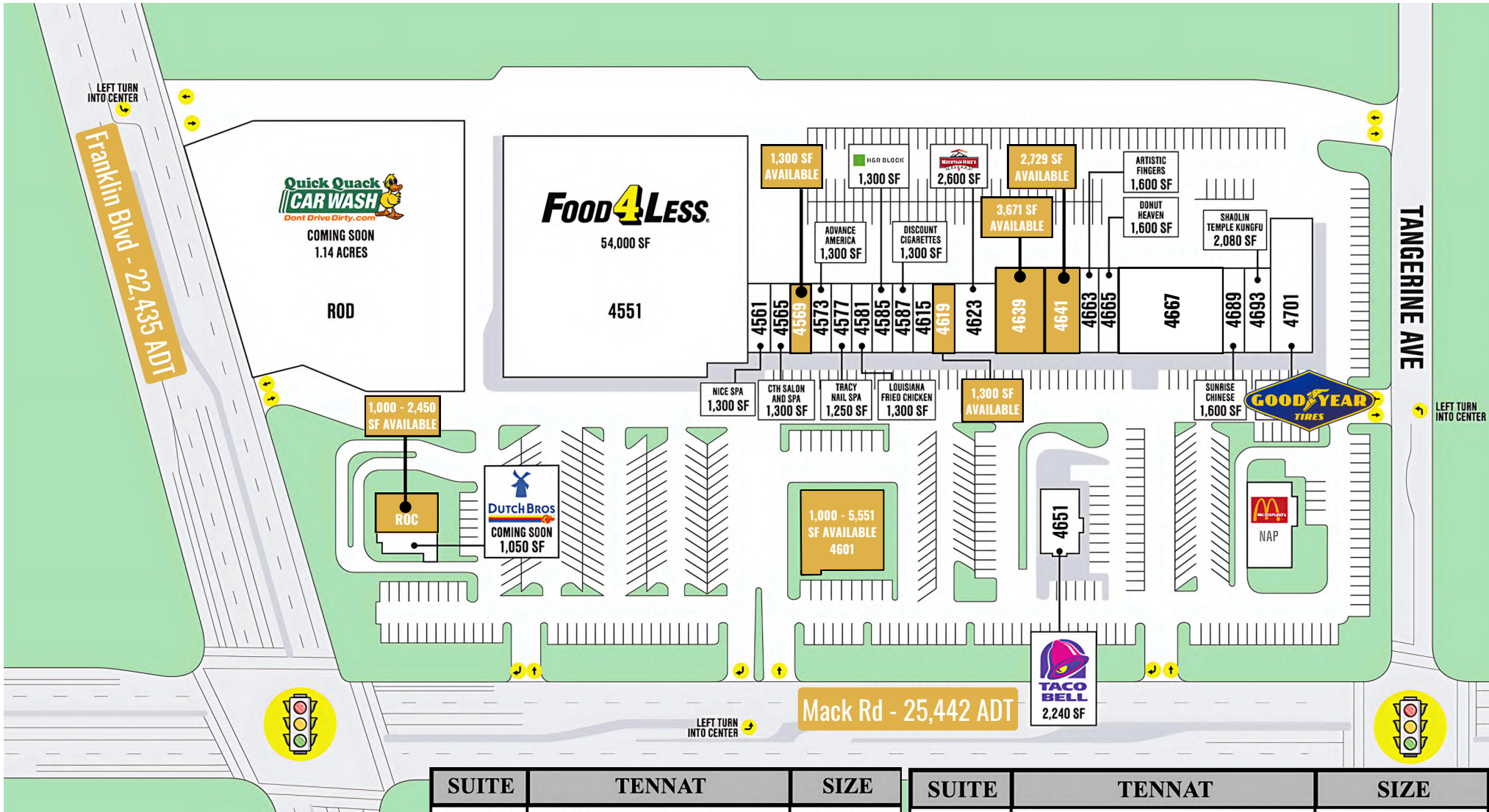


+/- 5,551 SQ.FT.
BUILDING SIZE
+/- 37,250 SQ.FT.
LOT SIZE



PROPERTY ZONING
GENERAL COMMERCIAL (C-2)
CITY OF SACRAMENTO

SITE PLAN: VALLEY SHOPPING CENTER

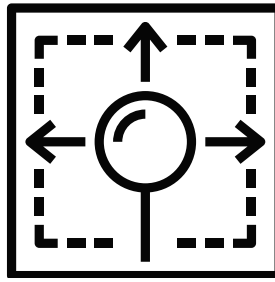


SUITE	TENNAT	SIZE
4551	Food 4 Less	54,000 SF
4561	Nice Spa	1,300 SF
4565	CTH Salon & Spa	1,300 SF
4569	AVAILABLE	1,300 SF
4573	Advance America	1,300 SF
4577	Tracy Nail Spa	1,250 SF
4581	Louisiana Fried Chicken	1,300 SF
4585	H&R Block	1,300 SF

SUITE	TENNAT	SIZE
4587	Discount Cigarettes	1,300 SF
4615	Primos Auto Insurance	1,300 SF
4619	AVAILABLE	1,300 SF
4623	Mountain Mike's Pizza	2,600 SF
4639	AVAILABLE	3,671 SF
4641	AVAILABLE	2,729 SF
4663	Artistic Fingers	1,600 SF
4665	Donut Heaven	1,600 SF
4667	Youth Help Network	8,000 SF

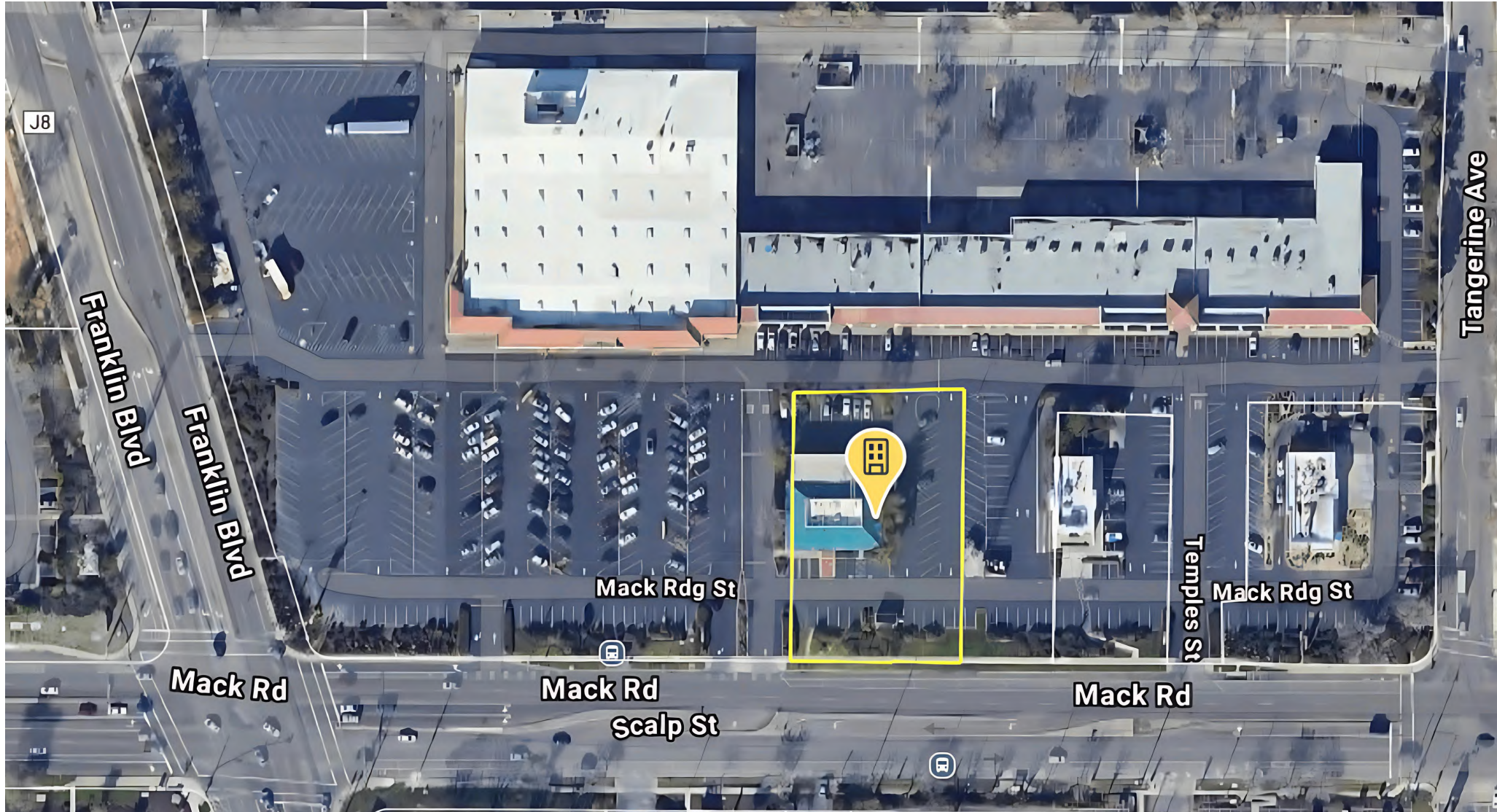
SUITE	TENNAT	SIZE
4689	Sunrise Chinese Restaurant	1,600 SF
4693	Shaolin Temple Kung Fu	2,080 SF
4701	7 Day Tires & Auto	5,120 SF
4,601	AVAILABLE FOR LEASE, GROUND LEASE, OR BTS	1,000 - 5,551 SF
4651	Taco Bell	2,240 SF
Pad Building	AVAILABLE	1,000 - 2,450 SF
ROD	Quick Quack Car Wash	1.14 ACRES

SITE PLAN



+/- 5,551 SQ.FT.
BUILDING SIZE

+/- 37,250 SQ.FT.
LOT SIZE

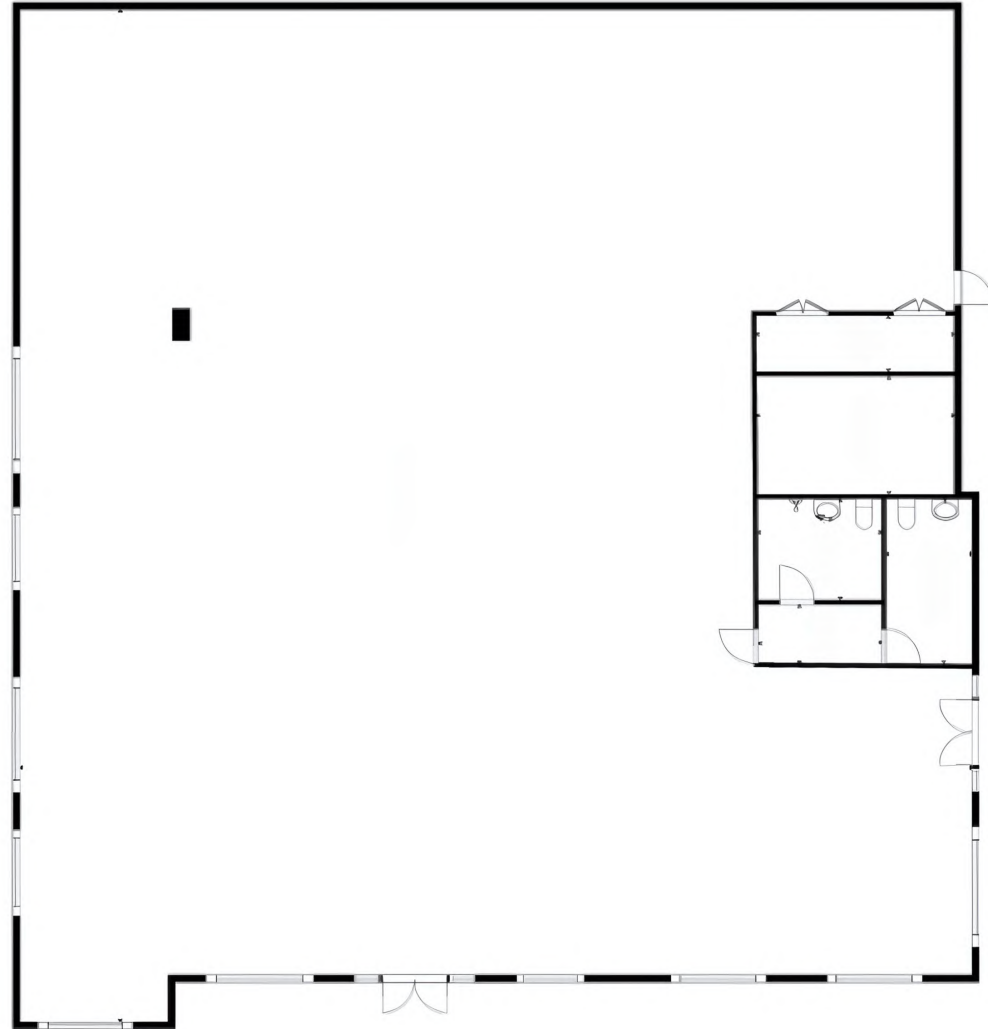


FLOOR PLAN

SUITE 4601:

+/- 5,551 SQ. FT.

3D Tour
Click Here



INTERIOR PICTURES





EXTERIOR PICTURES





EXTERIOR PICTURES



Florin Rd

Franklin Blvd

Stockton Blvd



PROPERTY LOCATION

Mack Rd

Golden State Hwy




DEMOGRAPHIC SUMMARY REPORT

4601 MACK ROAD, SACRAMENTO, CA 95823



POPULATION

2024 ESTIMATE

1-MILE RADIUS	30,382
3-MILE RADIUS	173,612
5-MILE RADIUS	390,772

POPULATION

2029 PROJECTION

1-MILE RADIUS	30,550
3-MILE RADIUS	174,493
5-MILE RADIUS	392,614



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$71,034.00
3-MILE RADIUS	\$74,827.00
5-MILE RADIUS	\$92,811.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$55,807.00
3-MILE RADIUS	\$59,298.00
5-MILE RADIUS	\$73,438.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,069	26,363	90,608
BLACK	6,093	29,012	52,610
HISPANIC ORIGIN	11,041	59,351	120,746
AM. INDIAN & ALASKAN	418	2,591	5,565
ASIAN	7,767	50,804	109,558
HAWAIIAN/PACIFIC ISLAND	1,000	5,126	8,363
OTHER	11,033	59,717	124,068

CONTACT US!

TO LEARN MORE ABOUT

4601 MACK RD



Chase Burke

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