

**FOR
LEASE**

4551-4701

**MACK ROAD,
SACRAMENTO, CA**

±1,000 SF - 6,400 SF RETAIL SUITES AVAILABLE



DUTCH BROS OPENING SPRING 2026

**3D Tour
Click Here**

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ROME
REAL ESTATE GROUP

VALLEY SHOPPING CENTER



SUITES	SIZE	LEASE RATE	NOTES
4619	1,300 SF	\$1.50 PSF, NNN	Vanilla Shell Retail Suite Ready for Occupancy
4639	3,671 SF	\$1.35 PSF, NNN	Vanilla Shell Retail Suite. Has a Roll-Up door in the rear. Ready for Occupancy
4641	2,729 SF	\$1.35 PSF, NNN	Vanilla Shell Retail Suite Ready for Occupancy
4693	2,080 SF	\$1.50 PSF, NNN	Former martial arts studio
4601	1,000 SF - 5,551 SF	\$1.65 - \$2.00 PSF, NNN	Pad building with older construction. Higher rent for demised suites. Entire building available at \$1.65 per square foot, NNN.
4701	5,120 SF	\$1.20 PSF, NNN	Existing auto repair shop. Available with 30 days' notice.
PAD Building	1,046 SF	\$2.25 PSF, NNN	Anchored by Dutch Bros end cap (with Buffalo Wild Wings GO adjacent)

- **Prominent Valley Shopping Center Visibility:** Located at the signalized intersection of Mack Road and Franklin Blvd, offering excellent visibility on key thoroughfares with an average daily traffic count of $\pm 51,343$ AADT.
- **Strategic Location Near Key Facilities:** Easy access to both Hwy 99 and I-5, enhancing accessibility and convenience.
- **Robust Local Demographics:** High population density of $\pm 31,020$ within a one-mile radius, surrounded by residential neighborhoods.
- **Flexible Space Options:** Availability ranging from approximately 1,000 SF to 5,551 SF, including a former Hollywood Video pad building ($\pm 5,551$ SF) and one available suite next to Dutch Bros in a new pad building ($\pm 1,046$ SF) — ideal for accommodating a variety of business needs.
- **Extensive Property Size:** The property spans approximately $\pm 107,051$ square feet.
- **Diverse Tenant Mix:** Anchored by Food 4 Less, with a mix of national and local tenants including Taco Bell, McDonald's, Mountain Mike's, 7 Day Tires & Auto, Quick Quack, and Dutch Bros (opening soon).

FLOOR PLAN

PAD BUILDING:

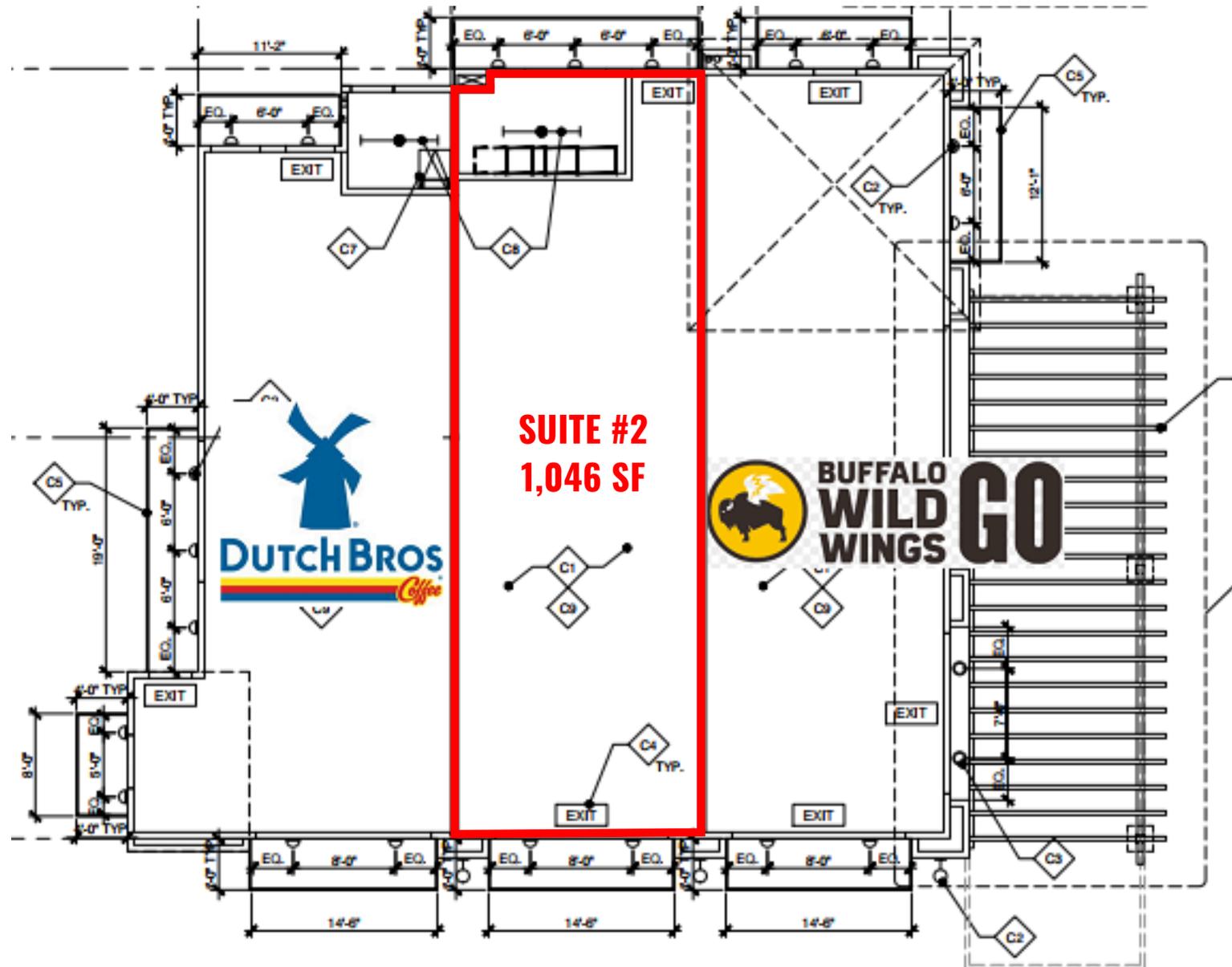
±1,406 SQ. FT

\$2.25 PSF, NNN

TRIPLE NET

\$0.82 PSF

PER MONTH



FLOOR PLAN

3D Tour
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SUITE 4619:

±1,300 SQ. FT

\$1.50 PSF, NNN TRIPLE NET
\$0.82 PSF
PER MONTH



**INTERIOR
PHOTOS**



FLOOR PLAN

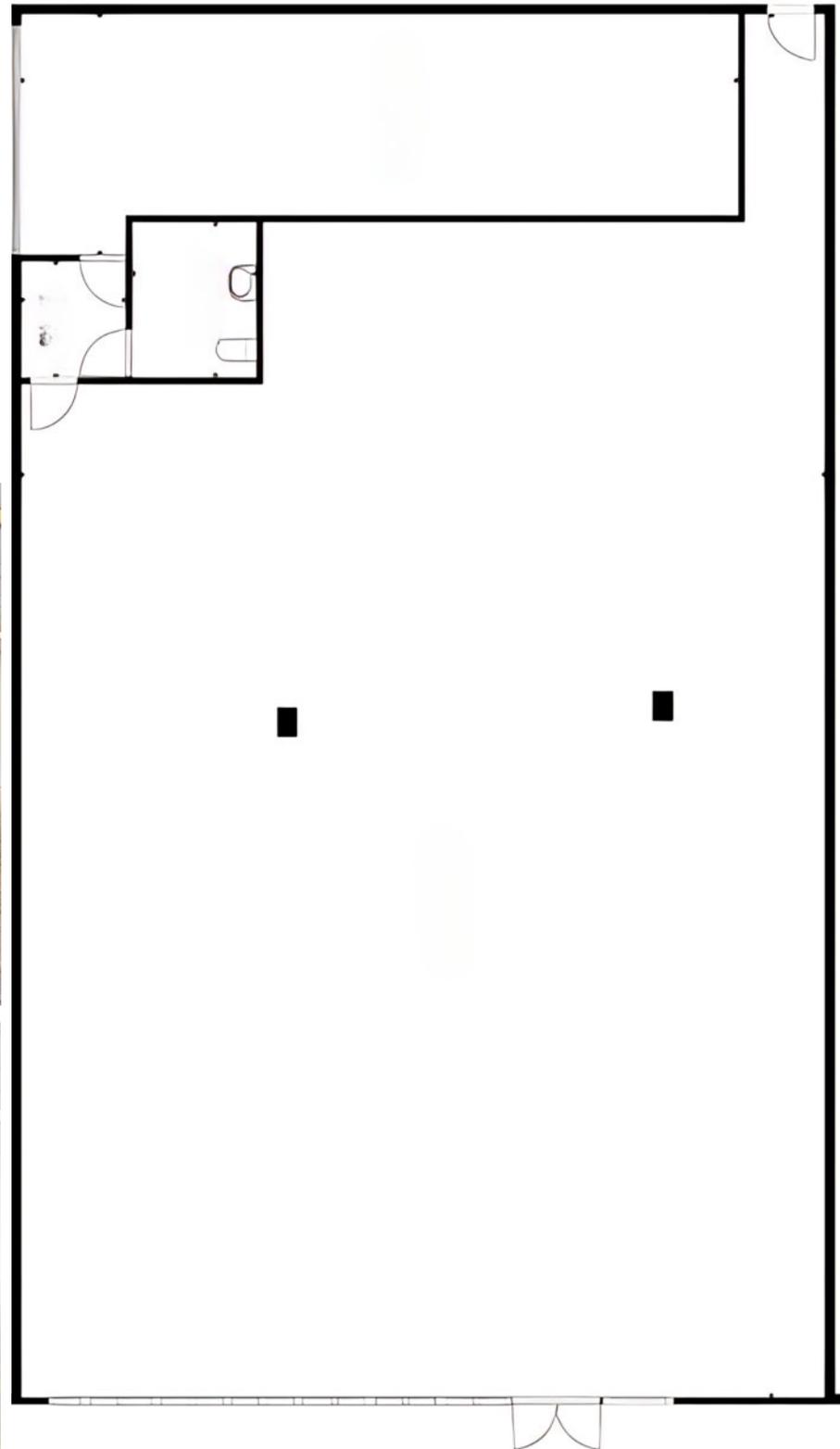
3D Tour
Click Here



SUITE 4639:

±3,671 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.82 PSF
PER MONTH



**INTERIOR
PHOTOS**



FLOOR PLAN

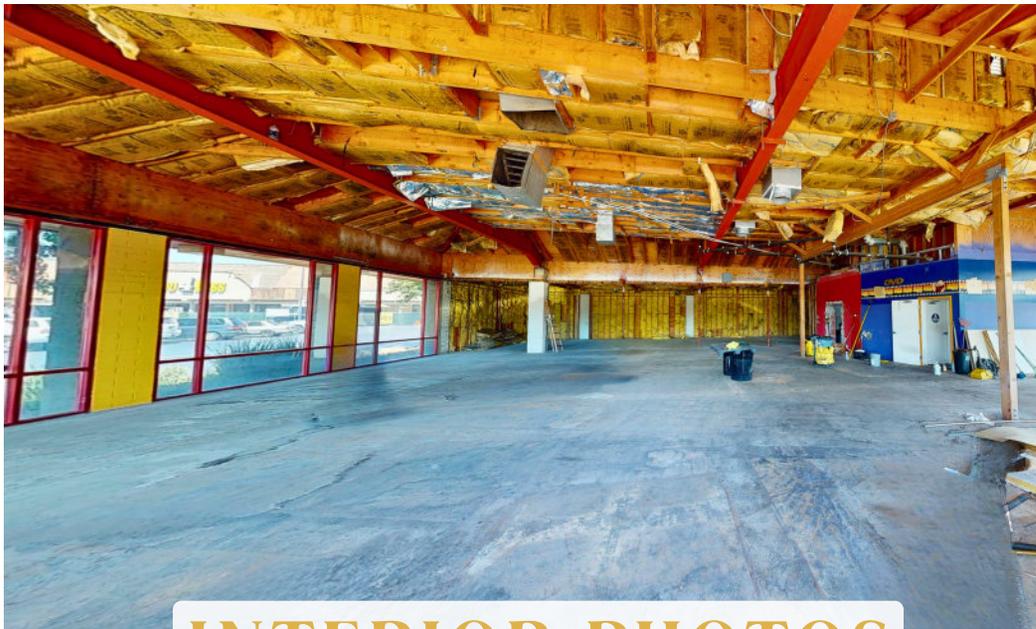
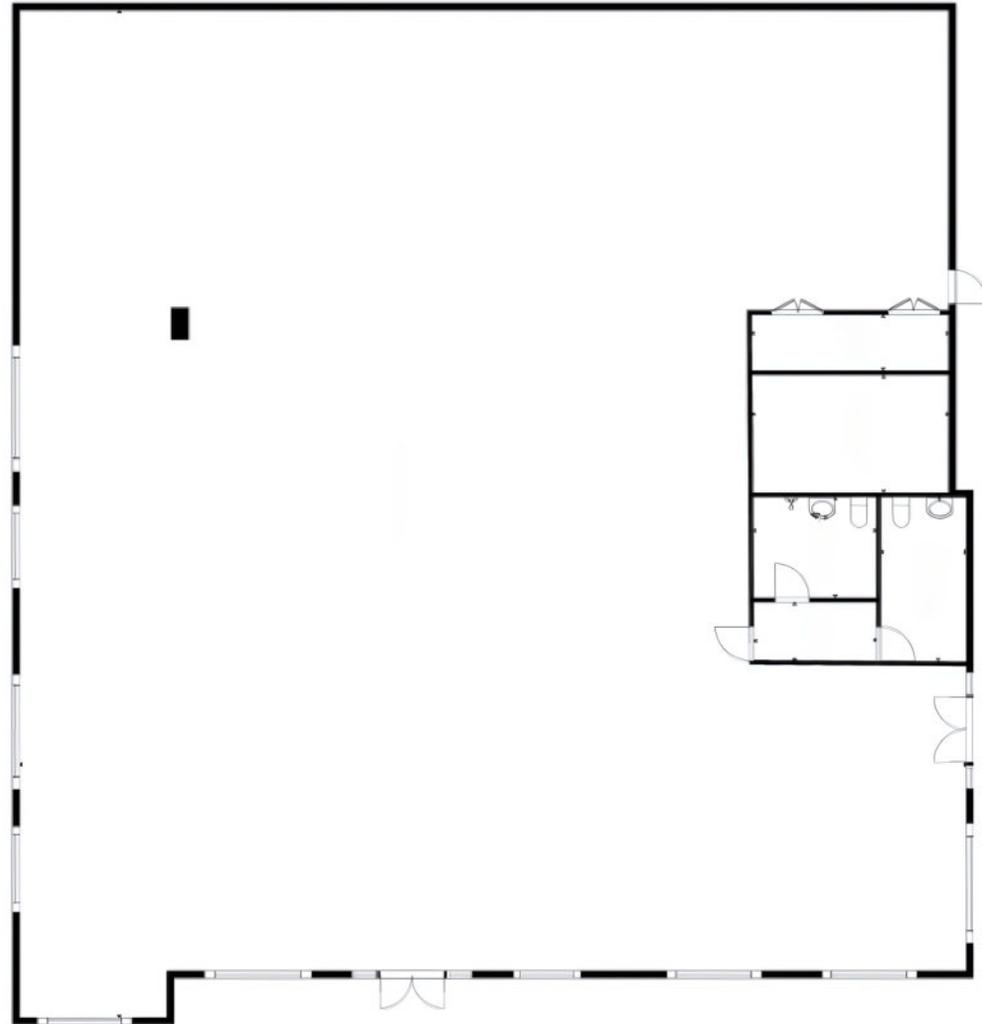
3D Tour
Click Here 

SUITE 4601:

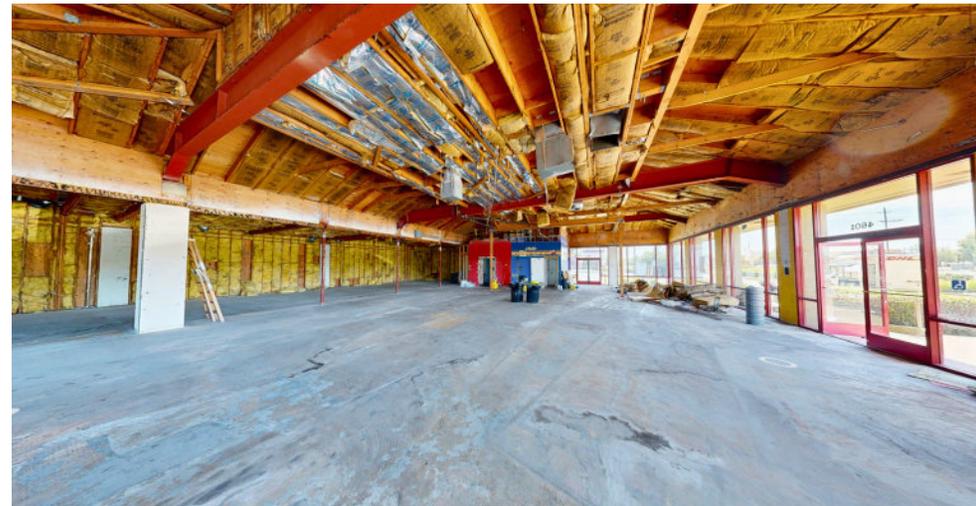
±1,000 - 5,551 SQ. FT

\$1.65 - \$2.00 PSF, NNN

TRIPLE NET \$0.82 PSF PER MONTH



INTERIOR PHOTOS





EXTERIOR PHOTOS



Florin Rd

Franklin Blvd

Stockton Blvd



PROPERTY LOCATION

Mack Rd

Golden State Hwy



DEMOGRAPHIC SUMMARY REPORT

4551-4701 MACK ROAD, SACRAMENTO, CA 95823



POPULATION

2023 ESTIMATE

1-MILE RADIUS	31,676
3-MILE RADIUS	177,940
5-MILE RADIUS	405,329

POPULATION

2028 PROJECTION

1-MILE RADIUS	32,407
3-MILE RADIUS	182,345
5-MILE RADIUS	415,362



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$68,873.00
3-MILE RADIUS	\$69,231.00
5-MILE RADIUS	\$86,237.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$54,435.00
3-MILE RADIUS	\$53,655.00
5-MILE RADIUS	\$66,277.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,664	71,231	181,664
BLACK	7,267	34,102	63,305
HISPANIC ORIGIN	11,845	62,738	129,058
AM. INDIAN & ALASKAN	517	3,445	7,453
ASIAN	7,785	51,083	114,272
HAWAIIAN/PACIFIC ISLAND	1,252	5,674	9,079
OTHER	2,192	12,405	29,556

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



Chase Burke

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