

OLIVEWOOD CENTER

NWQ Hillsdale Boulevard & Walerga Road - Sacramento, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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OLIVEWOOD CENTER

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

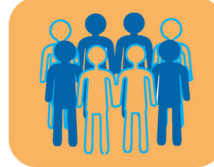
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location: NWC Hillsdale Boulevard & Walerga Road
Sacramento, CA

anchor tenants: SETA Head Start Child Development Center,
Highlands Community Charter & Technical
Schools

center GLA: ±52,226 Square Feet (GLA)

availability: ±1,340 SF
±14,806 SF (Available 11/1/25)



2024 total population

1-mile	25,973
3-mile	157,389
5-mile	357,741



2024 daytime population

1-mile	21,368
3-mile	152,285
5-mile	333,082



2024 total employees

1-mile	4,317
3-mile	56,820
5-mile	118,822



2024 total households

1-mile	9,172
3-mile	57,151
5-mile	133,477



2024 average HH income

1-mile	\$81,536
3-mile	\$102,007
5-mile	\$110,112



traffic counts

Hillsdale Blvd (west of Walerga)	±22,197
Walerga Rd (north of Hillsdale)	±19,280

Community Resource Centers & Services Include:



Notable Traffic Generators in the Immediate Vicinity Include:



Notable Retailers in the Immediate Vicinity Include:



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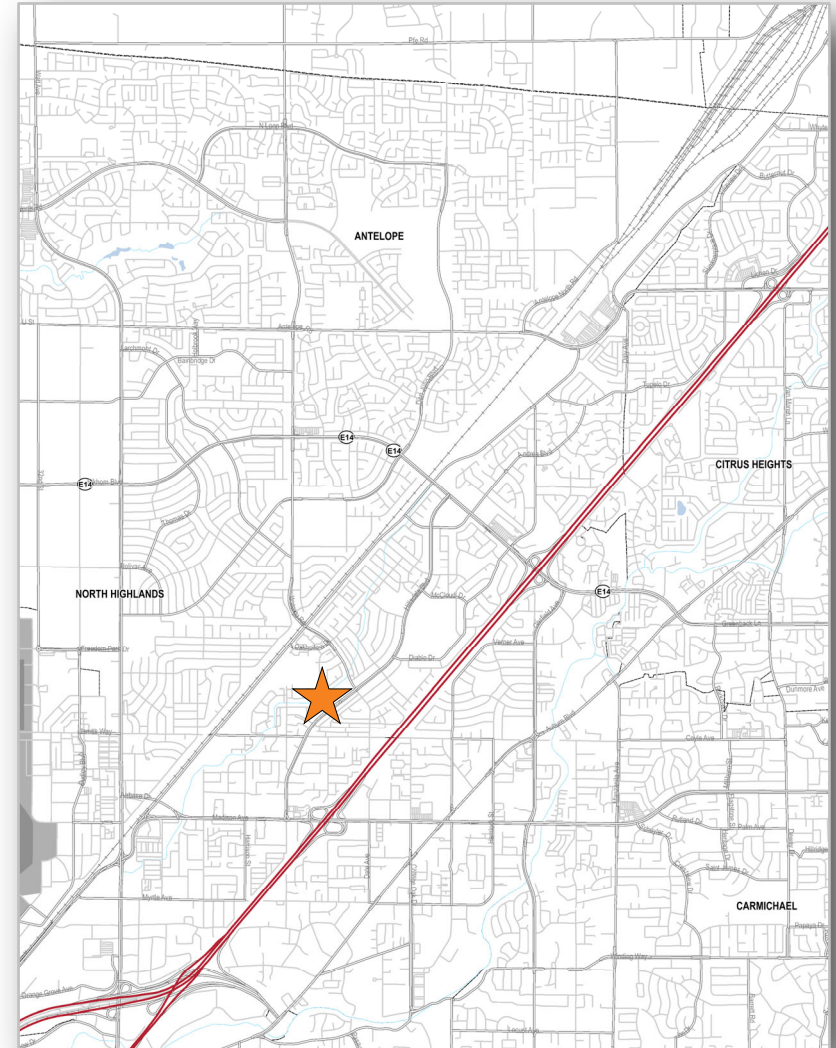
PROPERTY OVERVIEW

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Olivewood Center is a ±52,226 square foot neighborhood mixed-use center located along Hillsdale Boulevard, just west of Walerga Road in Sacramento, California. The center is centrally located in a densely populated area just 3/4 miles from Interstate 80 and is visible to more than 23,000 cars per day.

Olivewood Center's tenant mix is unique in the Sacramento market and includes SETA Head Start Child Development, Prime Time Nutrition, and Highlands Community Charter and Technical Schools. Prime Time Nutrition operates on Federal grants and offers supplemental foods, health care referrals, and nutrition education to nearly 1.5 million economically challenged women in California. The newest addition to the center is Highlands Community Charter and Technical Schools whose mission is providing access to education, technology, communication and employment for 21st Century Achievers.

Altogether, these service based tenants draw more than 10,000 repeat visitors to the center annually.



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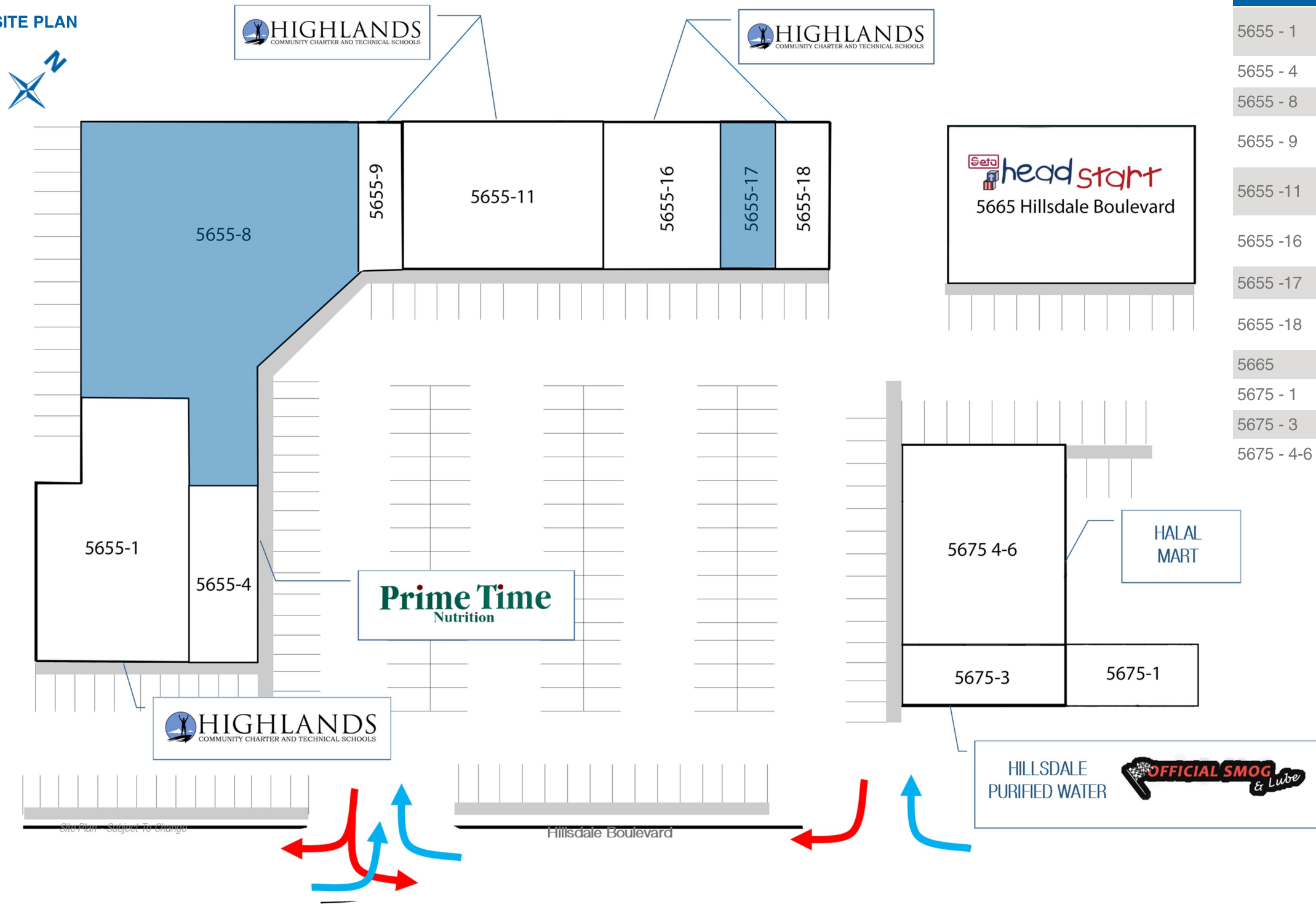


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SITE PLAN



SUITE	TENANT	SQ. FT.
5655 - 1	Highlands Community Charter & Technical Schools	7,000
5655 - 4	Prime Time Nutrition	2,310
5655 - 8	AVAILABLE 11/01/2025	14,806
5655 - 9	Highlands Community Charter & Technical Schools	1,716
5655 -11	Highlands Community Charter & Technical Schools	5,543
5655 -16	Highlands Community Charter & Technical Schools	3,350
5655 -17	AVAILABLE	1,340
5655 -18	Highlands Community Charter & Technical Schools	1,340
5665	Head Start Day Care (SETA)	7,000
5675 - 1	Official Smog & Lube	1,610
5675 - 3	Hillsdale Purified Water	1,451
5675 - 4-6	Halal Mart	5,176

For leasing information,
please contact:

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SACRAMENTO COUNTY'S COMMUNITY RESOURCE HUB

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SETA Head Start offers an enriching environment for children, birth to 5 and their mission is to improve the lives of low-income children by providing quality family-focused child development and school readiness services including education, health, nutrition and mental health.

Our mission is accomplished by involving parents in the total operation and administration of the program and supporting the growth of children, families and staff through encouragement, nurturing, education and empowerment.

Head Start's philosophy is based on the following principles:

- A child's culture and family provide the foundation upon which the child's social competence develops.
- Parents are the primary educators of their children and the experts on their child's development. Parents and teachers work together in partnership to address the needs and holistic growth of each child so that learning will be supported in the home and at school.
- All areas of children's development – physical, social, emotional and cognitive – are interconnected, that each child learns at his or her own pace, and that each child has individual strengths, interests, needs and learning styles.

Source: www.headstart.seta.net



MOTTO | VISION | MISSION

Motto: It's Never Too Late!

Vision: To Eradicate Educational Inequality

Mission: We are a Diverse Community for Social Justice. Serving the Unserved, Providing Access to Education, Technology, Communication and Employment for 21st Century Achievers.

Schoolwide Learner Outcomes:

1. Students will demonstrate measurable achievements each term through assessment.
2. Students will make progress toward their career goals.
3. Students will use technology to communicate for personal and academic use.

Source: <https://hccs.hccts.org>



Nutricion Fundamental, Inc™ was established in 1994 as a specialized grocery store that focuses on supporting women, infants and children (families) participating in the WIC program.

Our goal is to provide healthy foods for your family.

The easy way to shop using your WIC benefits starts here with Nutricion Fundamental™. Our company brands include Prime Time Nutrition® and Quickeroo®, where you always have a fast, fresh and friendly shopping experience. We pride ourselves on exceptional customer service and we strive to meet that goal every day at all of our stores. We hope you will give our new online ordering and curbside delivery option a try!

We make it an easy and convenient way to shop with your vouchers.

Source: www.nfiptn.com

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INTERSECTION AERIAL

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SHOPPING CENTER PHOTOS

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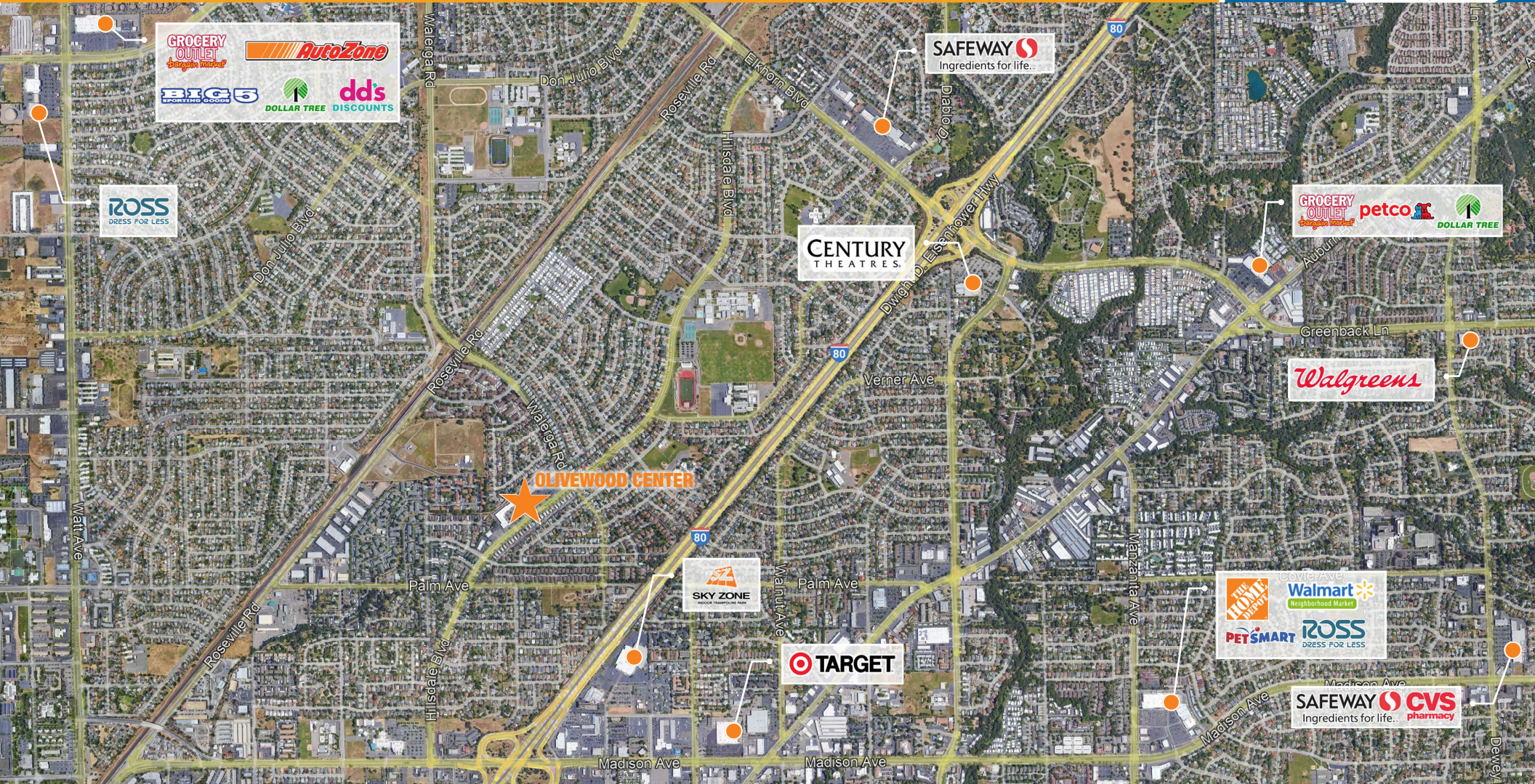
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IMMEDIATE VICINITY RETAIL AERIAL

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