

**FOR
LEASE**

4551-4701

**MACK ROAD,
SACRAMENTO, CA**

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



**3D Tour
Click Here**

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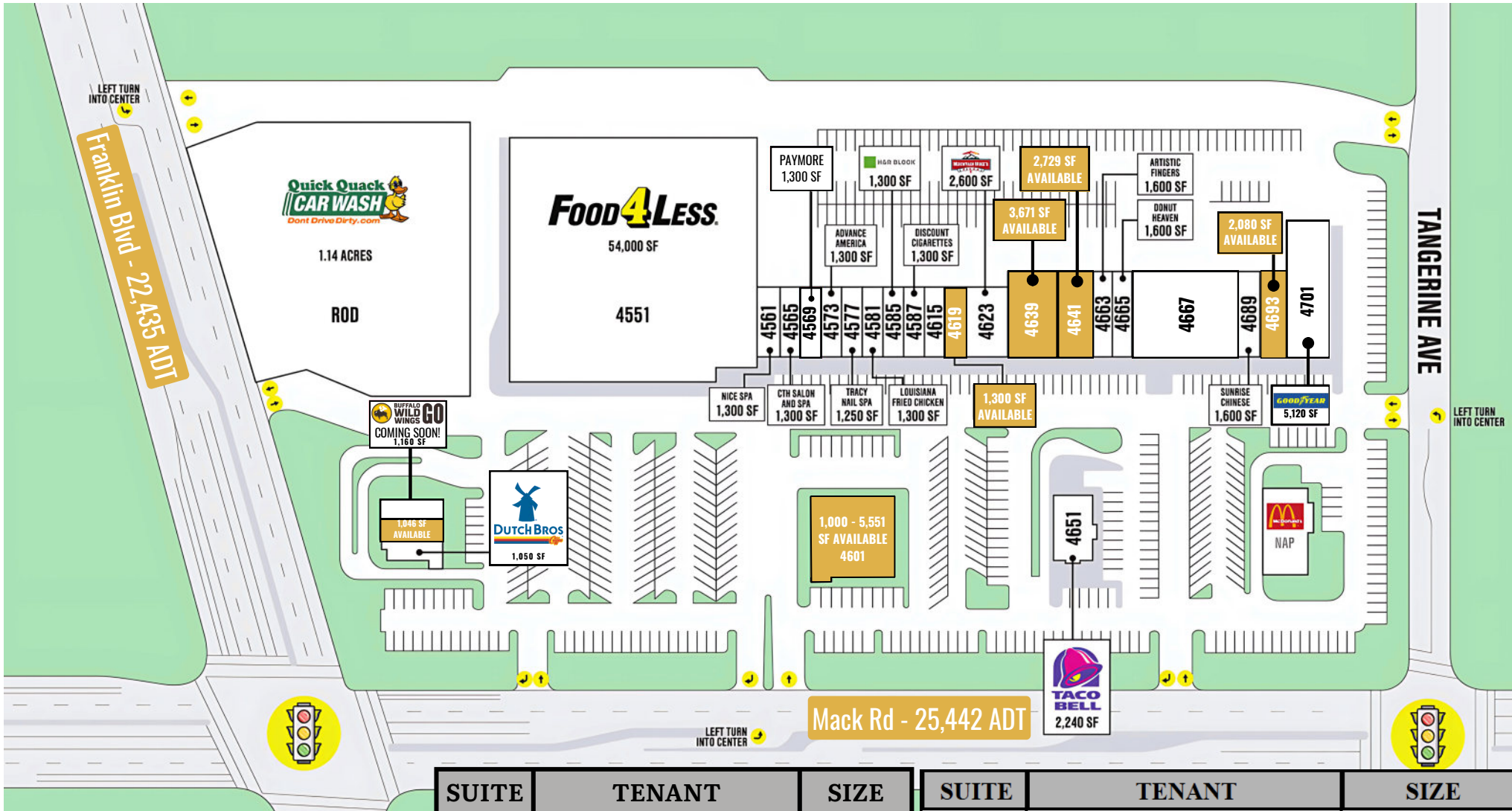
VALLEY SHOPPING CENTER



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.
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 6,400 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.

SITE PLAN: VALLEY SHOPPING CENTER



SUITE	TENANT	SIZE
4551	Food 4 Less	54,000 SF
4561	Nice Spa	1,300 SF
4565	CTH Salon & Spa	1,300 SF
4569	Paymore	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
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	TENANT	SIZE
4689	Sunrise Chinese Restaurant	1,600 SF
4693	AVAILABLE	2,080 SF
4701	7-Day Tires - Goodyear	5,120 SF
4601	AVAILABLE FOR LEASE, GROUND LEASE, OR BTS	1,000 - 5,551 SF
4651	Taco Bell	2,240 SF
Pad Building	AVAILABLE	1,046 SF
ROD	Quick Quack Car Wash	1.14 ACRES

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4577	Tracy Nail Spa	1,250 SF
4581	Louisiana Fried Chicken	1,300 SF
4585	H&R Block	1,300 SF

FLOOR PLAN

PAD BUILDING:

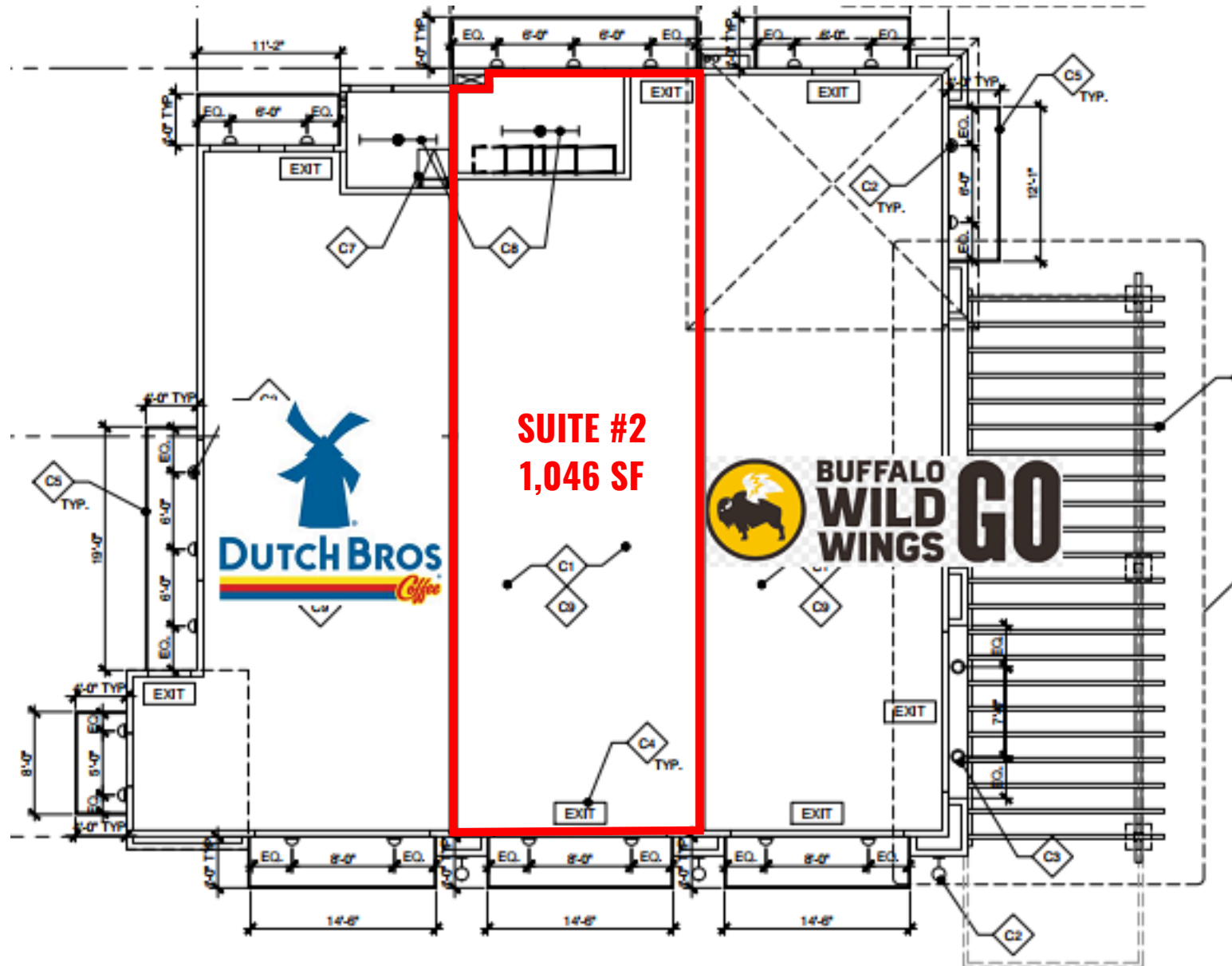
±1,406 SQ. FT

\$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

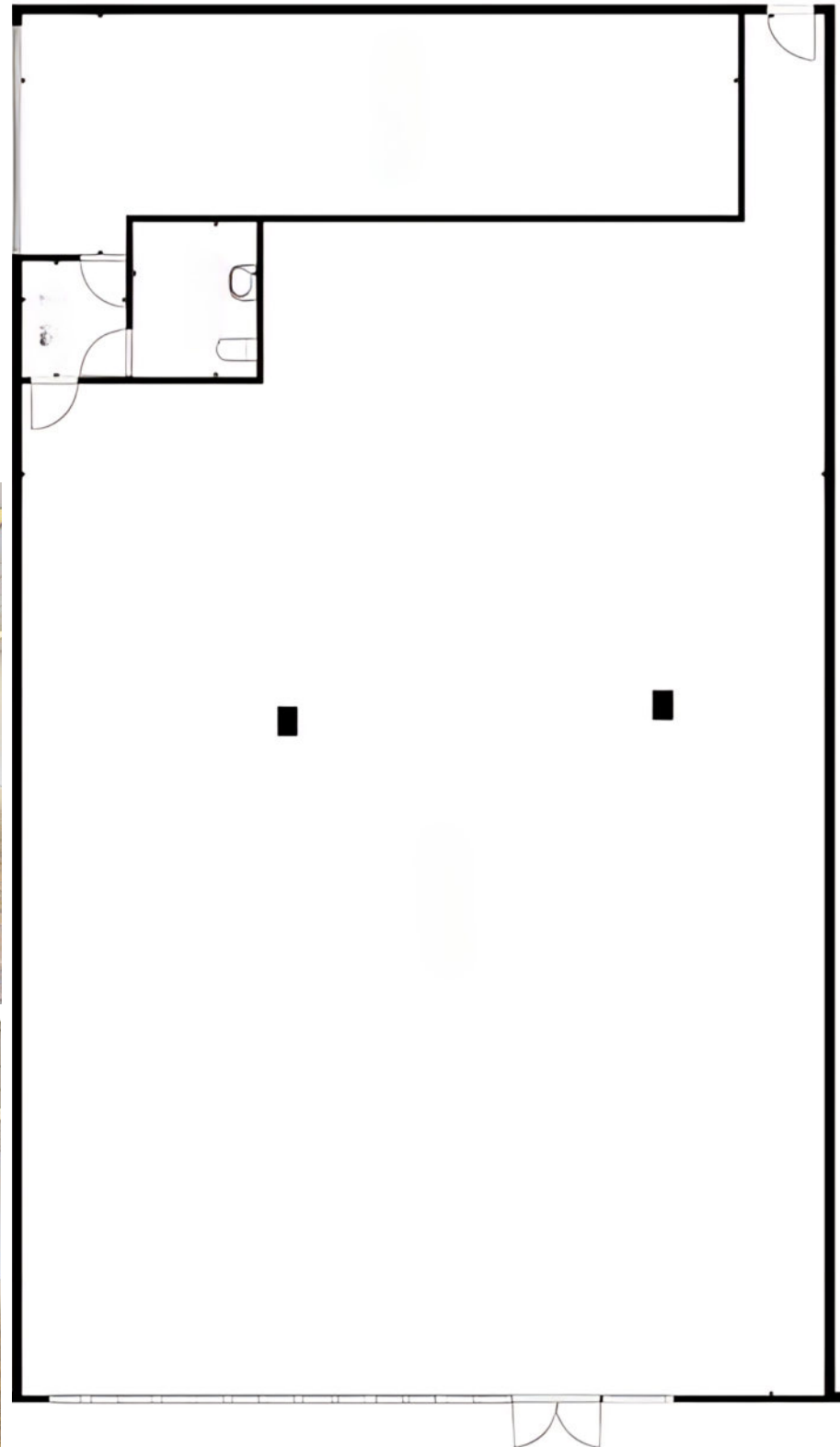
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SUITE 4639:

±3,671 SQ. FT

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



**INTERIOR
PHOTOS**



FLOOR PLAN

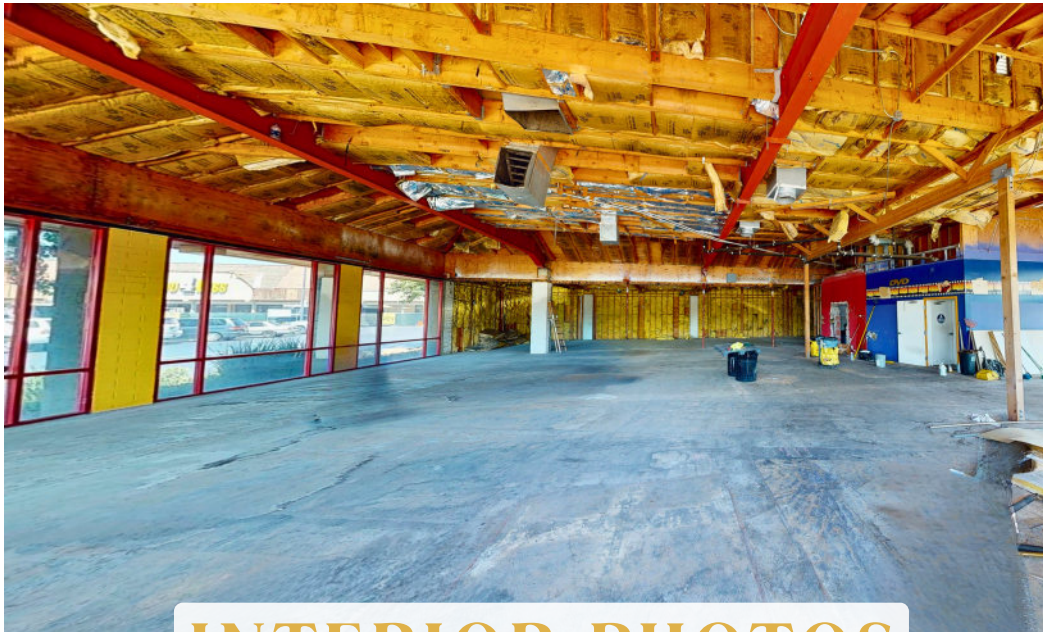
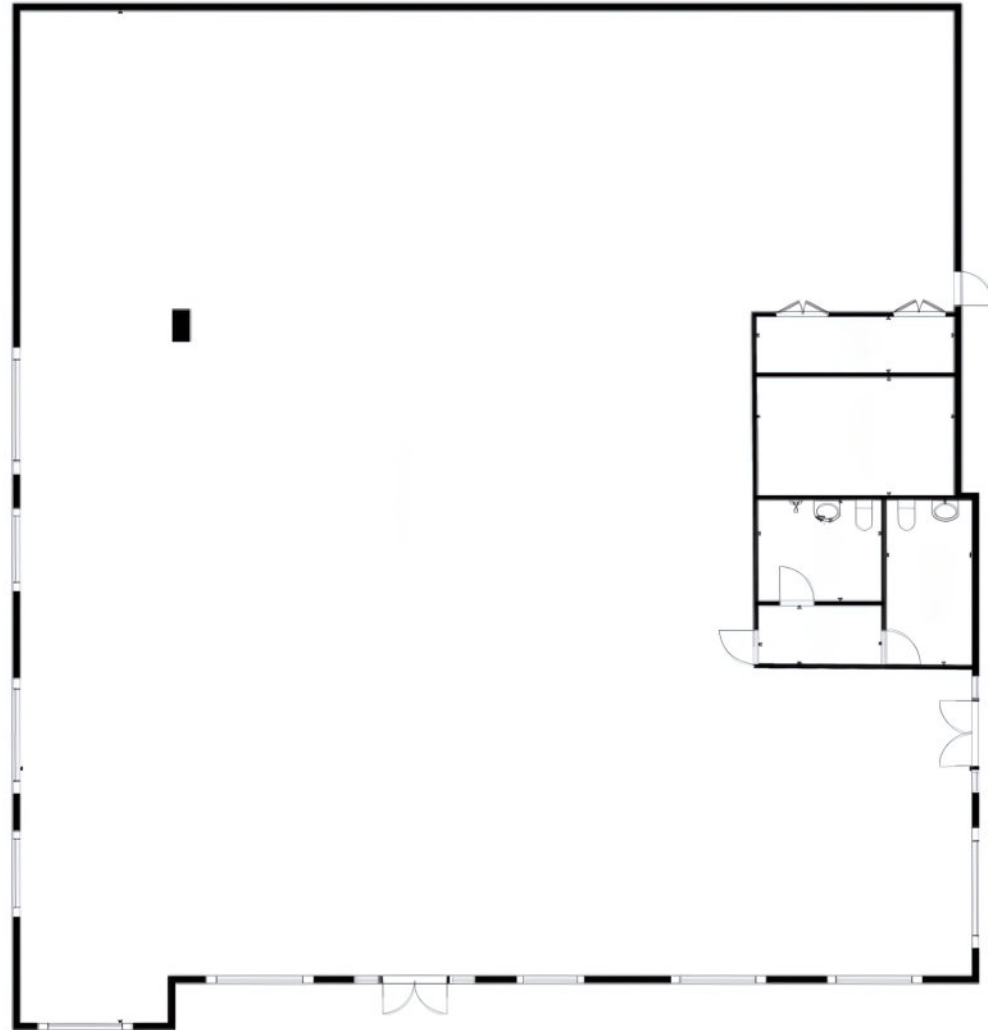
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SUITE 4601:

±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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