



CROCKER VILLAGE

NWC Sutterville Rd & Crocker Dr
Sacramento, CA

 TAKE A TOUR



RETAIL SPACE NOW AVAILABLE

**Voted Best Shopping Center by
Sacramento Business Journal*

For further information, contact:

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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



**Walkable
Rideable
Shopable
Parkable**



Crocker Village was the first community to earn the distinction of being a “Surban” mixed-use infill project in the Nation that integrated 72 acres into the perfect blend of retail, award winning homes, parks, light rail access and walkability.



CROCKER VILLAGE | SITE OVERVIEW



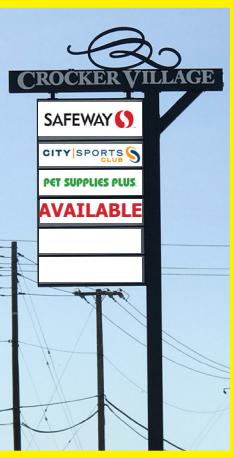
McClatchy High School

Sacramento City College

24K STUDENTS
1,100 FACULTY

FREEPORT BOULEVARD

Light Rail



CURTIS PARK COURT & APTS

30 SINGLE FAMILY HOMES REMAINING IN PREDEVELOPMENT

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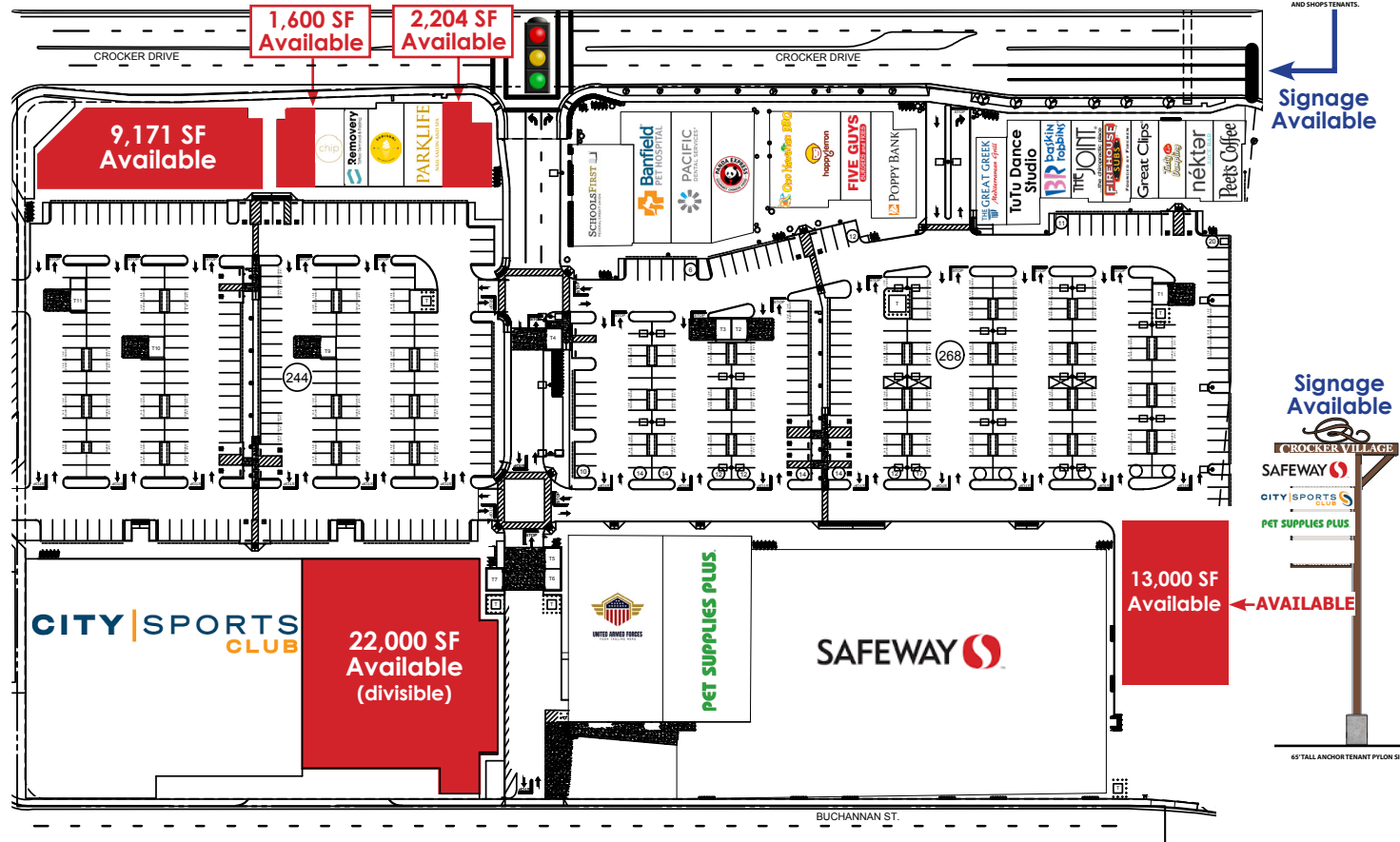
CROCKER VILLAGE PARK

CROCKER VILLAGE

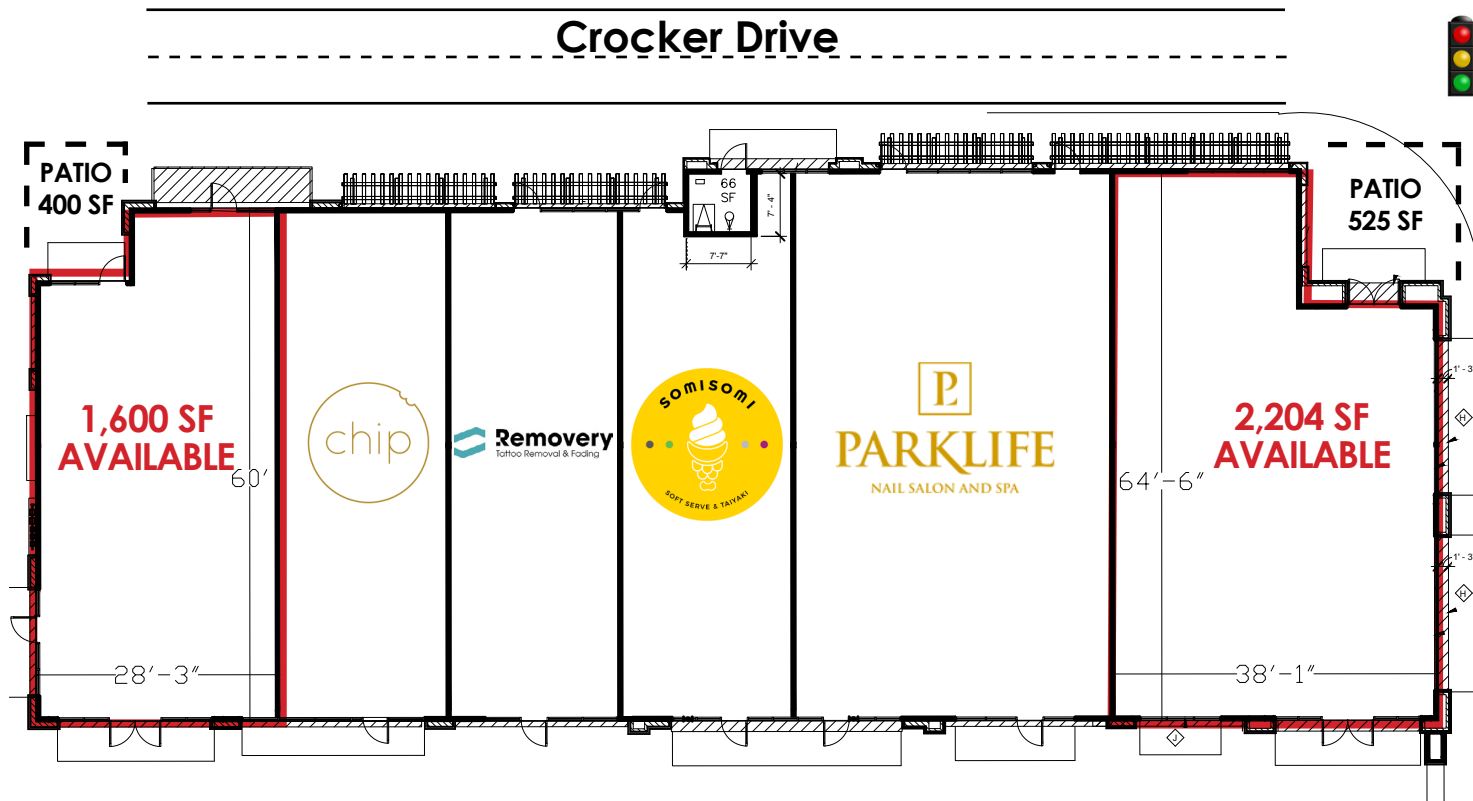


CROCKER VILLAGE | SITE PLAN

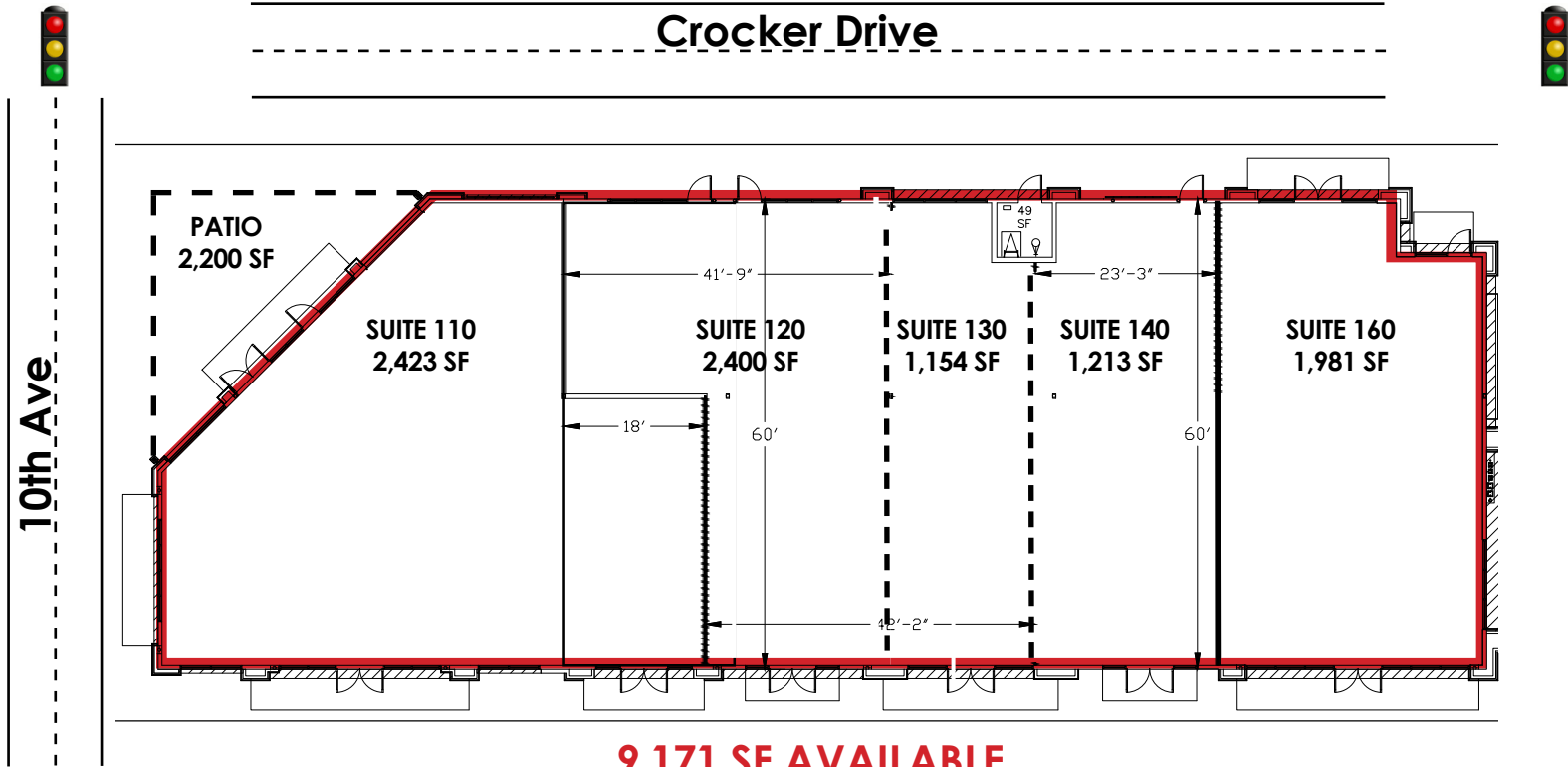
SUITE	TENANT	SF
M1	Safeway	57,592
M2	Pet Supplies	10,000
M3	Armed Forces	7,000
M4	City Sports	37,000
M5	AVAILABLE (divisible)	22,000
SHOPS 1		
170	Peet's Coffee	2,200
160	Nekter	1,200
150	Tasty Dumpling	1,200
140	Great Clips	1,281
130	Firehouse Subs	1,800
120	The Joint	2,500
110	Baskin Robbins	900
105	TuTu Dance Studio	1,400
100	The Great Greek Restaurant	2,100
SHOPS 2		
130	Poppy Bank	2,483
120	Five Guys	2,146
110	Happy Lemon	1,700
100	One Hawaiian BBQ	1,700
SHOPS 3		
140	Panda Express	2,748
130	Pac Dental	2,589
120	Banfield Pet Hospital	2,748
100	Schools First	4,700
SHOPS 4		
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
SHOPS 5		
110-160	AVAILABLE	1,154-9,171



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



SHOPS 5 | 9,171 SF AVAILABLE



9,171 SF AVAILABLE
**can be demised*

NEARBY AMENITIES



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
A LOS RIOS COLLEGE
24K STUDENTS
1,100 FACULTY

CROCKER VILLAGE

- PET SUPPLIES PLUS
- SAFeway
- Great Clips
- FIVE GUYS
- BASKIN ROBBINS
- STARBUCKS
- STREHOUSE
- Peets Coffee

Signage Available

AVAILABLE

65' TALL ANCHOR TENANT PYLON SIGN



REGIONAL OVERVIEW

sacramento, ca



202,000 ADT
INTERSTATE 5

DOWNTOWN
 95,000 DAYTIME EMPLOYEES

MIDTOWN
 88,663 DAYTIME EMPLOYEES

EAST SACRAMENTO
 POPULATION: 21,435
 AVERAGE INCOME: \$189,572

INTERSTATE 80

2.0 mi as the crow flies
284,260 ADT

LAND PARK
 POPULATION: 19,781
 AHHI: \$186,354

CURTIS PARK
 POPULATION: 20,839
 AHHI: \$189,036

184,063 ADT
US 50

239,107 ADT

US 50

235,861 ADT

Foot Bridge to Crocker Village

20,515 ADT

SACRAMENTO CITY COLLEGE
 A LOS RIOS COLLEGE
 24k students and nearly 1,100 faculty

CROCKER VILLAGE

CALIFORNIA 99

25,204 ADT

SUTTERVILLE RD

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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THE
EDWARDS
COMPANY

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Another landmark
project by:

