

**FOR  
LEASE**

**4551-4701 MACK ROAD,  
SACRAMENTO, CA**

**+/- 1,000 SF - 6,400 SF RETAIL SUITES AVAILABLE**

**DUTCH BROS & QUICK QUACK  
- OPENING SPRING 2025**



**3D Tour  
Click Here** 

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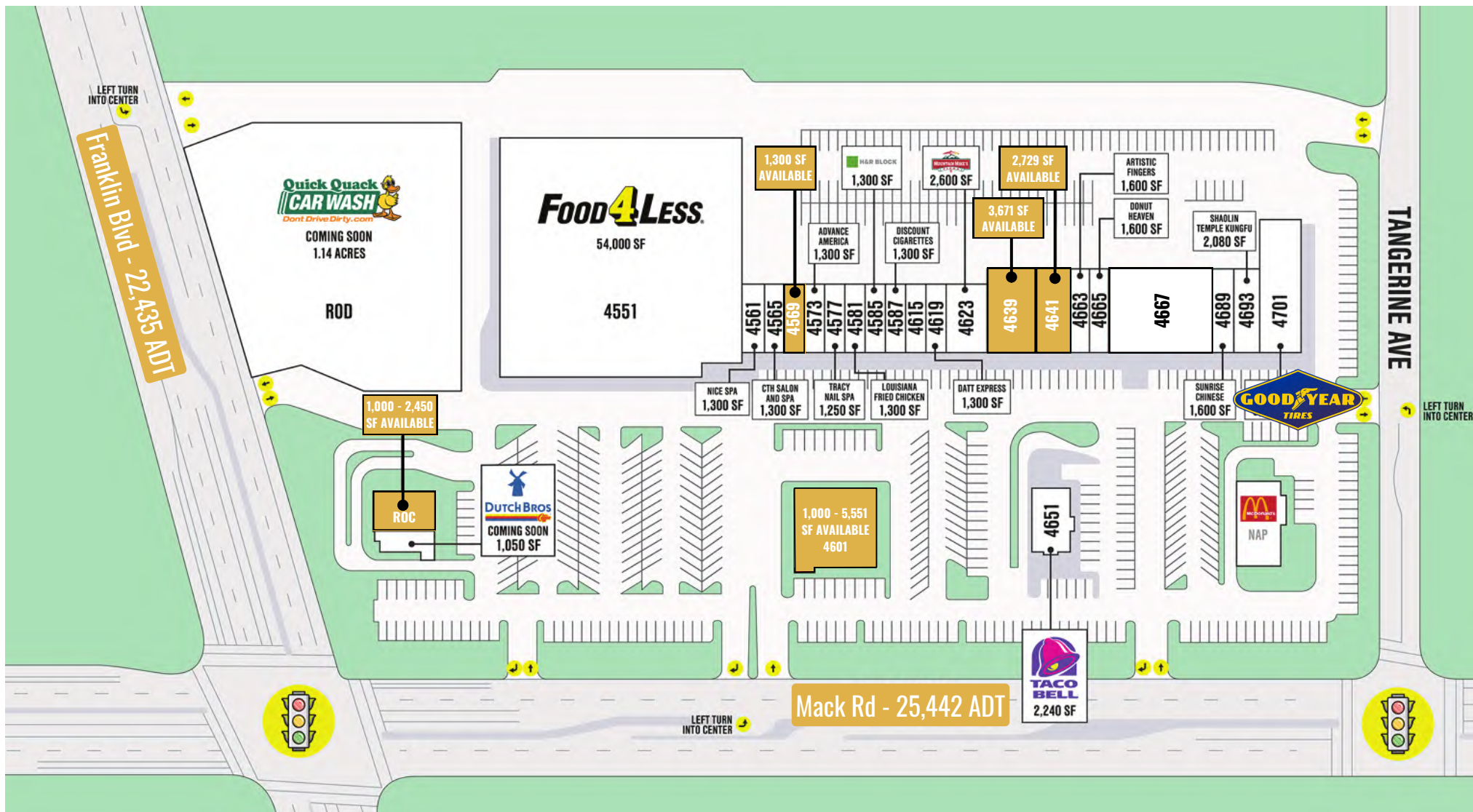
# VALLEY SHOPPING CENTER



SUITES	SUITES	LEASE RATE	SPACE NOTES
4569	+/- 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	Currently occupied by a clothing store and available with 30 days' notice.
4601	+/- 1,000 SF - 5,551 SF	\$1.65 PSF, NNN - \$2.00 PSF, NNN	Pad building with great visibility. Higher rent for demised suites. Entire building available at \$1.65 per square foot, NNN.
PAD Building	+/- 1,000 SF - 2,450 SF	\$2.00 PSF, NNN - \$2.25 PSF, NNN	Under construction. Estimated delivery Q1 2025. Anchored by Dutch Bros end cap.

- **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  $\pm 1,000$  SF to  $\pm 6,400$  SF to accommodate different business needs, including a former Hollywood Video pad building ( $\pm 5,500$  SF) and two suites next to Dutch Bros in a new pad building ( $\pm 2,400$  SF total).
- **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, Dutch Bros, and Quick Quack (opening soon).

# SITE PLAN: VALLEY SHOPPING CENTER



SUITE	TENANT	SIZE
4551	Food 4 Less	54,000 SF
4561	Nice Spa	1,300 SF
4565	CTH Salon and 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	TENANT	SIZE
4587	Discount Cigarettes	1,300 SF
4615	Primos Auto Insurance	1,300 SF
4619	Datt Express	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	Shaolin Temple Kungfu	2,080 SF
4701	7 Day Tires & Auto	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	1,000 - 2,450 SF
ROD	Quick Quack Car Wash	1.14 ACRES

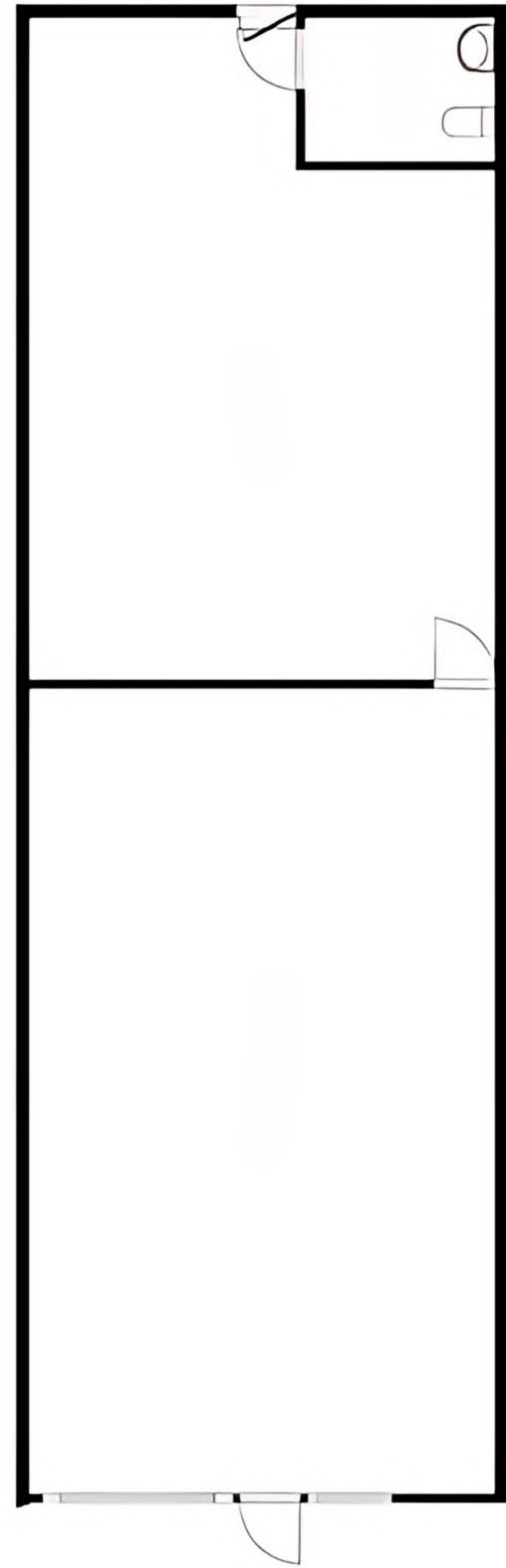
# FLOOR PLAN

**SUITE 4569:**

**+/- 1,300 SQ. FT**

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

**3D Tour**  
**Click Here**



**INTERIOR**  
**PICTURES**



# FLOOR PLAN

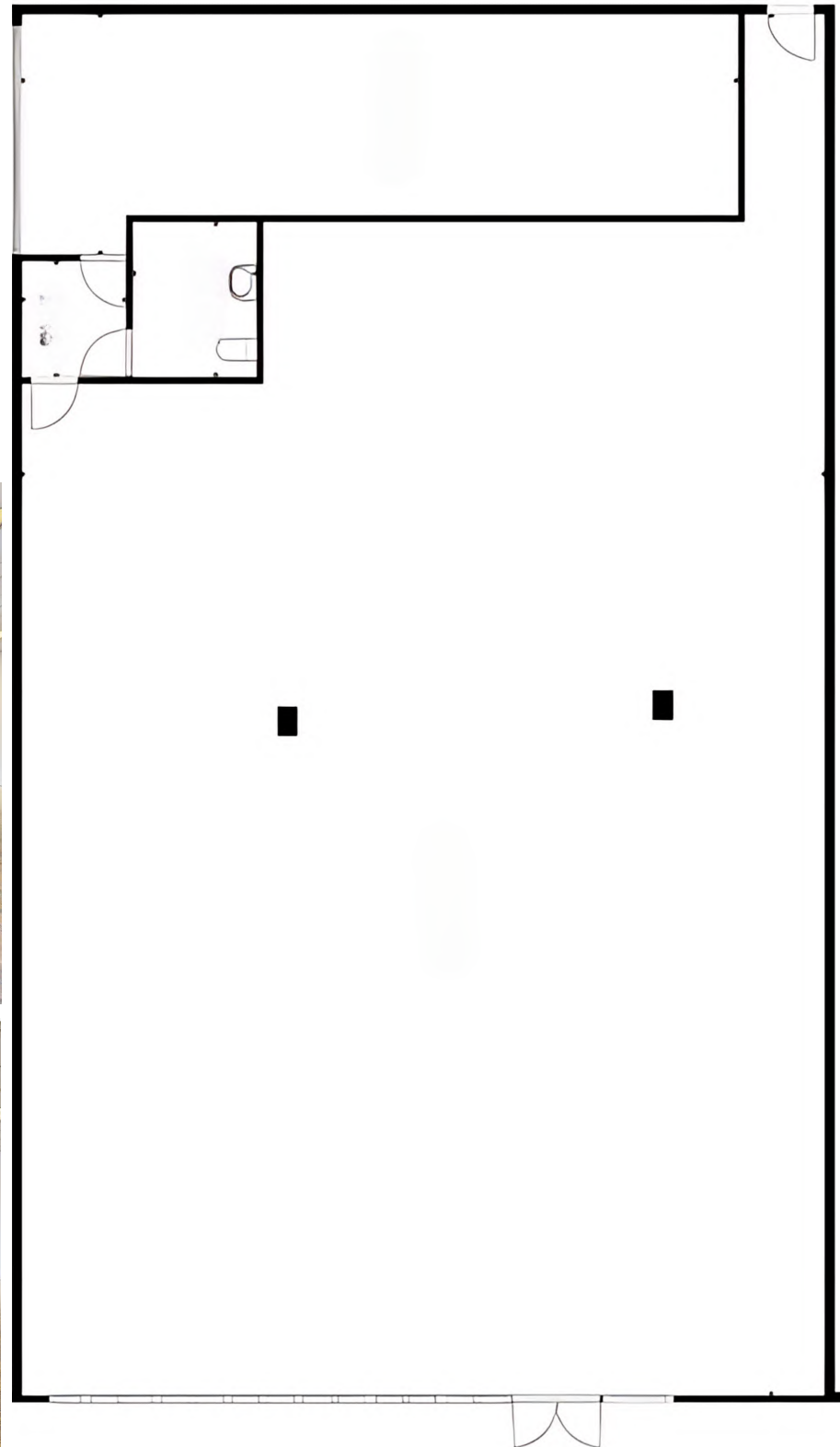
3D Tour  
Click Here



**SUITE 4639:**

**+/- 3,671 SQ. FT**

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



**INTERIOR  
PICTURES**



# FLOOR PLAN

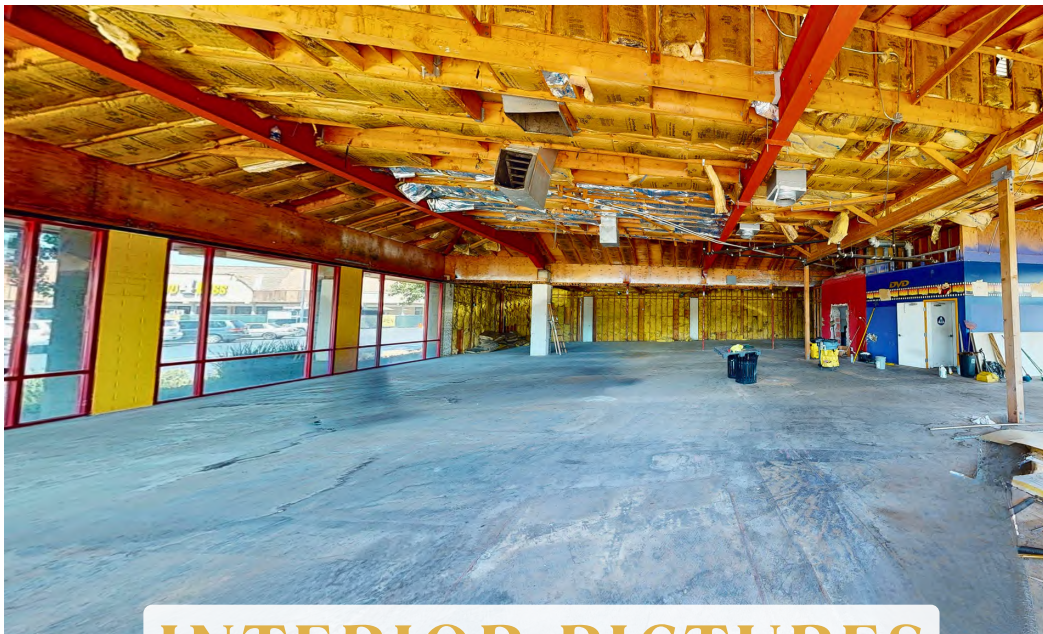
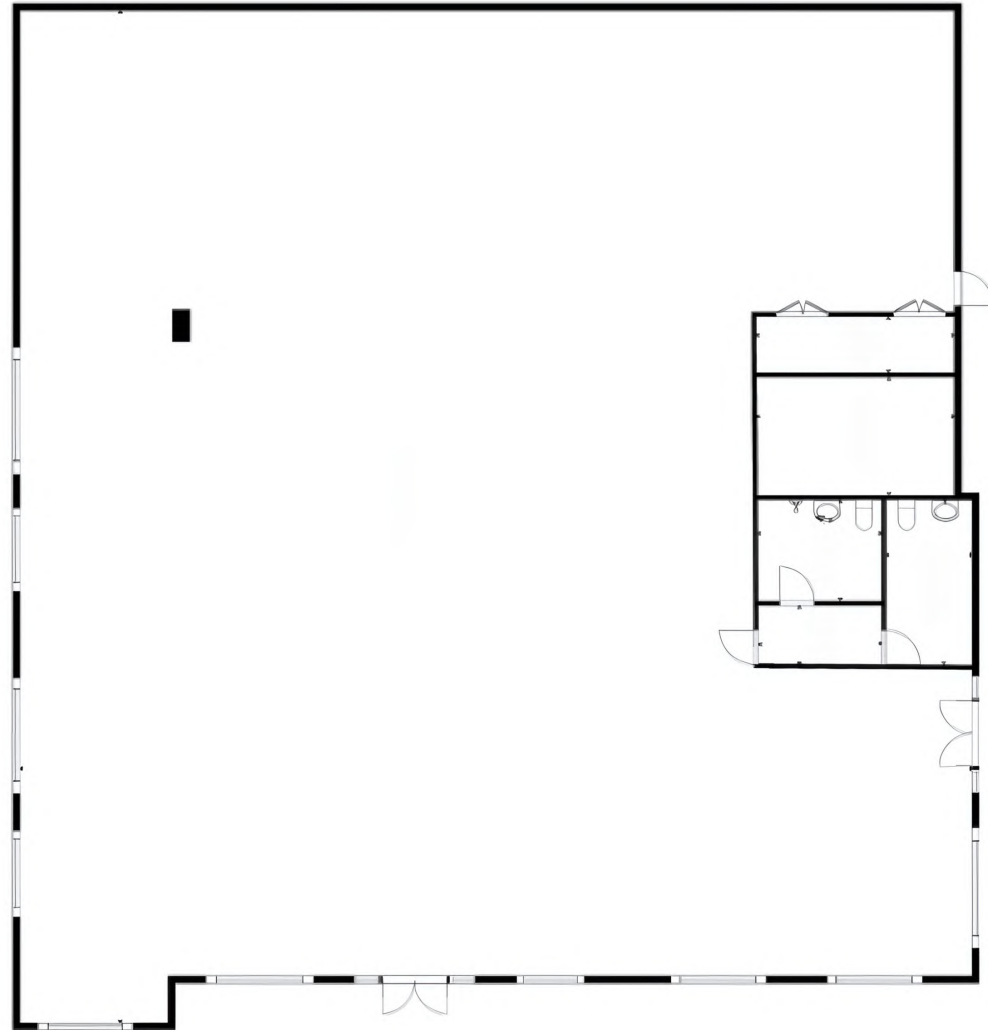
3D Tour  
Click Here 

## SUITE 4601:

**+/- 1,000 - 5,551 SQ. FT**

**\$1.65 - \$2.00 PSF, NNN**

**TRIPLE NET \$0.82 PSF PER MONTH**



## INTERIOR PICTURES





# EXTERIOR PICTURES



# CONCEPTUAL RENDERINGS OF DRIVE THRU PAD BUILDING UNDER CONSTRUCTION





Florin Rd

Franklin Blvd

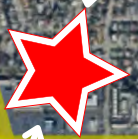
Stockton Blvd



**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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