

CROCKER VILLAGE

NWC Sutterville Rd & Crocker Dr
Sacramento, CA



RETAIL SPACE NOW AVAILABLE

**Voted Best Shopping Center by
Sacramento Business Journal*

For further information, contact:

Andrea Sessions

andrea@theedwardsco.com

Lic # 01434048

Miles Edwards

miles@theedwardsco.com

Lic # 02186200



THE
EDWARDS
COMPANY

PROUD PARTNER

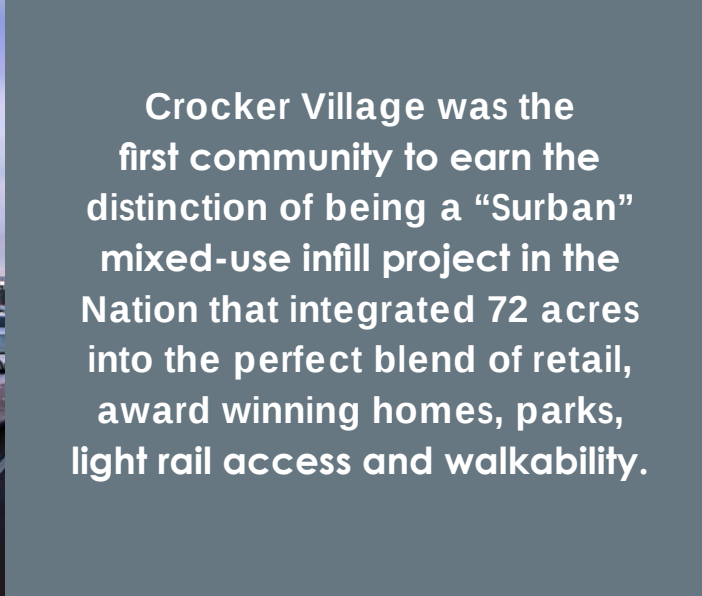
XTEAM

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**

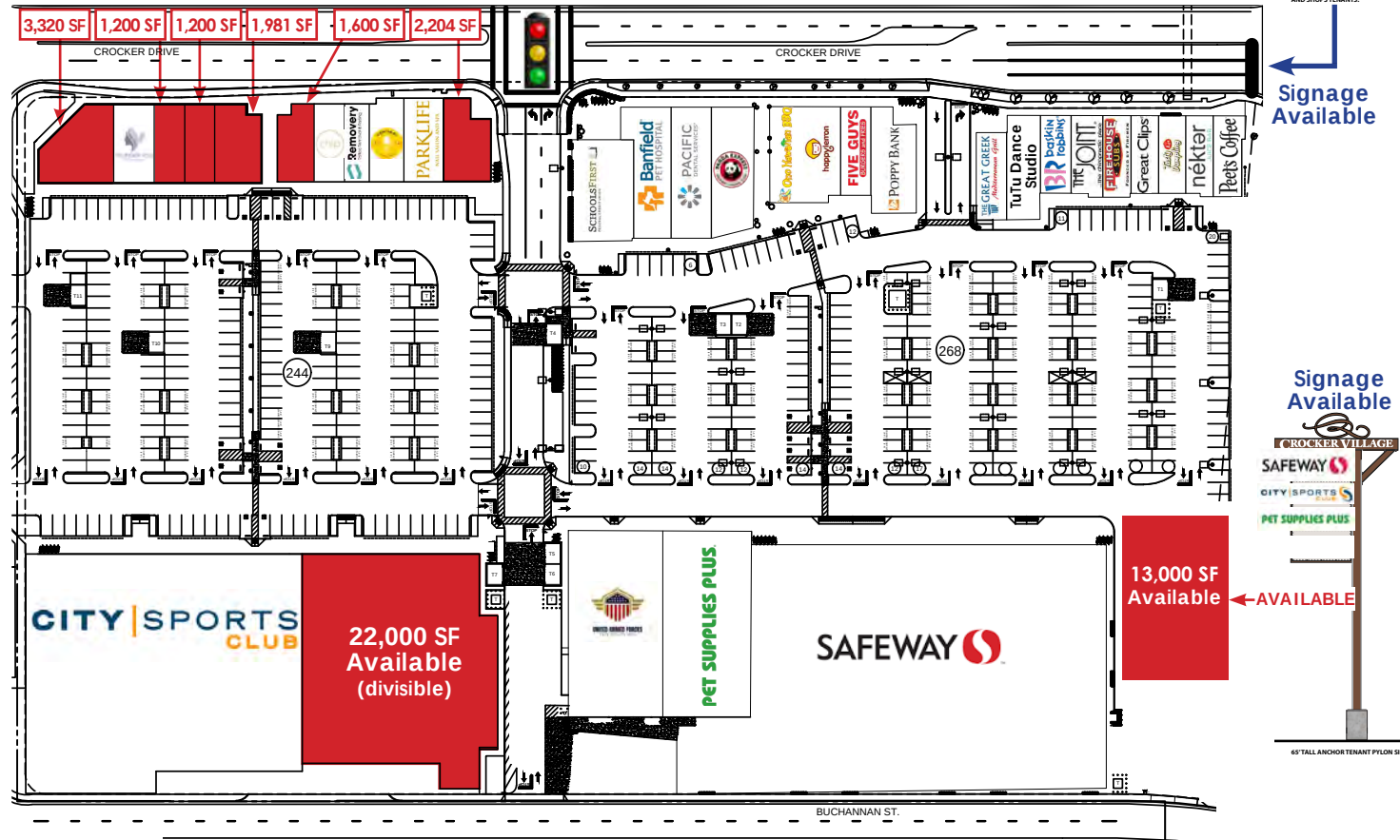


CROCKER VILLAGE | SITE OVERVIEW

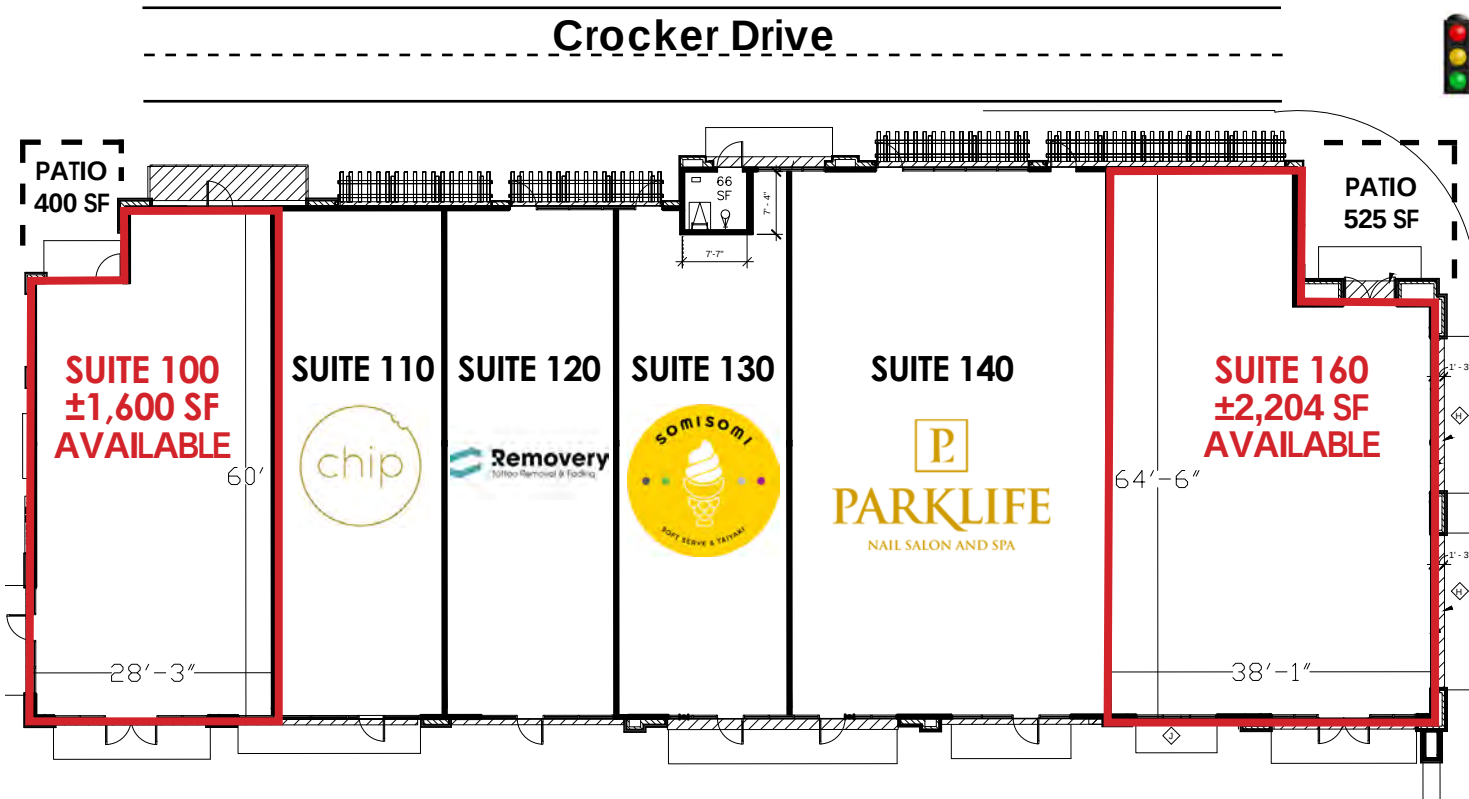


CROCKER VILLAGE | SITE PLAN

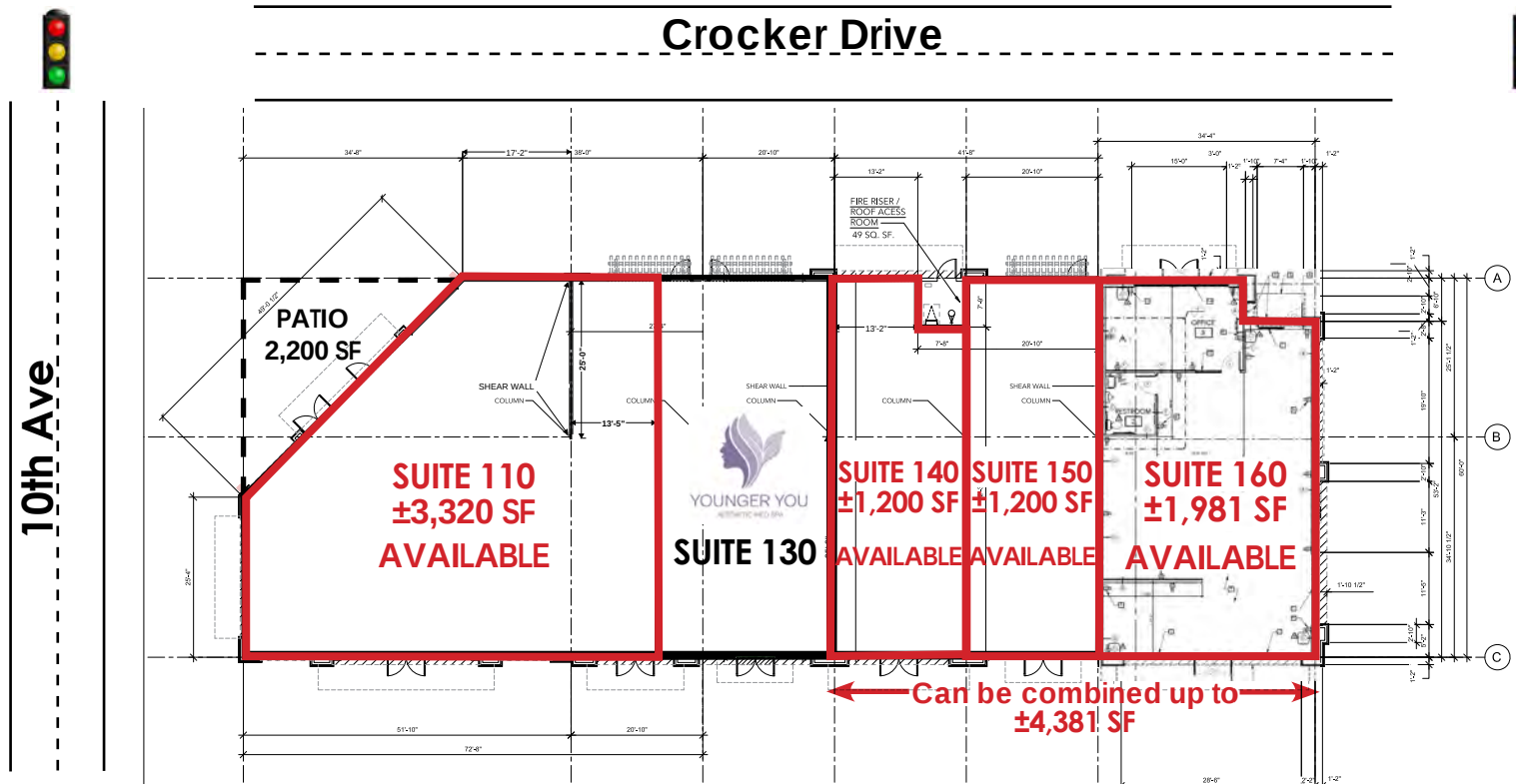
SUITE	TENANT	SF
M1	Safeway	57,592
M2	Pet Supplies	10,000
M3	Armed Forces	7,000
M4	City Sports	37,000
M5	AVAILABLE (divisible)	22,000
SHOPS 1		
170	Peet's Coffee	2,200
160	Nekter	1,200
150	Tasty Dumpling	1,200
140	Great Clips	1,281
130	Firehouse Subs	1,800
120	The Joint	2,500
110	Baskin Robbins	900
105	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	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		
160	AVAILABLE	1,981
150	AVAILABLE	1,200
140	AVAILABLE	1,200
130	Younger You Aesthetics	1,675
110	AVAILABLE	3,320
PAD SPACE		
	AVAILABLE	13,000



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



SHOPS 5 | ±1,200 - ±4,381 SF AVAILABLE



NEARBY AMENITIES

E



MCCLATCHY
HIGH SCHOOL

Crocker Village
Park

60 single family
homes
predevelopment

Foot Bridge to
Crocker Village

SACRAMENTO
CITY COLLEGE
24K STUDENTS
1,100 FACULTY

William Land
Regional Park
Home to Sacramento Zoo, Fairytale
Town, Funderland and Land Park
Golf Club

CROCKER VILLAGE
PET SUPPLIES PLUS
SAFEWAY
Great Clips
FIVE GUYS
BASKIN ROBBINS
CITY HOUSES
Peets Coffee

Signage
Available
CROCKER VILLAGE
SAFEWAY
CITY SPORTS
PET SUPPLIES PLUS
AVAILABLE
65' TALL ANCHOR TENANT PYLON SIGN

235,861 ADT

25,204 ADT

REGIONAL OVERVIEW

sacramento, ca

E



202,000 ADT

DOWNTOWN
95,000 DAYTIME EMPLOYEES

MIDTOWN
88,663 DAYTIME EMPLOYEES

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

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

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

Foot Bridge to
Crocker Village

 **SACRAMENTO CITY COLLEGE**
24k students and
nearly 1,100 faculty

 **CROCKER VILLAGE**

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

CROCKER VILLAGE



PROUD PARTNER
XTEAM
RETAIL ADVISORS

Andrea Sessions
andrea@theedwardsco.com
916.277.8122
Lic # 01434048

For leasing information,
contact:



THE
EDWARDS
COMPANY

Miles Edwards
miles@theedwardsco.com
916.277.8124
Lic # 02186200

Another landmark
project by:

