FOR LEASE

4551-4701 MACK ROAD, SACRAMENTO, CA

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



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

VALLEY SHOPPING CENTER

GROCERY ANCHORED BY FOOD 4 LESS

±51,343
Average Daily Traffic Count (AADT)

±405,329
Population Within a 5-Mile Radius

Co-Tenants in Shopping Center



SUITES	SIZE	LEASE RATE	NOTES
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	**5,551 SF**	**$1.65 PSF, NNN**	Pad building. Entire building available at $1.65 per square foot, NNN. **Building is currently in escrow**
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 ±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 ±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 (±5,551 SF) and one available suite next to Dutch Bros in a new pad building (±1,046 SF) — ideal for accommodating a variety of business needs.

Extensive Property Size: The property spans approximately ±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

AVAILABLE



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

SUITE	TENANT	SIZE
4587	Discount Cigarettes	1,300 SF
4615	Primos Auto Insurance	1,300 SF
4619	Be Well Pharmacy	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 SALE OR LEASE**	**5,551 SF**
4651	Taco Bell	2,240 SF
Pad Building	**AVAILABLE**	**1,046 SF**
ROD	Quick Quack Car Wash	1.14 ACRES

FLOOR PLAN

PAD BUILDING:

±1,046

SQ. FT

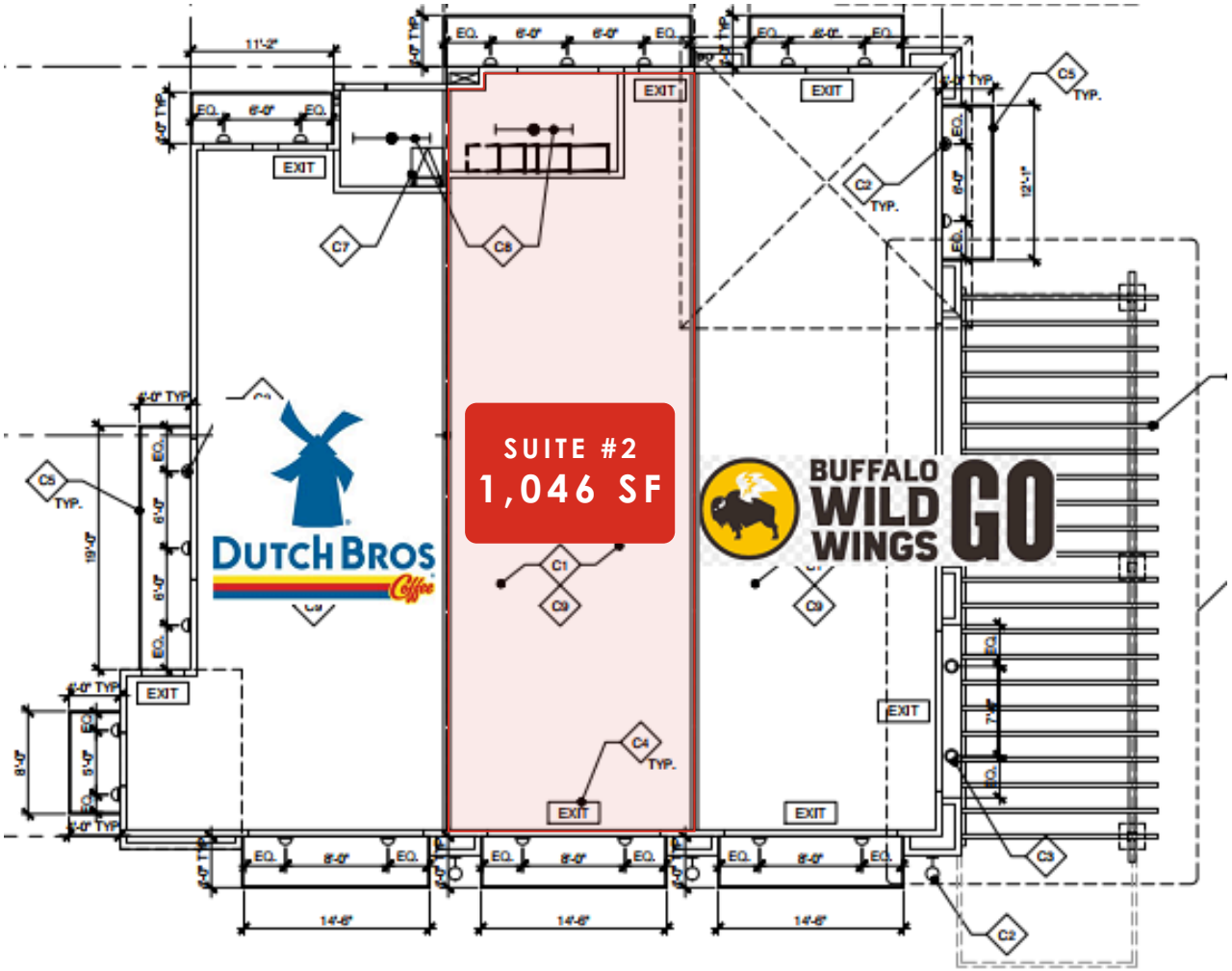
$2.25

PSF, NNN

TRIPLE NET

$0.82 PSF

PER MONTH



FLOOR PLAN

SUITE 4639:

±3,671

SQ. FT

$1.35

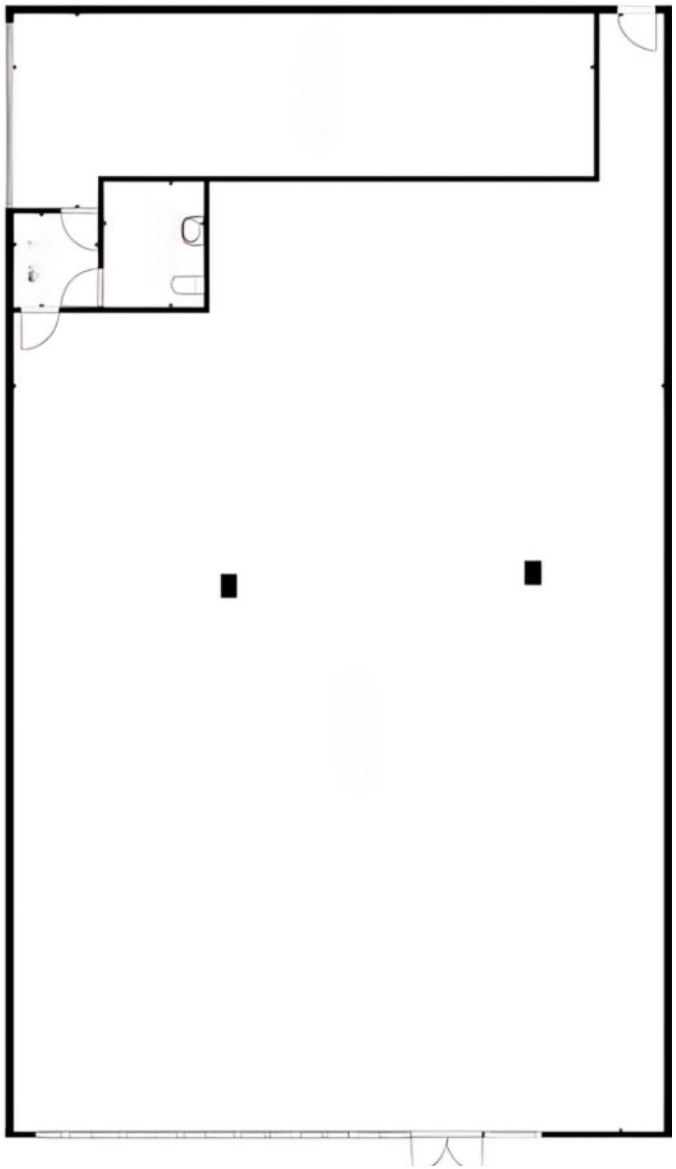
PSF, NNN

TRIPLE NET

$0.82 PSF

PER MONTH

3D TOUR | CLICK HERE



INTERIOR PHOTOS









FLOOR PLAN

SUITE 4601:

±5,551

SQ. FT

$1.65

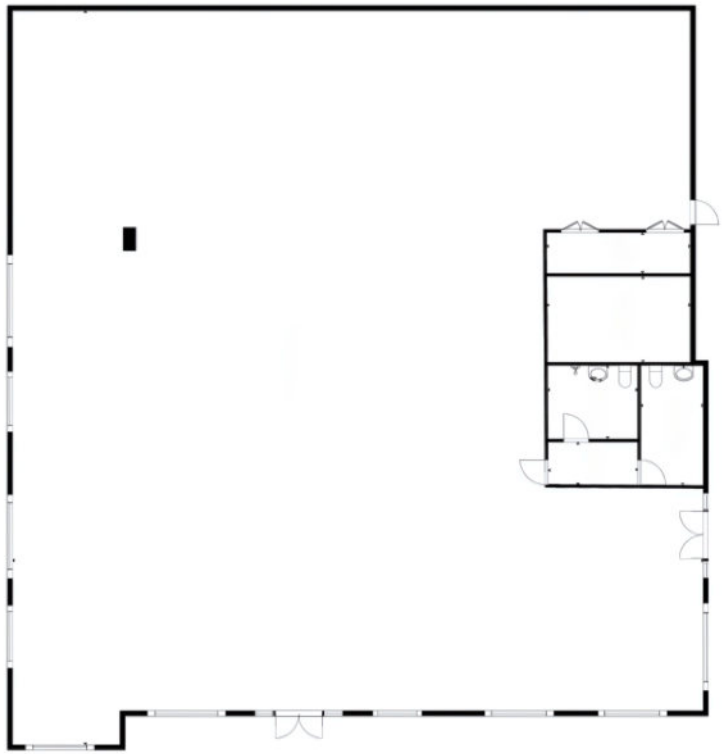
PSF, NNN

TRIPLE NET

$0.82 PSF

PER MONTH

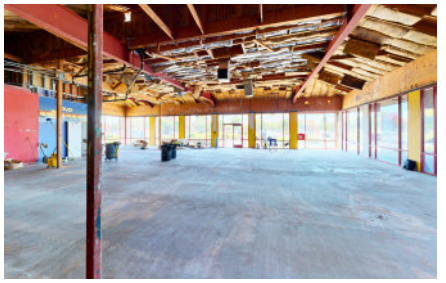
3D TOUR | CLICK HERE



INTERIOR PHOTOS















EXTERIOR PHOTOS














Florin Rd
CALIFORNIA 99
Franklin Blvd
PROPERTY LOCATION
Stockton Blvd
Mack Rd
Golden State Hwy
CALIFORNIA 99
CA DEPT OF FOOD & AG
UNION HOUSE
ELEMENTARY SCHOOL
SF SUPERMARKET
Siêu Thị Thuận Phát
DUTCH BROS Coffee
PRIMOS AUTO INSURANCE
FOOD 4 LESS
MOUNTAIN MIKE'S PIZZA
H&R BLOCK
7 Day Tires
TACO BELL
planet fitness
CVS pharmacy
dd's DISCOUNTS
O'Reilly AUTO PARTS
BIG LOTS!

DEMOGRAPHIC SUMMARY REPORT

4551-4701 MACK ROAD, SACRAMENTO, CA 95823



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION 2023 ESTIMATE	31,676	177,940	405,329
POPULATION 2028 PROJECTION	32,407	182,345	415,362
HOUSEHOLD INCOME 2023 AVERAGE	$68,873.00	$69,231.00	$86,237.00
HOUSEHOLD INCOME 2023 MEDIAN	$54,435.00	$53,655.00	$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

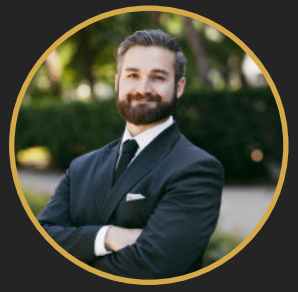
FOR LEASE

4551-4701 MACK ROAD

SACRAMENTO, CA 95823

CONTACT US

For more information about these retail suites



CHASE BURKE

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE 01879336



ANDY JONSSON

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE 02076108

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

SCAN FOR MORE INFORMATION