

AVAILABLE FOR LEASE

± 16,800 SF

± 7,500 SF

± 1,280 SF



VALLEY MACK PLAZA DOMINANT COMMUNITY CENTER

HIGHWAY 99 LOCATION

SWC MACK ROAD & VALLEY HI DRIVE
SACRAMENTO, CA

Exclusively Listed by:

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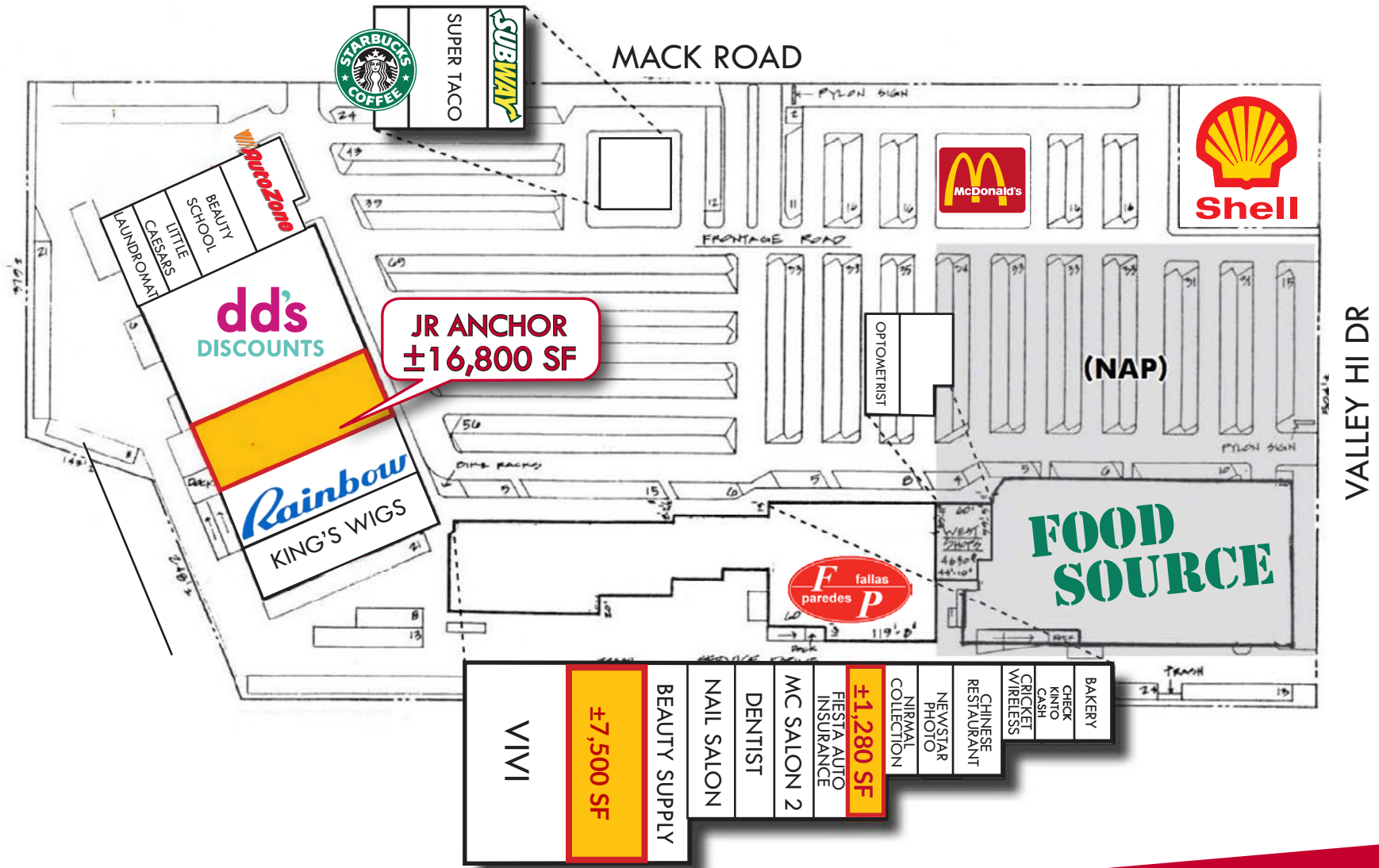
Property Highlights

- **THRIVING TENANTS:**
Tenants have thrived, remodeled, and expanded within the center repeatedly over the years, creating a proven track record of low tenant turnover and long term tenancies
- **STRONG ANCHORS:**
Extremely well performing Anchor and Jr. Anchor tenants including the newly remodeled Food Source, Rainbow Fashions Superstore, Fallas Paredes, and Auto Zone
- **MAJOR SOFT GOODS PRESENCE:**
Major soft goods tenants: DD's Discounts, Rainbow Superstore, Fallas Paredes, and Vivi
- **HIGH DENSITY RESIDENTIAL:**
Property surrounded by dense residential keeping a constant flow of consumers flowing through the center



- **MAJOR NEARBY EMPLOYERS:**
Nearby major retailers including: Kaiser Permanente, Costco Wholesale, and the Methodist Hospital of Sacramento, Apple
- **HIGHWAY 99 LOCATION:**
Property conveniently located directly off Highway 99
- **SIGNAGE:**
Monument signage available for 16,800 SF Jr. Anchor

Site Plan & Available Spaces



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Retail Aerial



MACK ROAD-33K VPD

SUBJECT CENTER

VALLEY HILL DRIVE-21K VPD

HIGHWAY 99-162K VPD

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Location Highlights



Demographics

	1 Mile	2 Mile	3 Mile
2016 Estimated Population	26,421	91,601	175,320
Median Age	30.4	30.9	31.1
Median Household Income	\$34,075	\$42,021	\$45,631
Total Businesses	383	1,850	3,491
Total Employees	3,161	17,228	32,233

NORTH NATOMAS

ARDEN-ARCADE

SACRAMENTO

POCKET



PARKWAY- SOUTH SACRAMENTO

FLORIN

MEADOWVIEW



KAISER SOUTH HOSPITAL & TRAUMA CENTER

VALLEY HIGH SCHOOL

CONSUMNES RIVER COLLEGE



APPLE INC. DISTRIBUTION CENTER

LAGUNA CREEK HIGH SCHOOL

LAGUNA

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