

**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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ROME
REAL ESTATE GROUP

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).

Franklin Blvd - 22,435 ADT

Tangerine Ave

Mack Rd - 25,442 ADT

Quick Quack CAR WASH
Don't Drive Dirty.com
COMING SOON
1.14 ACRES

Food4Less
54,000 SF
4551

1,000 - 2,450 SF AVAILABLE
ROC

DUTCH BROS
COMING SOON
1,050 SF

1,000 - 5,551 SF AVAILABLE
4601

2,240 SF
TACO BELL

1,300 SF
NICE SPA

1,300 SF
CTH SALON AND SPA

1,250 SF
TRACY NAIL SPA

1,300 SF
LOUISIANA FRIED CHICKEN

1,300 SF
DATT EXPRESS

1,300 SF
H&R BLOCK

2,600 SF
SHANGHAI KITCHEN

1,300 SF
ADVANCE AMERICA

1,300 SF
DISCOUNT CIGARETTES

1,300 SF
ARTISTIC FINGERS

1,600 SF
DONUT HEAVEN

2,080 SF
SHAOLIN TEMPLE KUNG FU

1,600 SF
SUNRISE CHINESE

1,600 SF
GOODYEAR TIRES

1,600 SF
MCDONALD'S

1,300 SF AVAILABLE
4561

1,300 SF
4565

1,300 SF
4569

1,300 SF
4573

1,300 SF
4577

1,300 SF
4581

1,300 SF
4585

1,300 SF
4587

1,300 SF
4615

1,300 SF
4619

1,300 SF
4623

3,671 SF AVAILABLE
4639

2,729 SF AVAILABLE
4641

1,600 SF
4663

1,600 SF
4665

1,600 SF
4667

1,600 SF
4689

1,600 SF
4693

1,600 SF
4701

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

3D Tour
Click Here



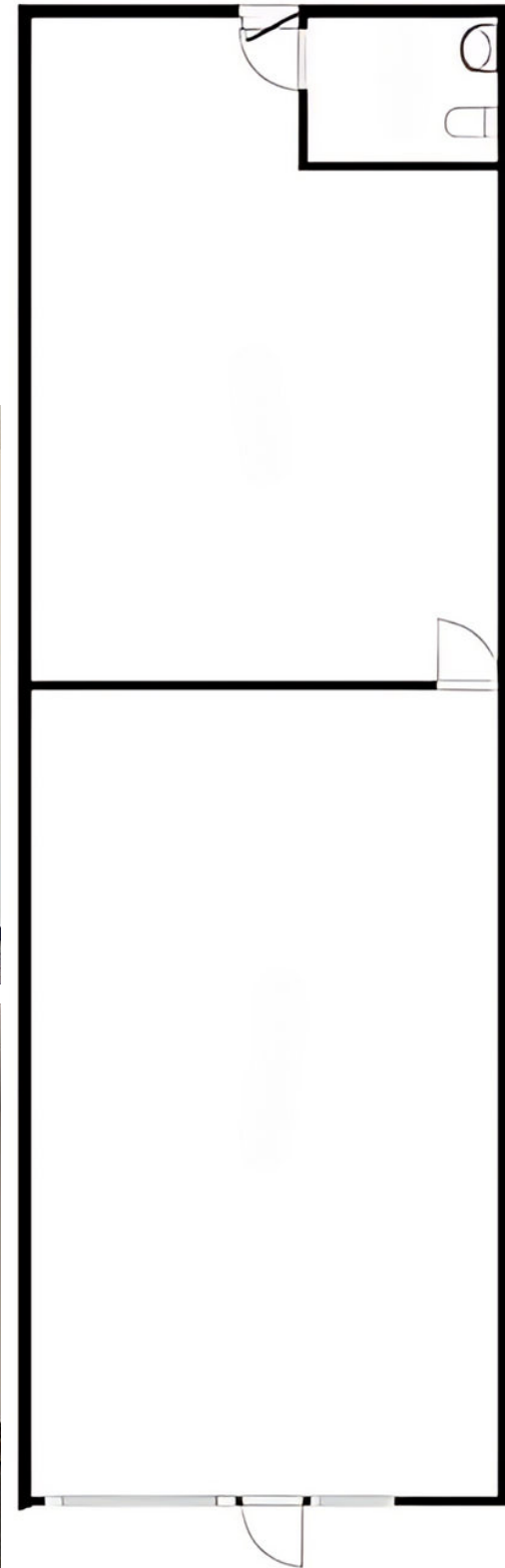
SUITE 4569:

+/- 1,300 SQ. FT

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



**INTERIOR
PICTURES**



FLOOR PLAN

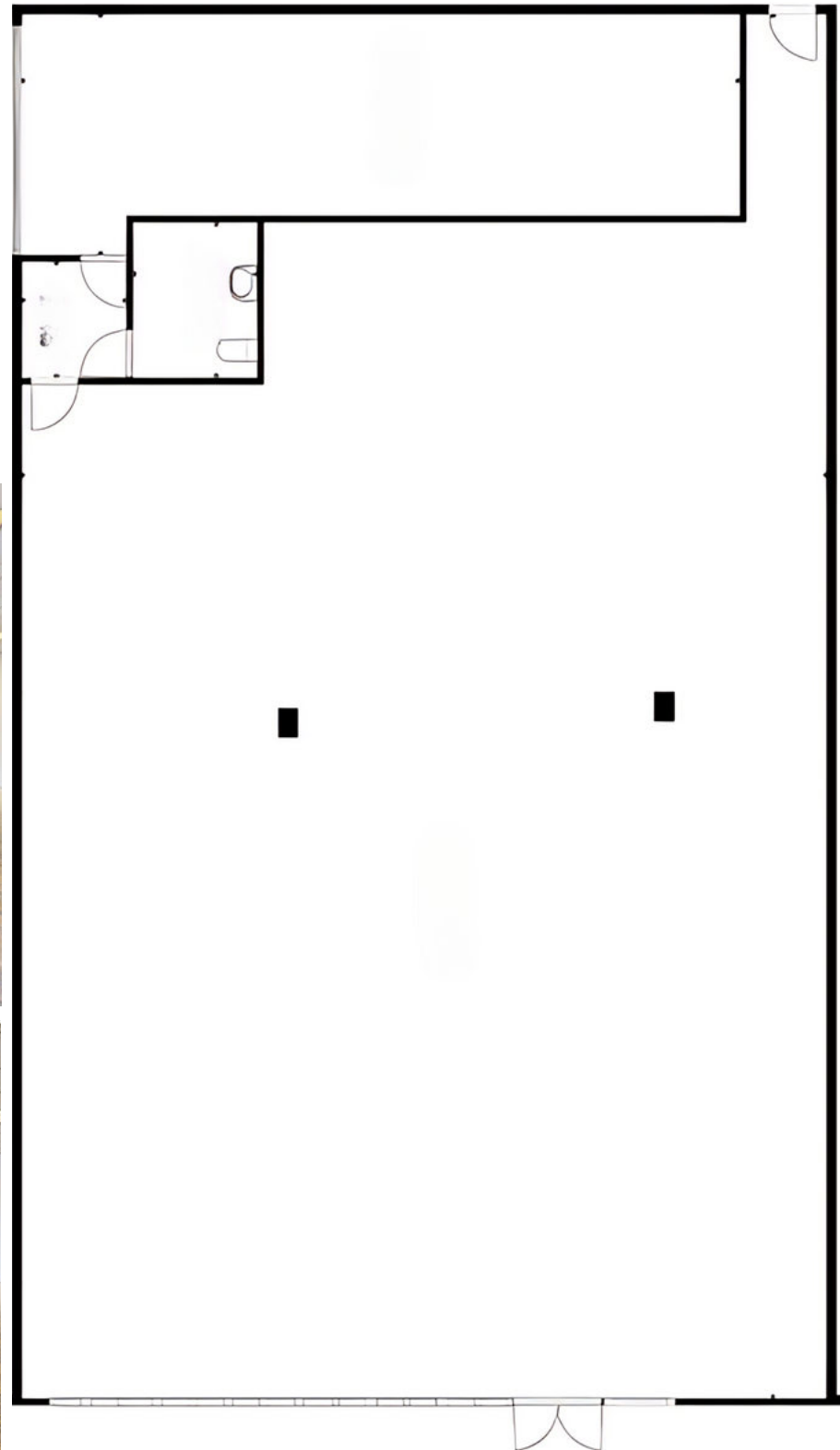
3D Tour
Click Here



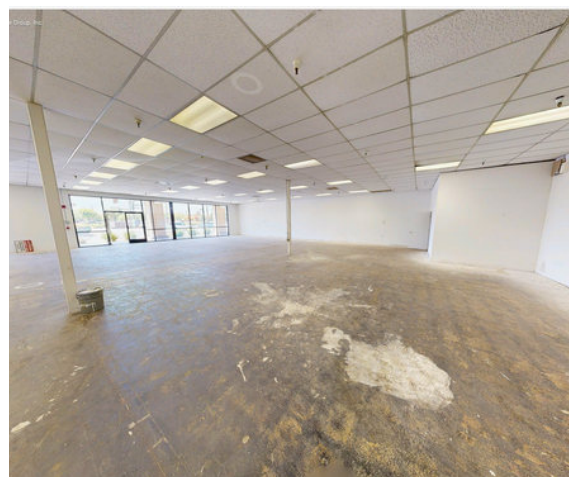
SUITE 4639:

+/- 3,671 SQ. FT

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



**INTERIOR
PICTURES**



FLOOR PLAN

3D Tour
Click Here

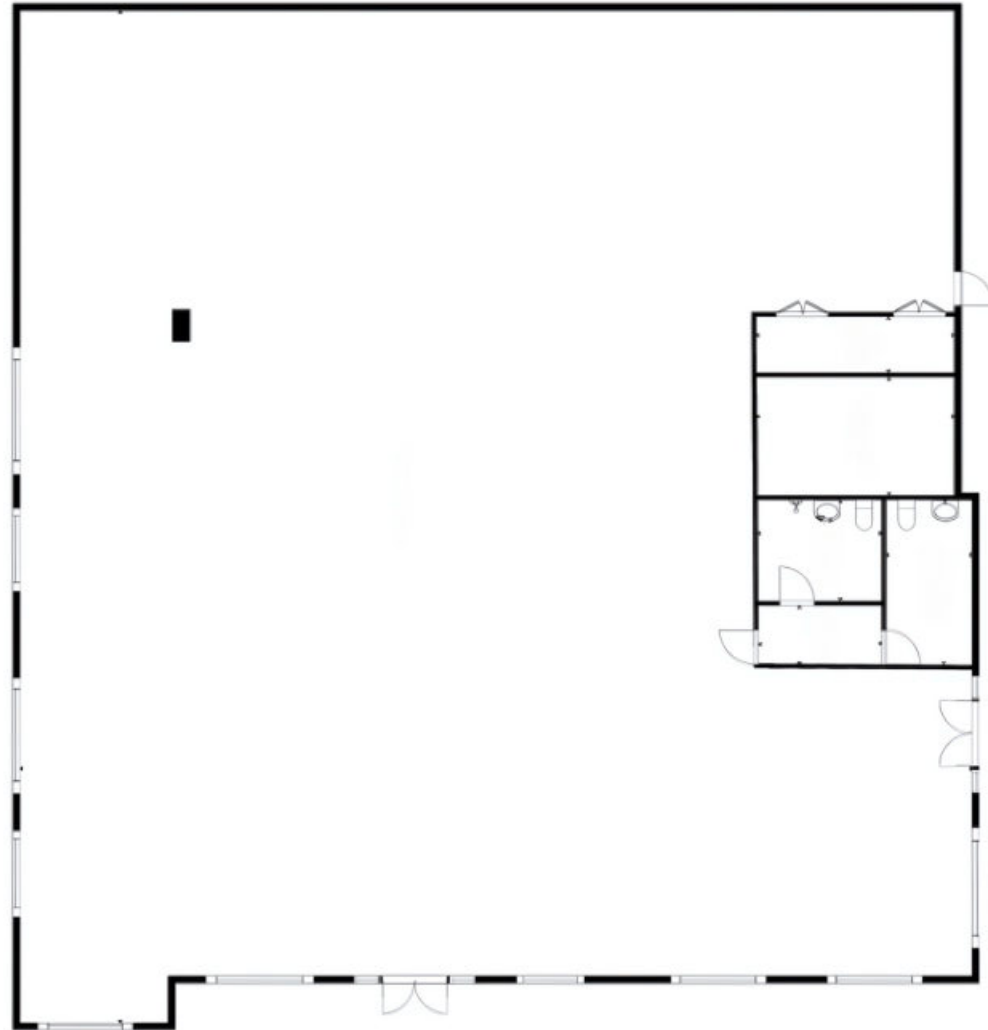


SUITE 4601:

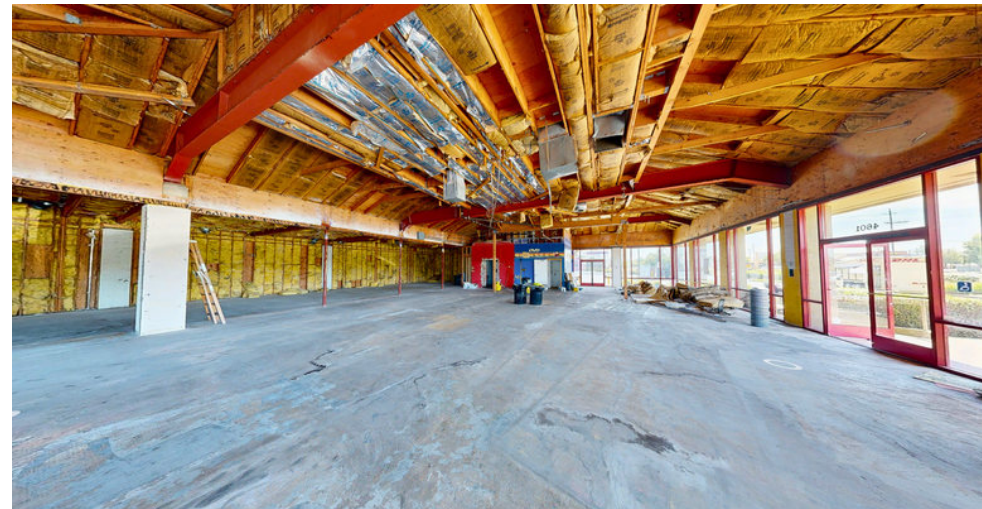
+/- 1,000 - 5,551 SQ. FT

\$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





**PROPERTY
LOCATION**



Florin Rd

Franklin Blvd

Stockton Blvd

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



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$68,873.00
3-MILE RADIUS	\$69,231.00
5-MILE RADIUS	\$86,237.00



POPULATION

2023 BY ORIGIN

WHITE	12,664
BLACK	7,267
HISPANIC ORIGIN	11,845
AM. INDIAN & ALASKAN	517
ASIAN	7,785
HAWAIIAN/PACIFIC ISLAND	1,252
OTHER	2,192

POPULATION

2028 PROJECTION

1-MILE RADIUS	32,407
3-MILE RADIUS	182,345
5-MILE RADIUS	415,362

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$54,435.00
3-MILE RADIUS	\$53,655.00
5-MILE RADIUS	\$66,277.00

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
THIS RETAIL/OFFICE SUITE**



Chase Burke

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AND INVESTMENT SALES**

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