

NOW LEASING

Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823

PAD & SHOP SPACE AVAILABLE

RETAIL



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DEMOGRAPHICS (2018 est.)

Population

3-mile radius	180,459
5-mile radius	377,716

Average Household Income

3-mile radius	\$64,199
5-mile radius	\$73,259

Median Household Income

3-mile radius	\$51,369
5-mile radius	\$55,865

Daytime Employment (3-mile radius)

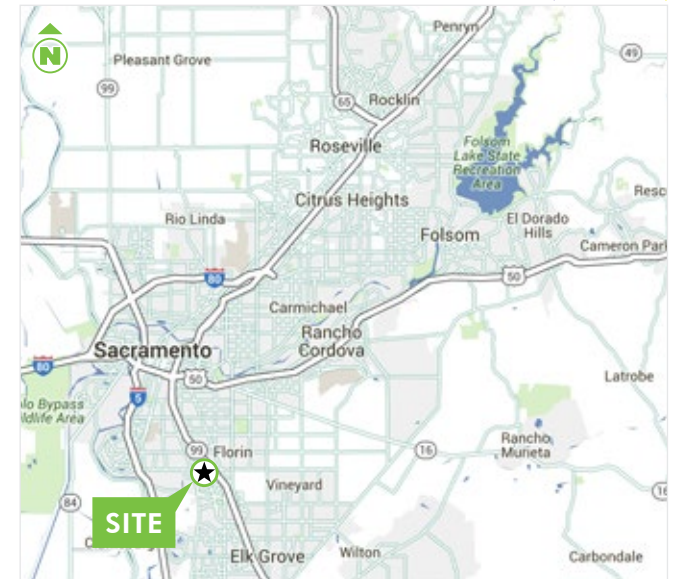
1-mile radius	7,825
3-mile radius	30,434

Source: ESRI

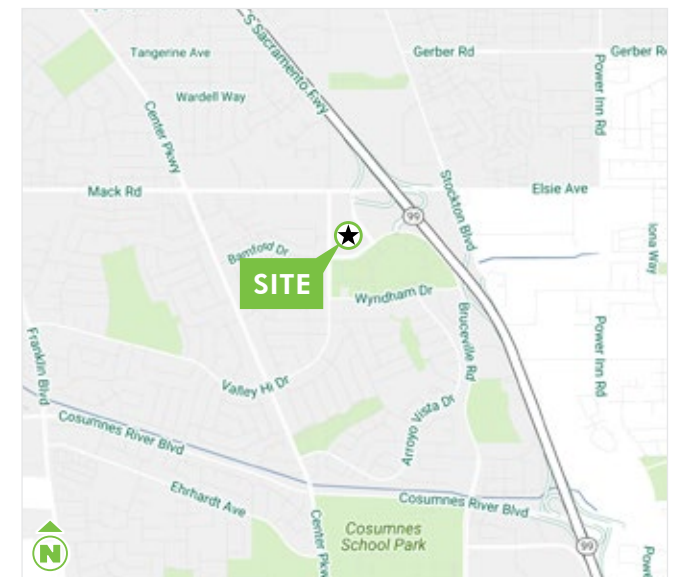
Traffic Counts (20017)

Mack Road	38,777 ADT
Valley Hi Drive	17,690 ADT

Source: City of Sacramento



MAPS NOT TO SCALE.



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PROPERTY FEATURES

- + Pad & Shop space available
- + Anchored by Big Lots! and Dollar Tree
- + Located just off Highway 99 on Valley Hi Drive
- + At the intersection of Mack Road
- + High density—high traffic location
- + Lots of foot traffic



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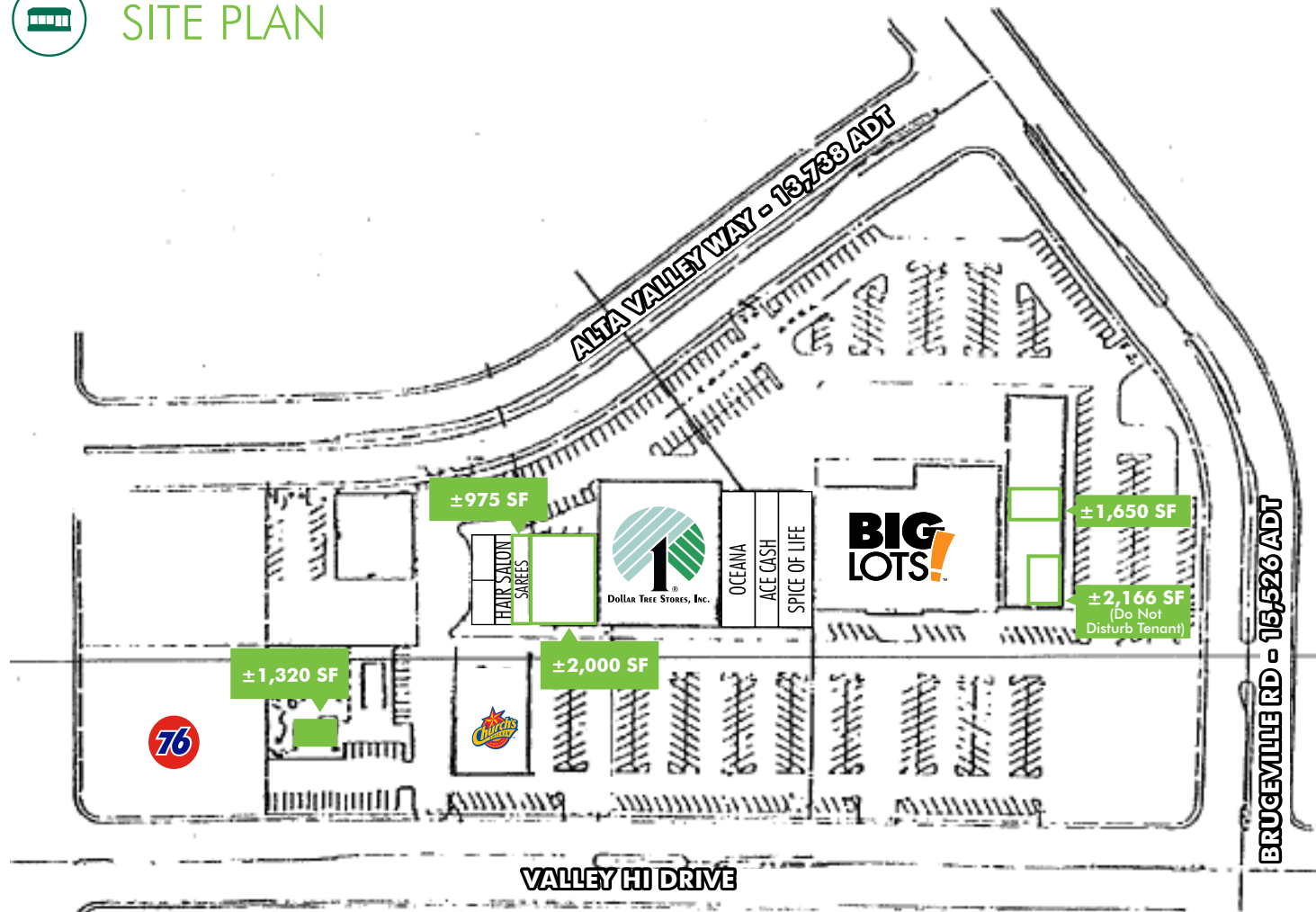
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SITE PLAN



SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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