Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823

PAD & SHOP SPACE AVAILABLE











CONTACT US

Rick Martinez

+1 916 446 8233 rick.martinez@cbre.com www.cbre.us/rick.martinez Lic. 00991459 CBRE, Inc. 500 Capitol Mall, Suite 2400 Sacramento, CA 95814 T +1 916 446 6800 F +1 916 446 8750



Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823





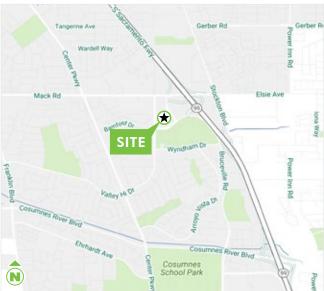
DEMOGRAPHICS (2018 est.)

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





Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823





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



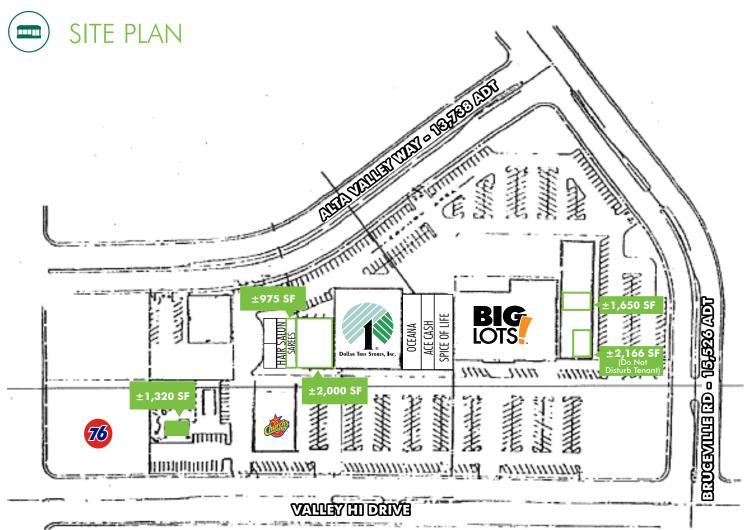
© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 710161868-10883



Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823





SUITE	TENANT	SQ. FT.
6668	Top Nails	900
6666	Another Look Hair Salon	1,790
6664	AVAILABLE	975
6660	AVAILABLE	2,000
6650	Dollar Tree	21,440
6640A-1	Singh's Oceania Supermarket	6,000
6640A-2	Ace Cash Express	3,000
6640B	Spice of Life Middle Eastern Restaurant	5,887
6630	Big Lots	23,445
6628	Judy's Beauty Salon	1,000
6626	AVAILABLE	2,166
7925	Fat Duck's Pizza	3,185
7917	Center Pointe Institute Nursing School	1,625
7915	AVAILABLE	1,650
7911	Pet Clinic	1,840
7909	Filipino Bistro	2,600
6670	Church's Chicken	3,160
6676	Captain Fish & Chips	1,500
6680	AVAILABLE	1,320
TOTAL		85,483





Valley Hi Village

6626-6630 VALLEY HI DRIVE, SACRAMENTO, CA 95823



