

AVAILABLE | CURRENT FALLAS DISCOUNT STORES | SACRAMENTO, CA



Address: 6300 Mack Road
Sacramento, California

Location: Southwest Corner of Mack Road and Valley Hi Drive just off Highway 99

APN: 117-0012-015

Zoning: C-2 (General Commercial)

Availability: ±25,811 Square Feet Located on a ±2.04 Acre Parcel

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
2020 Est. Pop.	26,846	93,468	182,521	388,865
2025 Proj. Pop.	28,074	97,715	189,813	405,351
Avg HH Income	\$59,678	\$66,284	\$69,953	\$81,618

Traffic Counts:

Mack Road	± 33,121 ADT
Valley Hi Drive	± 20,809 ADT
Highway 99 at Mack Road	± 147,857 ADT

Source: City of Sacramento, Caltrans

Property Features:

- Currently occupied by Fallas Discount Stores
- Part of the Valley Mack Shopping Center, with co-tenancy that features dd's Discounts, AutoZone, Rainbow, McDonald's, Starbucks, and many more national and regional co-tenants
- Proximate to Kaiser Permanente Medical Center, which employs nearly 4,000 people
- Prime regional retail location
- Signalized intersection with excellent access
- Immediate availability



For further information, please contact:

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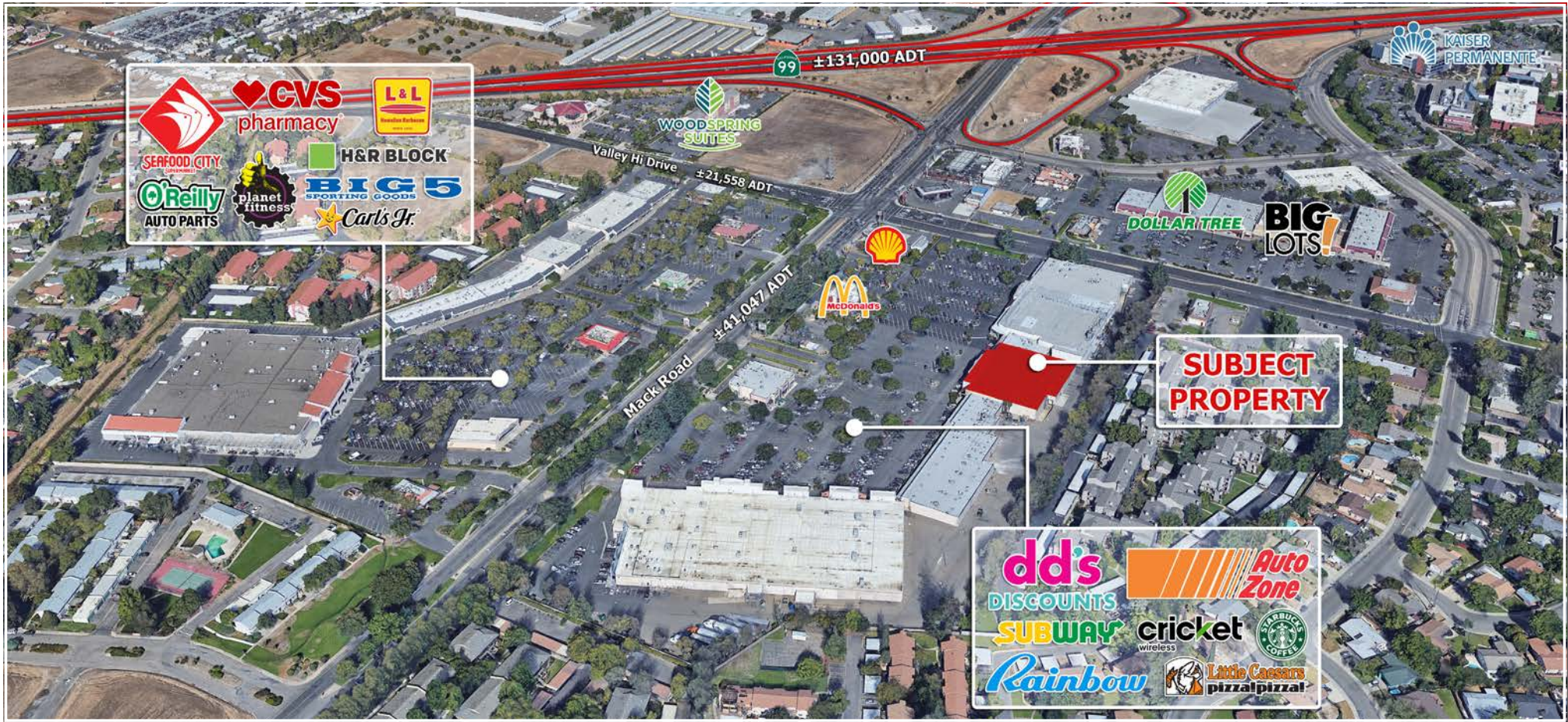
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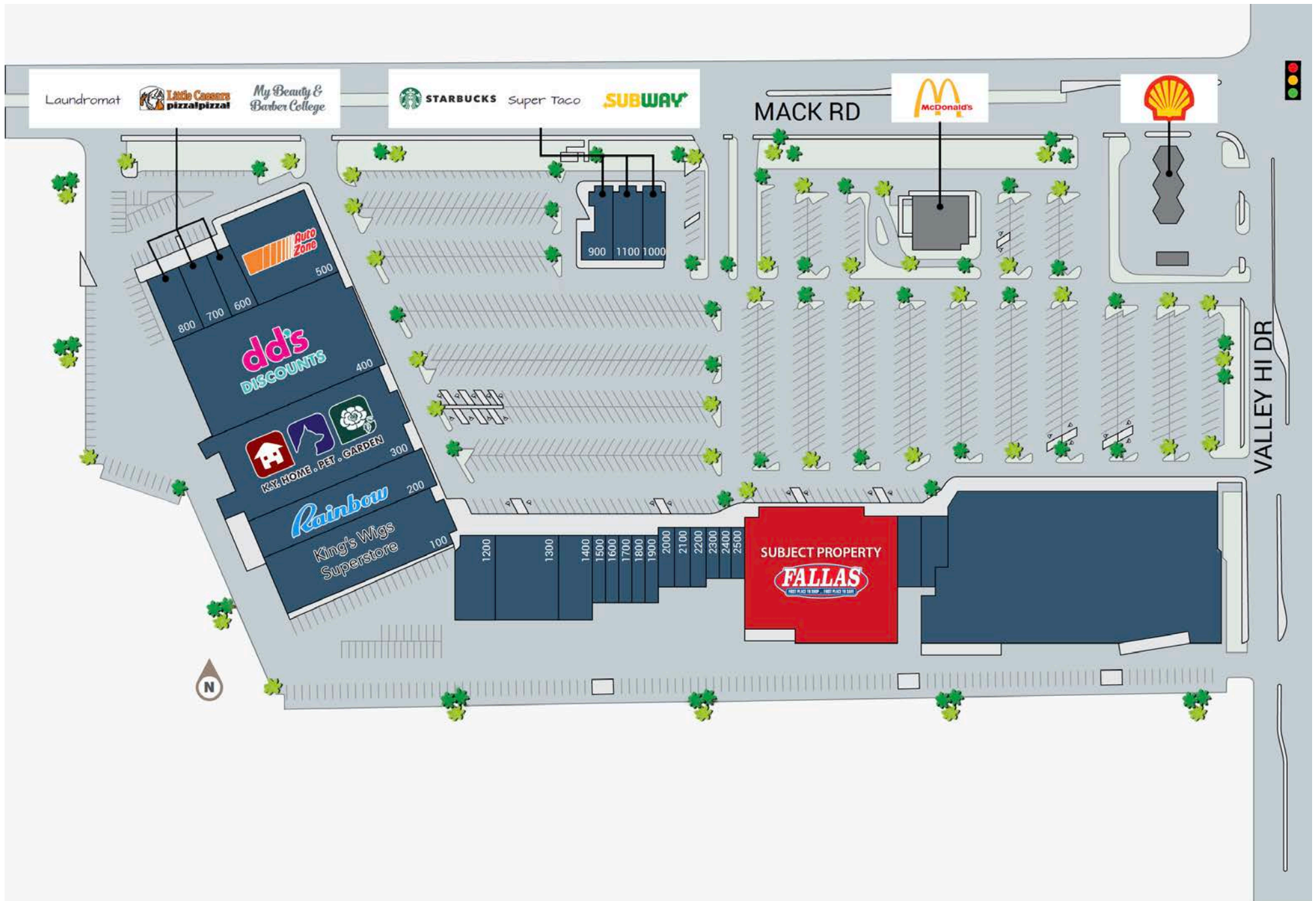
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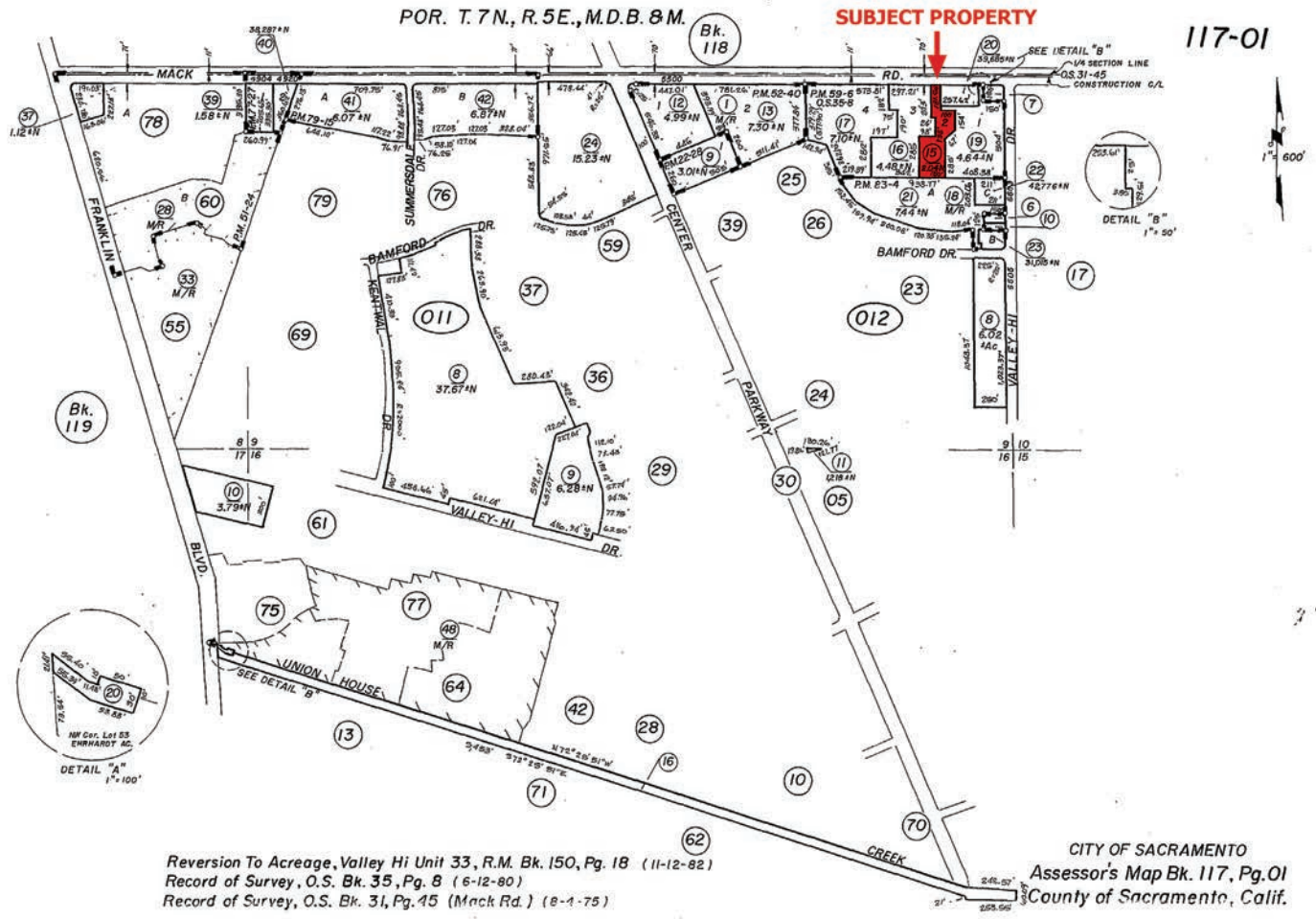
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