

# OLIVEWOOD CENTER

5655 - 5675 Hillsdale Blvd

Sacramento, CA

# Voit

REAL ESTATE SERVICES



**LOCATION** Northeast quadrant Hillsdale Blvd & Walerga Rd  
Sacramento, California

**ANCHOR TENANTS** SETA, Prime Time Nutrition, Headstart

**SIZE** ±52,226 square feet (GLA)

**AVAILABLE SPACE** ±1,100 - ±11,573 SQ FT RETAIL

**TRAFFIC COUNT** Hillsdale Blvd (S of Walerga) - ±23,550 ADT  
(Sacramento County -2010)  
Hillsdale Blvd (N of Madison) - ±31,576 ADT  
(Sacramento County -2010)  
Walerga Rd (@ Hillsdale) - ±19,312 ADT  
(Sacramento County -2010)

For Leasing Information, Please Contact:

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2237 Douglas Boulevard, Suite 100 | Roseville, CA 95661 | 916.772.1700 p | 916.784.2098 f | www.gtvoitco.com

## FOR LEASE

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# Olivewood Center - Property Overview

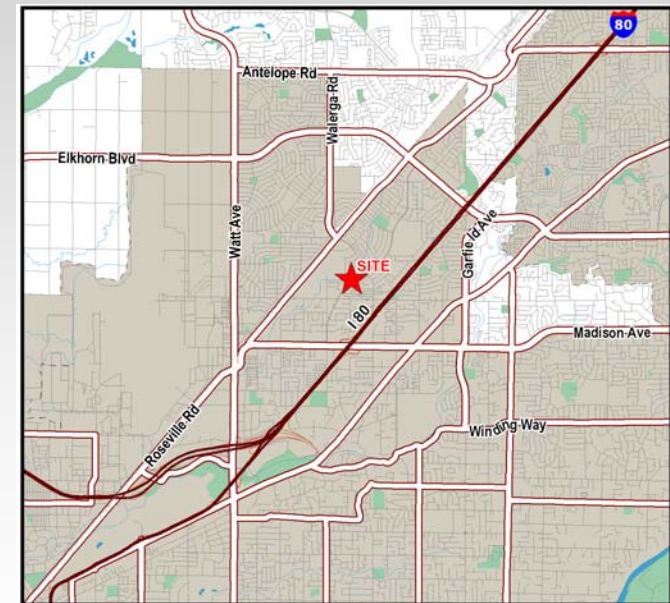
**Olivewood Center** is a ±52,226 square foot neighborhood mixed-use center located along Hillsdale Boulevard, just south of Walerga Road in Sacramento, California.

Opportunities in the center range from ±1,100 square feet shop space to ±11,573 square foot anchor space.

Situated approximately 3/4 mile from Interstate 80, the center benefits from strong population demographics that include 142,109 people within a 3-mile radius and 335,406 people within a 5-mile radius.

**Olivewood Center's** tenant mix is unique in the Sacramento market and includes SETA (Sacramento Employment & Training Agency), SETA Headstart Daycare, WIC (Women Infants & Children) Program and Prime Time Nutrition. SETA is city & county sponsored program that offers job skills training and employment referral services and serves approximately 8,000 customers in this location annually. WIC and Prime Time Nutrition operate on Federal grants and work in conjunction to offer supplemental foods, health care referrals, and nutrition education to nearly 1.5 million economically challenged women in California.

Altogether, these service based tenants draw more than 10,000 repeat visitors to the center annually. Furthermore, the center is centrally located in the trade area and is visible to more than 23,000 cars per day.



## Demographics

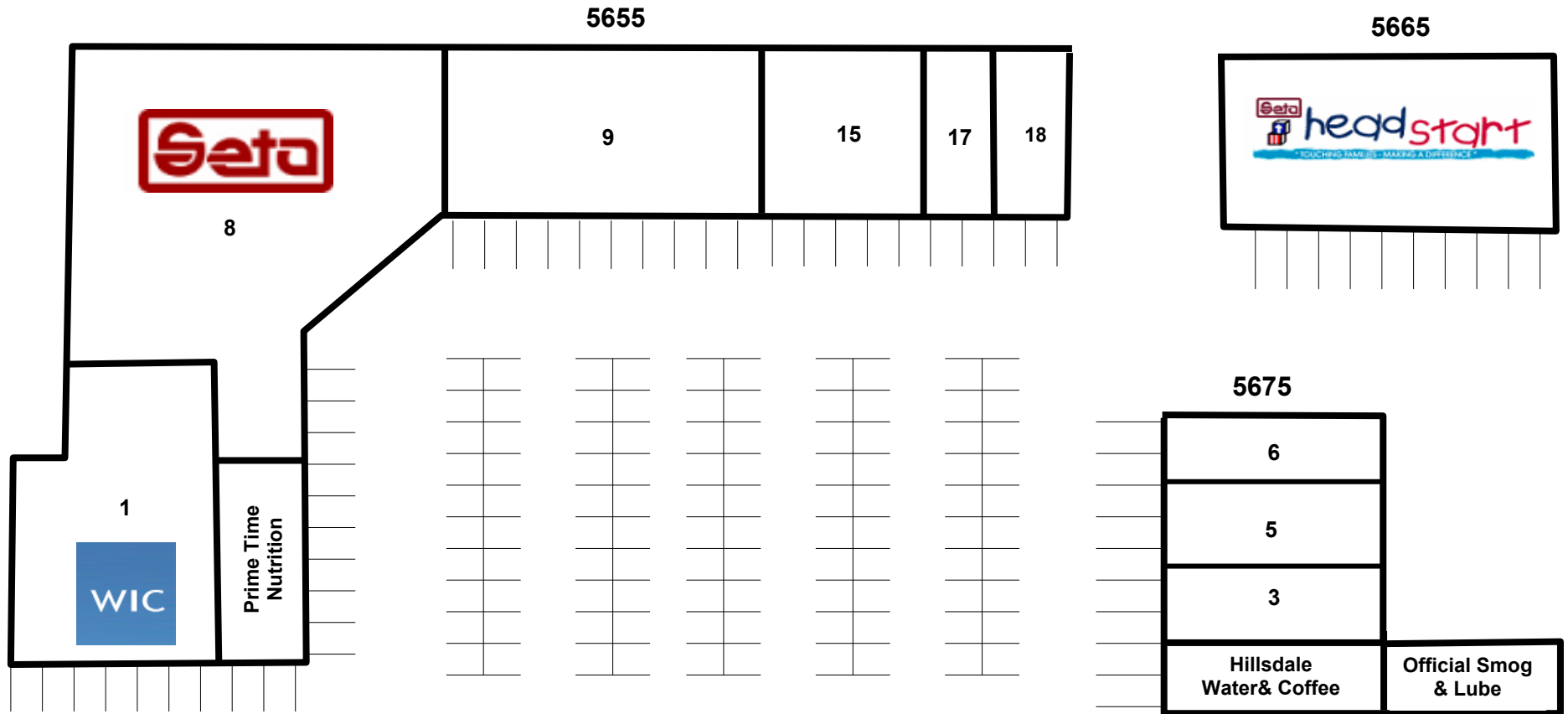
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2013 Average Household Income	\$48,120	\$59,705	\$65,035
2013 Total Population	25,632	142,109	335,406
2013 Total Households	8,729	51,129	123,250
2013 Daytime Population	21,959	130,028	289,362



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**Hillsdale Boulevard**



Tentative Site Plan - Subject to Change

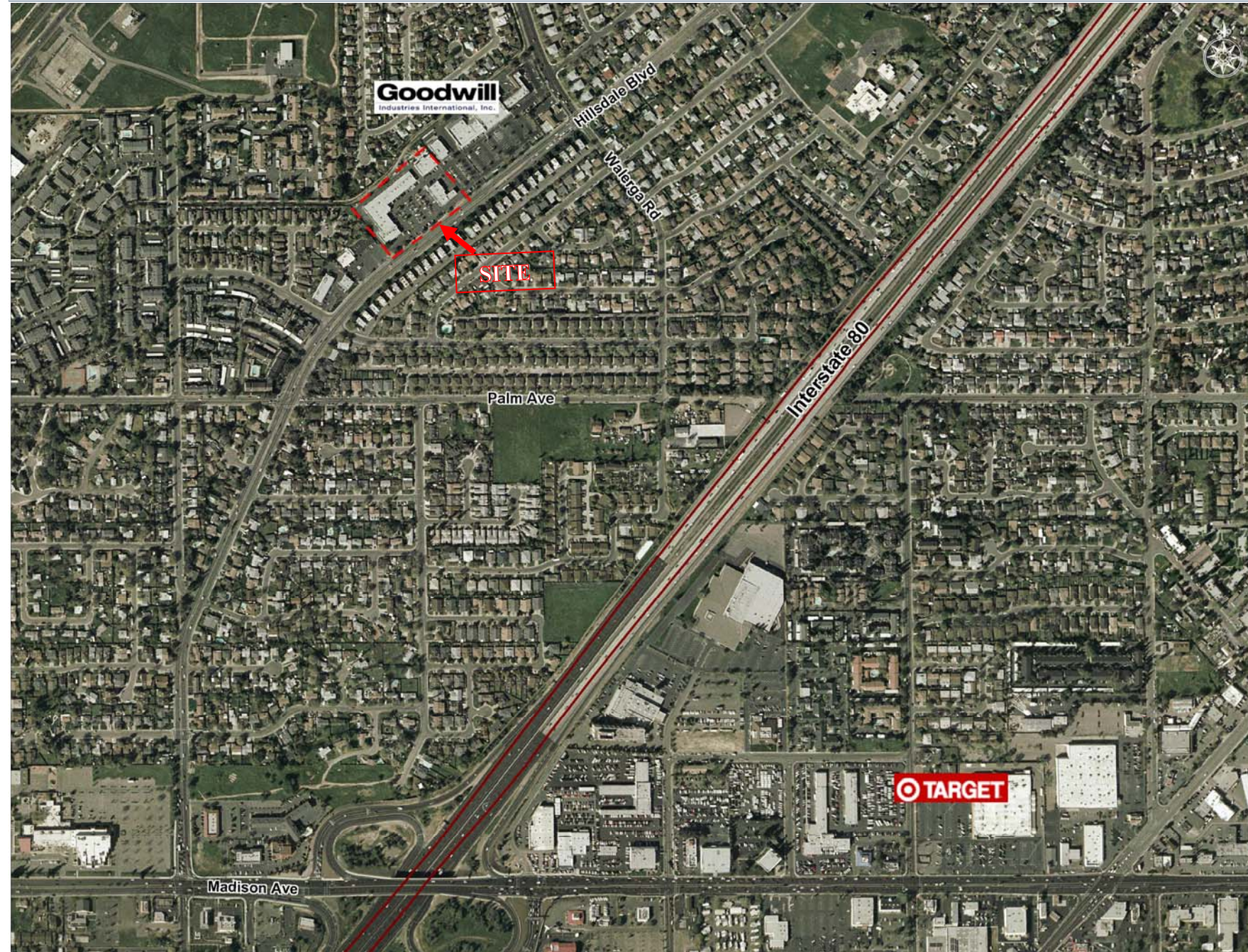


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