

# SOUTH CENTER SHOPPING CENTER

4750 MACK ROAD, Sacramento, CA 95823



<b>AVAILABLE SF:</b>	±929 SF - ±40,249 SF
<b>LEASE RATE:</b>	\$1.25 PSF + NNN
<b>LOT SIZE:</b>	±12.53 Acres
<b>TRAFFIC COUNT:</b>	±55,000 Cars/Day
<b>ZONING:</b>	C-2
<b>SUB MARKET:</b>	South Sacramento (City Of Sacramento)
<b>CROSS STREETS:</b>	Franklin Blvd.

## PROPERTY OVERVIEW

South Center Shopping Center is located on the SEC corner of Franklin Boulevard and Mack Road in South Sacramento. The Shopping Center is surrounded by established residential area, strong daytime/evening populations, and high traffic counts (over ±55,000 cars per day).

## PROPERTY FEATURES

- 24 Hour Security
- Prominent Court Yards
- Easy Accessible to Highway 99 and Interstate 5
- Prime Location in the Heart of South Sacramento (Mack Rd. and Franklin Blvd.)
- Abundant parking with excellent ingress and egress
- Easy access to all amenities
- High Foot and Traffic Intersection
- Great drive by visibility and signage

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# AVAILABLE OVERALL SITE MAP

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UNIT	STORE NAME	± SF
4554	Popeyes Chicken	3,400
4564	Taste of Ankor	2,130
4566	Taste of Ankor	1,810
4572	VACANT	1,420
4576	Income Tax	1,562
4578	New Model	994
4580	VACANT	4,149
4582	VACANT	3,675
4700-1A	LEASED	1,100
4700-1B	Papa Murphy's	1,565
4700-2	Former Subway – NOW AVAILABLE	1,005
4700-3	Ten Pretty Nails	1,005
4700-4	Hosanna Cleaners	1,220
4720-1	VACANT	5,182
4720-3	CS Washline	1,875
4720-4	Ebenzer Fish/Cuoco	1,480
4720-6	Agape Christian Center A/G	3,995

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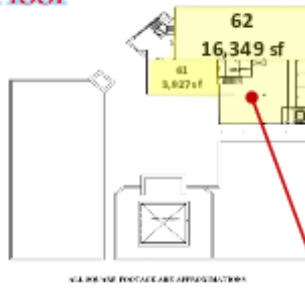
**AVAILABLE-NEW BUILDING**

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2<sup>nd</sup> Floor



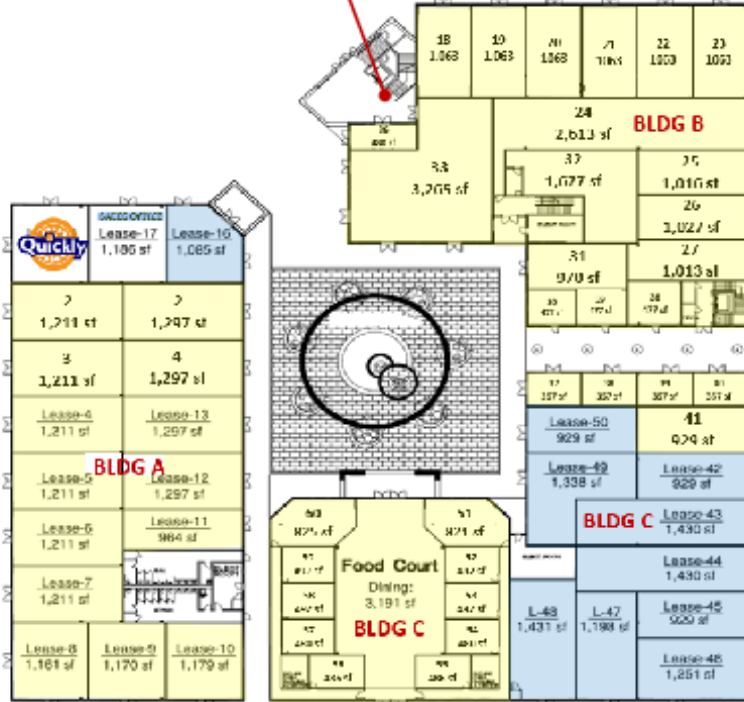
**AVAILABLE**

**LEASED**

BLDG	UNIT	STORE NAME	± SF
A	1	Quickly	1,186
A	2 thru 13	VACANT	16,927
A	100	Indian Clothing	1,085
A	17	Sales Office (CAN BE AVAILABLE)	1,186

BLDG	UNIT	STORE NAME	± SF
B	18 thru 36	VACANT	19,973
B (2 <sup>nd</sup> Floor)	61-62	VACANT (includes elevators, stairway, and Lobby)	21,849

BLDG	UNIT	STORE NAME	± SF
C	37	VACANT	357
C	38	VACANT	357
C	39	VACANT	357
C	40	VACANT	357
C	41	VACANT	929
C	42 thru 50	Fresenius MedicalCare	11,103
C	51 thru 60	VACANT (FOOD COURT)	8,737



ALL SQUARE FOOTAGE ARE APPROXIMATIONS

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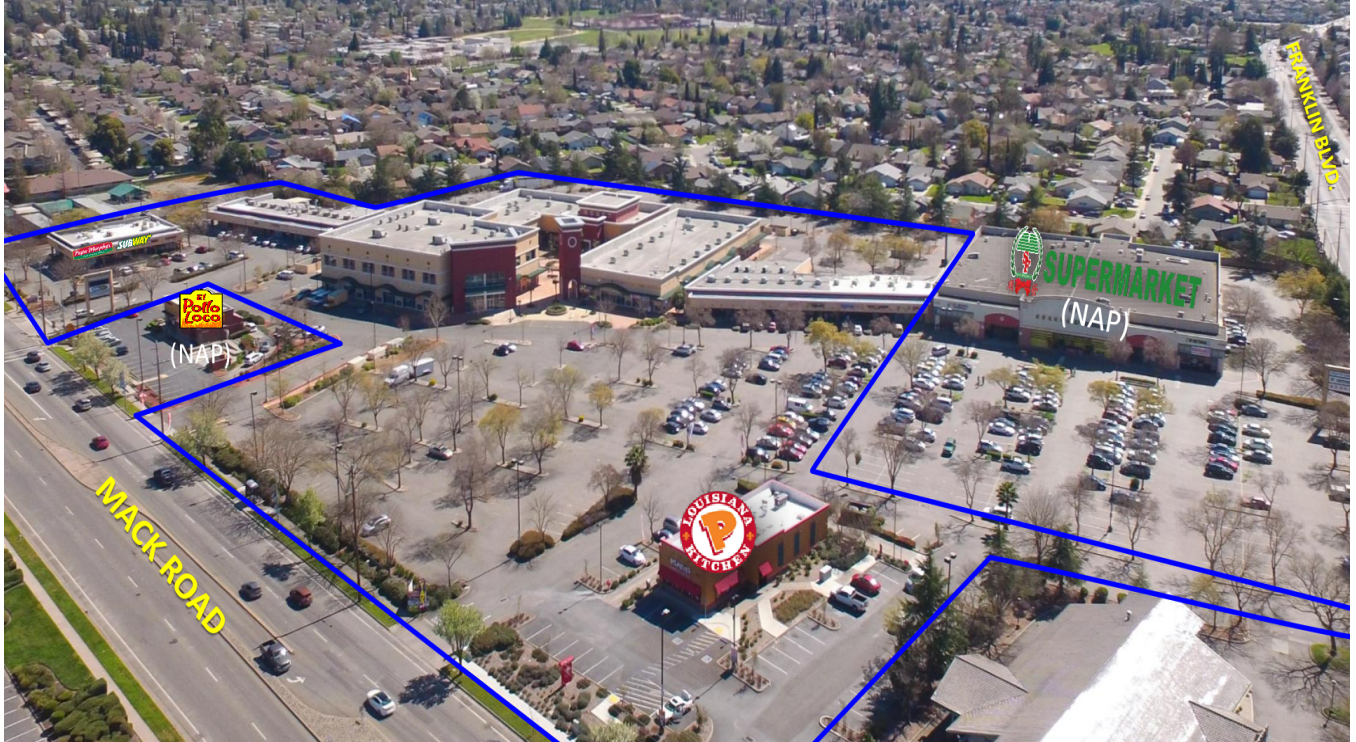
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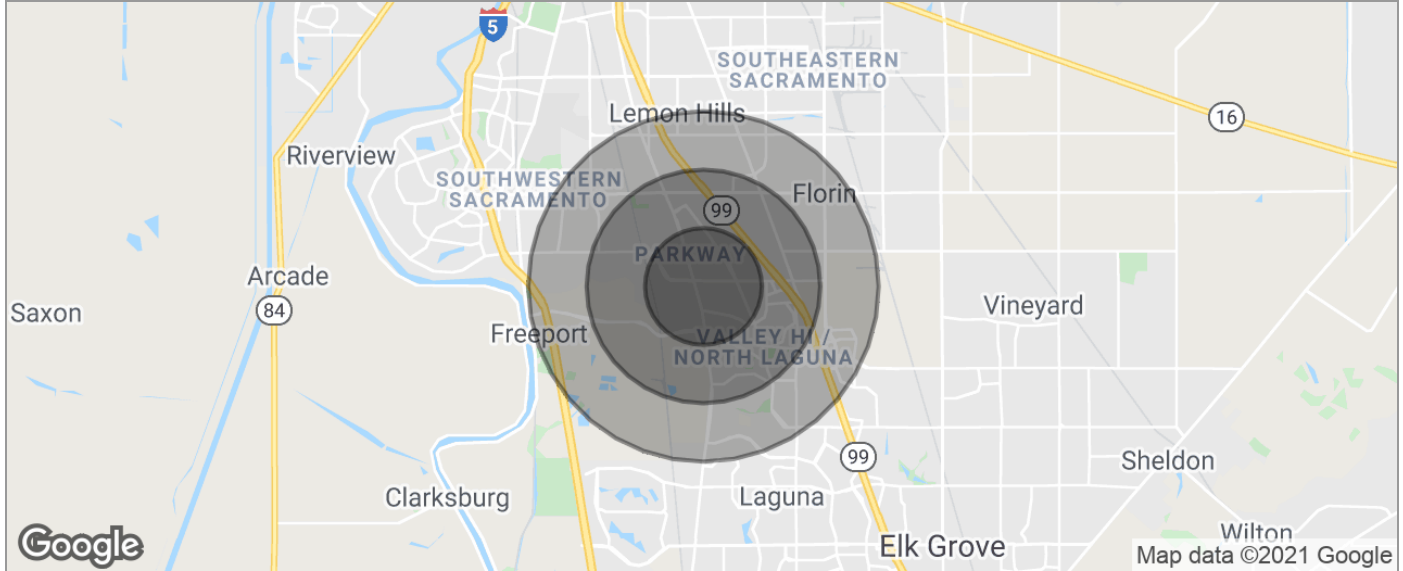
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	31,153	166,935	389,512
DAYTIME POPULATION	27,736	142,580	336,046
TRAFFIC COUNTS:	55,681 (2012)		
MACK RD. @ FRANKLIN BLVD.			
FRANK BLVD. @ MACK RD. *CALTRAN			
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	9,073	47,629	120,745
TOTAL EMPLOYEES	2,329	29,563	87,376
AVERAGE HH INCOME	\$50,974	\$52,001	\$65,599
*SOURCE LOOPNET (2015)			

\* Demographic data derived from 2010 US Census

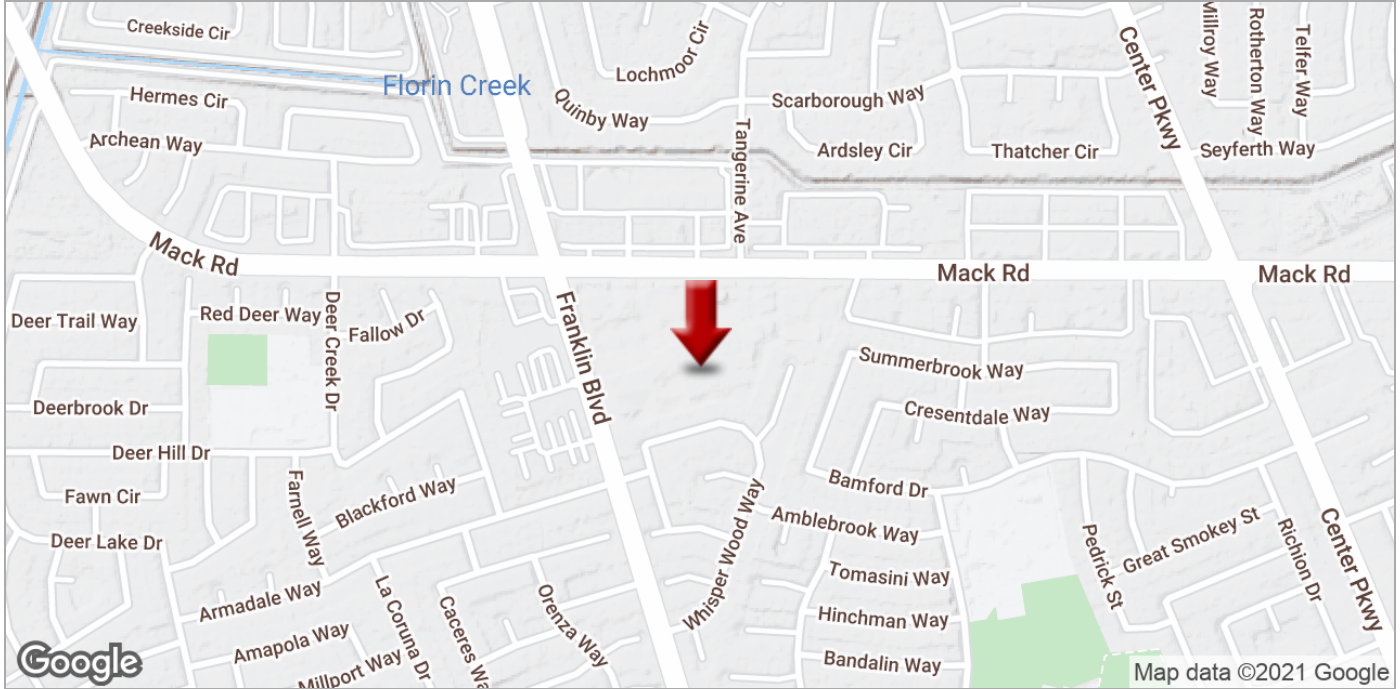
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