
SOUTHPOINTE
SHOPPING CENTER
SACRAMENTO | CA
6051 MACK ROAD | SACRAMENTO, CA 95823

EXECUTIVE SUMMARY

SOUTHPOINTE SHOPPING CENTER
SACRAMENTO | CA

PROPERTY OVERVIEW

The Southpointe Shopping Center is located in a highly-trafficked trade area right off Highway 99 at the Mack Road exit. There is a wide range of tenants including Planet Fitness, Seafood City, Rite Aid, Big 5 Sporting Goods, Joyce's Beauty Supply, Star Bakery, Elica Health Clinics, Carl's Jr., O'Reilly Auto Parts, Jollibee, and L&L BBQ.

OFFERING SUMMARY

- 3,050 SF retail suite next to Big 5 Sporting Goods at the entrance to the shopping center
- 32,000 SF behind existing Planet Fitness with roll-up door entrance and two in-ground loading docs

OFFERING SUMMARY

- **Available SF:** 3,050 - 32,000 SF
- **Lease Rate:** Negotiable
- **Building Size:** 33,000 SF
- **Zoning:** C-2
- **Address:** 6051 Mack Road | Sacramento, CA 95823



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SITE PLAN & AVAILABILITY

SOUTHPOINTE SHOPPING CENTER
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SUBJECT PROPERTY
AVAILABLE
NOT INCLUDED

TENANT LIST

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
6021	Jollibee	6163	Dentist	6321	Tobacco Man
6051	Planet Fitness	6169	Nails	6333	Registration Express Group (REG)
6053	Seafood City	6175	Salon	6335	H&R Block
-	Bake Shop	6181	Meat Market	6339	Elica Health Center
-	AT&T	6201	Carl's Jr.	6351	Elica Health Center
-	Law Firm	6215	Available	6353	Joyce's Beauty Supply
6155	Pho	6221	Lucky Money Transfer	6401	CVS Pharmacy
6121	Jackson Hewitt	6227	LBC	6415	Laundry
6127	Starbread	6233	Available	6427	Shrimp Lover
6133	Hair Design	6251	Big 5	-	Crazy Fruit Ice Cream
6139	Karaoke Shop	6301	L&L Hawaiian Barbecue		
6157	Chaal Indian Food	6315	Cost U Less Insurance		



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RETAIL AREA



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PROPERTY PHOTOS

SOUTHPOINTE SHOPPING CENTER
SACRAMENTO | CA











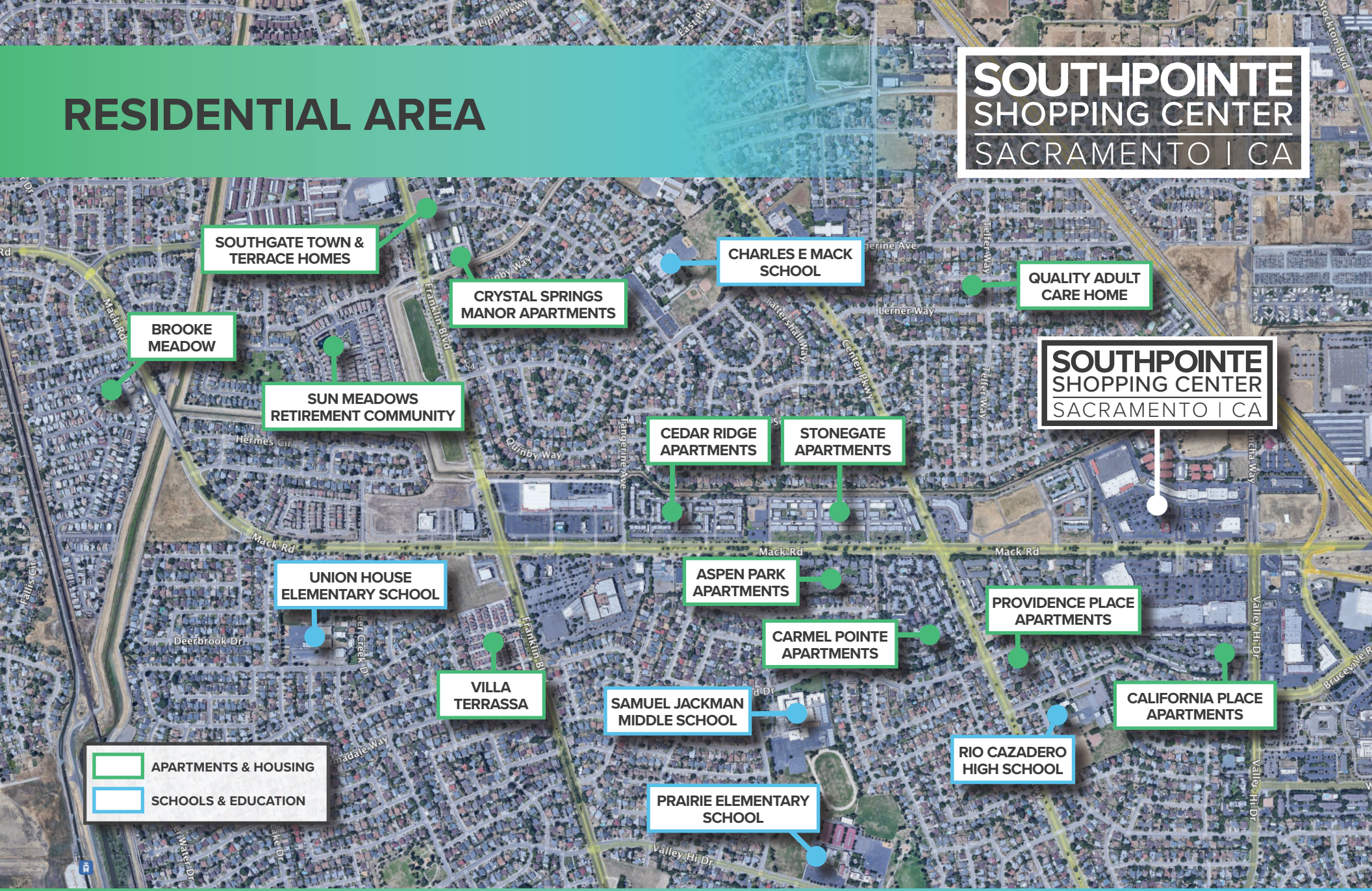
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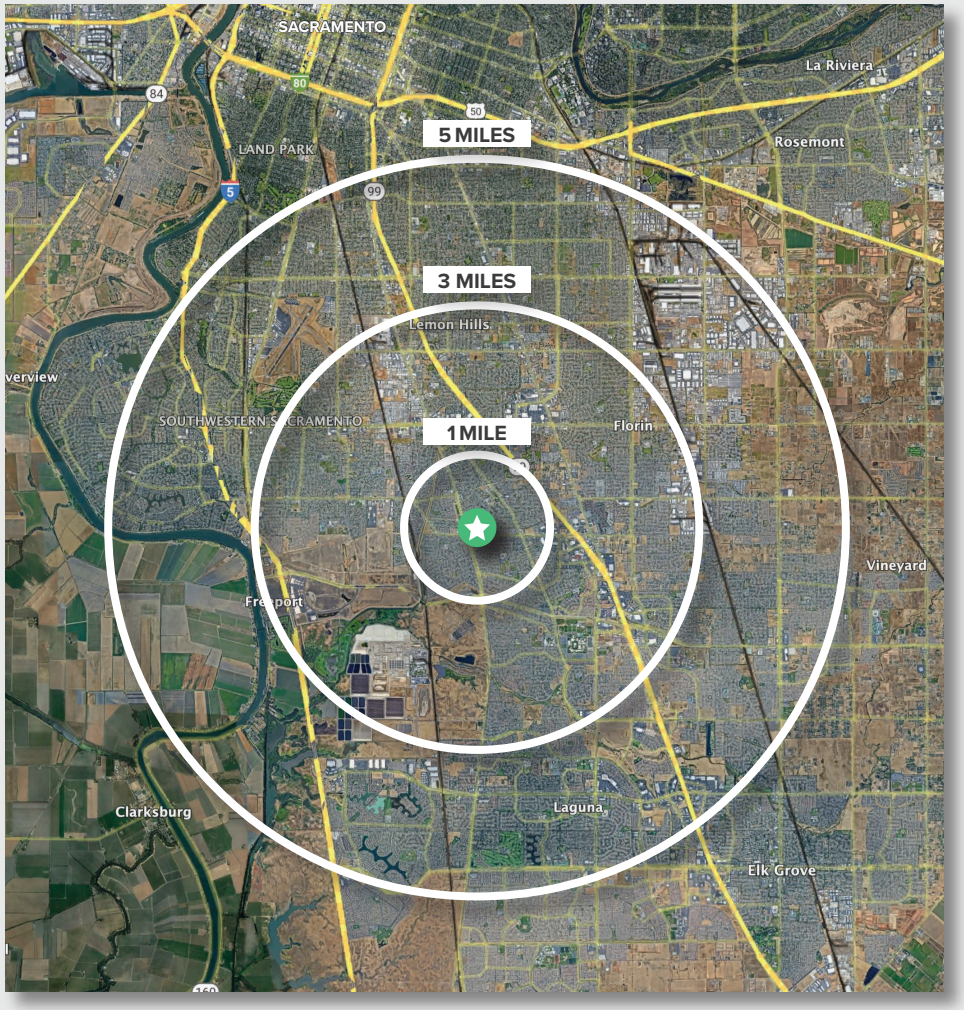
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REGIONAL DEMOGRAPHICS

SOUTHPOINTE SHOPPING CENTER
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	32,216	174,832	397,512
2026 Projected Population	32,991	180,459	412,322
2010 Census Population	30,190	162,026	367,293
2000 Census Population	30,270	153,541	332,883
2021 Median Age	31.6	32.6	35.3
HOUSEHOLDS			
2021 Estimated Households	9,481	50,940	125,763
2026 Projected Households	9,653	52,299	129,671
2010 Census Households	8,986	47,749	117,801
2000 Census Households	9,216	45,787	107,842
INCOME			
2021 Estimated Average Household Income	$70,907	$68,903	$86,362
2021 Estimated Median Household Income	$53,413	$55,364	$69,238
2021 Estimated Per Capita Income	$20,941	$20,167	$27,398
BUSINESS			
2021 Estimated Total Businesses	304	3,050	9,011
2021 Estimated Total Employees	2,317	26,906	77,629

Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RS1



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