

WHITELOCK RD

SUBJECT

SUBJECT

AVAILABLE

AVAILABLE

FOOD STOP

AVAILABLE
FOR LEASE

5640 - 5700 WHITELOCK PWY
ELK GROVE, CA 95757
+/- 1,575 SF

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CENTURY 21

Select Real Estate, Inc.



IN-LINE RETAIL SPACE AVAILABLE FOR LEASE

THE PROPERTY

5640 - 5700 WHITELOCK PKWY ELK GROVE, CA 95757

REGION AVAILABILITY ZONING OPPORTUNITY PRICING

 ELK GROVE	 +/-1,300 SF +/-1,575 SF	 LC- LIMITED COMMERCIAL	 RESTAURANT QSR RETAIL	 \$2.00 NNN
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5640 Ste. 110 - Retail End-Cap
+/-1,3000 SF Month to Month
Don't Disturb Tenant



Located Near Franklin
Highschool & Toby
Johnson Middle School

5650 Ste. 115
Shell Space 1,575 SF



Surrounded by thousands
of homes within
multiple neighborhoods

5700 Ste. 140
Retail 1,500 SF
LEASED



Localized neighborhood
strip-center



5640
WHITELOCK PKPWY



BARTHOLOMEW
SPORTS PARK

FRANKLING HIGHSCHOOL
TOBY JONSON MIDDLE SCHOOL

ELK GROVE
CHARTER SCHOOL

CSD FIRE
STATION 72

BRUCEVILLE RD.

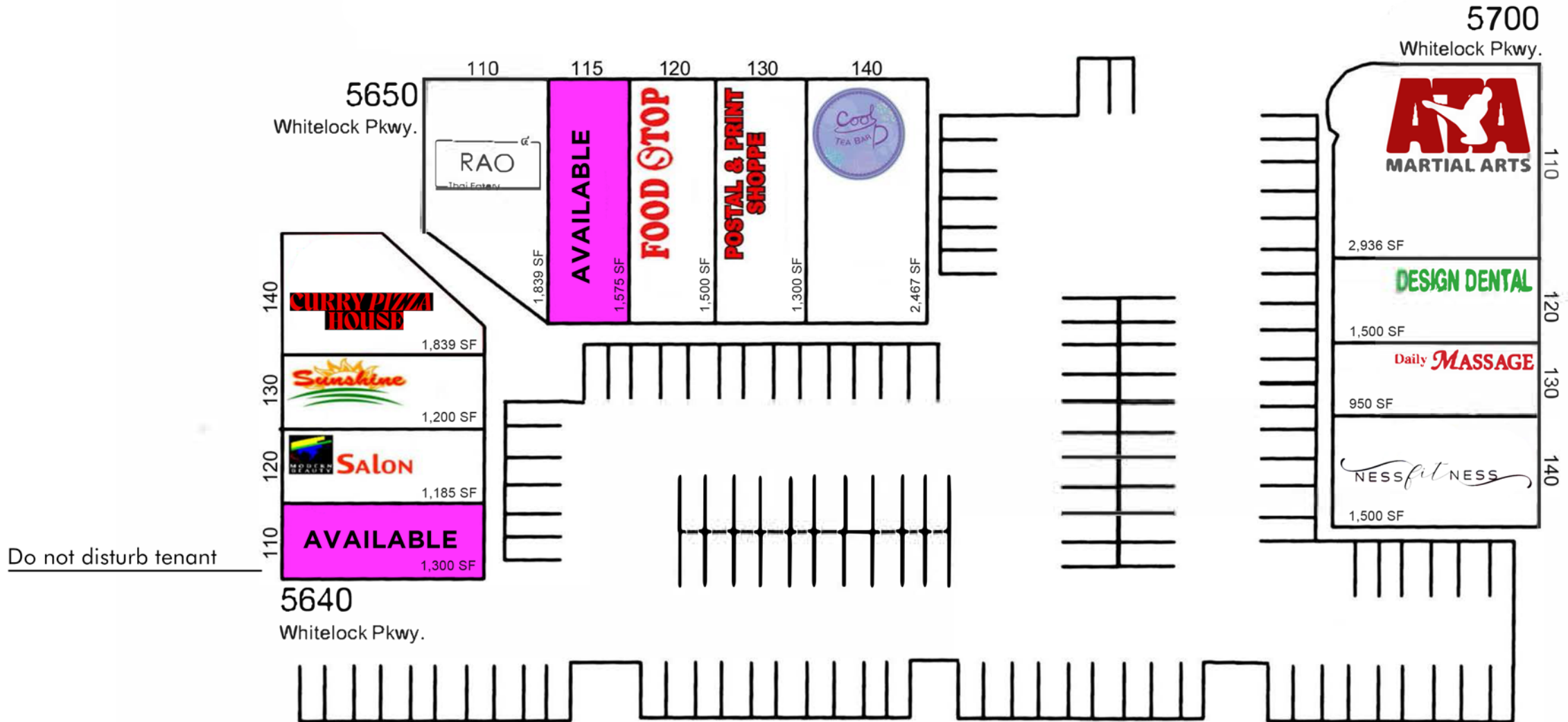
WHITELOCK RD ATD 17,000

ATKINS DR



FLOOR PLAN

5640
WHITELOCK PKWY



5640
WHITELOCK PKWY



THE BUILDING

This neighborhood retail strip center consists of 3 buildings each having one vacancy. The three buildings combined create +/-21,000 SF and the three vacancies create +/-4,614 SF. The largest space available is +/-1,839 SF and is Panda Ice. The second vacancy is +/-1,575 SF in a shell condition. The third vacancy is the end-cap consisting of +/-1,500 SF.

This building is surrounded by several neighborhoods consisting of thousands of homes and several schools accommodating all grade levels. This neighborhood strip center is the closets destination that sells food and offers other services for most individuals in neighborhoods rather than driving to a larger anchored center.

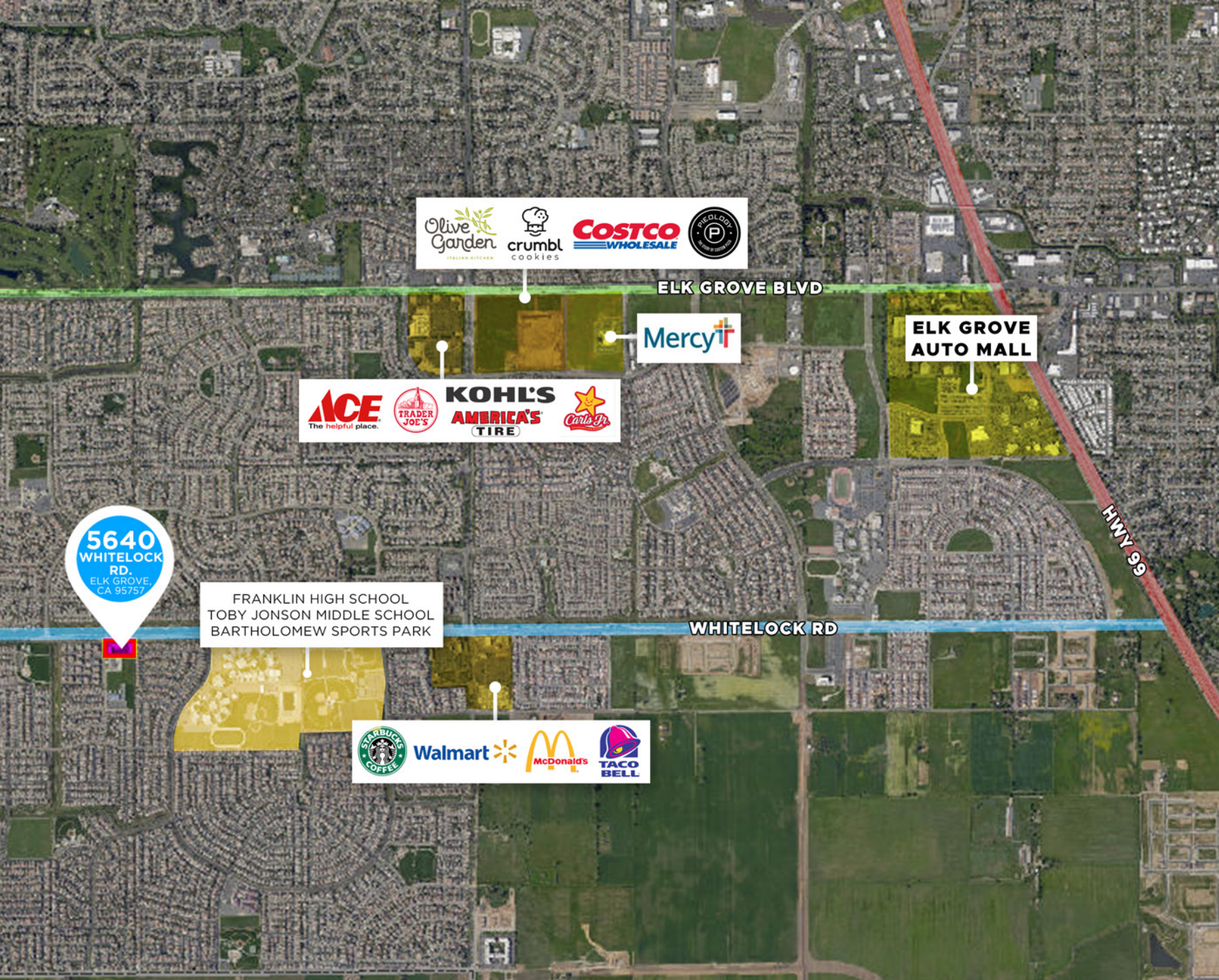




THE AREA

These three buildings create the neighborhood strip center found on Whitelock Rd with an ADT of 17,000. This property is densely surrounded by single-family homes and is positioned next to Cosumnes CSD Fire Station 72 and situated between multiple parks and schools. The City of Elk Grove continues to see tremendous growth in population and the immediate growth in infrastructure that follows. Elk Grove now has an estimated 181,291 residents with a majority of its student attending several of the prestigious K-12 schools within the Elk Grove Unified School District. Over 60% of the residents are married with 81% of those couples owning homes. Elk Grove continues to see continuous growth within its population and infrastructure.





5640
WHITELOCK
RD.
ELK GROVE,
CA 95757

FRANKLIN HIGH SCHOOL
TOBY JONSON MIDDLE SCHOOL
BARTHOLOMEW SPORTS PARK

Olive Garden
crumbl
COSTCO WHOLESALE
P

ELK GROVE BLVD

Mercy

ELK GROVE
AUTO MALL

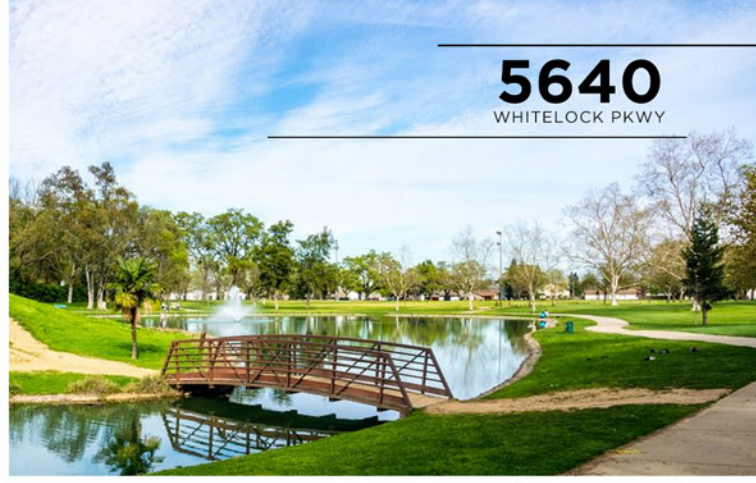
ACE
The helpful place.
TRADER JOE'S
KOHL'S
AMERICA'S TIRE
Carls Jr.

HWY 99

WHITELOCK RD

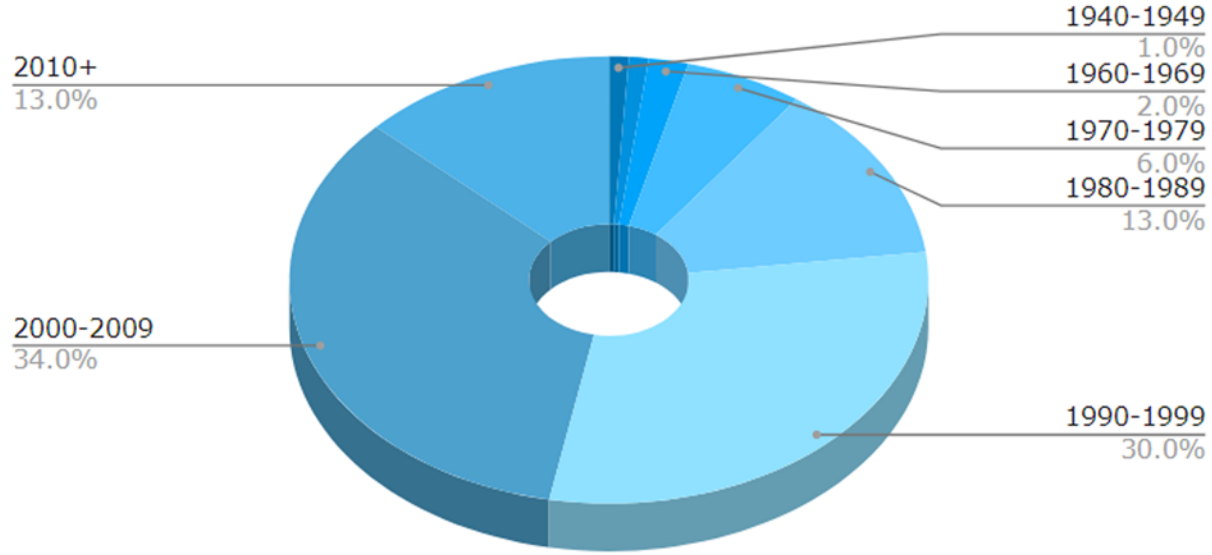
STARBUCKS COFFEE
Walmart
McDonald's
TACO BELL

5640
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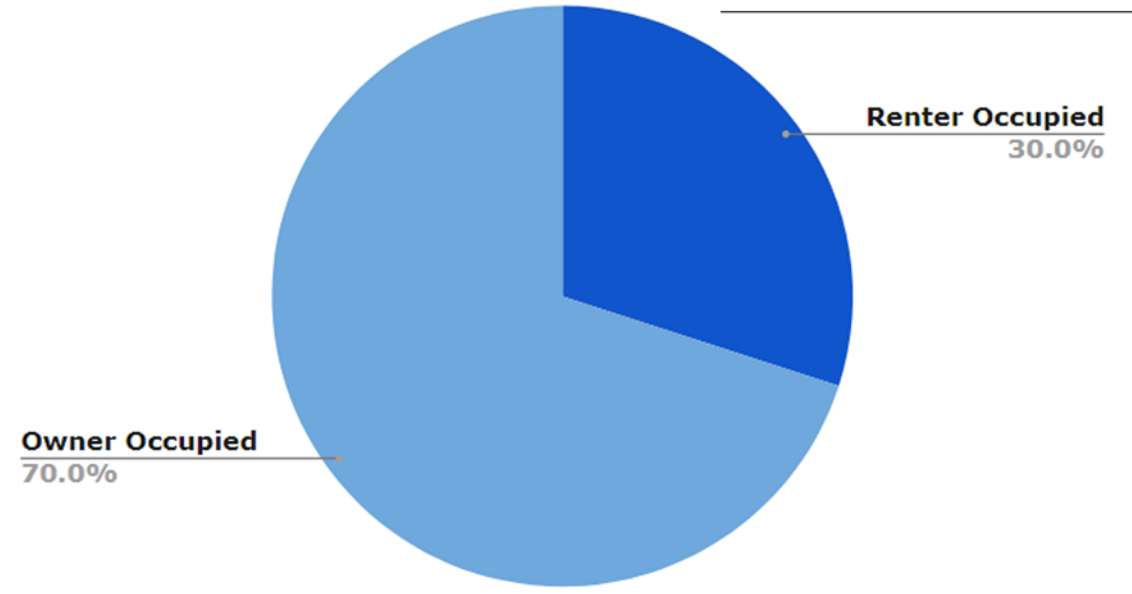
CENTURY 21
MUELLER COMMERCIAL
TEAM

Homes Built by Year

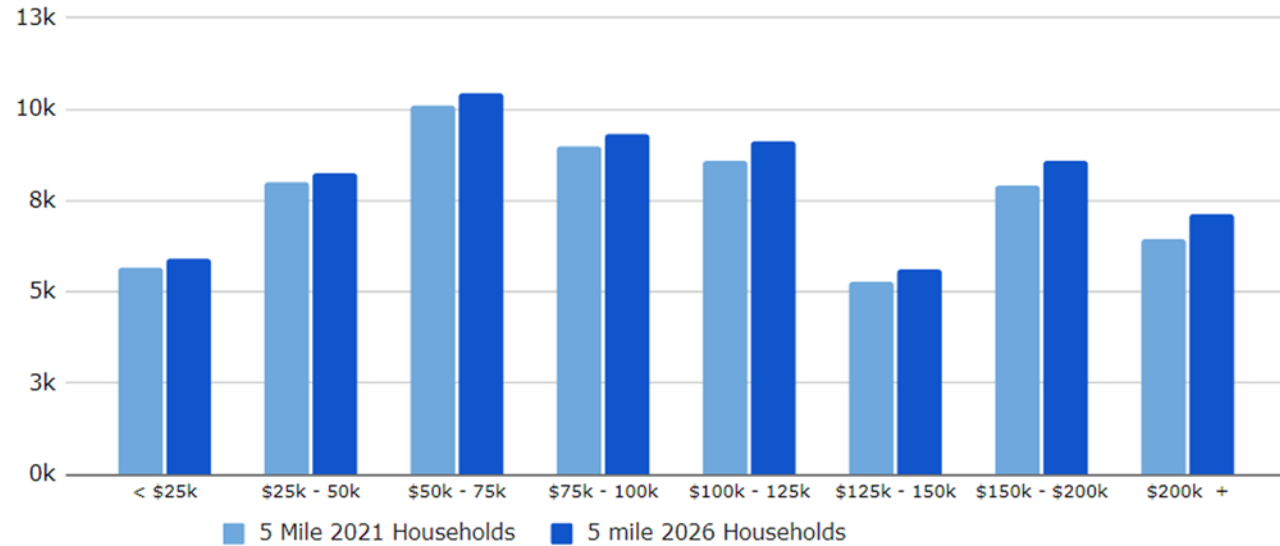


Housing Occupancy

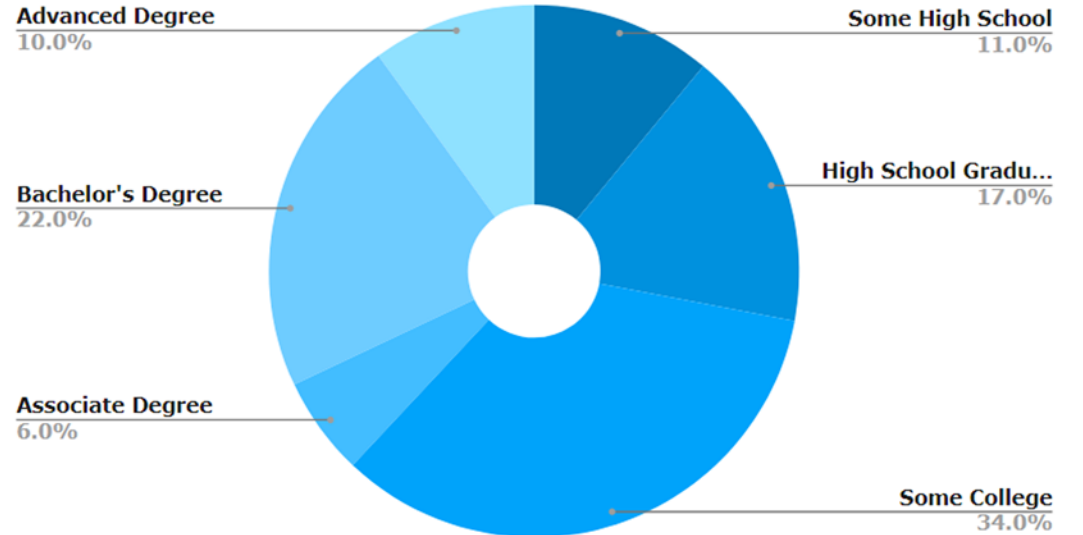
5640
WHITELOCK PKWY



Monthly House Hold Income



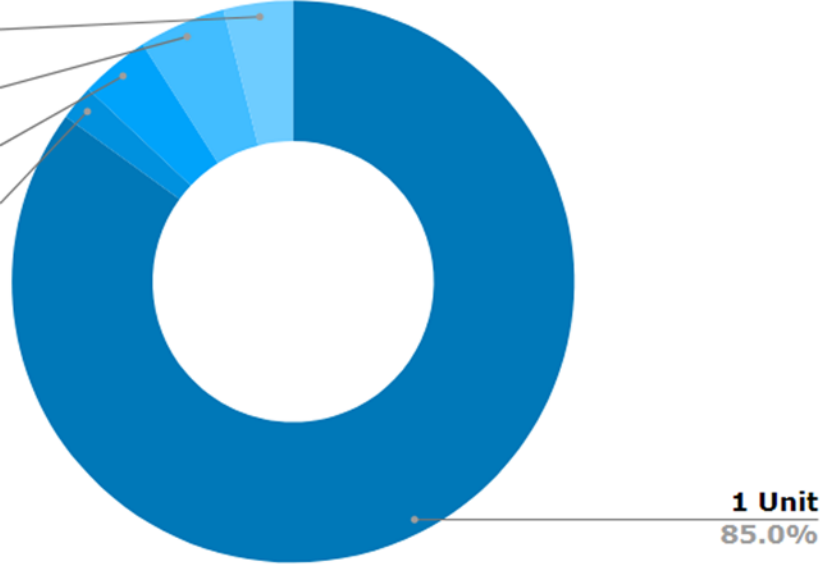
Educational Attainment



Housing Type

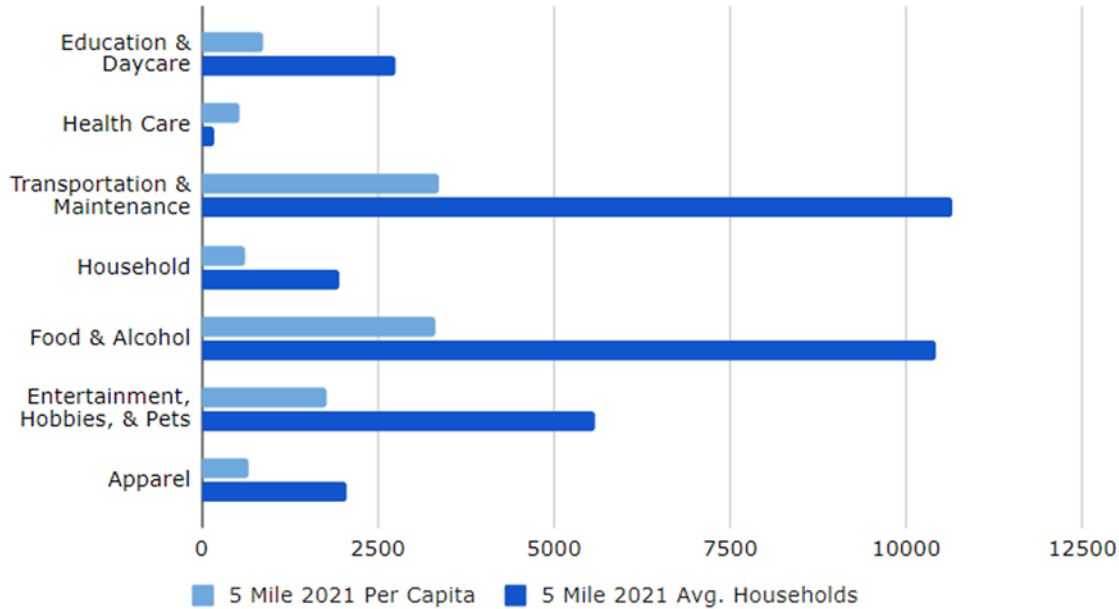
Group Quarters

- 4.0% 20+ Units
- 5.0% 5-19 Units
- 4.0% 2-4 Units
- 2.0%

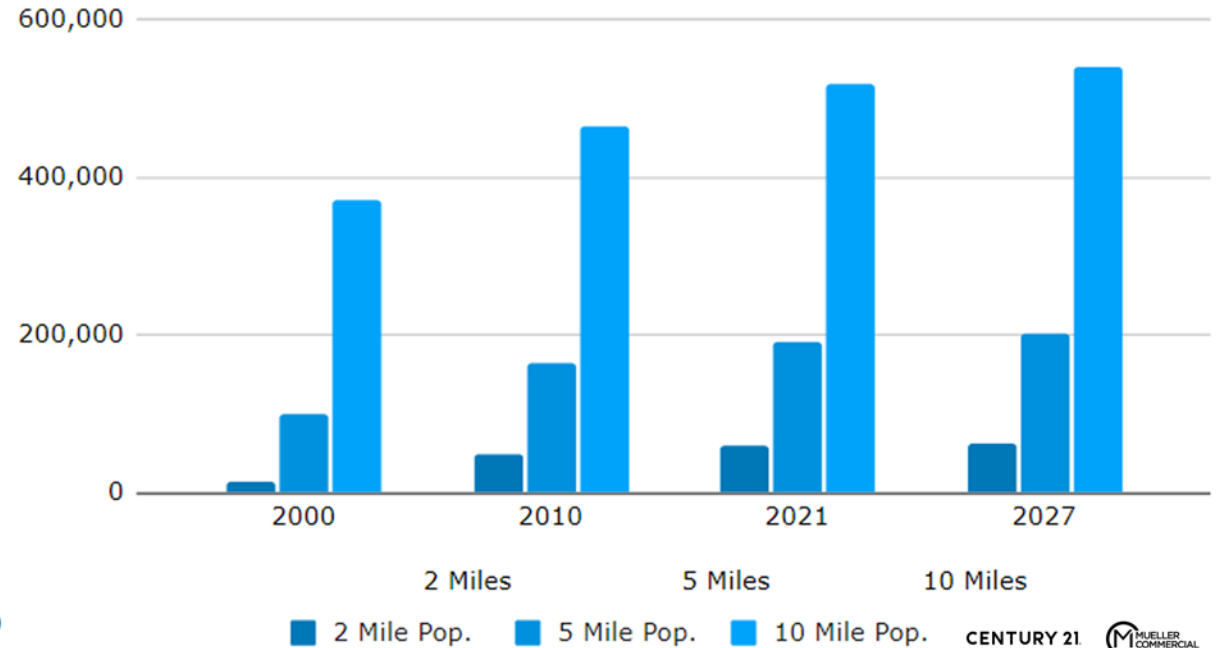


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	14,291	100,757	370,743
2010	49,297	165,190	464,310
2021	59,729	192,341	518,340
2027	63,137	202,178	541,451

Per Capita & Avg. Household Spending



Population





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