

HIGH VISIBILITY JR. ANCHOR SPACE AVAILABLE

NEC Highway 99 & Elk Grove Boulevard - Elk Grove, CA



GALLELLI REAL ESTATE
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BRIXTON

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A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SEE YOURSELF HERE.

Excellent Jr. Anchor opportunity at Elk Grove Village, which is located on the north east corner of Elk Grove Boulevard & Emerald Vista Drive alongside direct access to the on-ramp to Highway 99. The $\pm 106,698$ SF center boasts high traffic counts due to its proximity to the highway and strong demographics, with an average household income of \$150,472 within a 1-mile radius.

Elk Grove remains one of the strongest residential growth submarkets in the Greater Sacramento Region, making the community an ideal location for businesses large and small looking to be close to a skilled and diverse workforce.



AVAILABLE RETAIL SPACE

$\pm 29,900$ SF

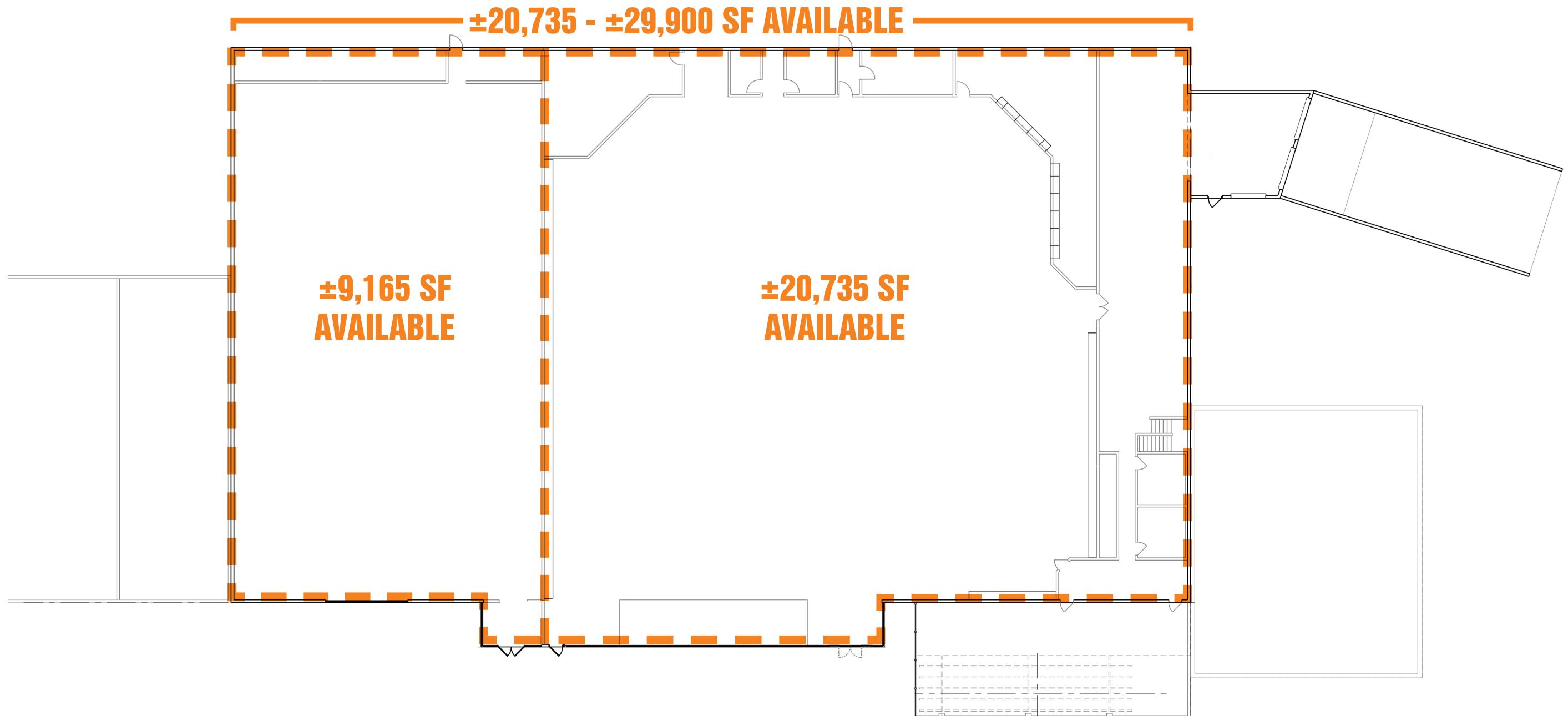
SHOPPING CENTER SQUARE FEET

$\pm 106,698$

SHOPPING CENTER CO-TENANTS

S.F. Market (Coming Soon!), Ashlyn Furniture, Papa Murphy's, Arby's, KFC, Plaza del Sol

	1-Mile	3-Mile	5-Mile
2024 Total Population	16,047	119,568	253,556
2024 Daytime Population	20,652	108,158	221,867
2024 Total Employees	9,739	35,673	67,616
2024 Total Households	5,532	37,564	78,393
2024 Average Household Income	\$150,472	\$162,998	\$149,896
	Hwy 99	Elk Grove Boulevard	East Stockton Boulevard
Traffic Counts	115,065	32,590	14,349



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GALLELLI RETAIL TEAM

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B R I X T O N

ELK GROVE TRADE AREA



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