

HIGH VISIBILITY JR. ANCHOR SPACE AVAILABLE

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



±20,735 - ±29,900 SF AVAILABLE



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REAL ESTATE

GALLELLI REAL ESTATE
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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 ±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

±29,900 SF

SHOPPING CENTER SQUARE FEET

±106,698

SHOPPING CENTER CO-TENANTS

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

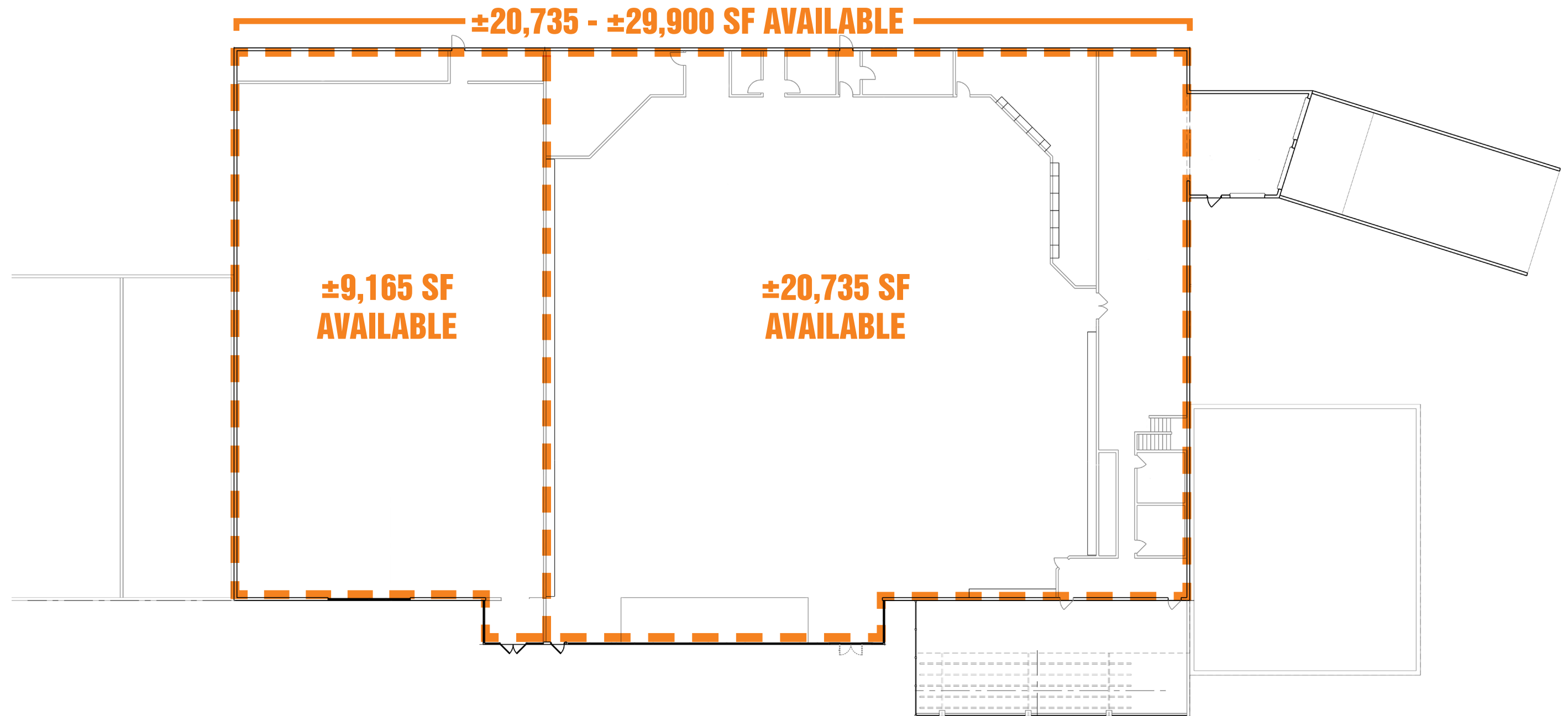


	1-Mile	3-Mile	5-Mile
 2024 Total Population	16,047	119,568	253,556
 2024 Daytime Population	20,652	108,158	221,867
 2024 Total Employees	9,739	35,673	67,616
 2024 Total Households	5,532	37,564	78,393
 2024 Average Household Income	\$150,472	\$162,998	\$149,896
	Hwy 99	Elk Grove Boulevard	East Stockton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

SITE PLAN & LEASING

ELK GROVE VILLAGE

NEC HIGHWAY 99 & ELK GROVE BOULEVARD - ELK GROVE, CA



GALLELLI RETAIL TEAM

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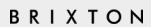
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B R I X T O N

ELK GROVE TRADE AREA



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