

NOW OPEN!



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SHELDON PLACE

SWC Stockton Blvd and Sheldon Rd
Elk Grove, CA

1 Acre Remaining For Ground Lease



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PROPERTY HIGHLIGHTS

Elk Grove, CA

- Shell gas station is now open and exceeding sales projections!
- Nation's Giant Hamburgers, Starbucks Drive Thru and Take 5 Oil Now Open!
- Proposed Residence Inn Marriott Hotel with 4 stories and 96 rooms.
- The City of Elk Grove has a growing population of more than 171,000 residents with 53,618 households
- Elk Grove is one of eight most notable high-growth cities in the nation
- Top employers in Elk Grove are Sutter Health (6,026 employees), Elk Grove Unified School District (5,000 employees), and Apple (2,500 employees)
- The Apple Corporate Elk Grove headquarters continues to grow with 5,000 employees
- Site is located at the Highway 99 Sheldon Road ramp

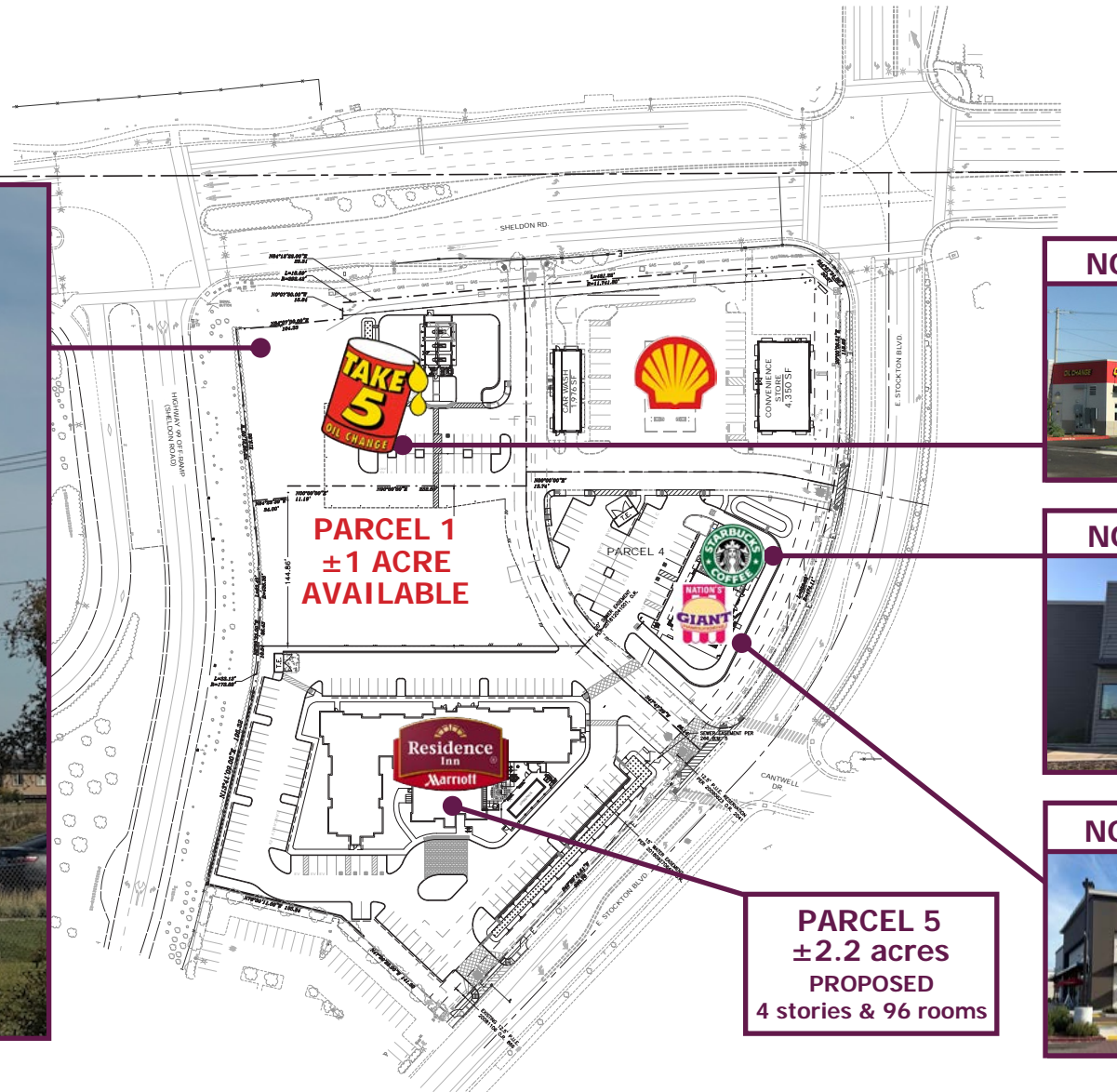


CONCEPTUAL SITE PLAN

Elk Grove, CA



FREEWAY PYLON SIGN



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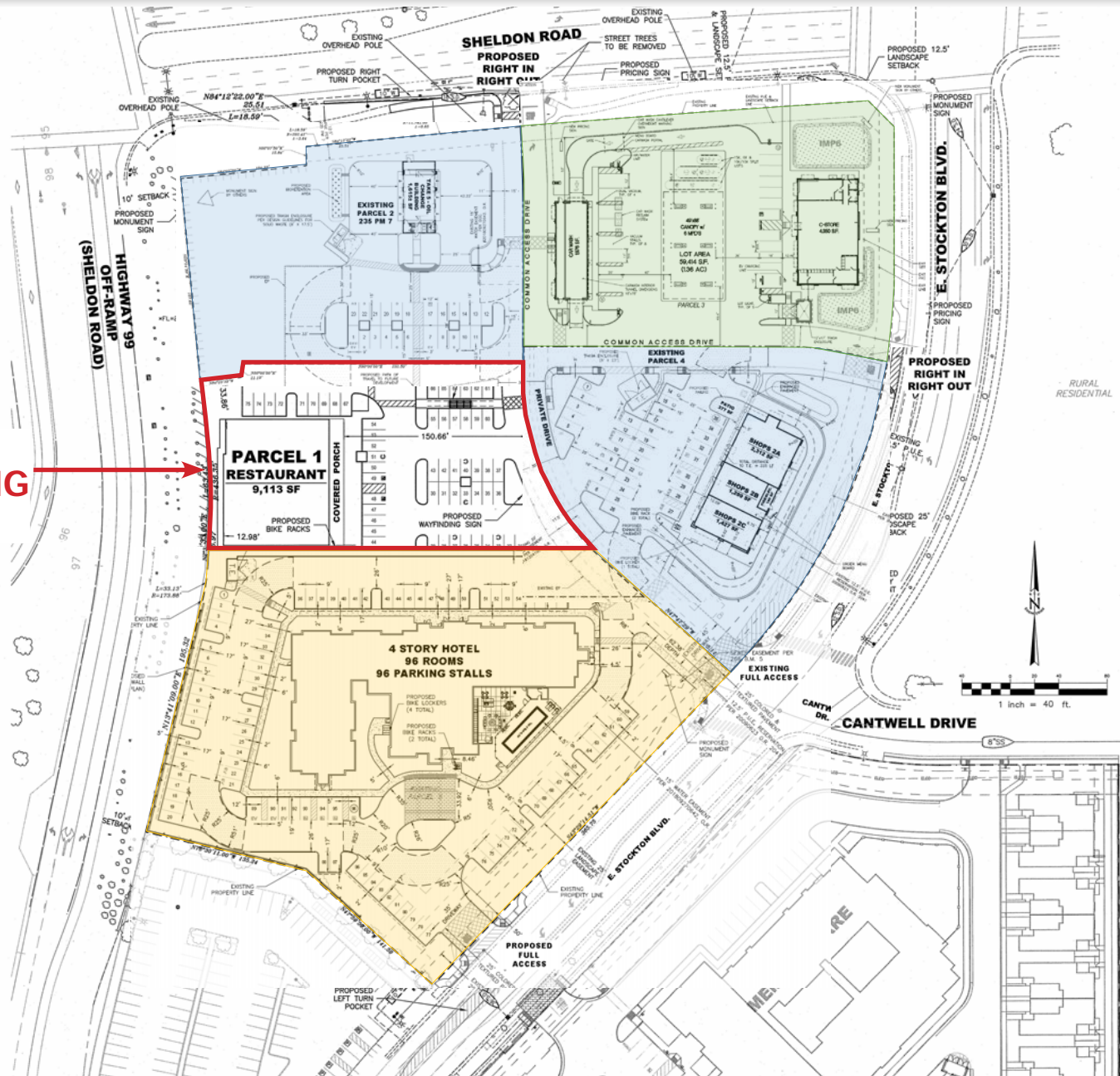
NOW OPEN



PARCEL MAP

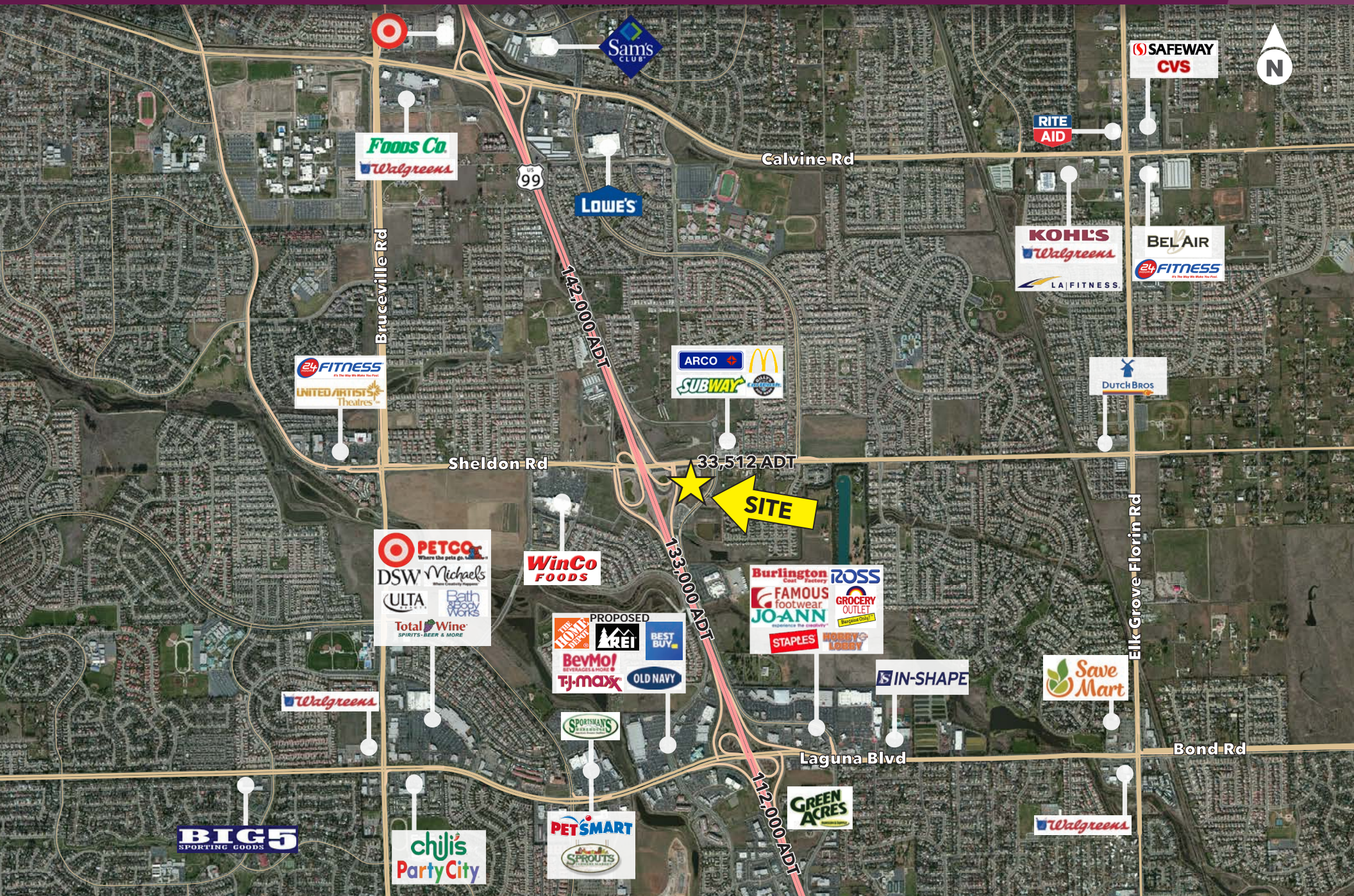
Elk Grove, CA

±1 ACRE
REMAINING



TRADE AREA AERIAL

Elk Grove, CA



DEMOGRAPHICS

Elk Grove, CA

3 Mile Radius

172,784

POPULATION

3.3

AVE HH SIZE

\$101,975

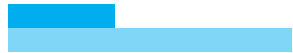
AVE HH INCOME

34.5

MEDIAN AGE



HOME OWNERSHIP



2,413

RENTERS

6,157

OWNERS



EDUCATION

28.6%

HS GRAD

12.8%

ASSOCIATES

61.1%

SOME COLLEGE

17.3%

BACHELORS



EMPLOYMENT



Blue Collar

46.3%

White Collar

53.7%

Services

25.6%

98.3%

EMPLOYED

1.7%

UNEMPLOYED



AVERAGE MONTHLY HOUSEHOLD SPENDING

52.7%

HOUSING

18.3%

VEHICLE

3.5%

APPAREL

4.4%

TRAVEL

14.7%

FOOD

3.5%

FURNITURE

1.3%

PERSONAL CARE

5.7%

ENTERTAINMENT



RACE & ETHNICITY

White	66.3%
Asian	1.5%
American Indian	1.6%
African-American	17.3%
Hispanic	12.7%
Two or More Races	8.0%



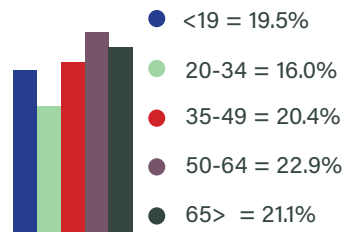
GENDER & AGE

57.4%

MEN

42.6%

WOMEN



INCOME BY HOUSEHOLD

