

NOW OPEN!



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PARTNER **XTEAM**
RETAIL ADVISORS

SHELDON PLACE

SWC Stockton Blvd and Sheldon Rd
Elk Grove, CA

**1 Acre Remaining
For Ground Lease**

E THE
EDWARDS
COMPANY
commercial real estate services

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

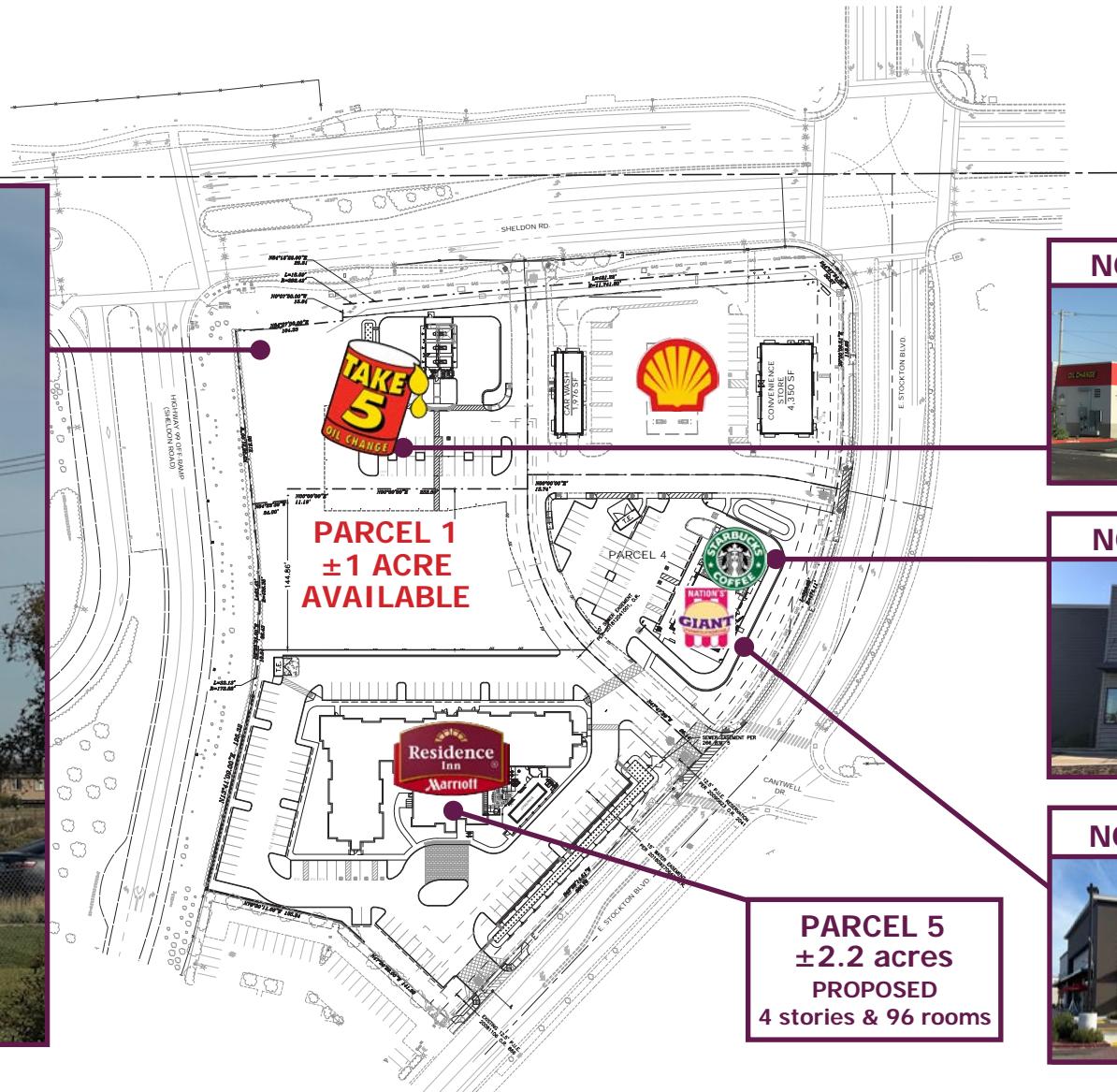


CONCEPTUAL SITE PLAN

Elk Grove, CA

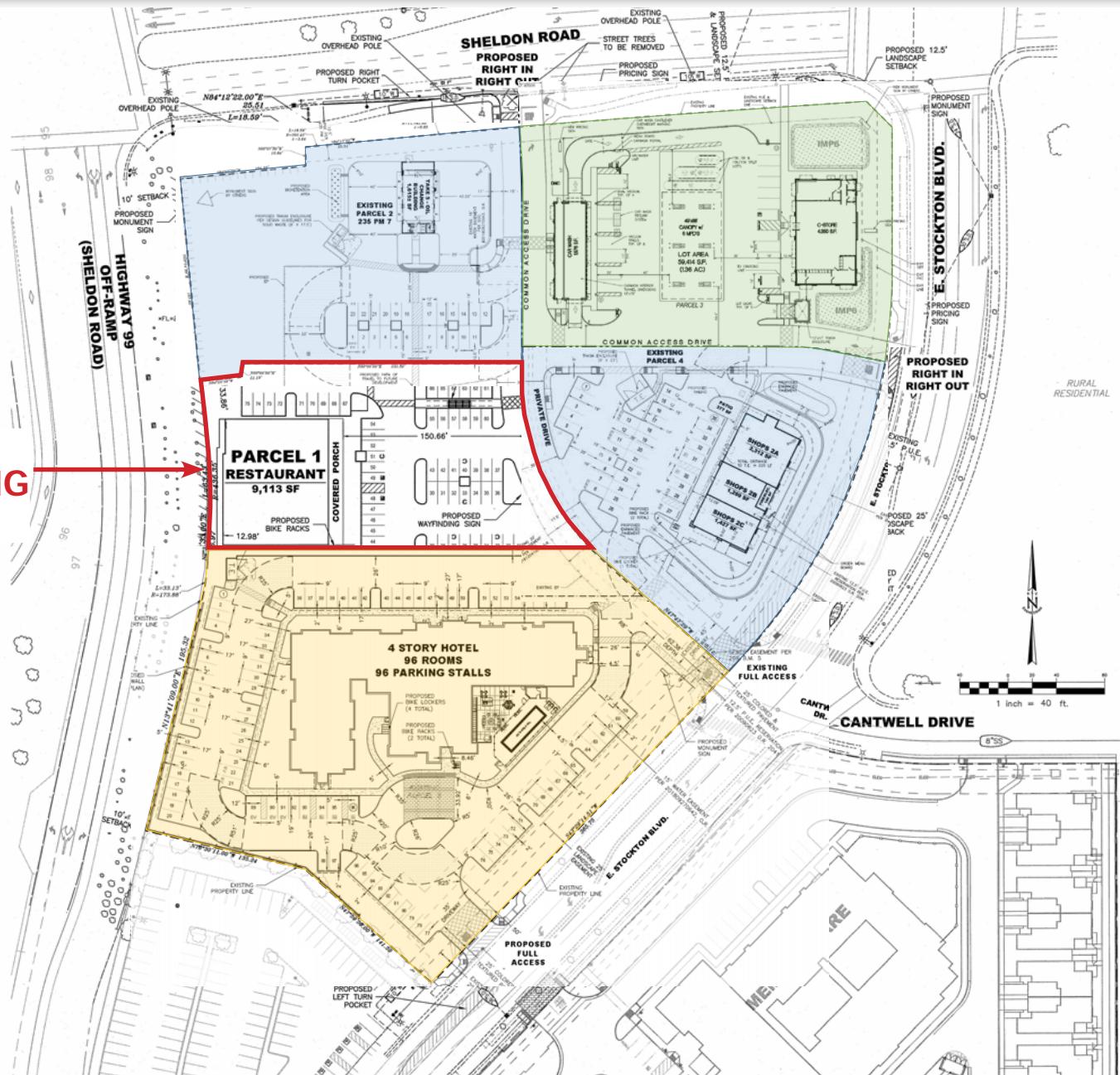


FREWAY PYLON SIGN



PARCEL MAP

Elk Grove, CA



TRADE AREA AERIAL



DEMOGRAPHICS

3 Mile Radius

172,784
POPULATION

3.3
AVE HH SIZE

\$101,975
AVE HH INCOME

34.5
MEDIAN AGE

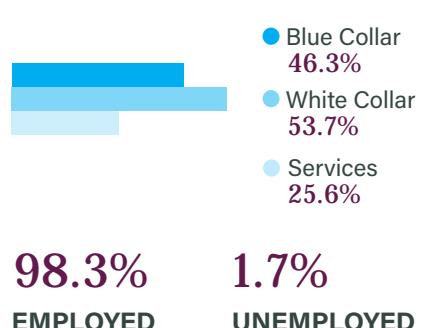
HOME OWNERSHIP



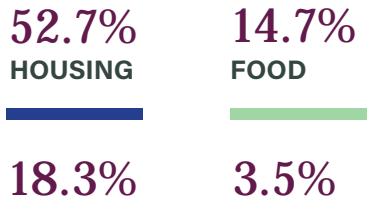
EDUCATION



EMPLOYMENT



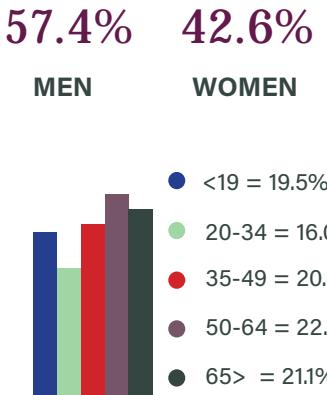
AVERAGE MONTHLY HOUSEHOLD SPENDING



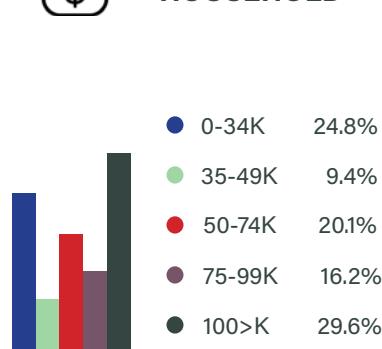
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



TRAVEL

