

# ELK GROVE COMMONS

SWC Elk Grove Boulevard & Bruceville Road - Elk Grove, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

## NOW OPEN AT THE CENTER!



### Gogi Korean BBQ - ±6,000 SF - Now Open!



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.



# ELK GROVE COMMONS

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

### location:

SWC Elk Grove Boulevard and  
Bruceville Road  
Elk Grove, CA

### anchor tenants:

Kohl's, HomeGoods, Ace Hardware, Trader Joe's

### shopping center GLA:

±241,911 Square Feet (GLA)

### availability:

100% LEASED



### 2022 total population

1-mile	24,177
3-mile	144,657
5-mile	267,243

### 2022 daytime population

1-mile	19,017
3-mile	116,124
5-mile	219,945

### 2022 total employees

1-mile	4,083
3-mile	31,970
5-mile	64,356



### traffic counts

Elk Grove Blvd (west of Bruceville Rd)	32,300
Elk Grove Blvd (east of Bruceville Rd)	57,300
Bruceville Rd (north of Elk Grove Blvd)	28,700
Bruceville Rd (south of Elk Grove Blvd)	21,800

### 2022 total households

1-mile	7,895
3-mile	45,394
5-mile	81,974

### 2022 average HH income

1-mile	\$128,566
3-mile	\$125,714
5-mile	\$117,704



**KOHL'S**

**HomeGoods®**

**ACE**  
The helpful place.

**TRADER JOE'S®**

**AMERICA'S TIRE** **Carl's Jr.**

**THE JOINT** **lanebryant**

**SALLY BEAUTY SUPPLY**

**CHICAGO'S PIZZA**

**orangetheory**

**FITNESS**

**DAISO!**

**GameStop**

**the Golden**

**CREDIT UNION**

**Better Banking. Proven Service.™**

**Rubio's**

**COASTAL**

**GRILL**

**PACIFIC**

**DENTAL SERVICES**

**UMPQUA**

**BANK**

**ups**

**verizon**

**✓**

**Visionworks**

**GNC**

**LIVE WELL**

**happy lemon**

**W**

**WILLO**

**SALONS**

**ACADIA**  
REALTY TRUST

Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

**GALLELLI**  
REAL ESTATE

# ELK GROVE COMMONS

## PROPERTY OVERVIEW

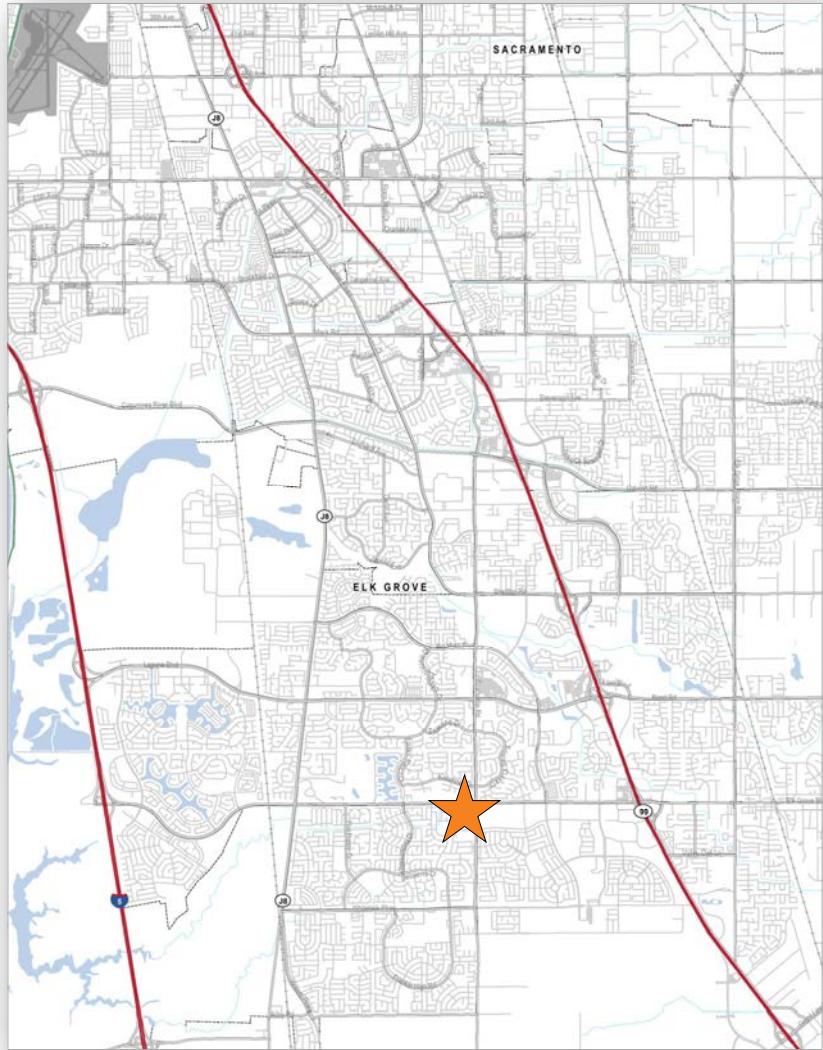
*Elk Grove Commons* is located at the southwest corner of Elk Grove Boulevard and Bruceville Road in Elk Grove, California.

This  $\pm 241,911$  square foot community center is anchored by Kohl's, HomeGoods, Trader Joe's and Ace Hardware. The center also benefits from strong trade area demographics and population density.

Situated along Elk Grove Boulevard, one of the trade area's primary east-west traffic corridors, *Elk Grove Commons* is visible to over 140,000 cars that travel the intersection per day.

With a city population of approximately 180,329, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

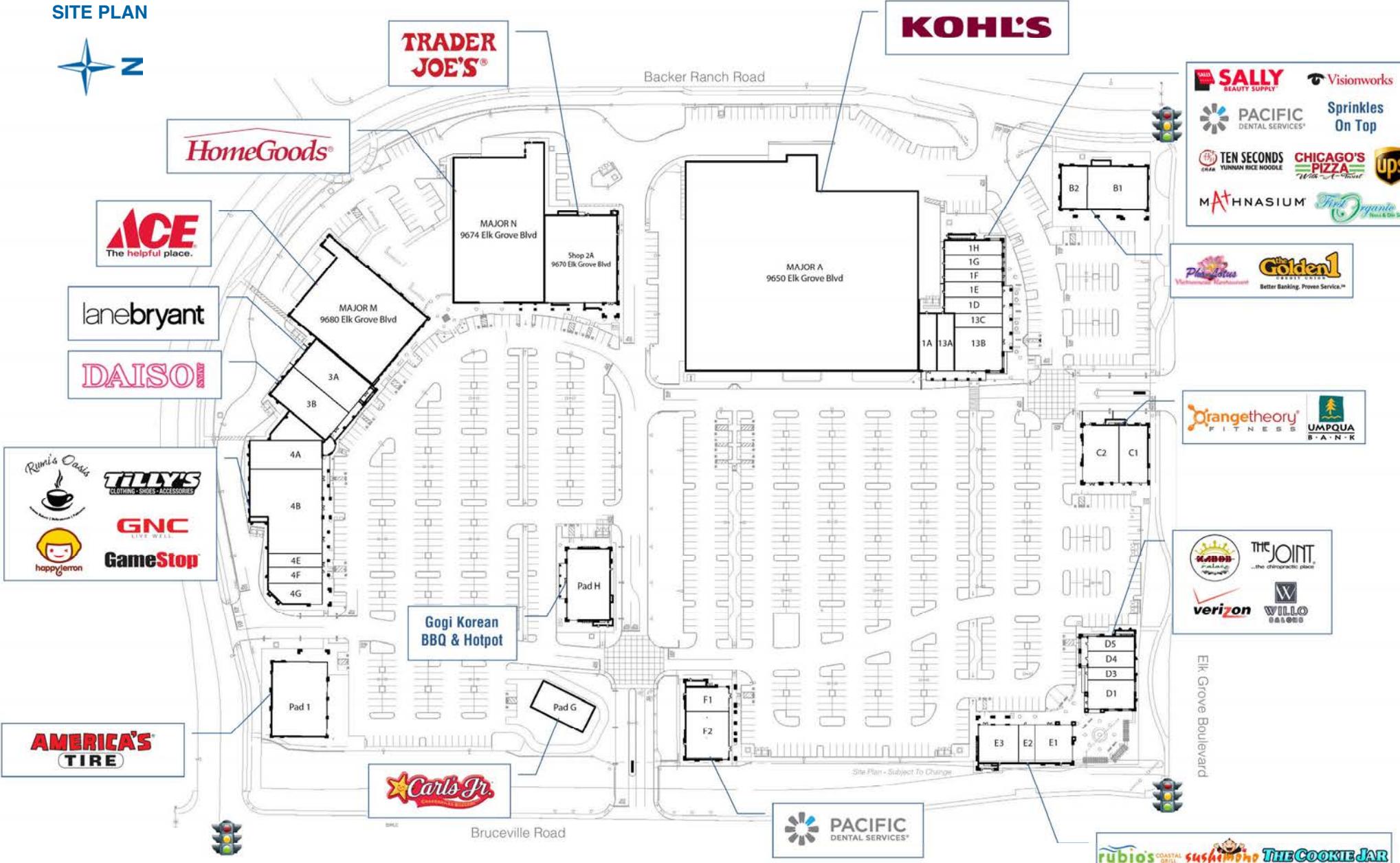


# ELK GROVE COMMONS

SWC Elk Grove Boulevard & Bruceville Road - Elk Grove, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS

## SITE PLAN



**ACADIA**  
REALTY TRUST

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate

SUITE	TENANT	SQ. FT.
Major A	Kohl's	88,408
Major M	Ace Hardware	18,474
Major N	HomeGoods	25,607
1A	Sally Beauty	2,000
13A	Visionworks <b>(COMING SOON!)</b>	2,195
13B	Pacific Dental <b>(NOW OPEN!)</b>	3,421
13C	Sprinkles On Top <b>(NOW OPEN!)</b>	1,562
1D	Ten Second Noodle <b>(COMING SOON!)</b>	1,715
1E	Chicago Pizza with a Twist	1,700
1F	The UPS Store	1,400
1G	Mathnasium	1,600
1H	First Organic Nails & Day Spa	1,600
2A	Trader Joe's	12,000
3A	Lane Bryant	5,000
3B	Daiso <b>(NOW OPEN!)</b>	5,000
4A	Rumi Oasis <b>(NOW OPEN!)</b>	4,000
4B	Tilly's	10,250
4E	GNC	1,500
4F	Happy Lemon	1,650
4G	Gamestop	1,919
Pad 1	America's Tire Co.	8,000
Pad B1	Golden 1 Credit Union	5,000
Pad B2	Pho Lotus	2,200
Pad C1	Orangetheory Fitness	3,200
Pad C2	Umpqua Bank	4,000
Pad D1	Kabob Palace	2,600
Pad D3	The Joint Chiropractic	1,170
Pad D4	Verizon Wireless	1,430
Pad D5	Willo Salons	1,300
Pad E1	Sushimono	2,800
Pad E2	The Cookie Jar	1,200
Pad E3	Rubio's Coastal Grill	3,000
Pad F1-F2	Pacific Dental Services	6,000
Pad G	Carl's Jr	3,177
Pad H	Gogi Korean BBQ & Hotpot <b>(NOW OPEN!)</b>	6,000

For leasing information,  
please contact:

**Kevin Soares**  
CA DRE #01291491  
ksoares@GallelliRE.com

**Matt Goldstein**  
CA DRE #01886233  
mgoldstein@GallelliRE.com

**Gallelli Real Estate**  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



# ELK GROVE COMMONS

## INTERSECTION AERIAL

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.

# ELK GROVE COMMONS

## IMMEDIATE VICINITY RETAIL AERIAL

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**ACADIA**  
REALTY TRUST

Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



**GALLELLI**  
REAL ESTATE

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.