



# Calvine Commons

8339-8359 Elk Grove Florin Road  
Sacramento, CA 95829-9453



For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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**Biagini Properties, Inc.**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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### Property Description

Discover the next perfect location for your business at Calvine Commons. This prime property offers a desirable space for lease, boasting an expansive floor plan ideal for a variety of businesses. With ample parking space, high visibility, and easy access to major transportation routes, it presents an attractive opportunity for your enterprise. The modern amenities and versatile layout make it an excellent choice for retail, office, or service-oriented ventures. Don't miss the chance to establish your presence in this thriving area with this exceptional leasing opportunity.

### Location Description

Immerse yourself in the thriving atmosphere surrounding Calvine Commons in Sacramento, CA. This lively locale boasts proximity to the renowned Consumnes River College, a key draw for the local community. Just moments away, the expansive Bartholomew Sports Park offers recreational pursuits and draws in steady foot traffic. The area is also enriched with diverse retail and dining options, making it an ideal hub for Retail / Neighborhood Center tenants to establish a strong presence. Explore the picturesque Laguna Creek Trail and take advantage of the area's family-friendly appeal, delivering an inviting environment for businesses looking to capture the attention of Sacramento's dynamic and growing market.



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**Offering Summary**

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.48 SF/month
Number Of Units:	11
Available SF:	4,000 SF
Lot Size:	1.99 Acres
Building Size:	19,232 SF

**Property Highlights**

- Safeway Grocery, CVS Pharmacy Anchored Center
- Highly Visibility
- Monument & Building Signage
- Signalized Intersection
- Easy Freeway Access in Desirable North-West Sacramento
- Convenient Parking and Easy Access
- **Tenants Nearby:** Safeway, CVS Pharmacy, Starbucks Coffee, Subway Sandwiches, Round Table Pizza, Sally Beauty, Supercuts, The UPS Store, Taco Twist Restaurant



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**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	Negotiable

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 8339-#100	Available	4,000 SF	NNN	Negotiable	± 67' 6" W x 58' 6" D. Divisible. Currently occupied by T-Mobile. Full height glass storefront, double glass entrance doors, 100% drop t-bar ceiling, 2 restrooms, separate HVAC, separate electrical and rear door. Available December 1, 2025. Please do not disturb occupant or its employees.



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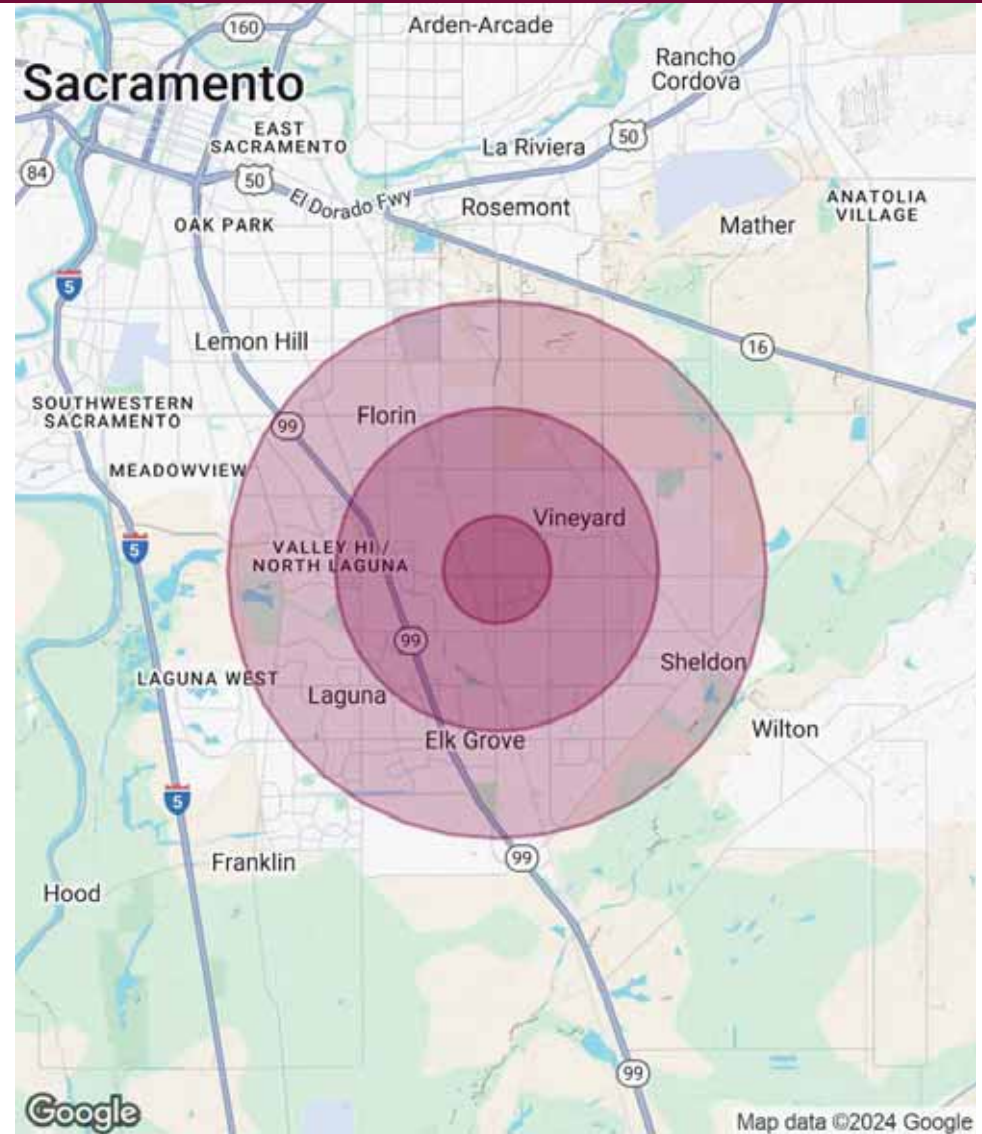
Population	1 Mile	3 Miles	5 Miles
Total Population	26,002	131,006	279,677
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,529	39,332	85,182
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$125,409	\$118,198	\$120,105
Average House Value	\$614,385	\$585,601	\$575,635

Demographics data derived from AlphaMap

**Traffic Count 24 Hour ADT 2022**

Elk Grove Florin Road at Calvine Road N	30,400
Calvine Road at Night Sale Drive E	31,069
Elk Grove Florin Road at Calvine Road S	31,624
Elk Grove Florin Road at Calvine Road S	35,076
Calvine Road at Elk Grove Florin Road E	38,528



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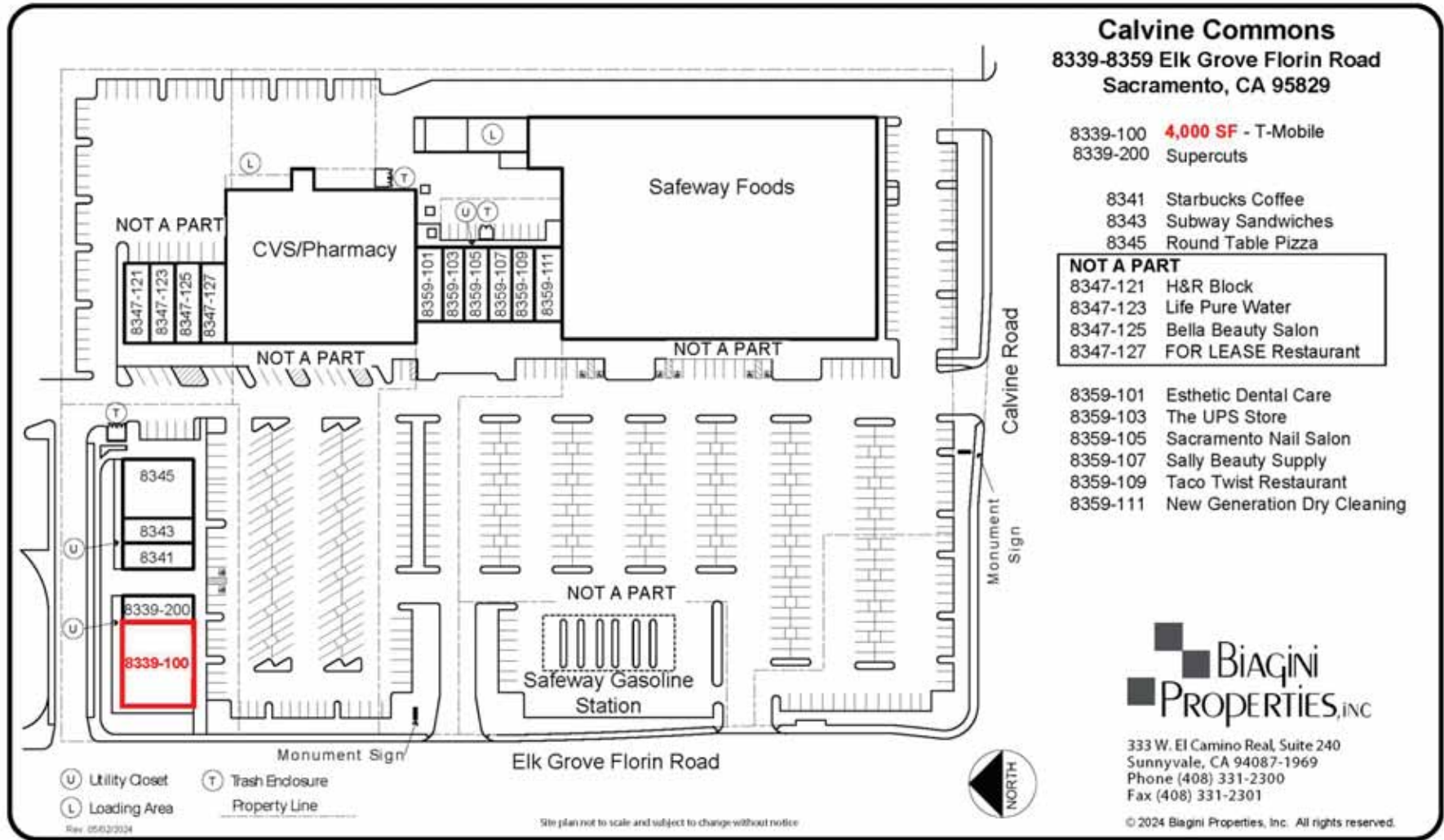
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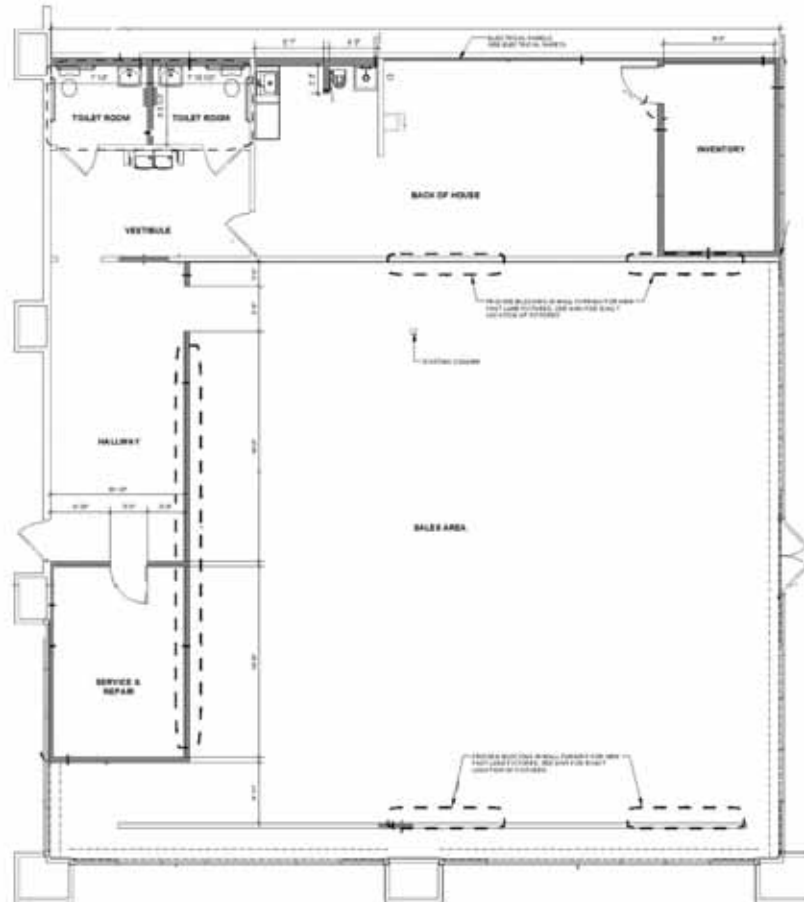
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± 4,000 Square Feet (± 67' 6" W x 58' 6" D)



Improvements to be field verified.

Rev. 11/16/2021

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