

CALVINE CORNERS II

Retail Center - Elk Grove, CA (Sacramento)

8325 Elk Grove Florin Road, Suite 800, Sacramento, CA 95829

FOR LEASE

HIGH-TRAFFIC CENTER



Retail | Restaurant | Medical-Dental

2,500 +/- to 3,400 +/- SF Configurations

- Dense, continuing high-growth area of Elk Grove and Sacramento
- 6 high schools / 15 elementary schools in 3 mile radius
- 123K+ population in 3 mile radius
- 100K ADT at intersection of Calvin & Elk Grove Florin Roads
- In the heart of retail-heavy area
- Intersection of main commute corridors
- Excellent parking continuous to other pads and nearby tenants
- Valuable, high-visibility signage

Connects to high-traffic Safeway-anchored center



Surrounding Retail



WITHIN .25 MILE

**3 Super Markets
4 Pharmacies**



Signage

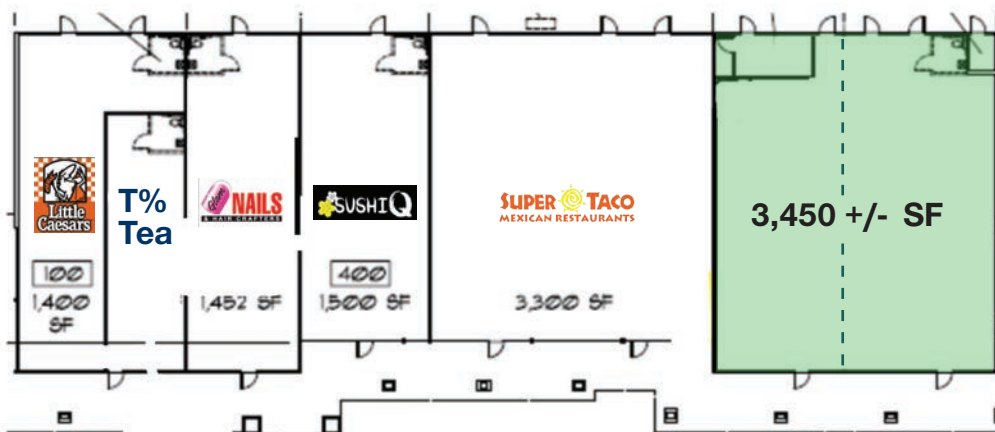


25' monument sign tower—upper priority based on square footage leased.



West and south building exposure—the later is a direct sight line from Safeway/CVS.

Available Suite



Space can be subdivided: 2,300 to 2,500 +/- SF for End CAP and remainder.

Presently built out for medical or dental.

Demographics

3-MILE RADIUS

KEY FACTS

123,319

Population



Average
Household Size

33.6

Median Age

\$72,651

Median Household
Income

EDUCATION

15%

No High
School
Diploma



23%

High School
Graduate



36%

Some College



25%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,754

Total Businesses



24,314

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

18%



Services

19%

5.9%

Unemployment
Rate

INCOME



\$72,651

Median Household
Income



\$26,594

Per Capita Income



\$131,458

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.9%)

The smallest group: \$200,000+ (5.6%)

Indicator	Value	Difference	
<\$15,000	6.6%	-3.5%	
\$15,000 - \$24,999	6.8%	-1.9%	
\$25,000 - \$34,999	6.8%	-1.8%	
\$35,000 - \$49,999	11.2%	-1.1%	
\$50,000 - \$74,999	19.9%	+2.2%	
\$75,000 - \$99,999	16.1%	+2.8%	
\$100,000 - \$149,999	18.6%	+2.7%	
\$150,000 - \$199,999	8.3%	+1.4%	
\$200,000+	5.6%	-0.9%	

Bars show deviation from
Sacramento County

Demographics

10-MINUTE DRIVE TIME

KEY FACTS

149,992

Population



Average
Household Size

33.8

Median Age

\$72,781

Median Household
Income

EDUCATION

15%

No High
School
Diploma



23%

High School
Graduate



36%

Some College



26%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,593

Total Businesses



33,846

Total Employees

EMPLOYMENT



63%

White Collar



18%

Blue Collar



19%

Services

5.8%

Unemployment
Rate

INCOME



\$72,781

Median Household
Income



\$27,184

Per Capita Income



\$135,541

Median Net Worth

Households By Income

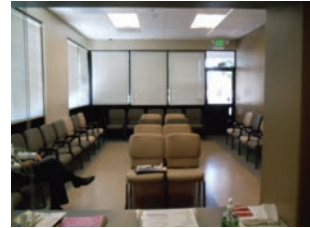
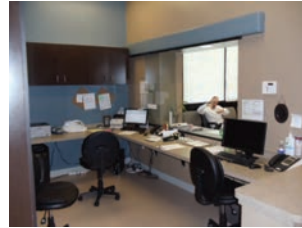
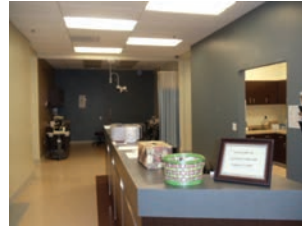
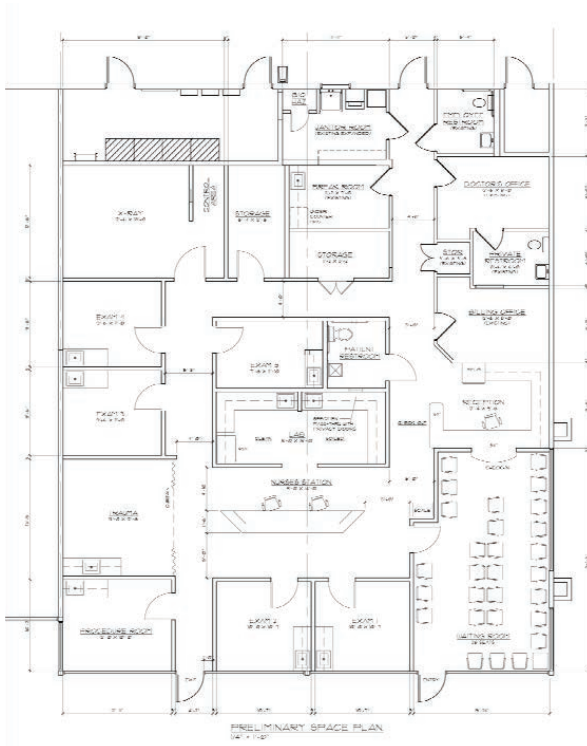
The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (6.2%)

Indicator	Value	Difference	
<\$15,000	6.9%	-3.2%	
\$15,000 - \$24,999	6.6%	-2.1%	
\$25,000 - \$34,999	6.9%	-1.7%	
\$35,000 - \$49,999	11.2%	-1.1%	
\$50,000 - \$74,999	19.5%	+1.8%	
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\$200,000+	6.2%	-0.3%	

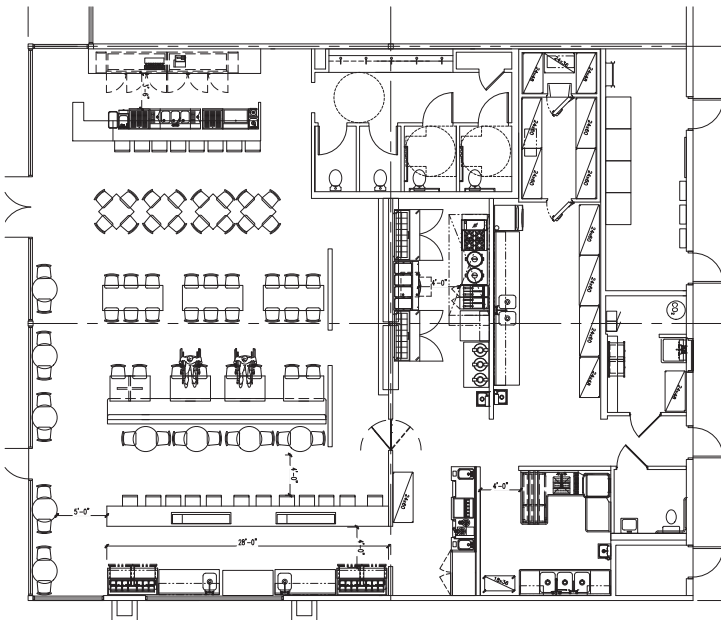
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Medical Build-Out



EXISTING

Restaurant Build-Out



All contemporary food service build-outs available: Kitchen, pantry, prep, walk-in, service areas, banquettes, bar area, space dividers and rest rooms.

Grease trap and 400 AMP/14 ton HVAC in place.

EXAMPLE