

**FOR
LEASE**

**2733-2745 ELK GROVE BLVD,
ELK GROVE, CA**

+/- 1,456 - 3,149 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

HARBOUR COVE

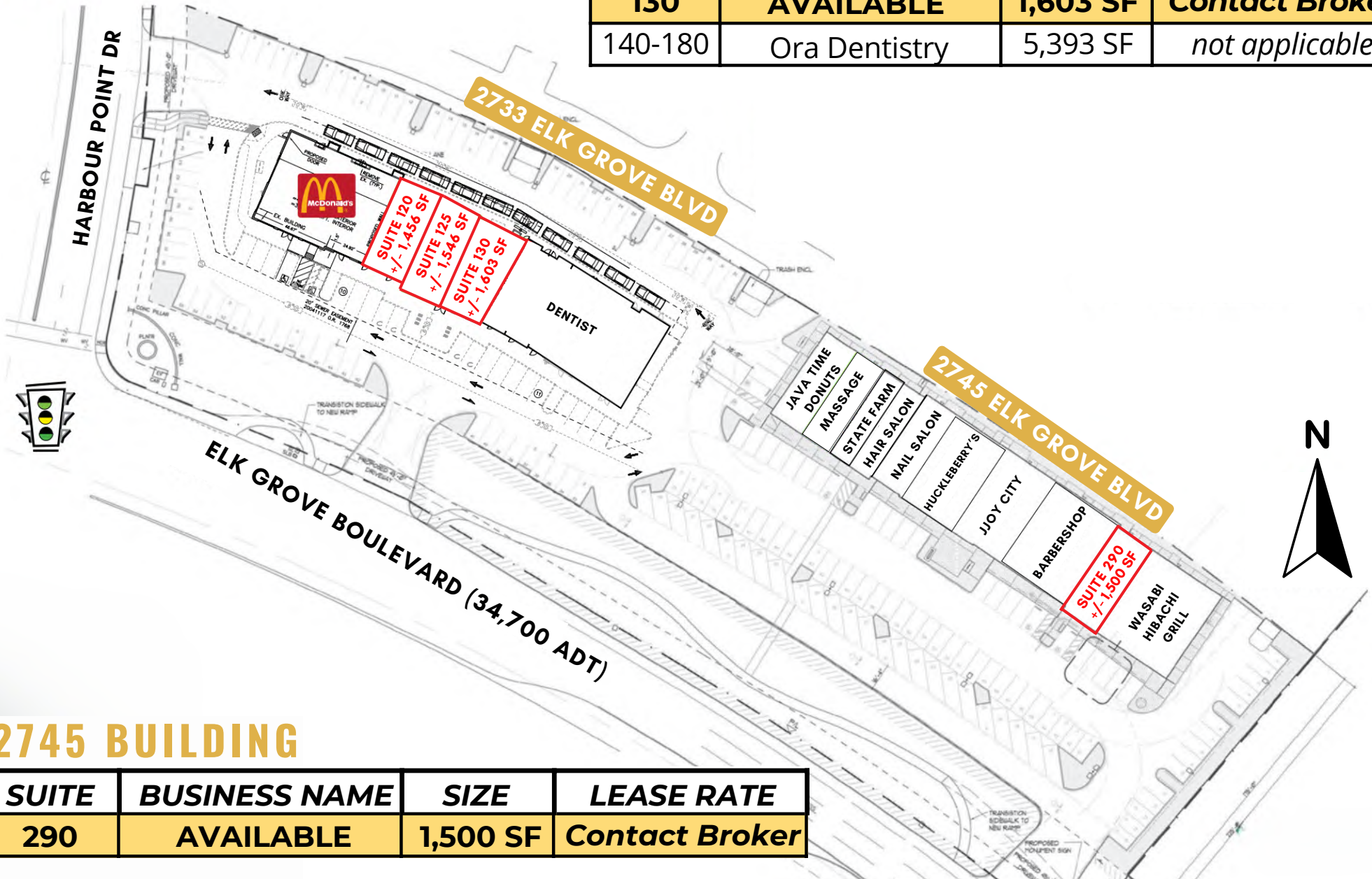
<i>SUITE</i>	<i>SIZE</i>	<i>PRICING</i>	<i>SPACE NOTES</i>
120	+/- 1,456 SF	Contact Broker	The suite features an open floor plan, with 4 private offices, a back room for storage, and restroom.
125	+/- 1,546 SF	Contact Broker	Cold shell condition, TI Allowance Available for Credit Tenant to build out to vanilla shell.
130	+/- 1,603 SF	Contact Broker	Cold shell condition, TI Allowance Available for Credit Tenant to build out to vanilla shell. .
290	+/- 1,500 SF	Contact Broker	Operating Dry Cleaner <u>with Plant</u> For Lease.

- **Strategic Location:** High visibility and accessibility at the off-ramp of Interstate 5 at Elk Grove Boulevard, a significant artery connecting Highway 99 and Interstate 5, ensuring high traffic and excellent exposure.
- **National Brands:** Anchored by McDonald's, with other national tenants like Holiday Inn Express, Chevron, Arco, Shell, Carl's Jr., and AutoZone, enhancing its appeal and customer draw.
- **Rapidly Growing Area:** Approximately 6,000 new homes are proposed or under construction around the site, expanding the trade area and increasing the potential customer base.
- **Diverse Leasing Opportunities:** Ideal for various uses to service the affluent communities of Laguna West, Lakeside, and Stonelake, with shop space available.
- **Gateway to Elk Grove:** Positioned as the "Gateway to Elk Grove," capitalizing on the growing residential and commercial developments in the area.
- **Upscale Demographics:** The surrounding area boasts higher than average household incomes within a 3-mile radius, ensuring a stable and affluent customer base.

SITE PLAN

2733 BUILDING

SUITE	BUSINESS NAME	SIZE	LEASE RATE
100	McDonald's	4,024 SF	<i>not applicable</i>
120	AVAILABLE	1,456SF	Contact Broker
125	AVAILABLE	1,546 SF	Contact Broker
130	AVAILABLE	1,603 SF	Contact Broker
140-180	Ora Dentistry	5,393 SF	<i>not applicable</i>



2745 BUILDING

SUITE	BUSINESS NAME	SIZE	LEASE RATE
290	AVAILABLE	1,500 SF	Contact Broker

SUITE 290:

+/- 1,500 SQ. FT

LEASE RATE: CONTACT BROKER

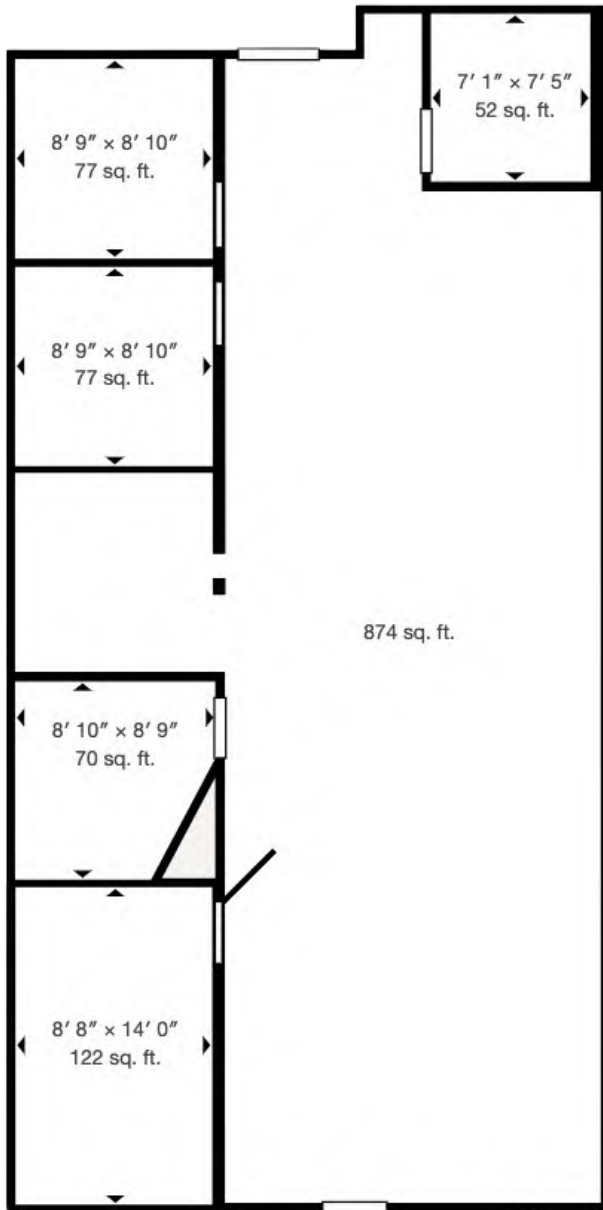


- The suite is an operating dry cleaner with plant for lease.



SUITE 120:
+/- 1,456 SQ. FT

LEASE RATE: CONTACT BROKER



- The suite features an open floor plan, with 4 private offices, a back room for storage, and restroom.



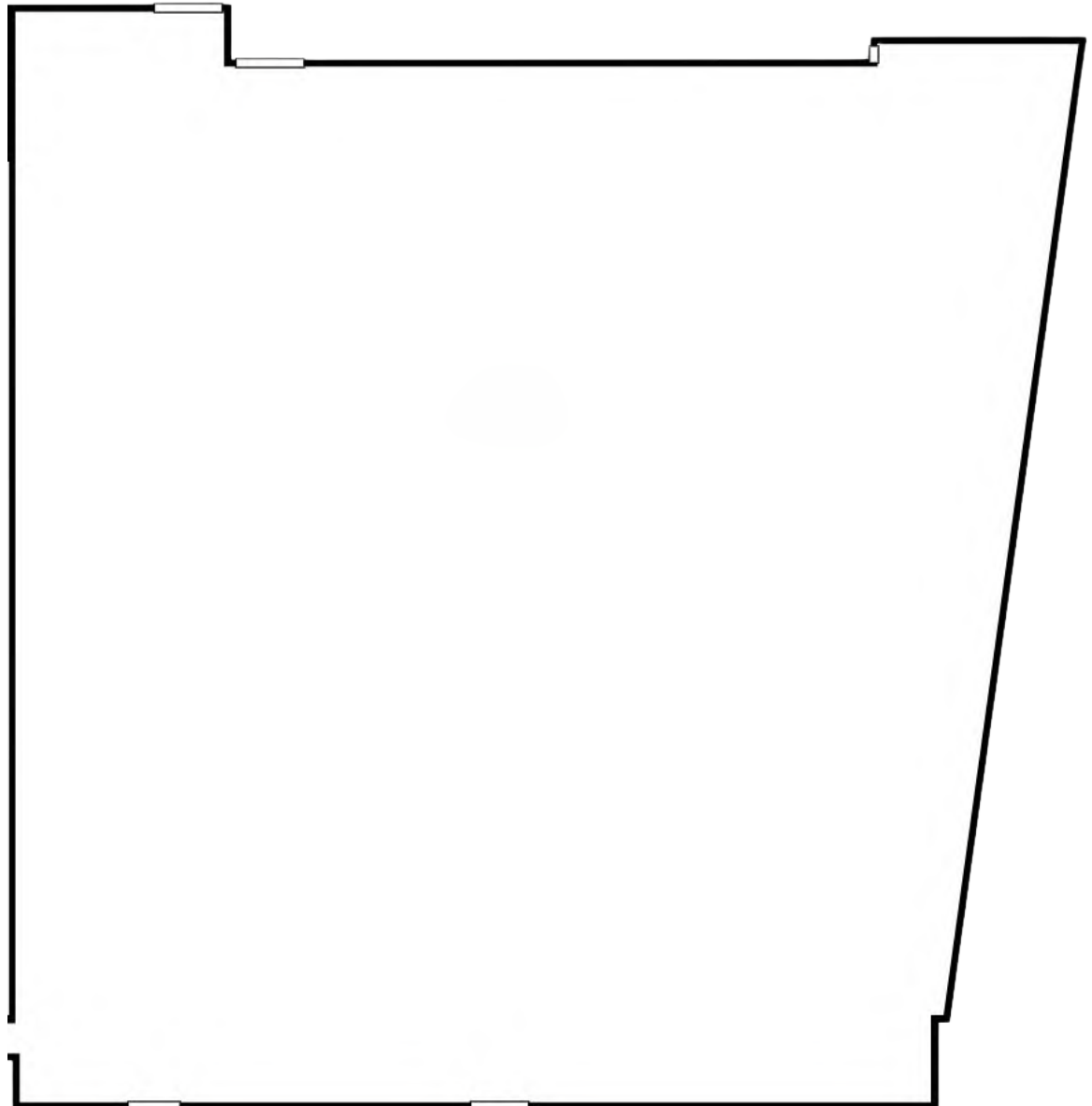
SUITE 125 - 130:

+/- 3,149 SQ. FT

LEASE RATE: CONTACT BROKER



- *Tenant Improvement Allowance Available to Bring Cold Shell Suite to Vanilla Shell Condition.





INTERIOR PICTURES



IMMEDIATE VICINITY AERIAL

CONSUMNES RIVER BLVD

HOBBY LOBBY RC Willey
Walmart
Chick-fil-A jamba

target **sam's club**

EST. 1970
COSUMNES RIVER COLLEGE



BRUCEVILLE RD

TACO BELL **Wendy's** **Shell** **KFC** **Chevron**

FRANKLIN BLVD

target **Michael's**
Total Wine & MORE
Party City

Holiday Inn Express **ARCO** **Huckleberry's** **Racie's DONUTS**
AN IHG HOTEL BREAKFAST • LUNCH
Rescate coffee **McDonald's** **Pete's** **Chevron** **Shell**
Smog 'N go PIZZA - PASTA - GRILL with TECHRON

LAGUNA BLVD

AutoZone
SAFeway **BEL AIR** **ROUND TABLE PIZZA ROYALTY**
CVS pharmacy **Jack in the box** **W**

PROPERTY LOCATION



CALIFORNIA NORTHSTATE UNIVERSITY
OZ KOREAN BBQ

ELK GROVE BLVD

Raley's **SUPERCUTS**
CHIPOTE MEXICAN GRILL **Starbucks** **Bank of America**

TRADER JOE'S **COSTCO WHOLESALE**
KOHL'S



EXTERIOR PICTURES



DEMOGRAPHIC SUMMARY REPORT

2733 ELK GROVE BLVD ELK GROVE, CA 95758



POPULATION 2023 ESTIMATE

1-MILE RADIUS	11,033
3-MILE RADIUS	58,812
5-MILE RADIUS	184,559

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$131,408.00
3-MILE RADIUS	\$127,560.00
5-MILE RADIUS	\$107,272.00



POPULATION 2028 PROJECTION

1-MILE RADIUS	11,296
3-MILE RADIUS	60,391
5-MILE RADIUS	190,403

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$113,628.00
3-MILE RADIUS	\$109,742.00
5-MILE RADIUS	\$88,231.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,592	26,014	75,544
BLACK	1,308	7,093	30,287
HISPANIC ORIGIN	2,046	12,660	47,898
AM.INDIAN & ALASKAN	86	546	2,090
ASIAN	3,986	19,249	57,296
HAWAIIAN/PACIFIC ISLAND	105	839	4,533
OTHER	956	5,070	14,809

CONTACT US!

**FOR MORE INFORMATION
ABOUT THESE RETAIL SUITES**



Chase Burke

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