

WHITELOCK RD

SUBJECT

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE# 02092307

AVAILABLE
FOR LEASE

5640 - 5700 WHITELOCK PWY

ELK GROVE, CA 95757

CENTURY 21

Select Real Estate, Inc.



LAST SUITE REMAINING - SEEKING RESTAURANT USER

THE PROPERTY

5640 - 5700 WHITELOCK PKWY ELK GROVE, CA 95757

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ELK GROVE



+/-1,575 SF



LC-
LIMITED
COMMERCIAL



RESTAURANT
QSR RETAIL



\$2.25 + NNN

5640 Ste. 110 - Retail End-Cap
+/-1,3000 SF
Former Gym

LEASED



Located Near Franklin
Highschool & Toby
Johnson Middle School

5650 Ste. 115
Shell Space 1,575 SF



Surrounded by thousands
of homes within
multiple neighborhoods

2nd Generation Restaurant
Leased



Localized neighborhood
strip-center





BARTHOLOMEW
SPORTS PARK

FRANKLING HIGHSCHOOL
TOBY JONSON MIDDLE SCHOOL

ELK GROVE
CHARTER SCHOOL

CSD FIRE
STATION 72

BRUCEVILLE RD.

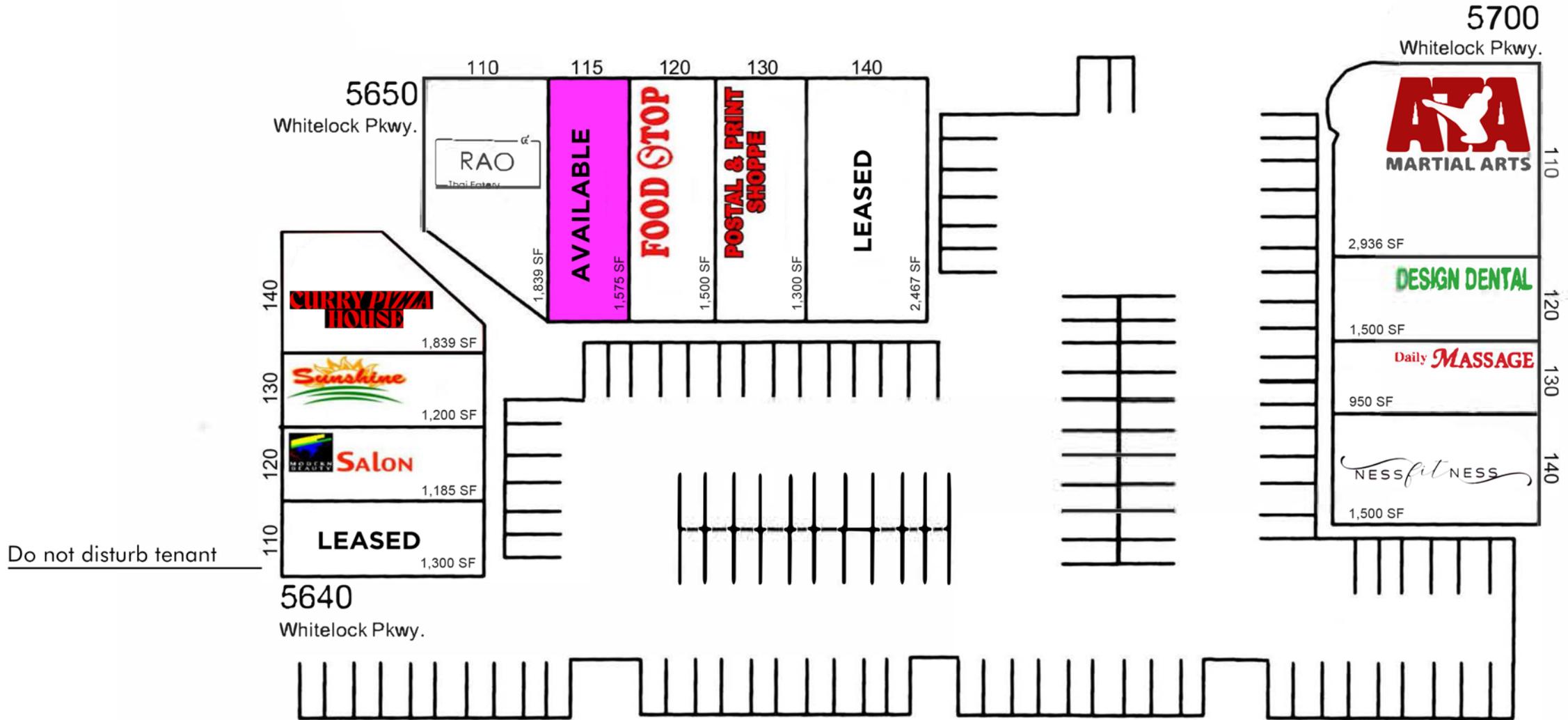
WHITELOCK RD ATD 17,000

ATKINS DR



FLOOR PLAN

5640
WHITELOCK PKWY



5640
WHITELOCK PKWY



THE BUILDING

This neighborhood retail strip center consists of 3 buildings each having one vacancy. The three buildings combined create +/-21,000 SF and the three vacancies create +/-4,614 SF. The largest space available is +/-1,839 SF and is Panda Ice. The second vacancy is +/-1,575 SF in a shell condition. The third vacancy is the end-cap consisting of +/-1,500 SF.

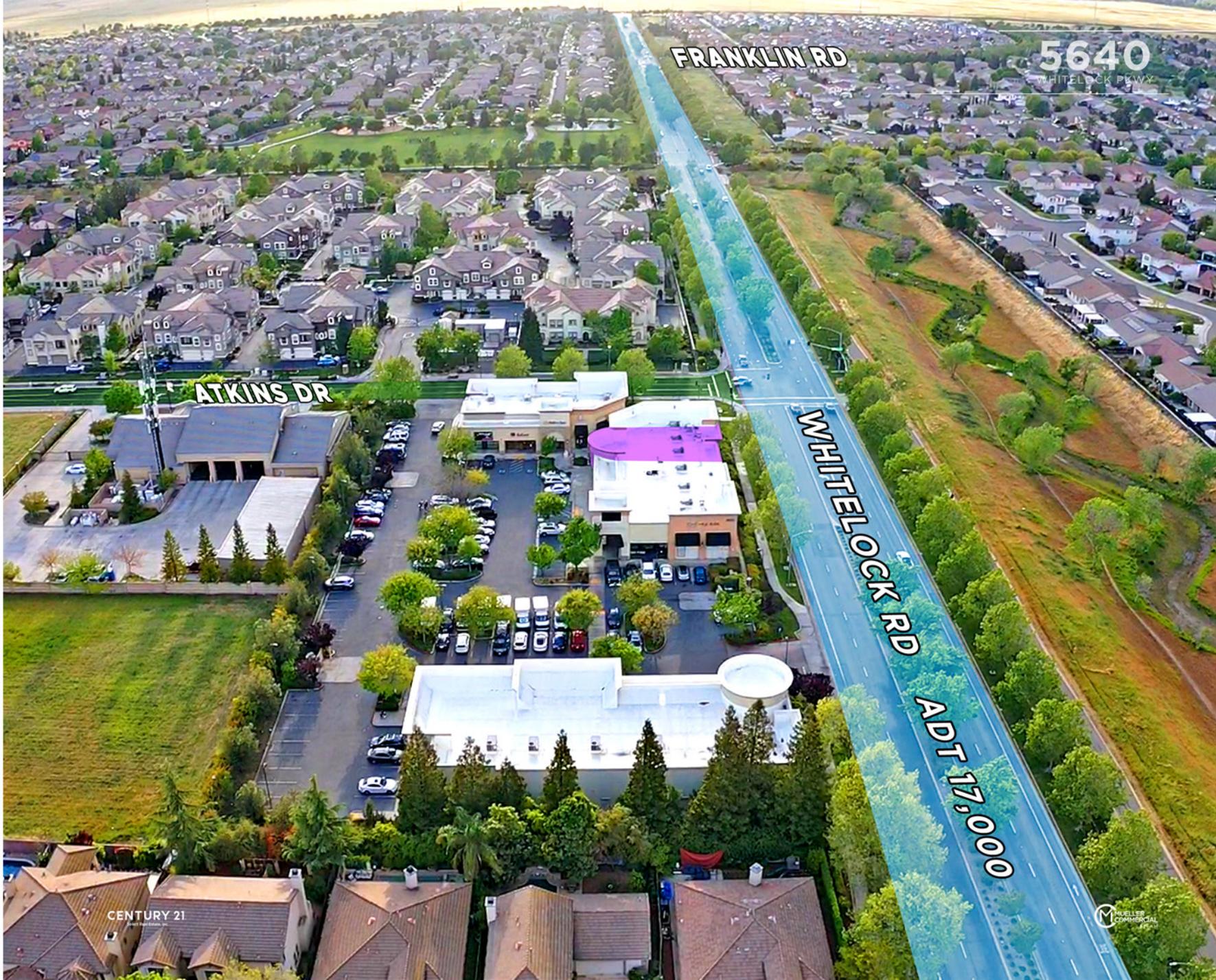
This building is surrounded by several neighborhoods consisting of thousands of homes and several schools accommodating all grade levels. This neighborhood strip center is the closets destination that sells food and offers other services for most individuals in neighborhoods rather than driving to a larger anchored center.

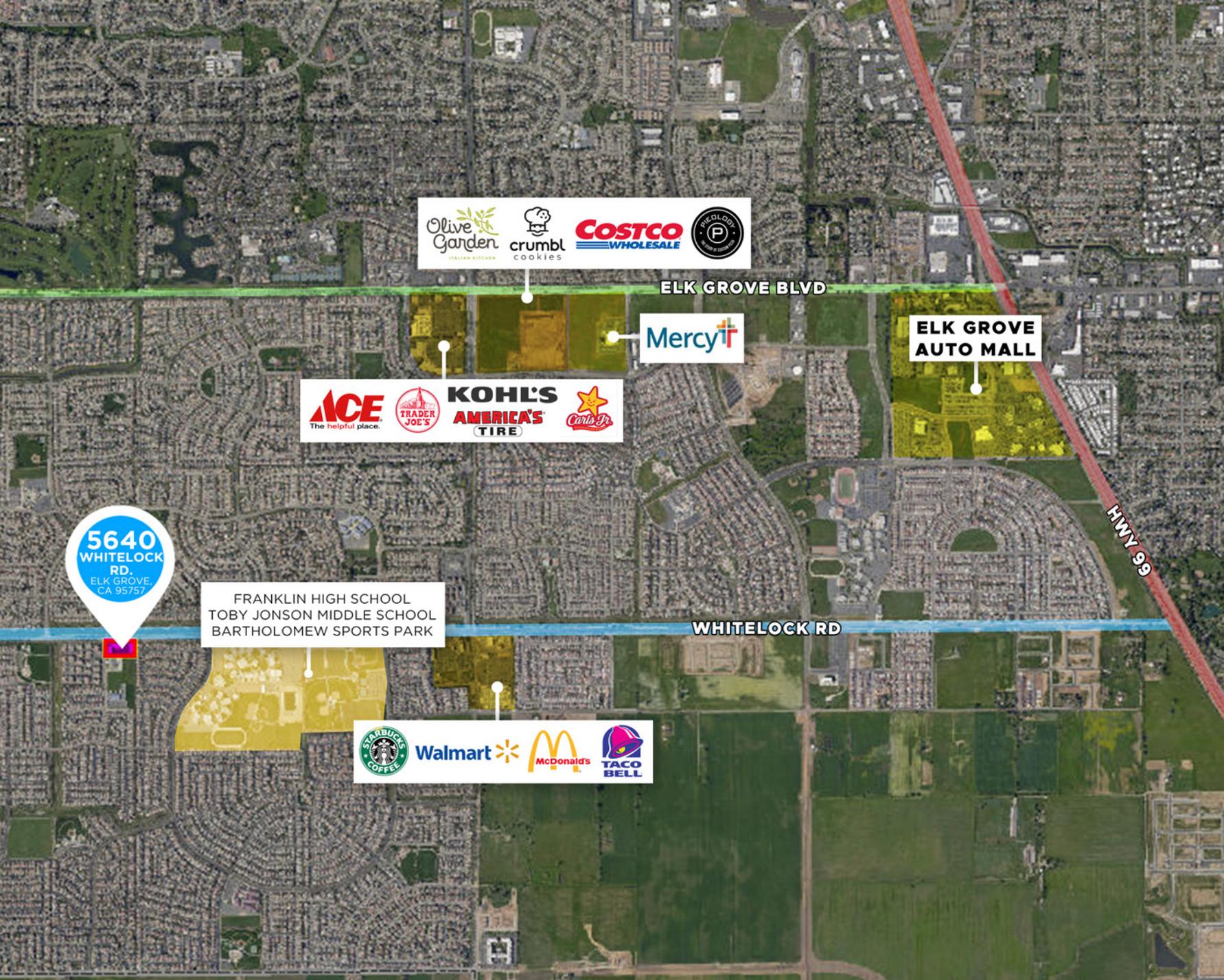




THE AREA

These three buildings create the neighborhood strip center found on Whitelock Rd with an ADT of 17,000. This property is densely surrounded by single-family homes and is positioned next to Cosumnes CSD Fire Station 72 and situated between multiple parks and schools. The City of Elk Grove continues to see tremendous growth in population and the immediate growth in infrastructure that follows. Elk Grove now has an estimated 181,291 residents with a majority of its student attending several of the prestigious K-12 schools within the Elk Grove Unified School District. Over 60% of the residents are married with 81% of those couples owning homes. Elk Grove continues to see continuous growth within its population and infrastructure.





5640
WHITELOCK
RD.
ELK GROVE,
CA 95757

FRANKLIN HIGH SCHOOL
TOBY JONSON MIDDLE SCHOOL
BARTHOLOMEW SPORTS PARK

Olive Garden
crumbl
COSTCO WHOLESALE
P

ELK GROVE BLVD

Mercy

ELK GROVE
AUTO MALL

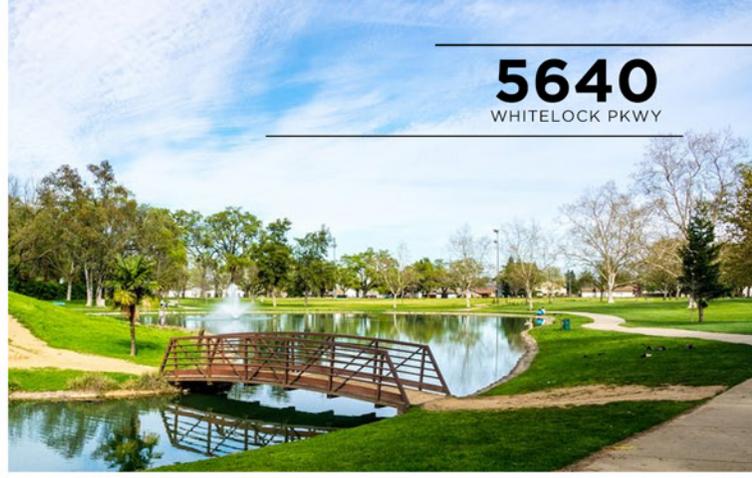
ACE
The helpful place.
TRADER JOE'S
KOHLS
AMERICA'S TIRE
Carls Jr.

HWY 99

WHITELOCK RD

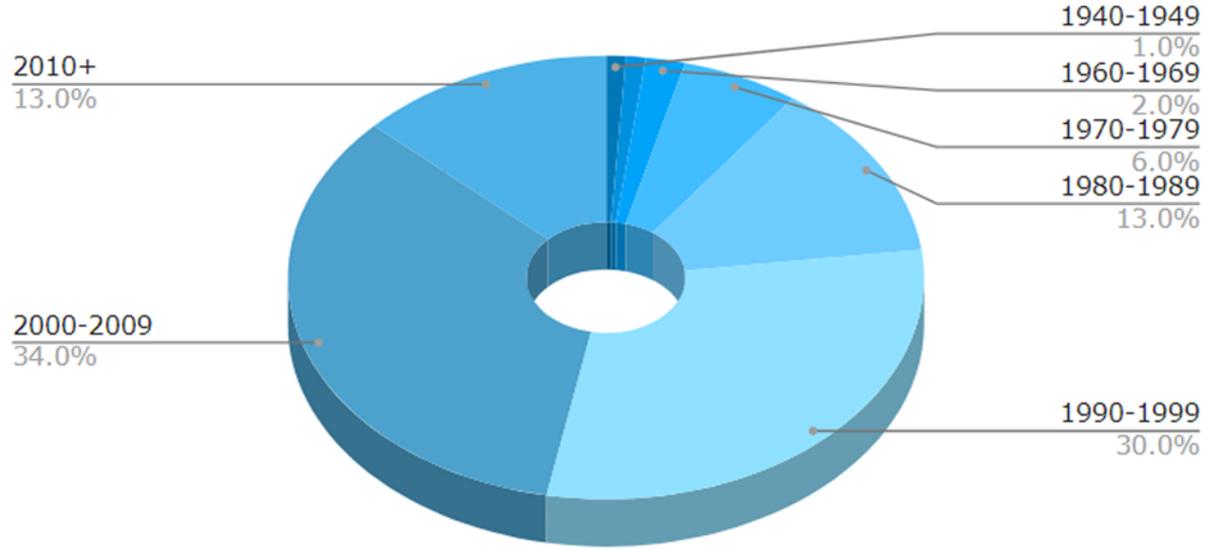
STARBUCKS COFFEE
Walmart
McDonald's
TACO BELL

5640
WHITELOCK PKWY



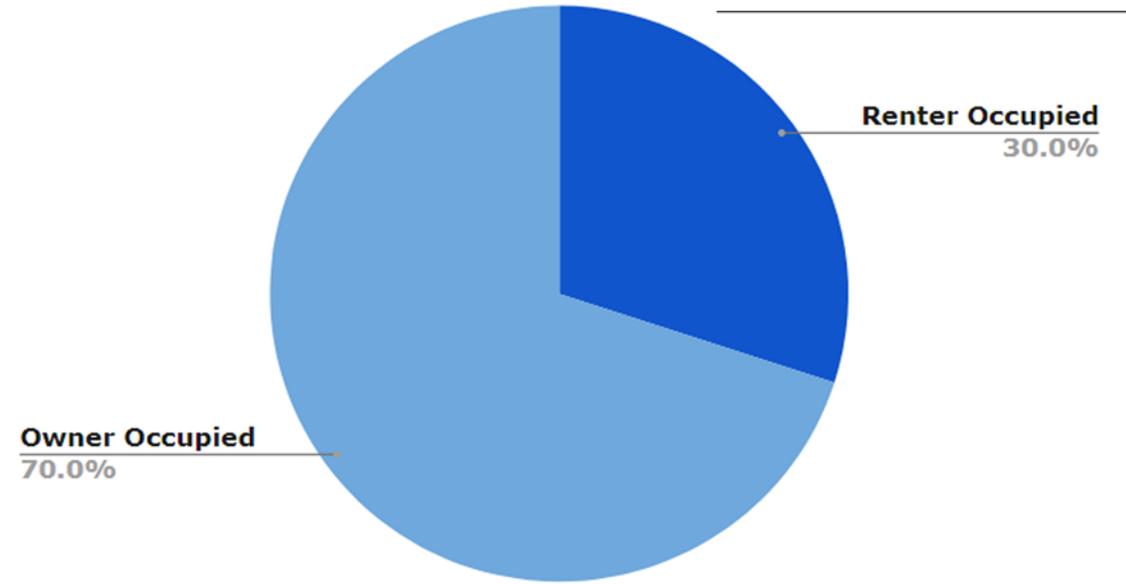
CENTURY 21
MUELLER COMMERCIAL
TEAM

Homes Built by Year

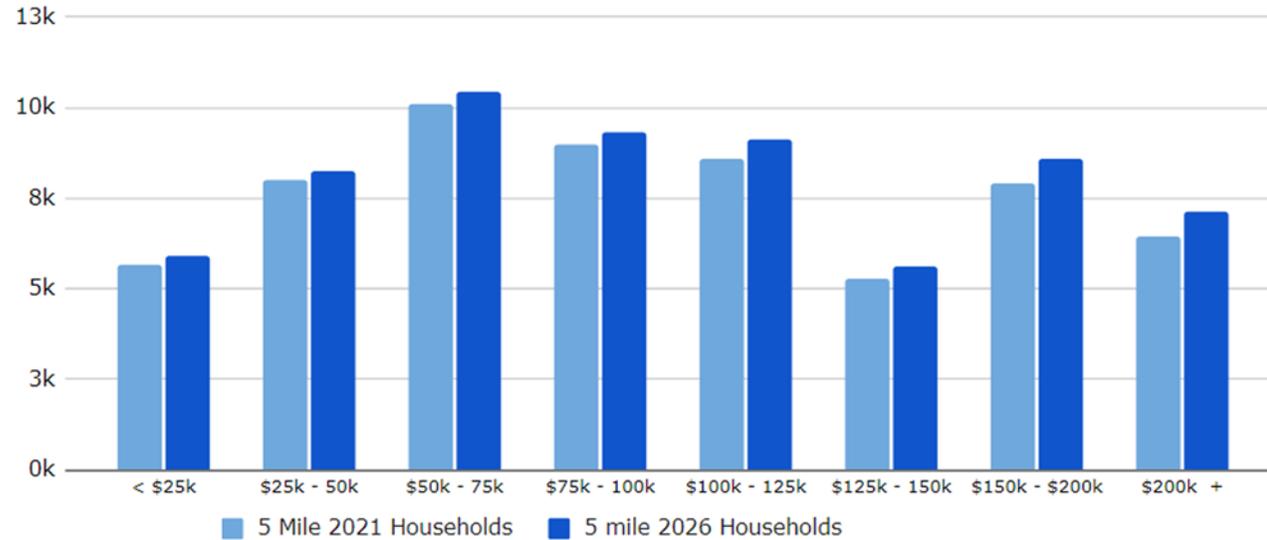


Housing Occupancy

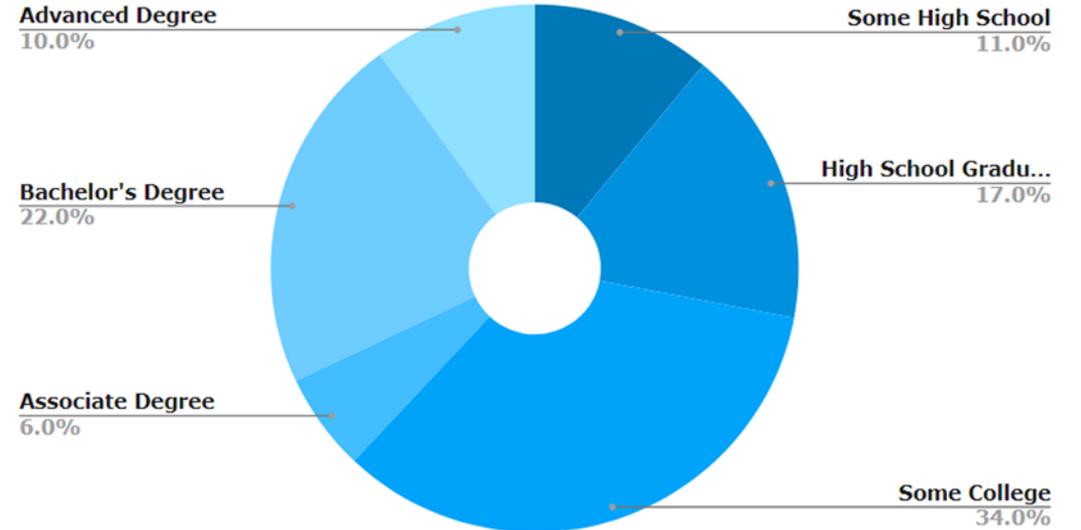
5640
WHITELOCK PKWY



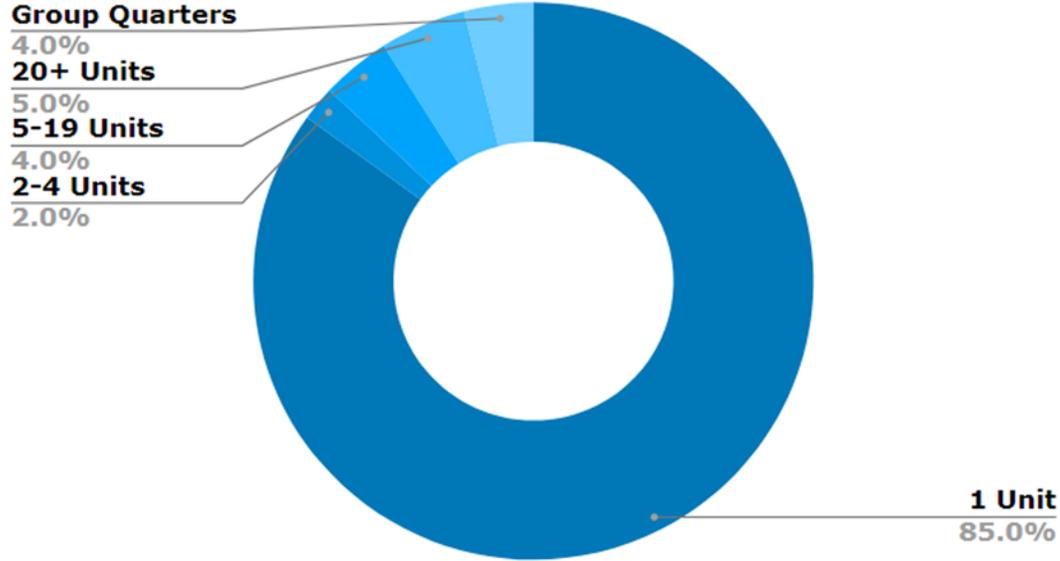
Monthly House Hold Income



Educational Attainment

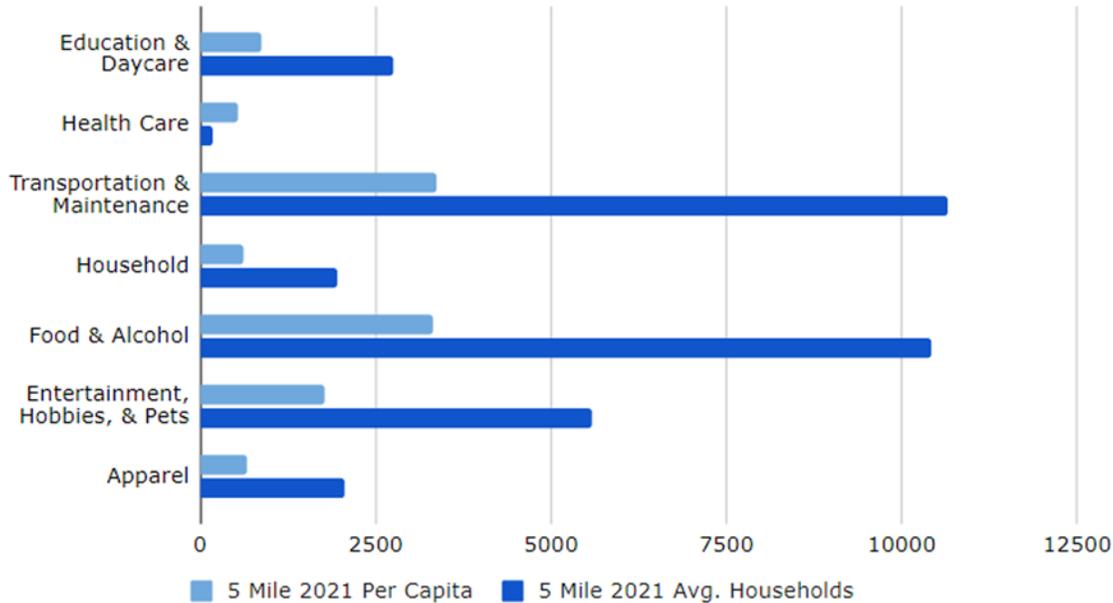


Housing Type

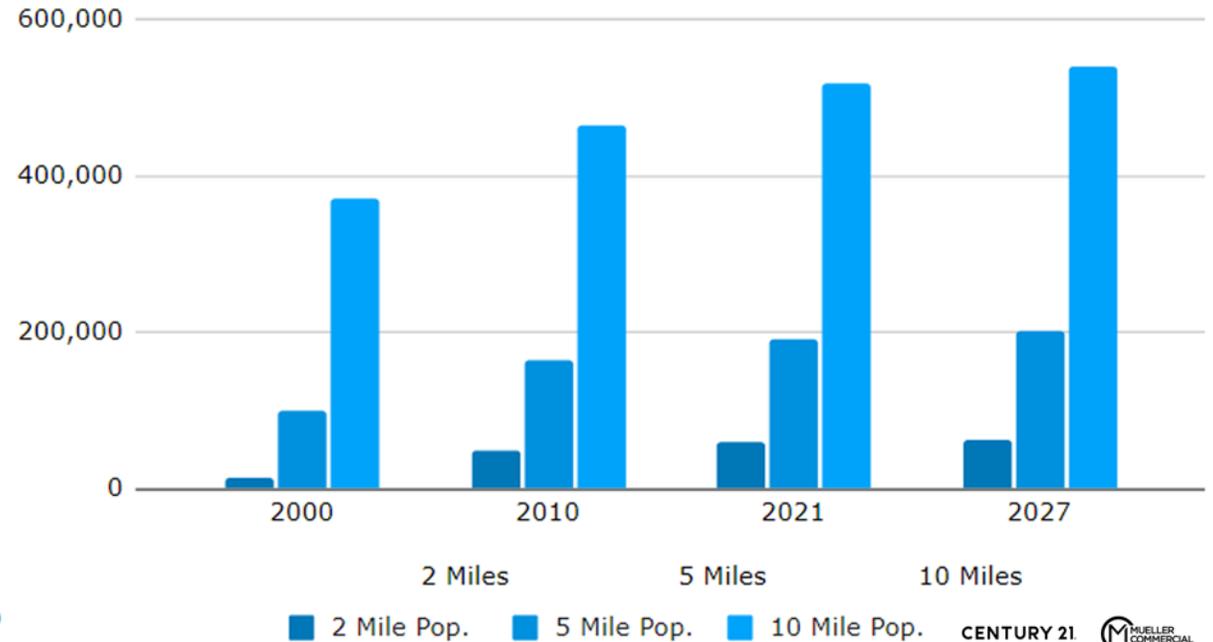


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	14,291	100,757	370,743
2010	49,297	165,190	464,310
2021	59,729	192,341	518,340
2027	63,137	202,178	541,451

Per Capita & Avg. Household Spending



Population



WHITELOCK RD

SUBJECT

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CAMERON FREELove

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc



LEASE

CENTURY 21
Select Real Estate, Inc.



2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224