

**WHITELOCK RD**

SUBJECT

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**DANIEL MUELLER**

Executive Director

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Cal DRE# 02092307

**CENTURY 21**

Select Real Estate, Inc.



AVAILABLE  
**FOR LEASE**

**5640 - 5700 WHITELOCK PWY**

**ELK GROVE, CA 95757**

**2ND GENERATION RESTAURANT & IN-LINE RETAIL SPACE AVAILABLE FOR LEASE**

# THE PROPERTY

5640 - 5700 WHITELOCK PKWY ELK GROVE, CA 95757

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ELK GROVE



+/-1,300 SF  
+/-1,575 SF



LC-  
LIMITED  
COMMERCIAL



RESTAURANT  
QSR RETAIL



\$2.25+ NNN  
to  
\$2.50 + NNN

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



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



5640

WHITELOCK PKPWY



BRUCEVILLE RD.

BARTHOLOMEW  
SPORTS PARK

FRANKLIN HIGH SCHOOL  
TOBY JONSON MIDDLE SCHOOL

ELK GROVE  
CHARTER SCHOOL

CSD FIRE  
STATION 72

WHITELOCK RD ATD 17,000

ATKINS DR

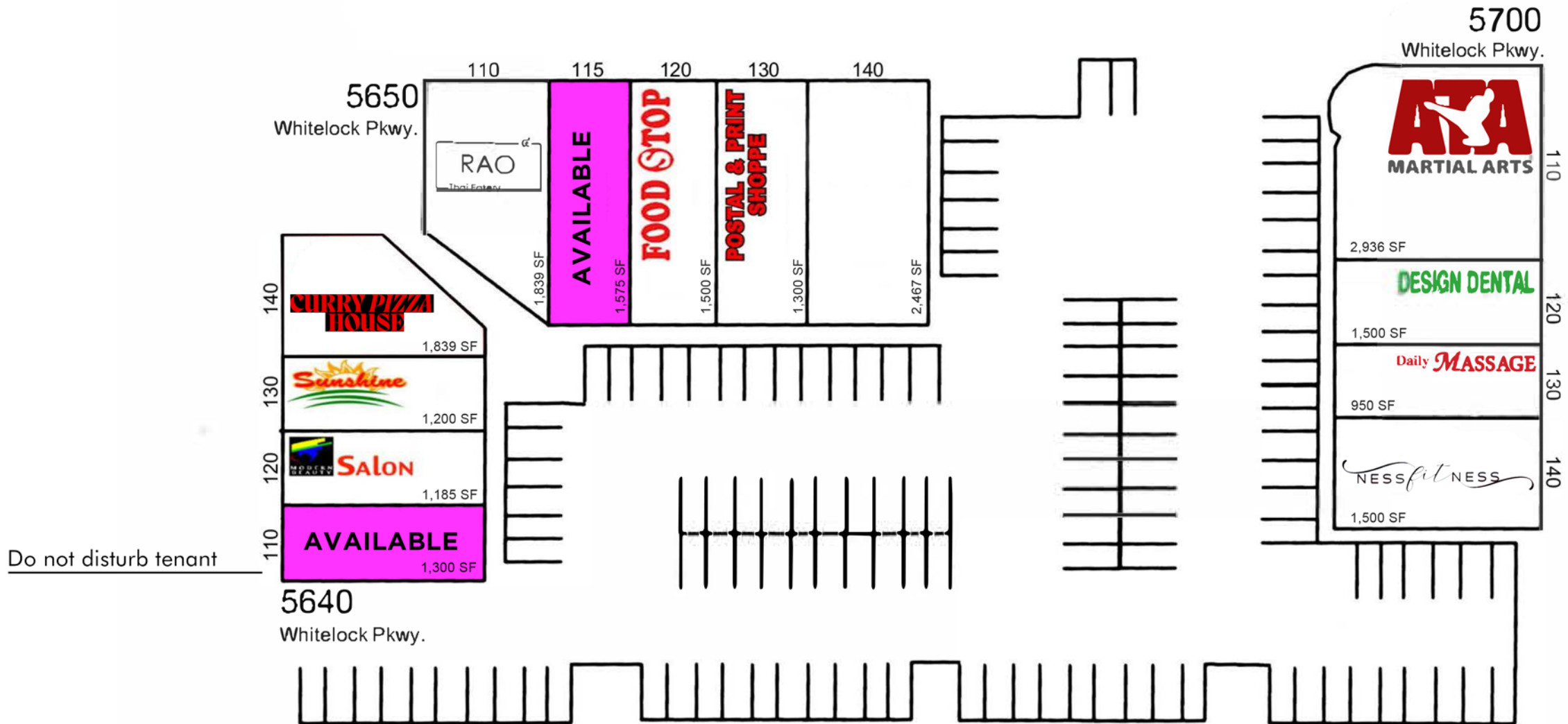
CENTURY 21





# FLOOR PLAN

**5640**  
WHITELOCK PKWY



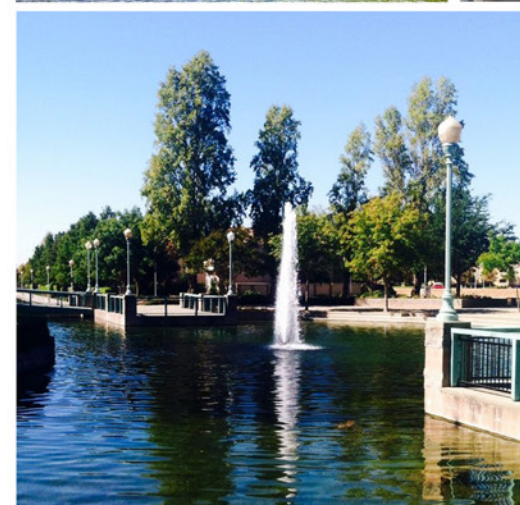
5640  
WHITELOCK PKWY



# 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.

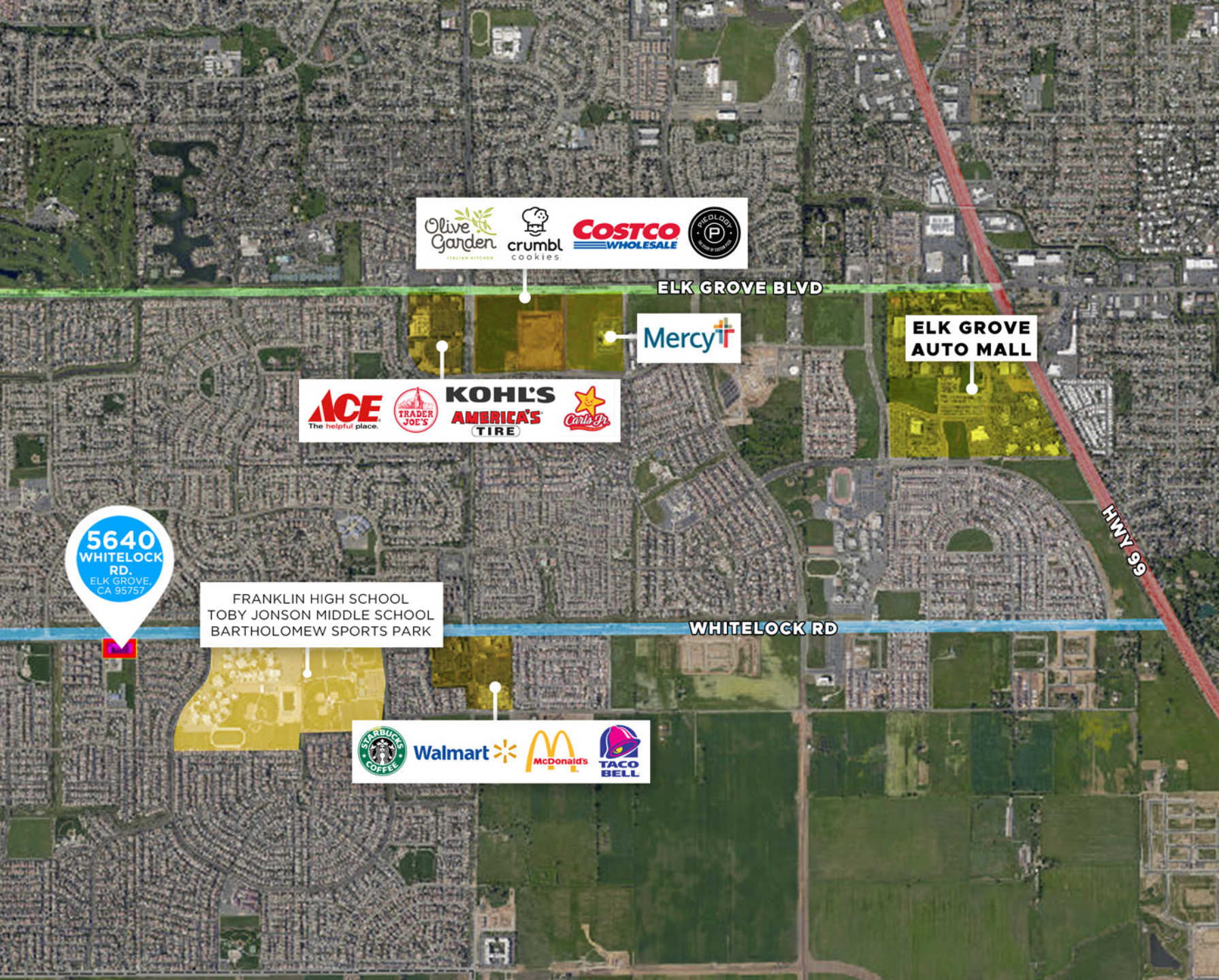




## THE AREA

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.





Olive Garden  
crumbl  
Costco WHOLESALE  
P

ELK GROVE BLVD

Mercy+

ELK GROVE  
AUTO MALL

ACE  
The helpful place.  
TRADER JOE'S  
Kohl's  
AMERICA'S TIRE  
Coca-Cola

5640  
WHITELOCK  
RD,  
ELK GROVE,  
CA 95757

FRANKLIN HIGH SCHOOL  
TOBY JONSON MIDDLE SCHOOL  
BARTHOLOMEW SPORTS PARK

WHITELOCK RD

Starbucks COFFEE  
Walmart  
McDonald's  
TACO BELL

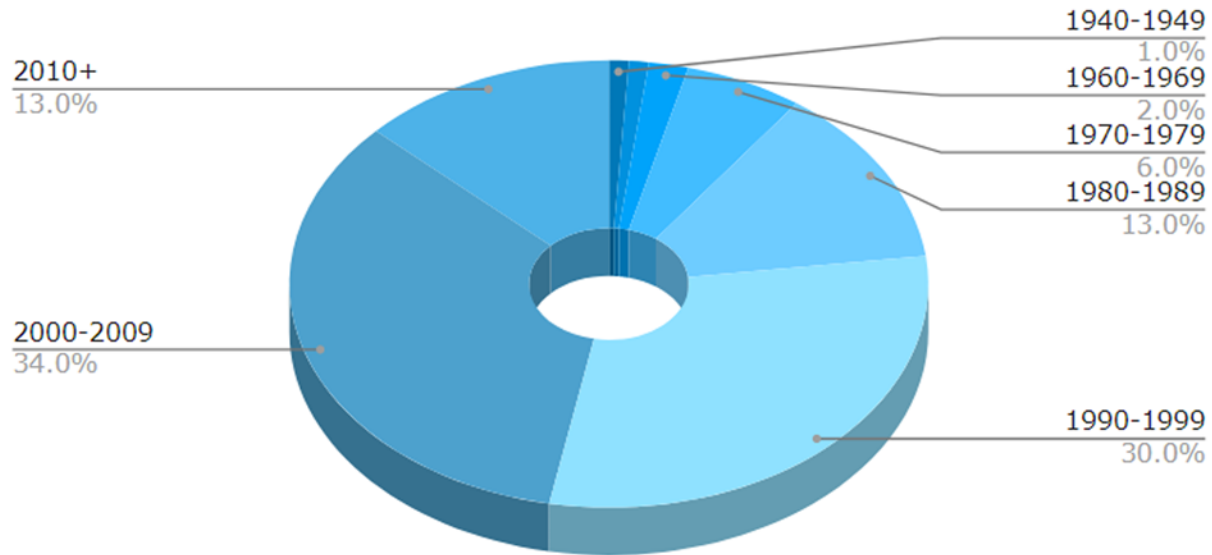
HWY 99

5640  
WHITELOCK PKWY



CENTURY 21  
MUELLER COMMERCIAL

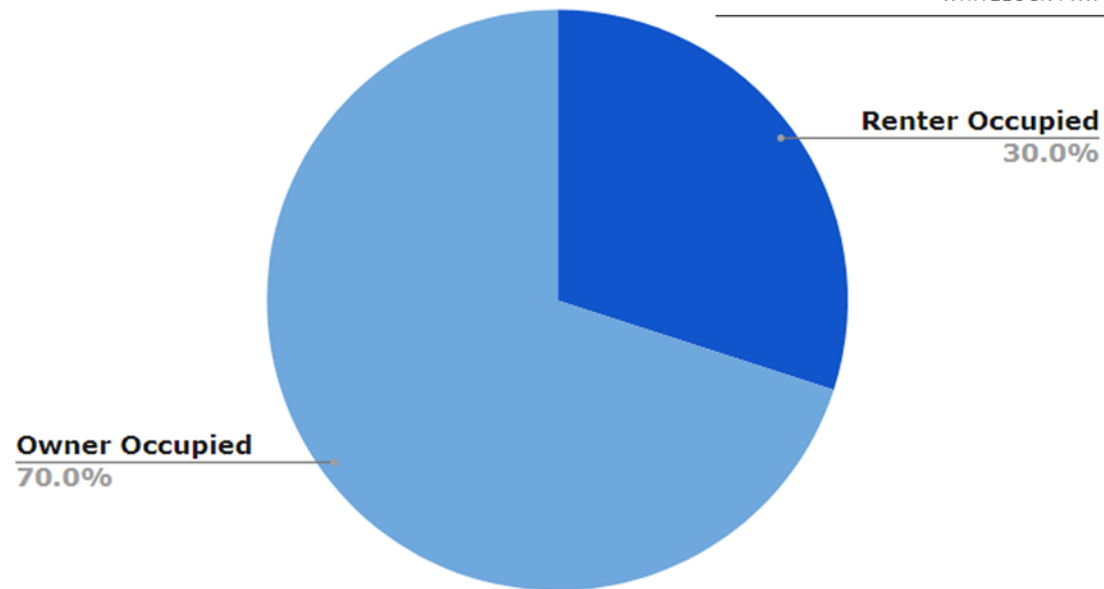
## Homes Built by Year



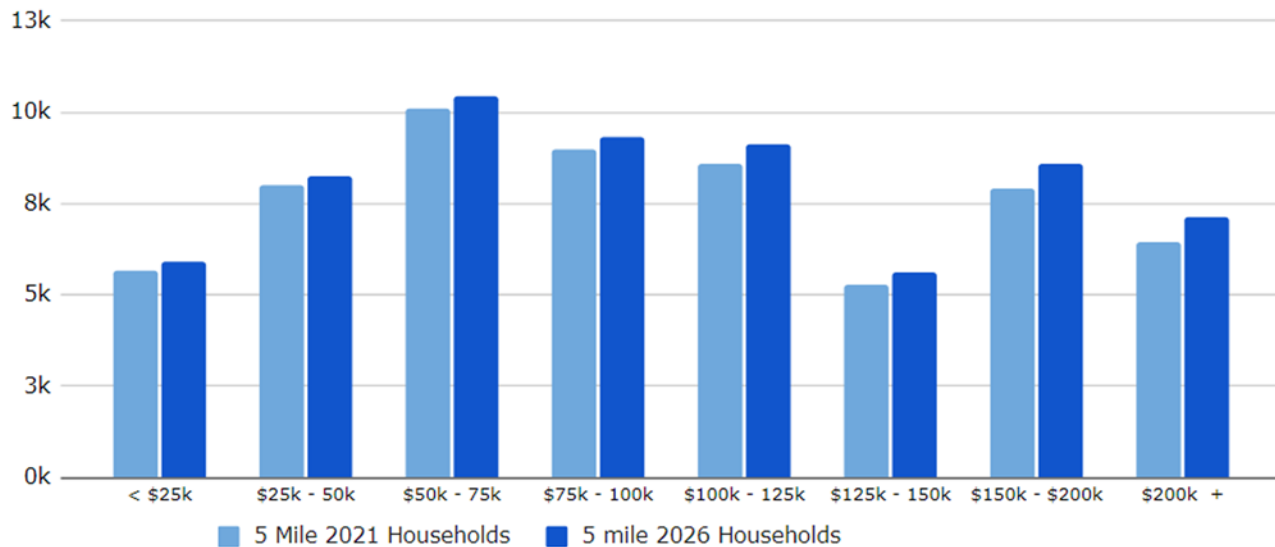
## Housing Occupancy

**5640**

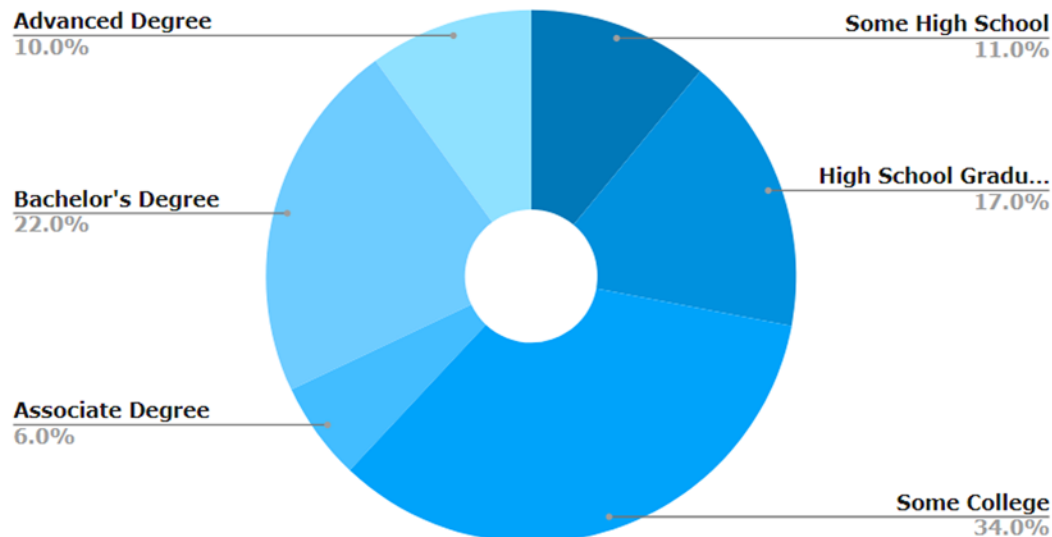
WHITELOCK PKWY



## Monthly House Hold Income



## Educational Attainment



## Housing Type

### Group Quarters

4.0%

20+ Units

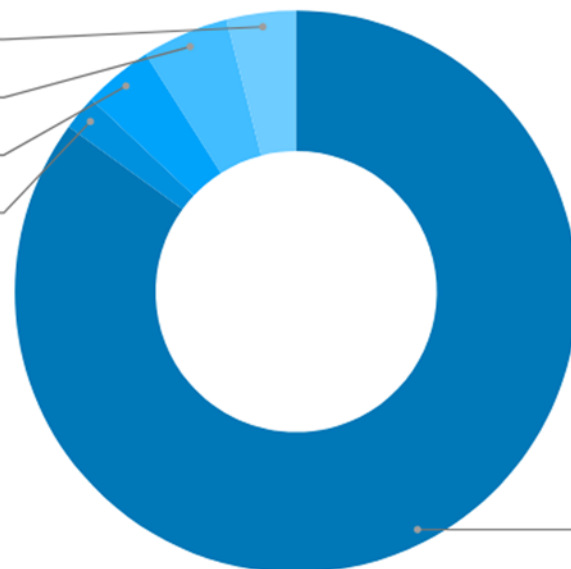
5.0%

5-19 Units

4.0%

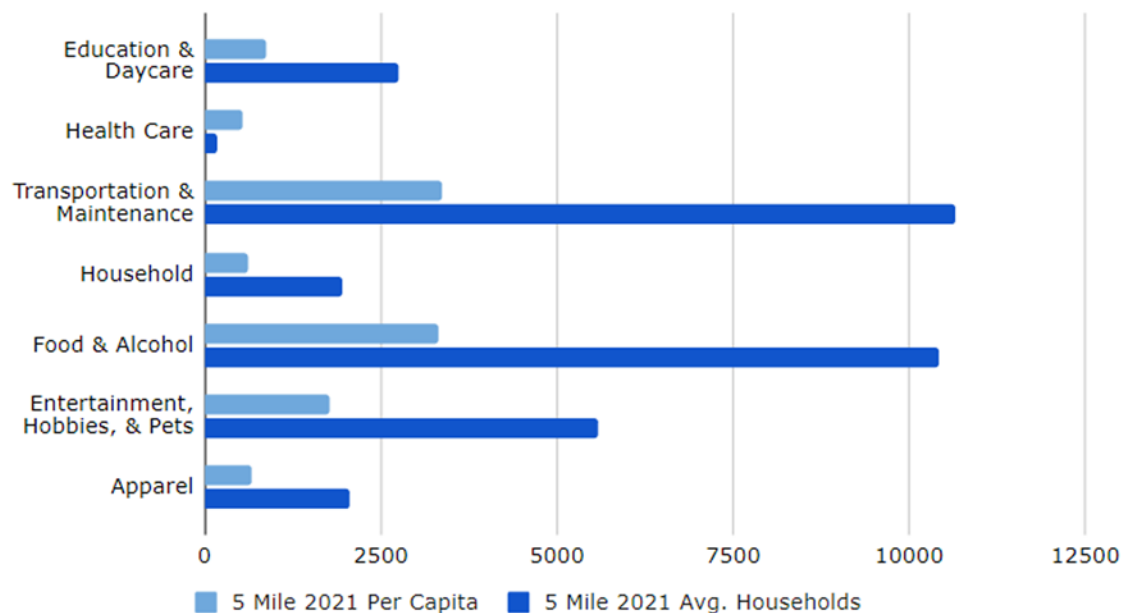
2-4 Units

2.0%

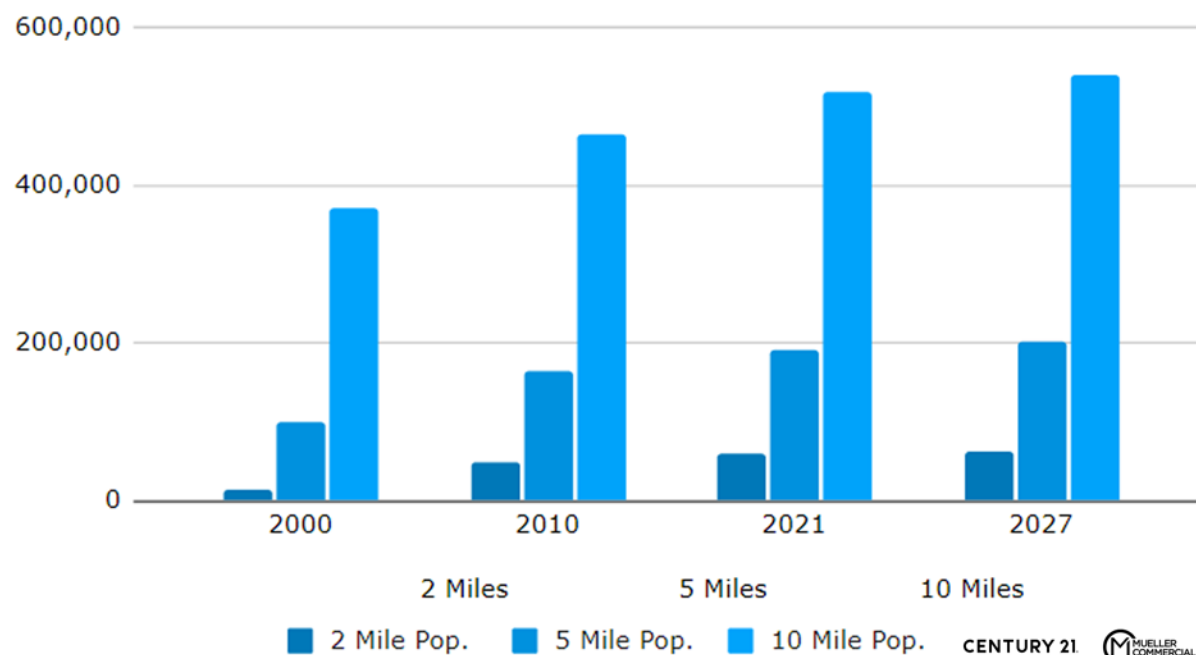


**1 Unit**  
85.0%

## Per Capita & Avg. Household Spending



## Population



**5640**

WHITELOCK PKWY

CENTURY 21

MUELLER COMMERCIAL TEAM



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# LEASE

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