



**ELVERTA
CROSSING**

ANTELOPE | CA

FOR LEASE

8005 - 8027 WATT AVENUE | ANTELOPE, CA 95843

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Elverta Crossing Shopping Center is anchored by Tractor Supply & Co and Life Storage and has a great mix of quick-service restaurants such as Huckleberry's Breakfast and Lunch, Taco Bell, and KFC. Surrounded by apartments and single-family homes, the population within a one-mile radius is $\pm 16,104$ and $\pm 93,796$ within three miles. The center is situated at the high-traffic intersection of Elverta Road ($\pm 23,268$ ATC) and Watt Avenue ($\pm 22,051$ ATC).

PROPERTY HIGHLIGHTS

- ± 1.4 million annual visits with a 45-minute average dwell time.
- Average household income of \$110,299 within one mile.
- Population within a three-mile radius is $\pm 93,796$.
- High-visibility interaction with strong traffic counts.

AVAILABILITY

- **8005 Watt Avenue:** $\pm 3,400$ SF
- **8027 Watt Avenue:** $\pm 1,200$ SF

Contact broker for pricing.



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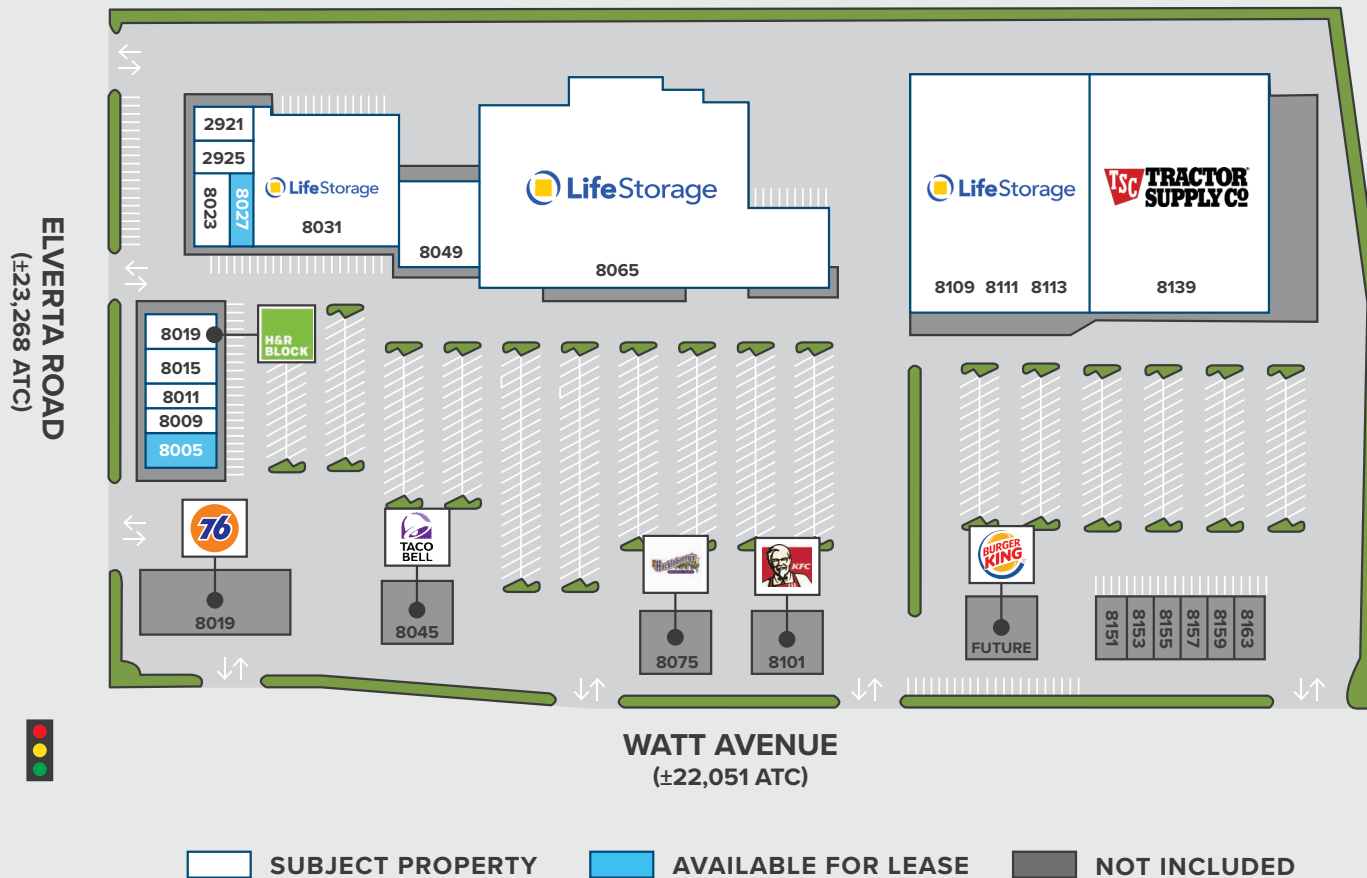
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SITE PLAN AND AVAILABILITY

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UNIT	SIZE	TENANT
2921	2,400	Cajun and Sushi House
2925	2,400	Antelope Family Dental
8001	N/A	76 Gas Station
8005	3,400	AVAILABLE
8009	1,100	Upper Kutz Barber Shop
8011	1,100	Upper Kutz Barber Shop
8015	2,590	European Deli House
8019	3,010	H&R Block
8023	2,400	Antelope Liquor
8027	1,200	AVAILABLE
8031	20,000	Life Storage
8045	N/A	Taco Bell
8049	6,800	Life Storage
8065	49,950	Life Storage
8075	3,461	Huckleberry's
8101	2,887	KFC
8109	1,600	Life Storage
8111	1,600	Life Storage
8113	3,200	Life Storage
8139	N/A	Tractor Supply
8151	N/A	Donut Shop
8153	N/A	Pointe Church
8155	N/A	Pointe Church
8157	N/A	Pointe Church
8159	N/A	Pointe Church
8163	N/A	Pointe Church

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PROPERTY PHOTOS

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RETAIL AREA

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RESIDENTIAL AREA

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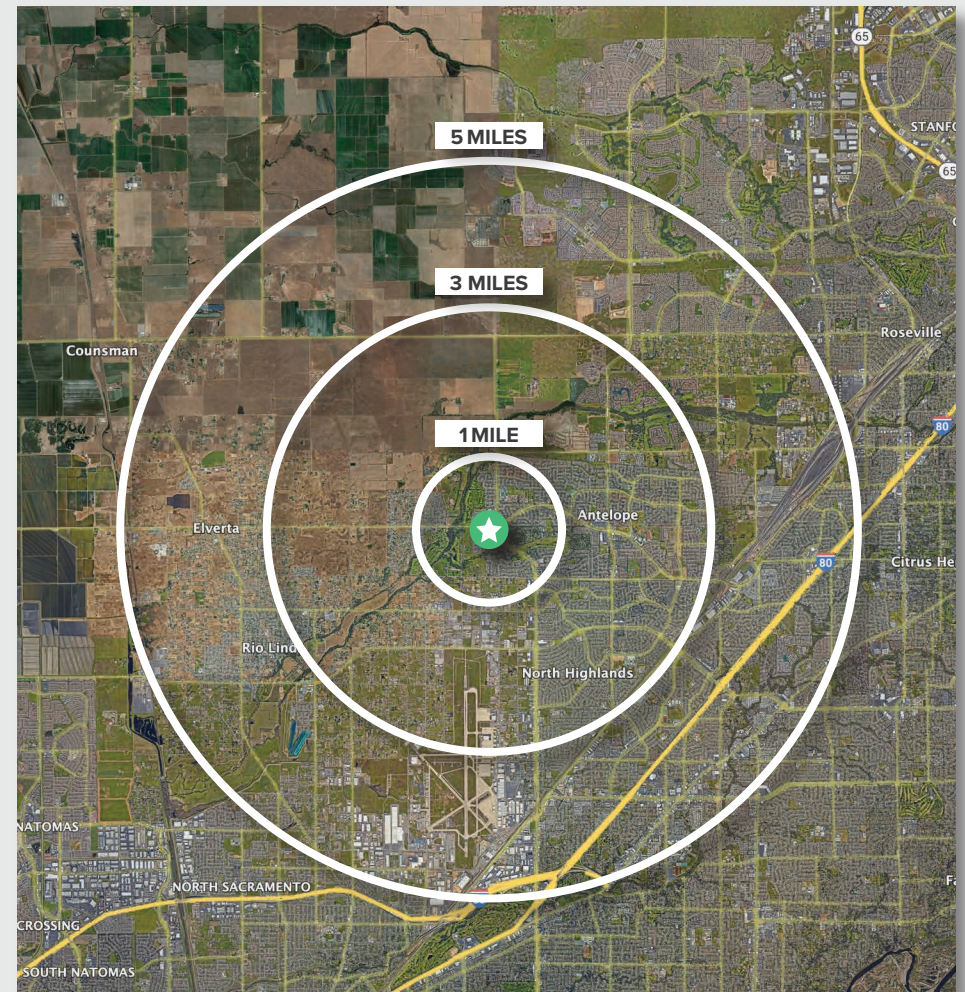
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	16,104	93,796	231,749
2028 Projected Population	18,641	100,284	243,474
2020 Census Population	15,405	91,390	227,693
2010 Census Population	14,100	84,390	201,888
2023 Median Age	35.1	34.5	35.9
HOUSEHOLDS			
2023 Estimated Households	5,116	29,592	80,245
2028 Projected Households	6,122	32,918	87,762
2020 Census Households	4,831	28,428	77,773
2010 Census Households	4,453	26,598	69,449
INCOME			
2023 Estimated Average Household Income	\$110,299	\$113,479	\$107,807
2023 Estimated Median Household Income	\$86,260	\$89,257	\$88,911
2023 Estimated Per Capita Income	\$35,083	\$35,877	\$37,418
BUSINESS			
2023 Estimated Total Businesses	206	1,551	5,028
2023 Estimated Total Employees	1,234	9,277	39,694

Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1



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