

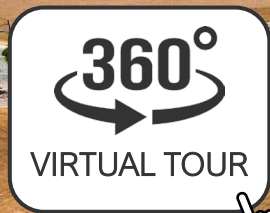
FOR LEASE

10299 E Stockton Blvd | Elk Grove, CA



NANorthgate

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HIGHLIGHTS

Rare Hwy 99 visible, junior anchor retail space, previously occupied by Kelly-Moore Paints.

- Hwy 99 visible and accessible retail.
- Co-tenants include Soccer City and Elk Grove Power Sports.
- Ample on-site parking.
- Strong socioeconomic region located on the path of growth.
- Strong retail, growing residential neighborhoods, the new Sky River Casino, Amazon, and more, all located within the immediate area.

PROPERTY OVERVIEW

ADDRESS	10299 E Stockton Blvd, Elk Grove, CA 95624	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
ZONING	Shopping Center (SC)	
SPACE AVAILABLE	± 7,286 sq ft	
LOT SIZE	± 1.72 acres	
APN	134-0670-029	
TRAFFIC	E Stockton Blvd Highway 99	± 8,806 ADT ± 75,172 ADT

AERIAL VIEW



10299
E STOCKTON BLVD
Elk Grove, CA

AERIAL VIEW

amazon

CALIBER
COLLISION



ARCO



Grant Line Rd (14,515 ADT)

10299

E STOCKTON BLVD

ELK GROVE, CA

SKY RIVER
CASINO

Planned Development

Highway 99 (79,018 ADT)



Planned Development
The Promenade at Elk Grove



AERIAL VIEW



CITY PROFILE – ELK GROVE, CA

Rapidly Growing Population

Elk Grove is experiencing remarkable population growth, making it an excellent market for retail businesses. With a current population exceeding 175,000 residents, the city offers a substantial customer base eager to explore new shopping opportunities. This growth trend is expected to continue, ensuring a consistent flow of potential customers for your retail business.

Strong Economic Base

Elk Grove boasts a robust and diverse economy. The city has a healthy job market, supported by a range of industries such as healthcare, education, technology, and manufacturing. This economic stability translates into increased consumer spending power, creating a favorable environment for retail businesses to thrive.

Business-Friendly Environment

Elk Grove is known for its business-friendly environment, with local authorities actively supporting and encouraging entrepreneurial initiatives. The city offers streamlined permitting processes, helpful business resources, and a responsive local government that values and nurtures retail enterprises. This favorable climate reduces administrative burdens, allowing you to focus on growing your business.

Strong Community Engagement

Elk Grove is renowned for its tight-knit community and strong sense of civic engagement. The residents take pride in supporting local businesses, fostering a loyal customer base. By establishing your retail business in Elk Grove, you become part of this vibrant community and benefit from the community's advocacy and patronage.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		4,846	56,203	157,095
2028 Projected Population		5,049	58,844	162,907
2023 Median Age		41	39	37
INCOME				
2023 Estimated Average Household Income		\$109,188	\$120,126	\$119,116
DIVERSITY				
2023 Estimated White		70%	58%	47%
2023 Estimated African American/Black		9%	12%	12%
2023 Estimated Hispanic		20%	21%	21%



NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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