

**FOR
LEASE**

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

±1,500 - 3,780 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

HARBOUR COVE

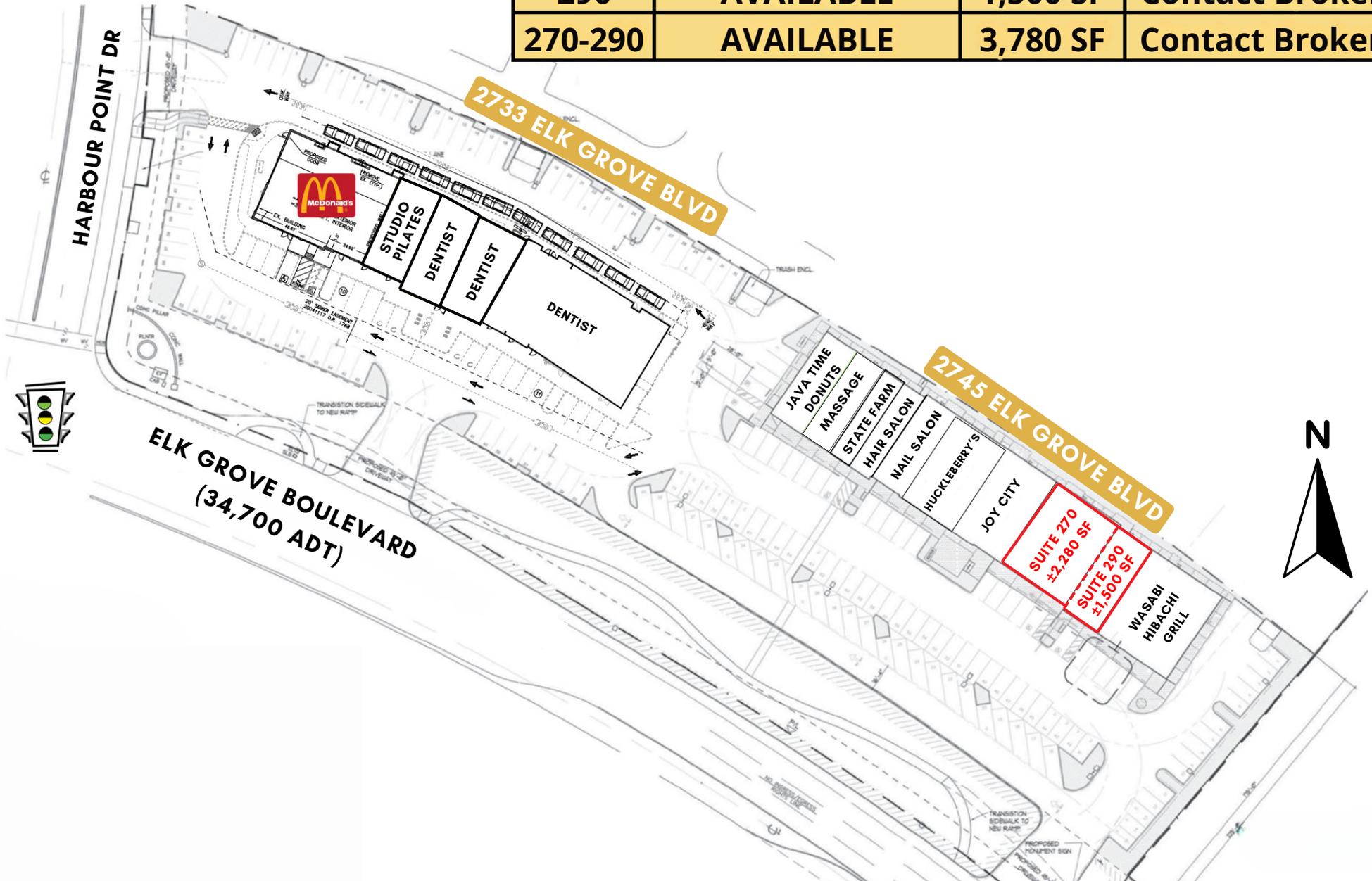
SUITE	SIZE	PRICING	SPACE NOTES
270	±2,280 SF	Contact Broker	Former Barber Shop
290	±1,500 SF	Contact Broker	Vanilla Shell Condition
270-290	±3,780 SF	Contact Broker	Combined Suites

- **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

2745 BUILDING

SUITE	BUSINESS NAME	SIZE	LEASE RATE
270	AVAILABLE	2,280 SF	Contact Broker
290	AVAILABLE	1,500 SF	Contact Broker
270-290	AVAILABLE	3,780 SF	Contact Broker



SUITE 270:

±2,280 SF

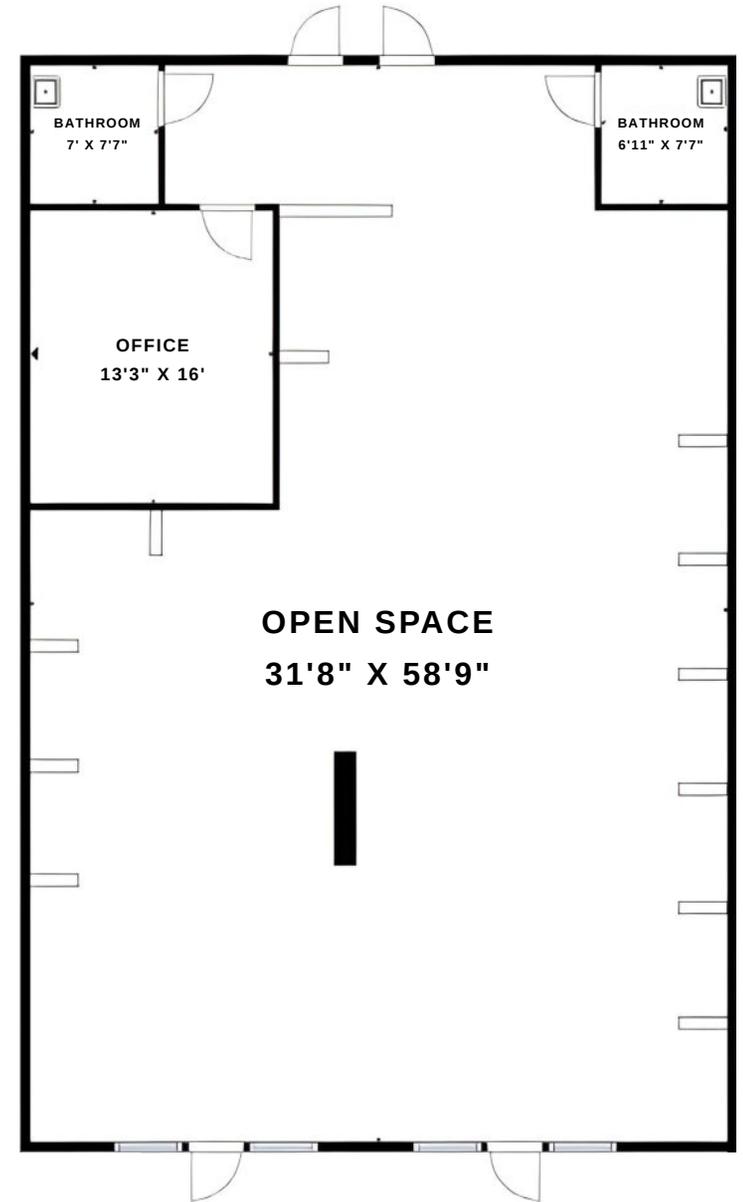
LEASE RATE: CONTACT BROKER

3D Tour
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- Former Barber Shop



INTERIOR PHOTOS



SUITE 290:

±1,500 SF

LEASE RATE: CONTACT BROKER



- Vanilla shell condition





EXTERIOR PHOTOS



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

FRANKLIN BLVD

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

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

Holiday Inn Express **ARCO** **Huckleberry's** **Kacie's DONUTS**
AN IHG HOTEL
Rescate coffee **McDonald's** **ORIGINAL Pete's** **Chevron**
Smog 'N go PIZZA - PASTA - GRILL **Shell**

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

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

ELK GROVE BLVD

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

DEMOGRAPHIC SUMMARY REPORT

2733-2745 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

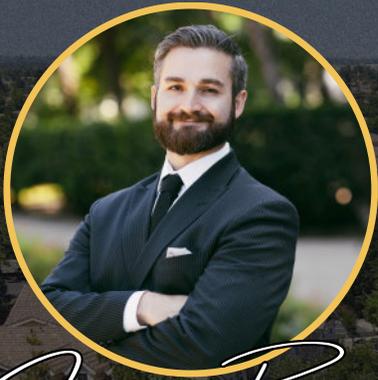


POPULATION 2023 BY ORIGIN

	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



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