NOW OPEN!

OPENING Q1 2025!

SHELDON PLACE

SWC Stockton Blvd and Sheldon Rd
Elk Grove, CA

1 Acre Remaining For Ground Lease

For further information, contact:
The Edwards Company
916.277.8120

Steve Edwards
steve@theedwardsco.com
Lic # 00977718

Andrea Sessions
andrea@theedwardsco.com
Lic # 01434048

PARTNER XTEAM RETAIL ADVISORS

THE EDWARDS COMPANY
commercial real estate services

© 2024 The Edwards Company. All Rights Reserved. The information contained herein has been carefully compiled from sources considered reliable; however, we make no guarantee, warranty, or representation of its accuracy. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY HIGHLIGHTS

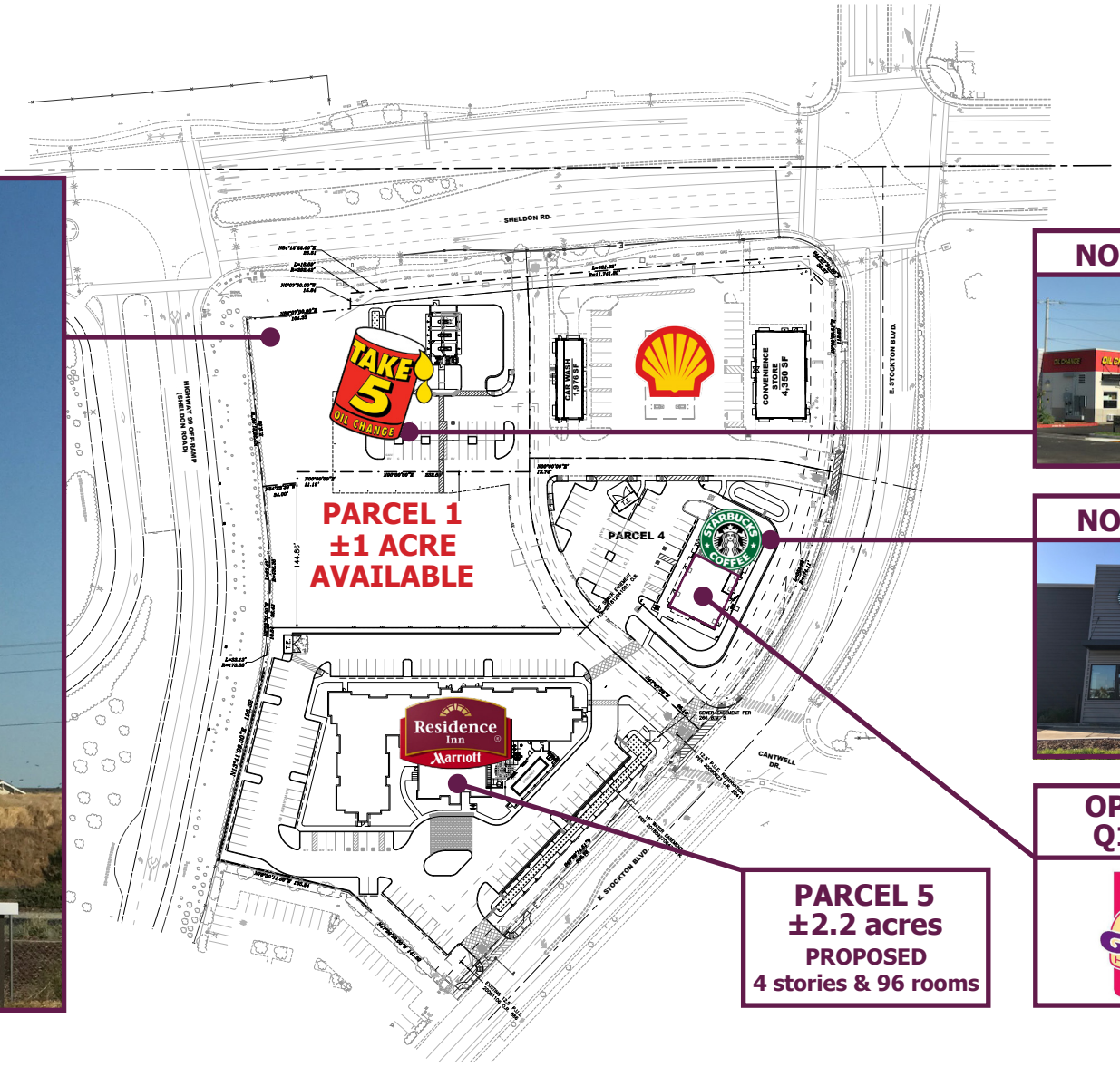
Elk Grove, CA

- Shell gas station is now open and exceeding sales projections!
- Starbucks Drive Thru and Take 5 Oil Now Open!
- Nation's Giant Hamburgers Opening Q1 2025!
- Proposed Residence Inn Marriott Hotel with 4 stories and 96 rooms.
- The City of Elk Grove has a growing population of more than 171,000 residents with 53,618 households
- Elk Grove is one of eight most notable high-growth cities in the nation
- Top employers in Elk Grove are Sutter Health (6,026 employees), Elk Grove Unified School District (5,000 employees), and Apple (2,500 employees)
- The Apple Corporate Elk Grove headquarters continues to grow with 5,000 employees
- Site is located at the Highway 99 Sheldon Road ramp

CONCEPTUAL SITE PLAN

Elk Grove, CA

FREEWAY PYLON SIGN



NOW OPEN

NOW OPEN

OPENING Q1 2025

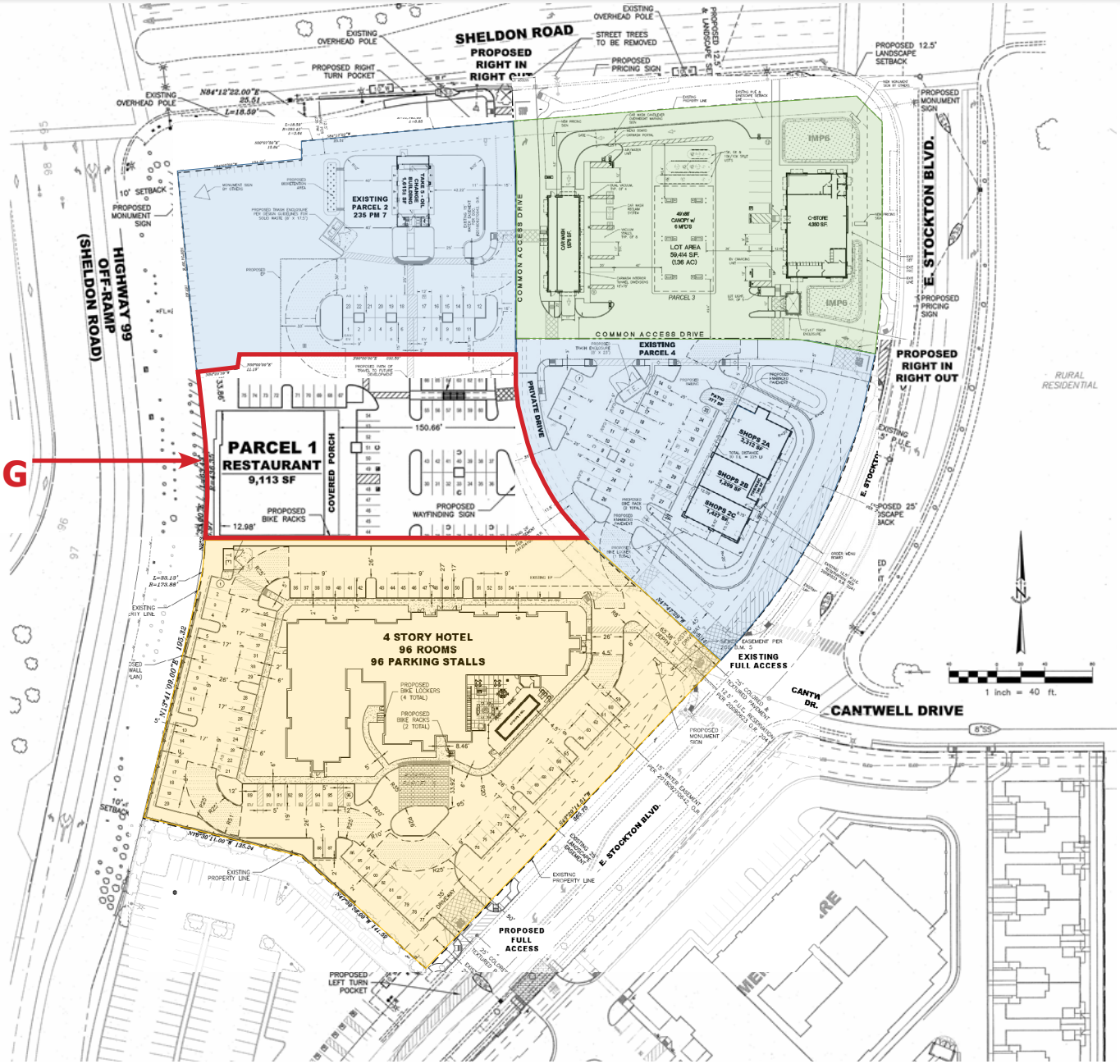
NATION'S GIANT HAMBURGERS

© 2024 The Edwards Company. All Rights Reserved.

PARCEL MAP

Elk Grove, CA

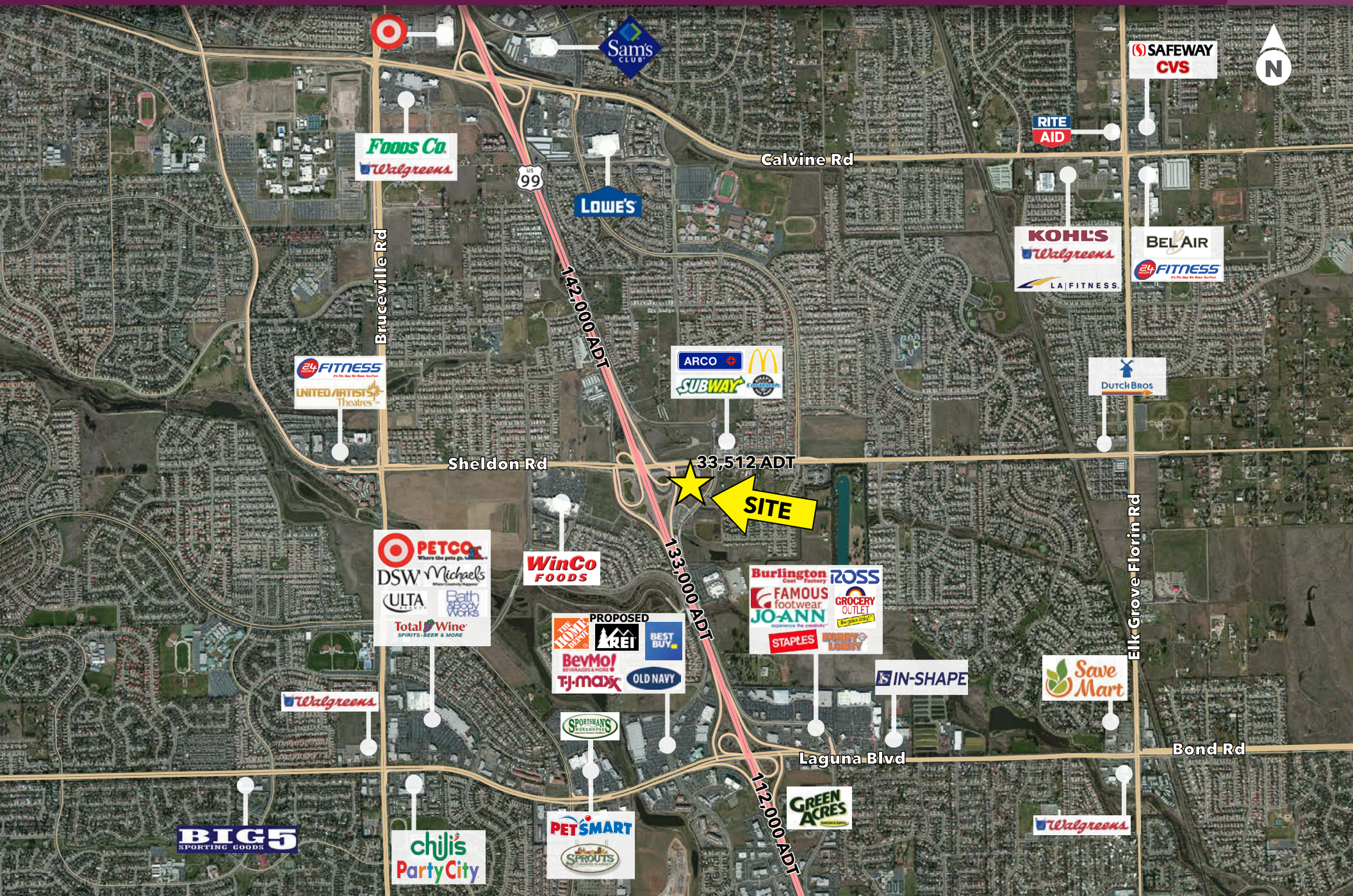
±1 ACRE REMAINING



© 2024 The Edwards Company. All Rights Reserved.

TRADE AREA AERIAL

Elk Grove, CA



DEMOGRAPHICS

Elk Grove, CA

3 Mile Radius

172,784	3.3	$101,975	34.5
POPULATION	AVE HH SIZE	AVE HH INCOME	MEDIAN AGE

HOME OWNERSHIP

2,413 RENTERS

6,157 OWNERS

EDUCATION

28.6% HS GRAD

61.1% SOME COLLEGE

12.8% ASSOCIATES

17.3% BACHELORS

EMPLOYMENT

- Blue Collar 46.3%
- White Collar 53.7%
- Services 25.6%

98.3% EMPLOYED

1.7% UNEMPLOYED

AVERAGE MONTHLY HOUSEHOLD SPENDING

52.7% HOUSING	14.7% FOOD
18.3% VEHICLE	3.5% FURNITURE
3.5% APPAREL	1.3% PERSONAL CARE
4.4% TRAVEL	5.7% ENTERTAINMENT

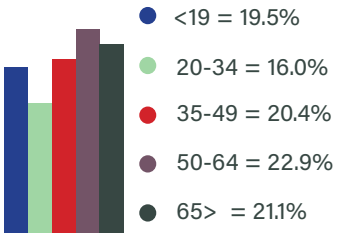
RACE & ETHNICITY

White	66.3%
Asian	1.5%
American Indian	1.6%
African-American	17.3%
Hispanic	12.7%
Two or More Races	8.0%

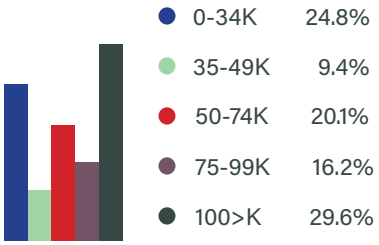
GENDER & AGE

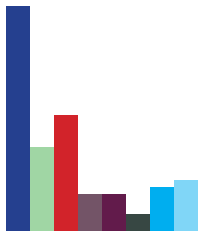
57.4% MEN

42.6% WOMEN



INCOME BY HOUSEHOLD





© 2024 The Edwards Company. All Rights Reserved.