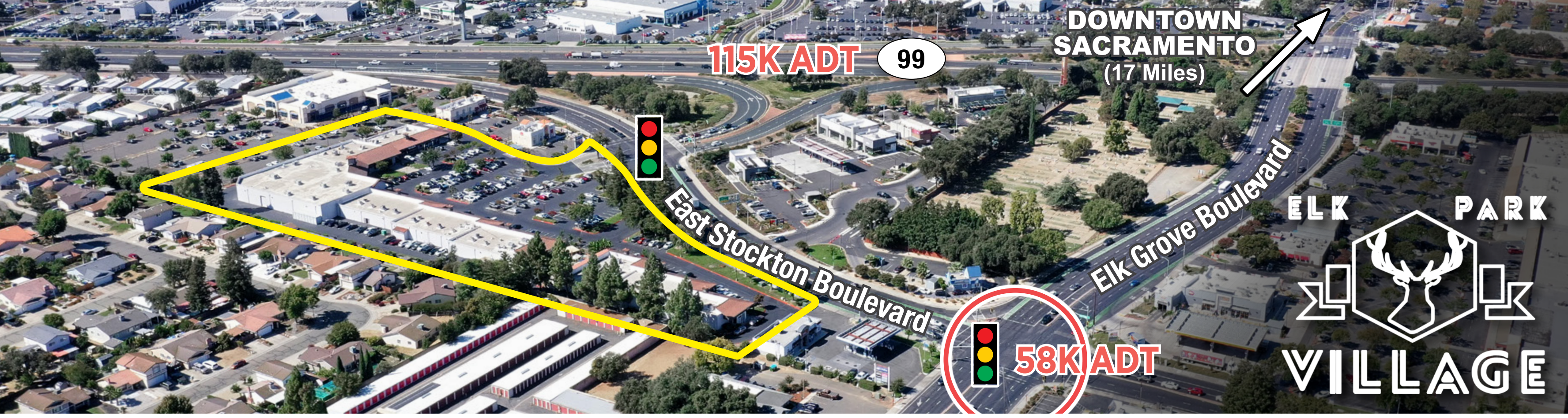

ADDRESS	TOTAL RENTABLE AREA	OCCUPANCY	YEAR BUILT
9631-9679 E Stockton Blvd Elk Grove, California	61,573 square feet	96%	1986

CRUNCH · SHERWIN WILLIAMS · Hertz · 18 GRAMS COFFEE TEA · STATION 16

THE OFFERING

Palmer Capital Inc. is pleased to present the opportunity to acquire Elk Park Village, a ±62,000 square foot high-performing neighborhood retail center located at the southeast quadrant of Elk Grove Boulevard and East Stockton Boulevard (9605–9679 East Stockton Blvd) in Elk Grove, California. Anchored by Crunch Fitness, the center features a vibrant collection of dining, coffee, and specialty retailers which drive recurring daily visits. The Property benefits from direct Highway 99 on/off-ramp access and visibility, an internet-resistant daily-needs and service-oriented tenant roster, and an established infill trade area in one of the Sacramento region's most affluent submarkets. With an in-place occupancy of 96%, Elk Park Village offers investors stable, defensive current cash flow paired with tangible mark-to-market upside.

OFFERING HIGHLIGHTS

- **E-COMMERCE RESISTANT, EXPERIENTIAL TENANCY & DIVERSE FOOD SYNERGY –** Anchored by Crunch Fitness and corporate credit tenant Sherwin-Williams, driving high-frequency, recurring daily and weekly foot traffic that cannot be replicated online. This consumer draw is strongly amplified by a complementary mix of dining, coffee, and specialty retailers which together create powerful cross-shopping synergy.
- **EXCEPTIONAL FREEWAY ACCESS & HIGH-PROFILE VISIBILITY –** Positioned directly adjacent to the on- and off-ramps of Highway 99 (115,000 ADT) with a signalized intersection, exposing the center to more than 58,000 vehicles per day along Elk Grove and East Stockton Boulevards.
- **LONG-TERM HISTORICAL TENANCY & STRONG RETENTION –** Features a deeply entrenched tenant base with multiple original occupants operating at the center for 15 to 30+ years.
- **AFFLUENT, HIGH-GROWTH DEMOGRAPHICS –** Elk Grove boasts an exceptionally strong consumer base: within a 3-mile radius, population of over 120,000 with an average household income exceeding $140,000.
- **DYNAMIC REGIONAL ECONOMIC CATALYSTS –** Positioned in Sacramento County's primary southern growth corridor, supported by an established roster of major corporate and institutional employers—including Apple, ALLDATA, Kubota Tractor, Amazon, Kaiser Permanente, and Sutter Health—and super-regional drivers such as the multi-hundred-million-dollar Sky River Casino expansion, which broke ground on a 12-story, 300-room luxury resort hotel, and 30,000 SF event/conference center.