

FOR SALE OR LEASE | STONELAKE LANDING

2501-2619 West Taron Dr, Elk Grove, CA 95757



Christina Snyder, Sr. VP

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Tel: 916.677.8162

christina.snyder@tricommercial.com

Bryan Wirt

DRE: 00665363

Tel: 916.677.8151

bryan.wirt@tricommercial.com

3400 Douglas Blvd, Suite 190
Roseville, CA 95661

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Stonelake Landing Shopping Center | Elk Grove, CA 95757



HIGHLIGHTS

- High Traffic Counts
- Convenient Ingress and Egress
- Easy Access to I-5
- Signalized Intersection
- Outstanding Demographics

Stonelake Landing is a ±74,890 SF retail center conveniently located directly off of Interstate-5 at the Elk Grove Blvd Exit on the south west corner Elk Grove Blvd and the West Taron Dr, providing excellent visibility along one of Elk Grove's major thoroughfares.

Elk Grove is nestled between wine country and the waterways of the California Delta. A tech-savvy city with a small-town feel, Elk Grove is diverse, personable and never too busy for the finer things in life. Elk Grove's population of more than 170,000 residents is diverse in ethnicity, age and income levels. There are approximately 52,000 households in Elk Grove with a median income of \$84,827. Elk Grove is presently the second-largest city in Sacramento County, California, located just south of state capital of Sacramento.

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SITE PLAN

2501 West Taron Dr

2501 IN CONTRACT ± 6,429

2505 West Taron Dr

Suite	Tenant	Sq Ft
100	AVAILABLE	± 1,610
110	AVAILABLE	± 1,183
120	AVAILABLE	± 1,208
130	AVAILABLE	± 1,090
140	AVAILABLE	± 920
150	AVAILABLE	± 1,580
160-180	The Gamery	± 6,011

2509 West Taron Dr

2509 AVAILABLE FUTURE PAD ± 3,600

2513 West Taron Dr

Suite	Tenant	Sq Ft
100	AVAILABLE	± 1,008
110	Nail Salon	± 1,183
120	Washoku	± 1,503
130	Hair Salon	± 1,101
140	AVAILABLE	± 1,198
150	AVAILABLE	± 1,006
160	Serenity Space	± 1,525
170/180	Sushi Restaurant	± 3,459

2521 West Taron Dr

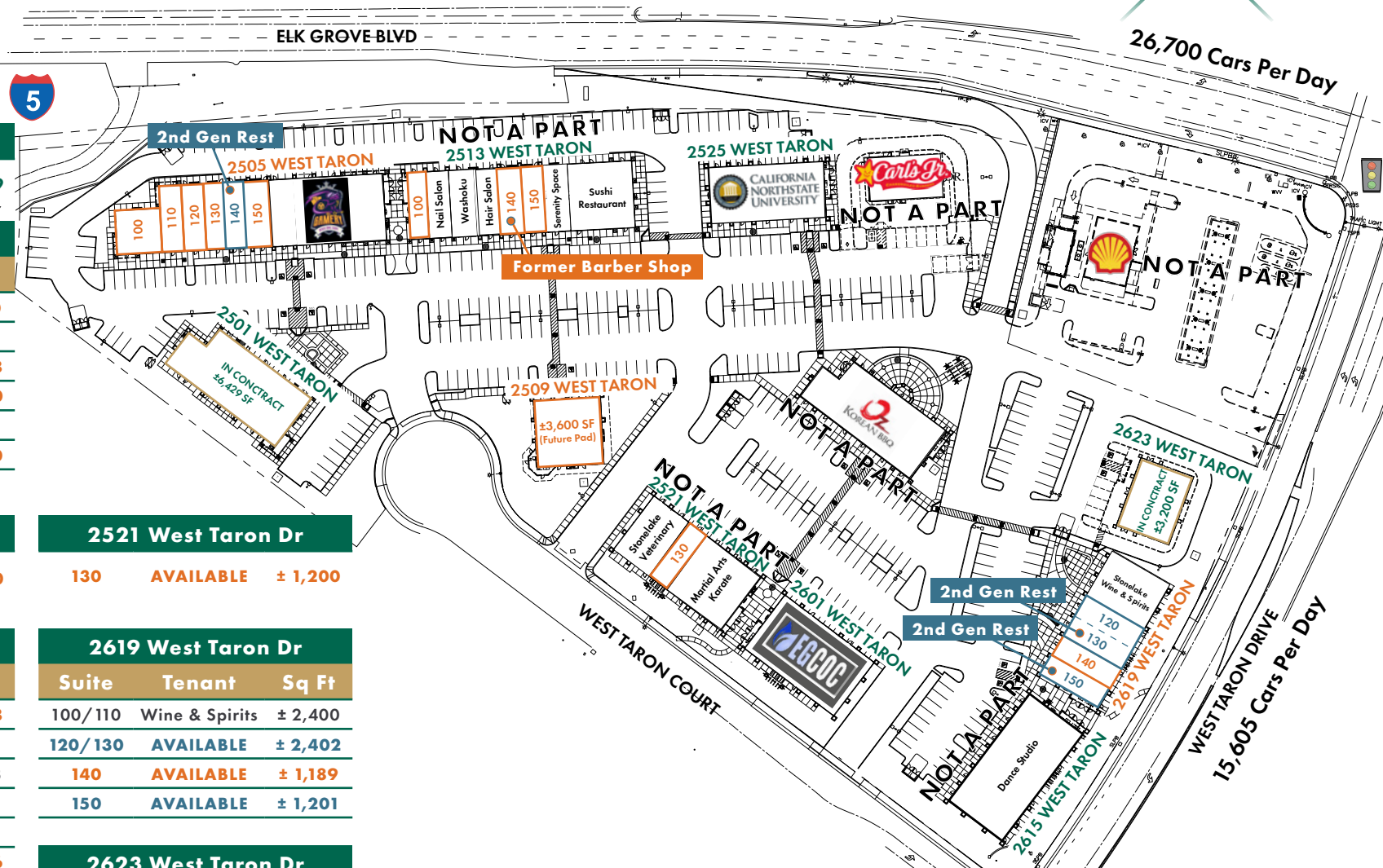
130 AVAILABLE ± 1,200

2619 West Taron Dr

Suite	Tenant	Sq Ft
100/110	Wine & Spirits	± 2,400
120/130	AVAILABLE	± 2,402
140	AVAILABLE	± 1,189
150	AVAILABLE	± 1,201

2623 West Taron Dr

2623 IN CONTRACT ± 3,200



LEASE RATES:

*NNN: \$0.75/SF

RETAIL SPACES - \$1.90/SF; NNN*

RESTAURANT SPACES - \$2.10/SF; NNN*

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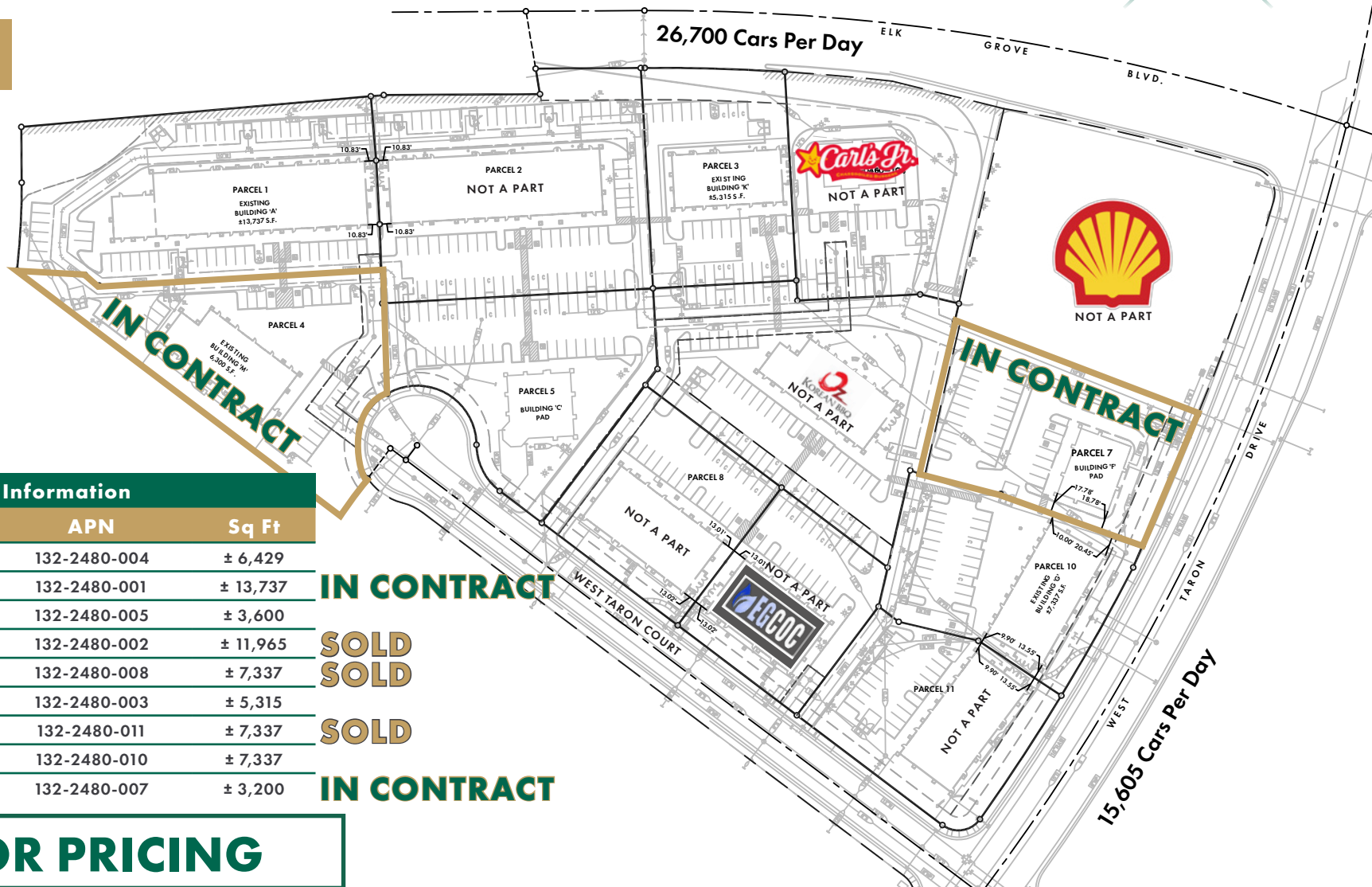


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PARCELS



Sale Information

Building	APN	Sq Ft
2501 W Taron Dr	132-2480-004	± 6,429
2505 W Taron Dr	132-2480-001	± 13,737
2509 W Taron Dr (Pad)	132-2480-005	± 3,600
2513 W Taron Dr	132-2480-002	± 11,965
2521 W Taron Dr	132-2480-008	± 7,337
2525 W Taron Dr	132-2480-003	± 5,315
2615 W Taron Dr	132-2480-011	± 7,337
2619 W Taron Dr	132-2480-010	± 7,337
2623 W Taron Dr (Pad)	132-2480-007	± 3,200

IN CONTRACT

SOLD
SOLD

SOLD

IN CONTRACT

CALL FOR PRICING

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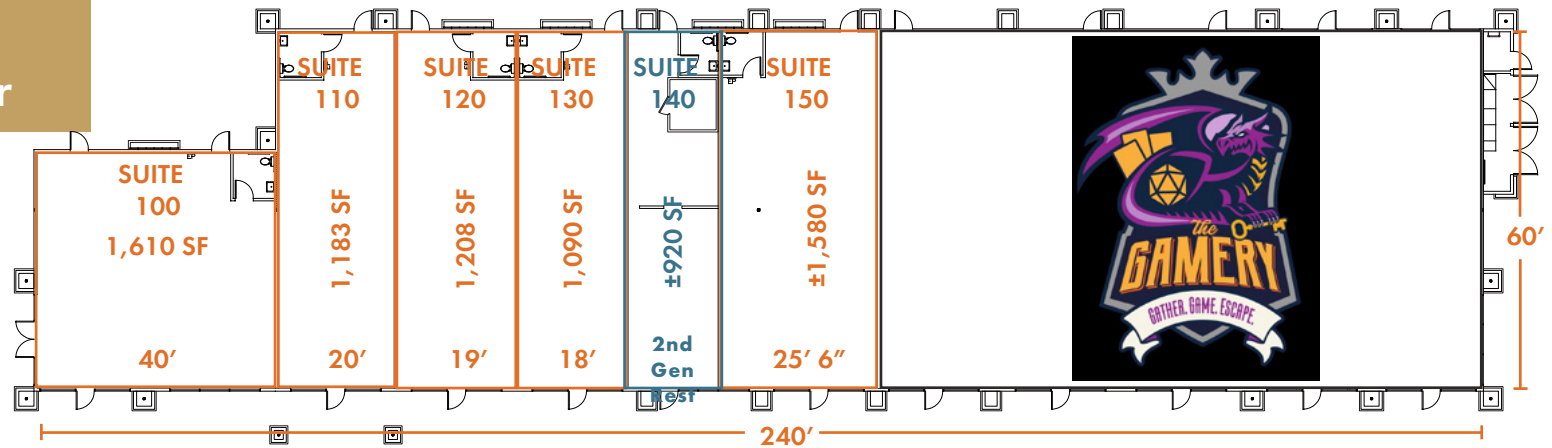
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FLOOR PLAN

2505 West Taron Dr



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150	AVAILABLE RETAIL	± 1,580
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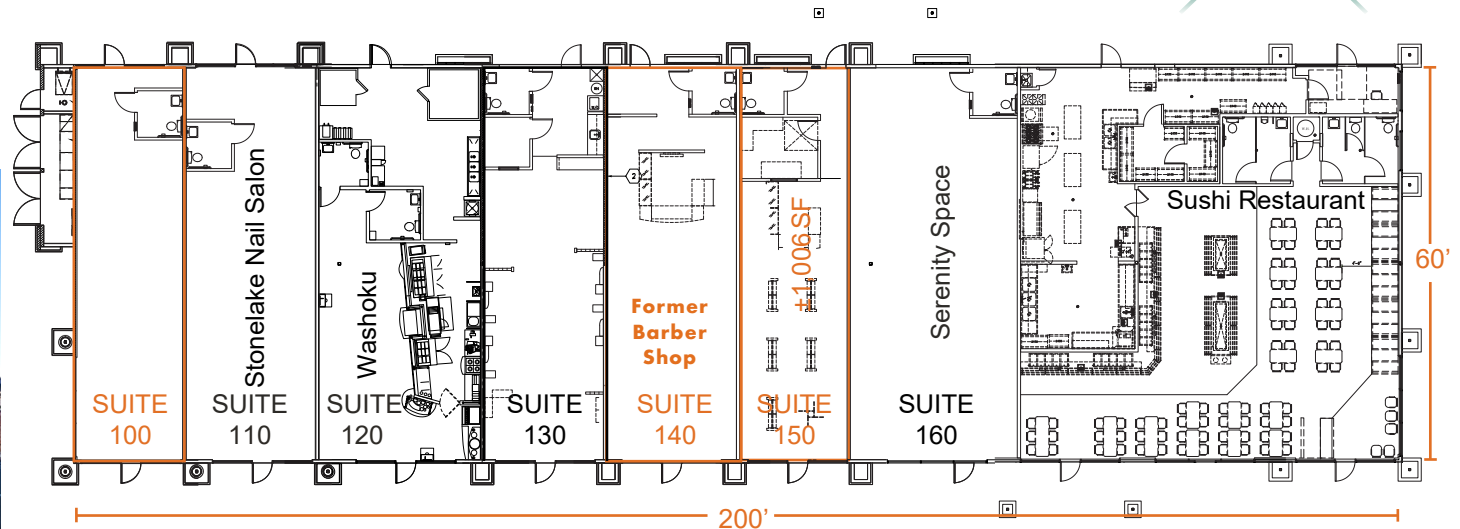
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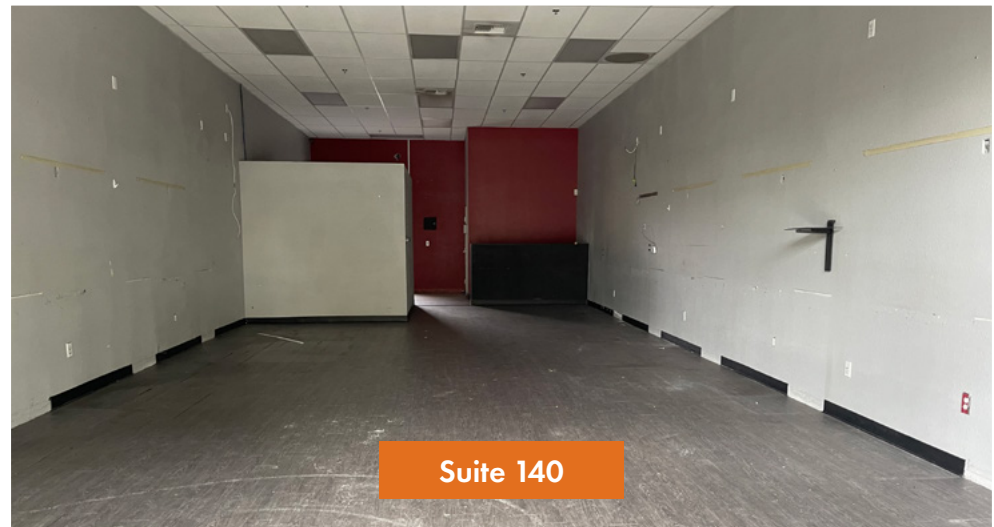
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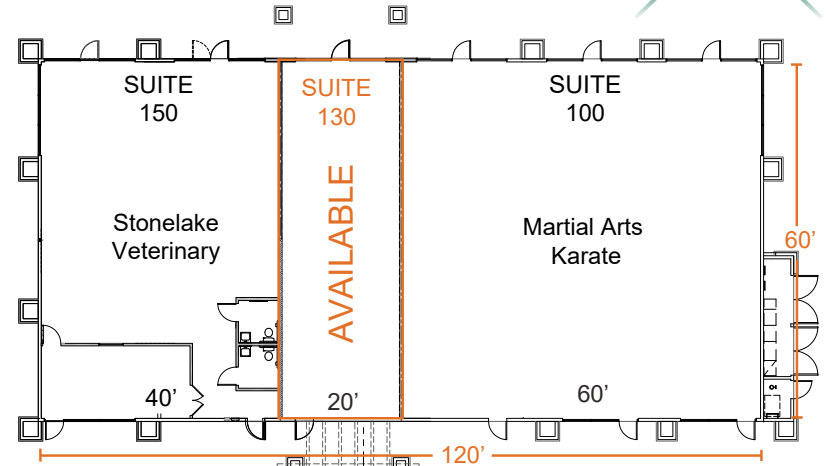
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FLOOR PLAN - 2525 West Taron Dr



FLOOR PLAN - 2521 West Taron Dr



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POPULATION:

1 MILE - 14,089
3 MILE - 67,050
5 MILE - 164,627

MEDIAN AGE:

1 MILE - 35.9
3 MILE - 35.1
5 MILE - 33.8



HOUSEHOLDS:

1 MILE - 4,463
3 MILE - 20,788
5 MILE - 50,058



AVG. HOUSEHOLD INCOME:

1 MILE - \$155,805
3 MILE - \$129,026
5 MILE - \$110,171



DAYTIME POPULATION (AGE 16+):

1 MILE - 5,684
3 MILE - 27,373
5 MILE - 78,574



TOTAL BUSINESSES:

1 MILE - 272
3 MILE - 1,282
5 MILE - 3,402



OCCUPATION

WHITE COLLAR:

1 MILE - 69.6%
3 MILE - 69.2%
5 MILE - 62.7%

BLUE COLLAR:

1 MILE - 30.4%
3 MILE - 30.8%
5 MILE - 37.3%

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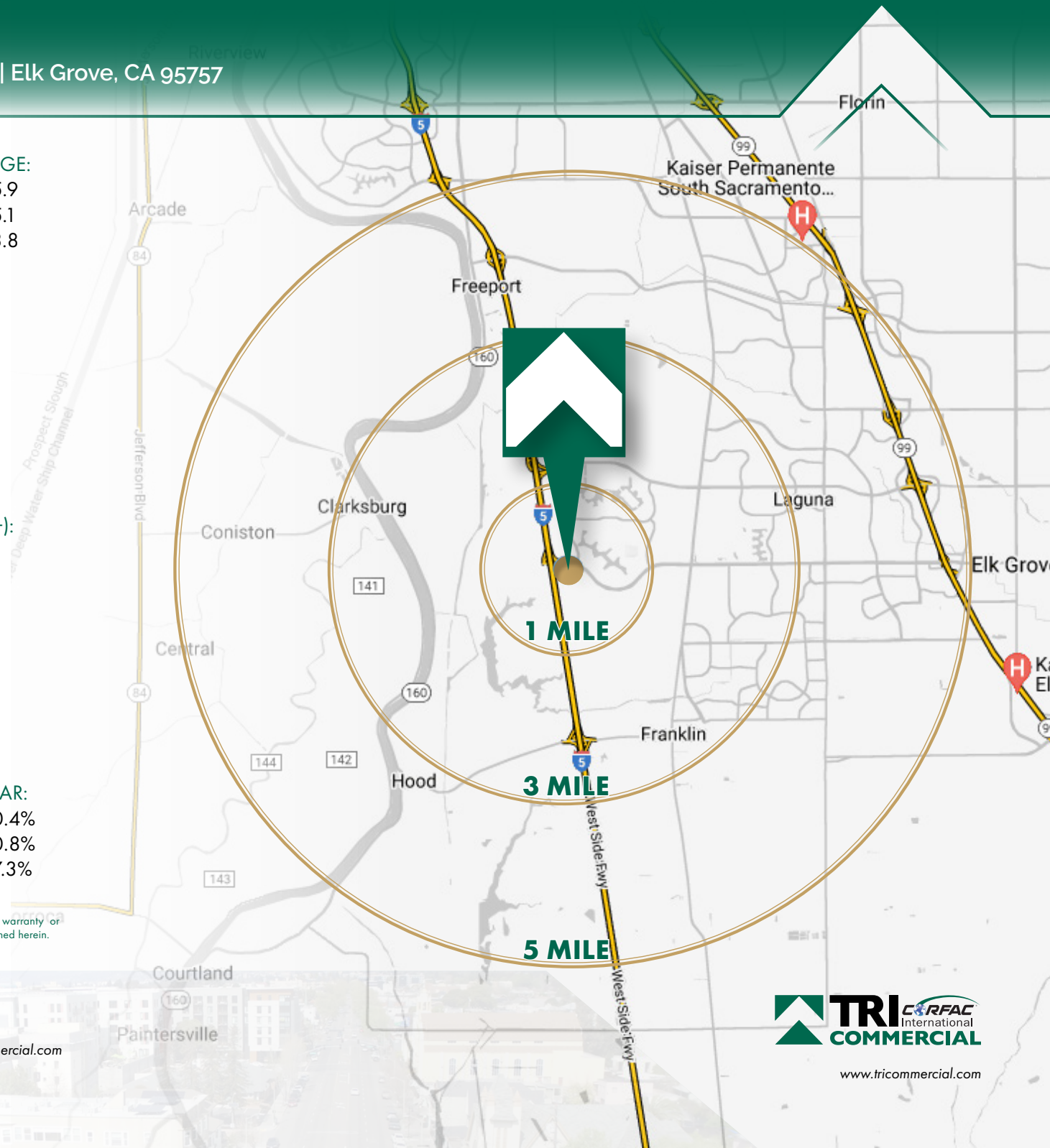
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