

FOR SALE OR LEASE | STONELAKE LANDING

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

**Last Building For Purchase
Priced at 50% of replacement cost!**



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



Last Building For Purchase
\$3,995,000.00

26,670 Cars Per Day

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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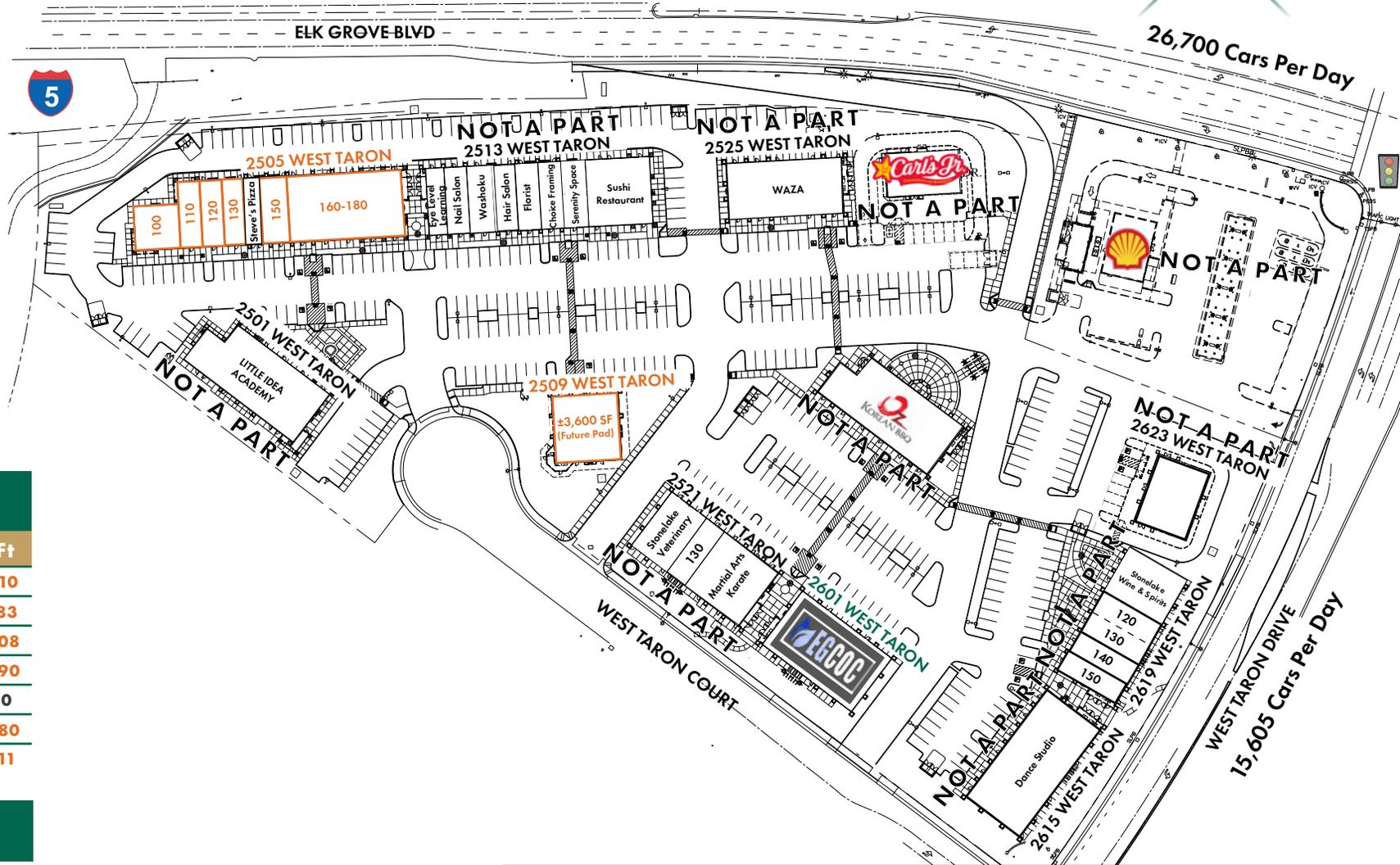


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SITE PLAN



2505 West Taron Dr ±13,737 SF | FOR SALE

Suite	Tenant	Sq Ft
100	AVAILABLE	± 1,610
110	AVAILABLE	± 1,183
120	AVAILABLE	± 1,208
130	AVAILABLE	± 1,090
140	Steve's Pizza	± 920
150	AVAILABLE	± 1,580
160-180	AVAILABLE*	±6,011

2509 West Taron Dr FOR SALE

2509	AVAILABLE FUTURE PAD	± 3,600
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LEASE RATES: RETAIL SPACES - \$2.10/SF; NNN*
*NNN: \$0.75/SF

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PARCELS



Sale Information

Building	APN	Sq Ft	Status
2501 W Taron Dr	132-2480-004	± 6,429	SOLD
2505 W Taron Dr	132-2480-001	± 13,737	\$300/SF
2509 W Taron Dr (Pad)	132-2480-005	± 3,600	\$400,000
2513 W Taron Dr	132-2480-002	± 11,965	SOLD
2521 W Taron Dr	132-2480-008	± 7,337	SOLD
2525 W Taron Dr	132-2480-003	± 5,315	SOLD
2615 W Taron Dr	132-2480-011	± 7,337	SOLD
2619 W Taron Dr	132-2480-010	± 7,337	SOLD
2623 W Taron Dr (Pad)	132-2480-007	± 3,200	SOLD

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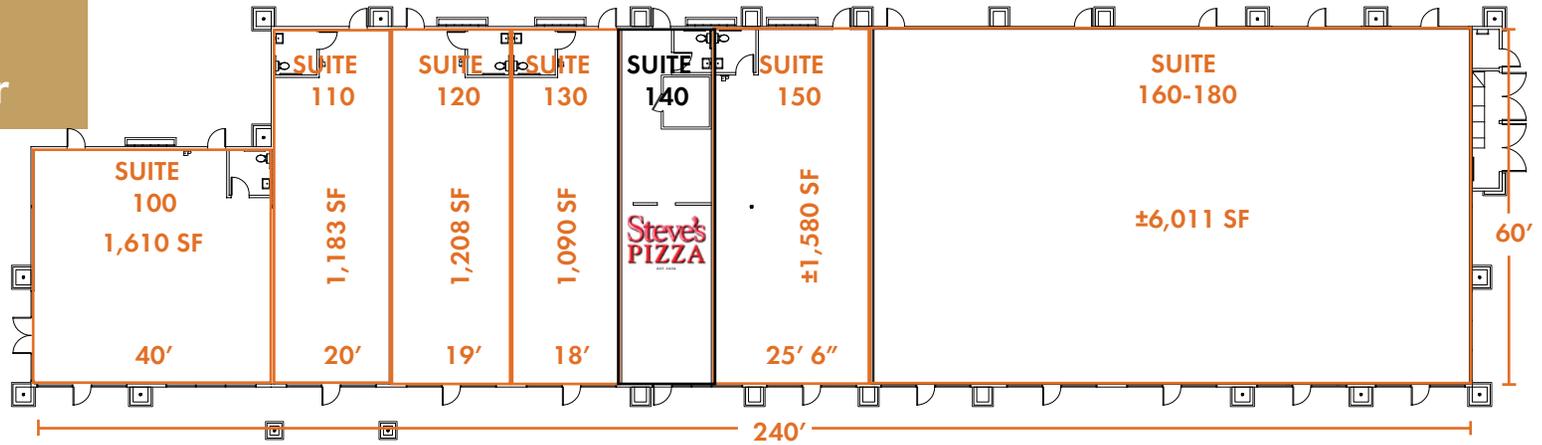
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FLOOR PLAN

2505 West Taron Dr



FOR SALE

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Suite	Tenant	Sq Ft
100	AVAILABLE RETAIL	± 1,610
110	AVAILABLE RETAIL	± 1,183
120	AVAILABLE RETAIL	± 1,208
130	AVAILABLE RETAIL	± 1,090
140	STEVE'S PIZZA	± 920
150	AVAILABLE RETAIL	± 1,580
160-180	AVAILABLE RETAIL	±6,011



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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



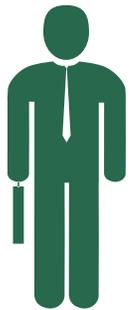
DAYTIME POPULATION (AGE 16+):

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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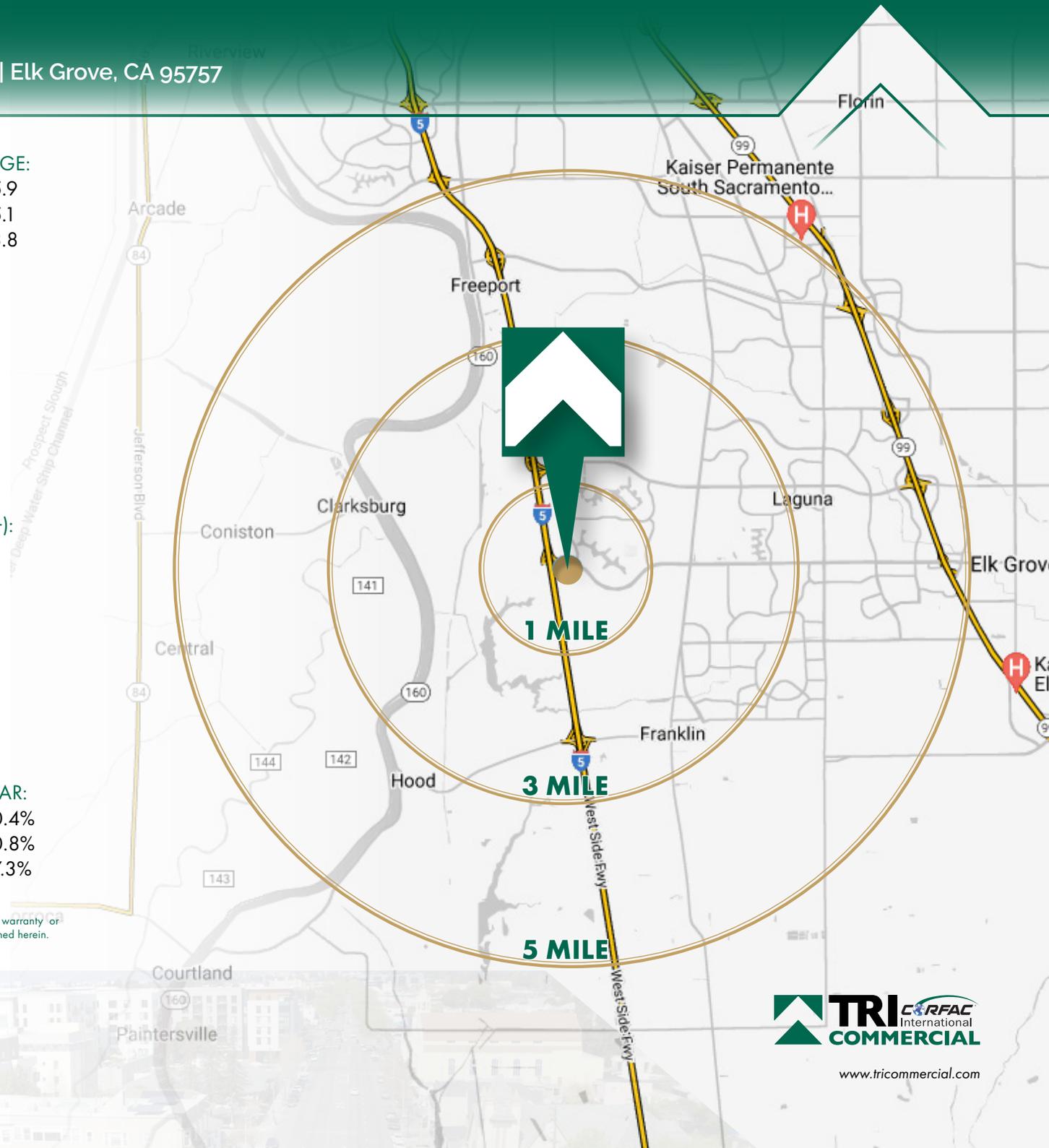
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