

# FOR SALE OR LEASE | STONELAKE LANDING

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



**Bryan Wirt**  
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3400 Douglas Blvd, Suite 190  
Roseville, CA 95661

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## 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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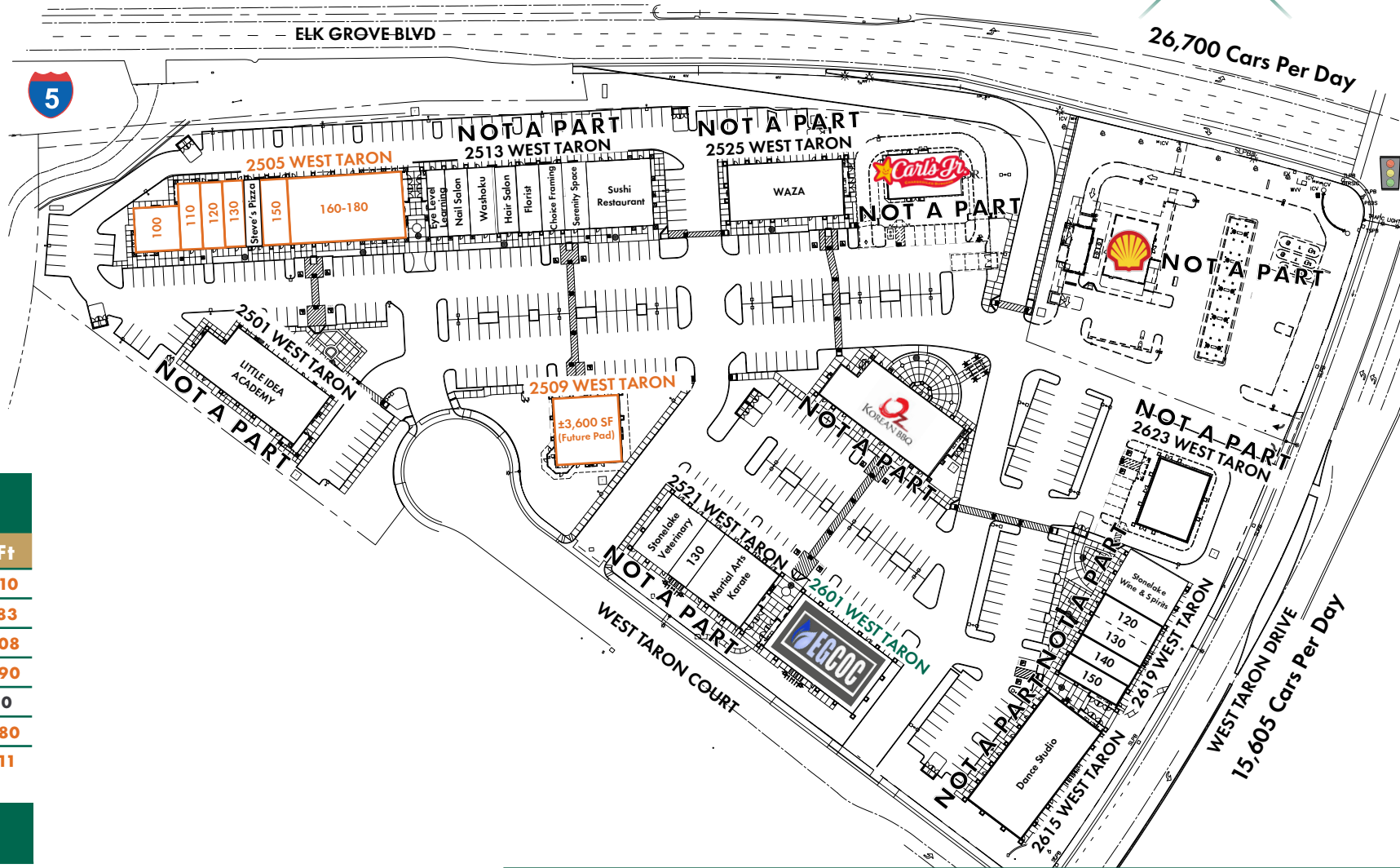


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## SITE PLAN



**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:

\*NNN: \$0.75/SF

**RETAIL SPACES - \$2.10/SF; NNN\***

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## PARCELS



### Sale Information

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

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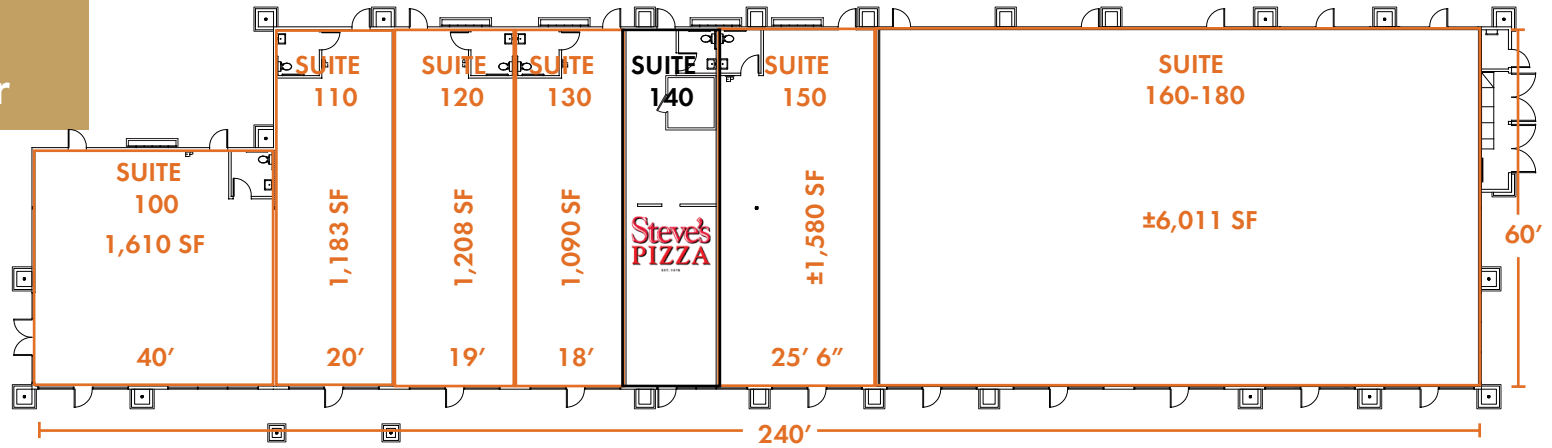
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## FLOOR PLAN

2505 West Taron Dr



## FOR SALE

2505 West Taron Dr

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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