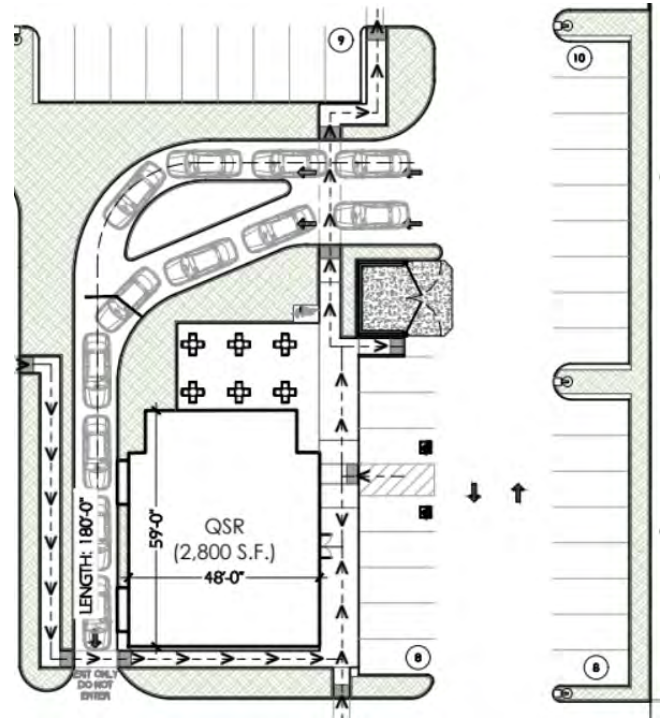


QSR PAD FOR LEASE

TRIANGLE POINT

NEC Waterman Road & Grant Line Road Elk Grove, CA 95624



LEASE INFORMATION

- Fully Entitled Quick Service Restaurant Pad with dual lane Drive Thru
- Planned 2,800 sf Restaurant with outdoor seating
- On & Off site improvements to be completed by developer
- Frontage on Grant Line Road (approx. 23k VPD at intersection)
- Located within 1 mile of Hwy 99 interchange
- Located on the partially complete SouthEast Connector which will dramatically increase traffic volume once complete
- TYPE: Ground Lease
- LOT Size: 0.75 ac (approx.)
- TERM: 180 months
- Rate: \$145,000 per year

DESCRIPTION

Located on the route of the upcoming Southeast Connector, this site will attract customers from the nearby homes, industrial facilities, and other planned new retail in the immediate area. Tractor Supply will be building a new location on the adjacent parcel, and Kubota Tractors is constructing a massive new training facility just to the South of Grant Line Road.

This site will include a new Shell branded gas station with Loop Market and Express Car wash, 2 Quick Service Restaurants with drive thru's and one additional retail/restaurant space.

Expected delivery Q1 2025

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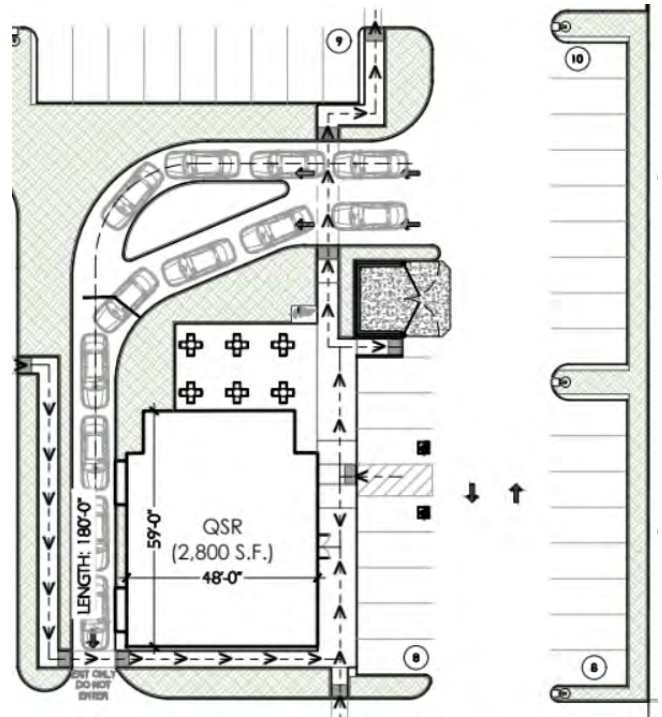


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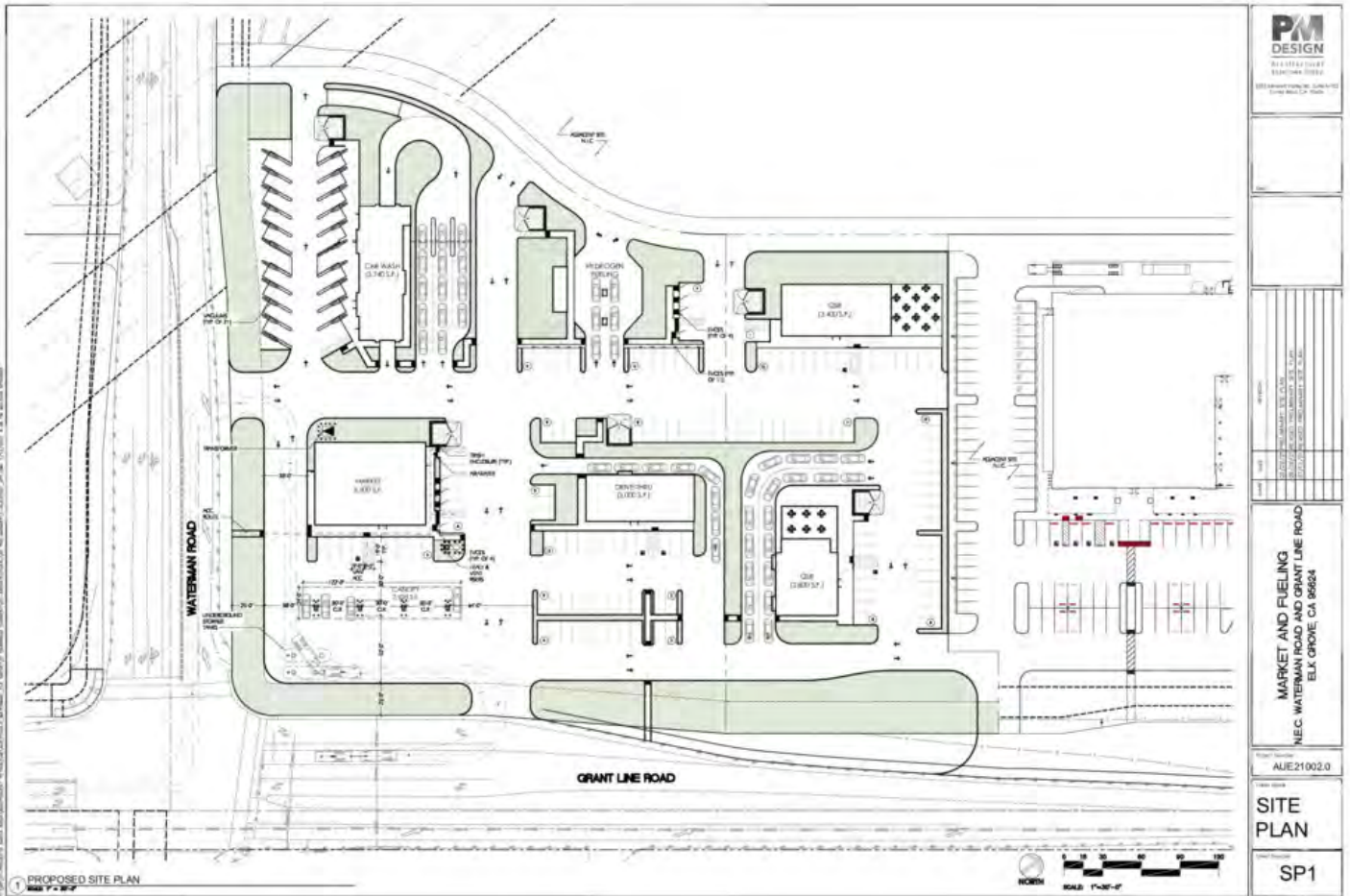


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CaDRE #01517516



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SACRAMENTO SOUTHEAST CONNECTOR

Connecting the communities of Elk Grove, Rancho Cordova, Folsom and El Dorado Hills, the 34-mile SouthEast Connector Expressway is designed to improve road safety and shorten travel times in a congested part of the Sacramento area's transportation system that is prone to accidents and flooding. The award-winning project's first phase includes four lanes from Interstate 5 and Highway 99 in Elk Grove to the Silva Valley interchange at Highway 50 in El Dorado Hills, improved intersections at major access points, and a path for pedestrians, bicyclists, and equestrians along the entire corridor.

Kurt Parkinson
916 798 4214
CalDRE #01517516



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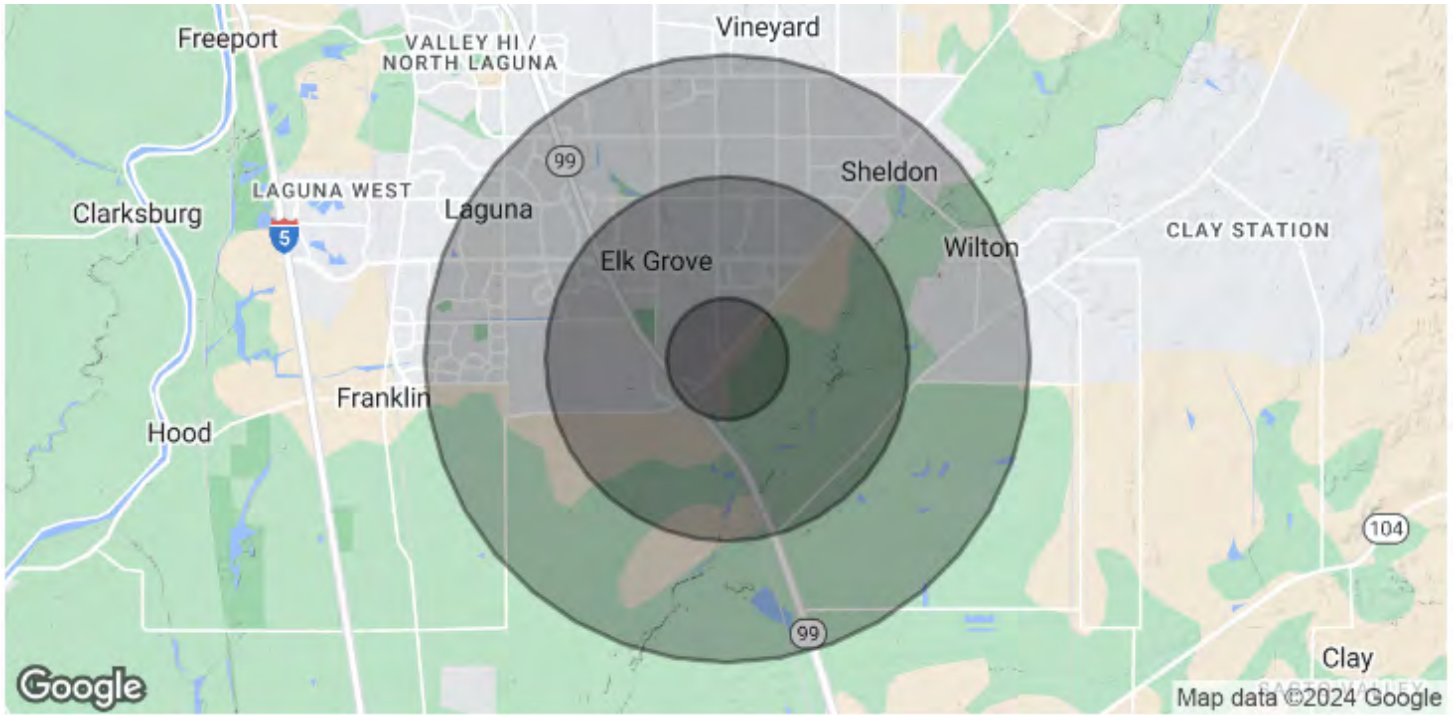


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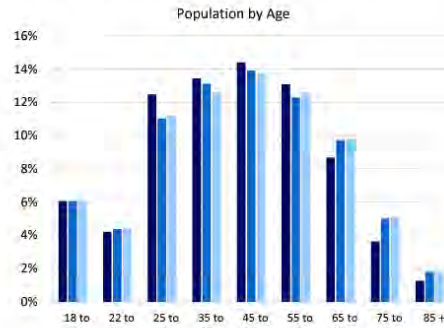
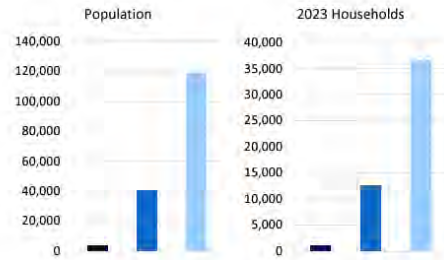
DEMOGRAPHICS

TRIANGLE POINT

NEC Waterman Road & Grant Line Road Elk Grove, CA 95624



	1 Mile	3 Miles	5 Miles
Current			
2023 Population	3,679	40,458	118,846
2028 Projected Population	3,873	43,075	126,580
Pop Growth (%)	5.3%	6.5%	6.5%
2023 Households	1,067	12,520	36,469
2028 Projected Households	1,123	13,319	38,807
HH Growth (%)	5.2%	6.4%	6.4%
Census Year			
2000 Population	1,390	19,662	53,469
2010 Population	3,579	39,298	116,300
Pop Growth (%)	157.5%	99.9%	117.5%
2000 Households	424	6,541	17,172
2010 Households	1,040	12,168	35,674
HH Growth (%)	145.2%	86.0%	107.7%
Total Population by Age			
Average Age (2023)	38.6	39.6	39.8
Children (2023)			
0 - 4 Years	200	2,047	5,947
5 - 9 Years	198	2,493	7,096
10-13 Years	217	2,203	6,449
14-17 Years	226	2,468	7,310
Adults (2023)			
18 to 22	222	2,445	7,283
22 to 25	155	1,767	5,288
25 to 35	458	4,456	13,290
35 to 45	494	5,300	14,979
45 to 55	529	5,623	16,333
55 to 65	481	4,973	14,962
65 to 75	319	3,930	11,652
75 to 85	133	2,027	6,057
85 +	46	727	2,200



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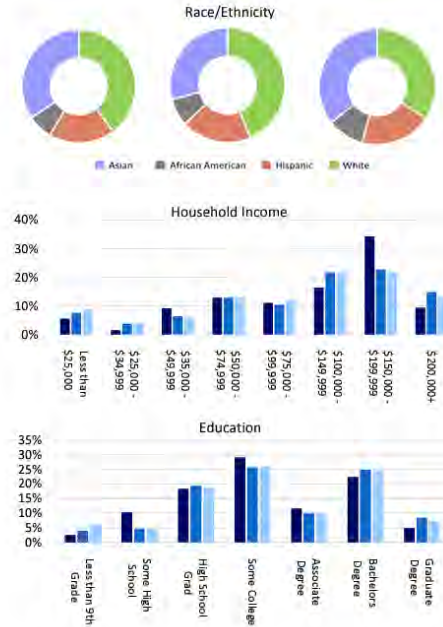


DEMOGRAPHICS

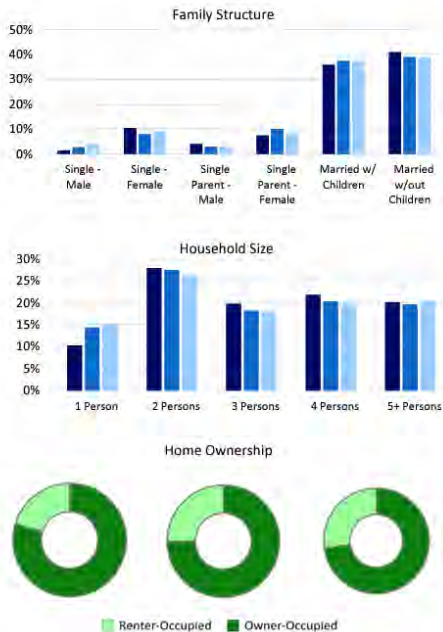
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NEC Waterman Road & Grant Line Road Elk Grove, CA 95624

	1 Mile	3 Miles	5 Miles
Population by Race/Ethnicity (2023)			
White, Non-Hispanic	1,332 36.2%	16,013 39.6%	36,925 31.1%
Hispanic	634 17.2%	7,372 18.2%	21,541 18.1%
Black	241 6.6%	2,837 7.0%	11,108 9.3%
Asian	1,152 31.3%	10,690 26.4%	38,330 32.3%
Language at Home (2023)			
Spanish	3,479 258 7.4%	38,411 2,777 7.2%	112,898 9,021 8.0%
Asian Language	198 5.7%	3,095 8.1%	14,027 12.4%
Ancestry (2023)			
American Indian (ancestry)	9 0.2%	156 0.4%	388 0.3%
Hawaiian (ancestry)	49 1.3%	427 1.1%	1,689 1.4%
Household Income (2023)			
Per Capita Income	\$42,922 ---	\$43,240 ---	\$41,767 ---
Average HH Income	\$147,984 ---	\$139,726 ---	\$136,112 ---
Median HH Income	\$129,256 ---	\$120,349 ---	\$113,721 ---
Less than \$25,000	59 5.5%	936 7.5%	3,191 8.7%
\$25,000 - \$34,999	16 1.5%	465 3.7%	1,467 4.0%
\$35,000 - \$49,999	97 9.1%	799 6.4%	2,172 6.0%
\$50,000 - \$74,999	137 12.9%	1,606 12.8%	4,707 12.9%
\$75,000 - \$99,999	118 11.1%	1,300 10.4%	4,530 12.4%
\$100,000 - \$149,999	174 16.3%	2,714 21.7%	7,797 21.4%
\$150,000 - \$199,999	365 34.2%	2,849 22.8%	7,908 21.7%
\$200,000+	100 9.4%	1,852 14.8%	4,697 12.9%
Education (2023)			
Less than 9th Grade	2,461 61 2.5%	27,035 1,062 3.9%	79,473 4,554 5.7%
Some High School	252 10.2%	1,259 4.7%	3,617 4.6%
High School Grad	451 18.3%	5,219 19.3%	14,848 18.7%
Some College	717 29.1%	6,942 25.7%	20,639 26.0%
Associate Degree	285 11.6%	2,671 9.9%	7,735 9.7%
Bachelors Degree	550 22.3%	6,723 24.9%	19,300 24.3%
Graduate Degree	119 4.9%	2,253 8.3%	5,737 7.2%



	1 Mile	3 Miles	5 Miles
Family Structure (2023)			
Single - Male	897 12 1.4%	10,346 272 2.6%	29,847 1,126 3.8%
Single - Female	93 10.4%	822 7.9%	2,655 8.9%
Single Parent - Male	36 4.0%	298 2.9%	888 3.0%
Single Parent - Female	67 7.5%	1,041 10.1%	2,348 7.9%
Married w/ Children	322 35.9%	3,881 37.5%	11,266 37.7%
Married w/out Children	367 40.9%	4,032 39.0%	11,565 38.7%
Household Size (2023)			
1 Person	109 10.2%	1,796 14.3%	5,518 15.1%
2 Persons	298 27.9%	3,440 27.5%	9,579 26.3%
3 Persons	212 19.9%	2,276 18.2%	6,621 18.2%
4 Persons	233 21.8%	2,547 20.3%	7,258 19.9%
5+ Persons	215 20.1%	2,461 19.7%	7,493 20.5%
Home Ownership (2023)			
Owners	1,067 851 79.7%	12,520 9,391 75.0%	36,469 26,569 72.9%
Renters	216 20.3%	3,130 25.0%	9,900 27.1%
Components of Change (2023)			
Births	39 1.1%	402 1.0%	1,194 1.0%
Deaths	22 0.6%	282 0.7%	853 0.7%
Migration	-66 -1.8%	-257 -0.6%	-634 -0.5%
Unemployment Rate (2023)			
	5.6%	4.8%	4.7%
Employment, Pop 16+ (2023)			
Armed Services	2,943 0 0.0%	32,472 12 0.0%	95,644 196 0.2%
Civilian	1,983 67.4%	21,085 64.9%	61,194 64.0%
Employed	1,873 63.6%	20,093 61.9%	58,355 61.0%
Unemployed	110 3.7%	992 3.1%	2,840 3.0%
Not in Labor Force	960 32.6%	11,387 35.1%	34,450 36.0%
Businesses			
Establishments	88 ---	1,325 ---	3,519 ---
Employees (FTEs)	459 ---	7,910 ---	25,229 ---



Kurt Parkinson
916 798 4214
CaIDRE #01517516



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CITY OF
ELK GROVE

Elk Grove is a city located in Sacramento County, California. With a population of over 174,000 people, Elk Grove is one of the fastest-growing cities in the region. The city offers a range of benefits to businesses that are looking to establish themselves in the area, including a growing economy, skilled workforce, and business-friendly environment. Elk Grove has a strong and diverse economy that offers businesses a range of opportunities. The city's strategic location in Northern California makes it an attractive location for businesses that want to access major markets like San Francisco and Sacramento. Elk Grove is home to several major employers, including Apple, Kaiser Permanente, and Intel. The city also has a thriving healthcare industry, with several hospitals and medical facilities located within its borders. In addition to its established industries, Elk Grove is also home to a growing number of startups and small businesses. The city has a strong entrepreneurial spirit and is committed to supporting the growth and success of its local businesses. Elk Grove has a skilled and educated workforce that is well-suited to support businesses in a range of industries. The city is home to several colleges and universities, including Cosumnes River College, California State University, Sacramento, and University of California, Davis. These institutions provide businesses with access to a talented and diverse pool of workers who are trained in a range of disciplines, from technology and engineering to healthcare and business. In addition to its higher education institutions, Elk Grove has a strong K-12 education system. The city's schools are committed to preparing students for success in college and in their future careers. Elk Grove Unified School District, the largest school district in the area, has received numerous accolades for its academic excellence and innovative programs.



Kurt Parkinson
916 798 4214
CaIDRE #01517516



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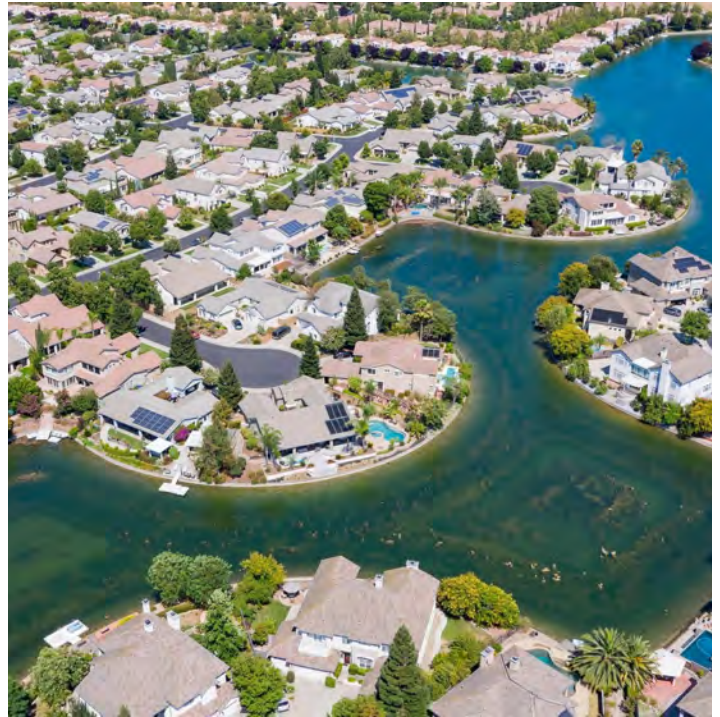
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Elk Grove has a business-friendly environment that encourages growth and innovation. The city offers several incentives and programs to support businesses, including tax credits, grants, and low-interest loans. Elk Grove also has a streamlined permitting process, allowing businesses to get up and running quickly. The city's Economic Development Department is dedicated to helping businesses succeed and offers a range of services to support business growth, including site selection assistance, market analysis, and workforce development. In addition to its support for businesses, Elk Grove is committed to sustainability and environmental responsibility. The city has several initiatives aimed at promoting renewable energy and reducing waste. These initiatives make Elk Grove an attractive location for businesses that value sustainability and environmental responsibility.

Elk Grove offers a high quality of life for residents and businesses alike. The city has a range of amenities that make it a great place to live and work, including parks, recreational facilities, and shopping centers. Elk Grove also has a strong commitment to community and hosts numerous events and activities throughout the year that bring residents and businesses together. In addition to its amenities, Elk Grove has a low cost of living compared to other major cities in the region. This makes it an attractive location for businesses looking to keep costs down. The city also has a strong sense of community, with residents and businesses working together to make Elk Grove a great place to live and work. In summary, Elk Grove, California, is an attractive location for businesses looking to establish themselves in Northern California. The city's growing economy, skilled workforce, business-friendly environment, and high quality of life make it an ideal location for businesses of all sizes and industries. With its commitment to supporting businesses and promoting sustainability, Elk Grove is dedicated to helping businesses succeed and thrive in.



Kurt Parkinson
916 798 4214
CalDRE #01517516



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KURT PARKINSON

Commercial Sales / Investment Specialist

kurt.parkinson@goparkinson.com

Direct: **916.798.4214**

CalDRE #01517516

PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

Coldwell Banker Commercial Realty

2277 Fair Oaks Blvd Ste 440

Sacramento, CA 95825

916.972.0212

Kurt Parkinson

916 798 4214

CalDRE #01517516



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