

# TRANSIT VILLAGE AT STONE BEETLAND

SACRAMENTO | CA

## ±6.2 Acres Development Land Available for Build-to-Suit, Ground Lease, or Purchase.

- Surrounded by ±6,000 new units of low, medium, and high-density residential housing.
- Located near the planned ±300,000 square foot Kaiser Permanente.
- Easy access to Delta Shores Retail Center and I-5 with average traffic counts of ±93,581.
- Local residents were polled and the number one use they are looking for is grocery.
- Future neighborhood center with an estimated delivery of Q1 2026.

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# LOCATION HIGHLIGHTS

**TRANSIT  
VILLAGE  
AT STONE  
BEETLAND**

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**132,740**  
Estimated  
Residential  
Population

Three-Mile Radius



**27,199**  
Cosumnes River  
Boulevard  
Traffic Counts

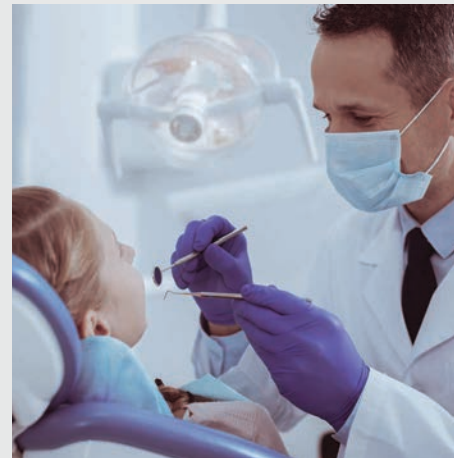
ADT



**\$94,646**  
Average  
Household  
Income

Three-Mile Radius

Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1



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# LOCAL DEVELOPMENT AREA

**TRANSIT  
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**DELTA SHORE  
NORTH**  
2,907 Units  
*Approved*

**KAISER  
PERMANENTE**  
300,000 SF  
*Planned*

**STONE  
BEETLAND**  
1,163 Units  
*Approved*

**TRANSIT  
LINE STOP**

**KB HOME  
EDGEWATER**  
348 Units  
*Under Construction*

**CATALINA &  
CORONADO**  
1,945 Units  
*Under Construction*

**Cosumnes River Boulevard**  
(±27,199 ATC)

**±6.2 ACRES  
COMMERCIAL  
LAND AVAILABLE**

## DELTA SHORES RETAIL CENTER - OPEN



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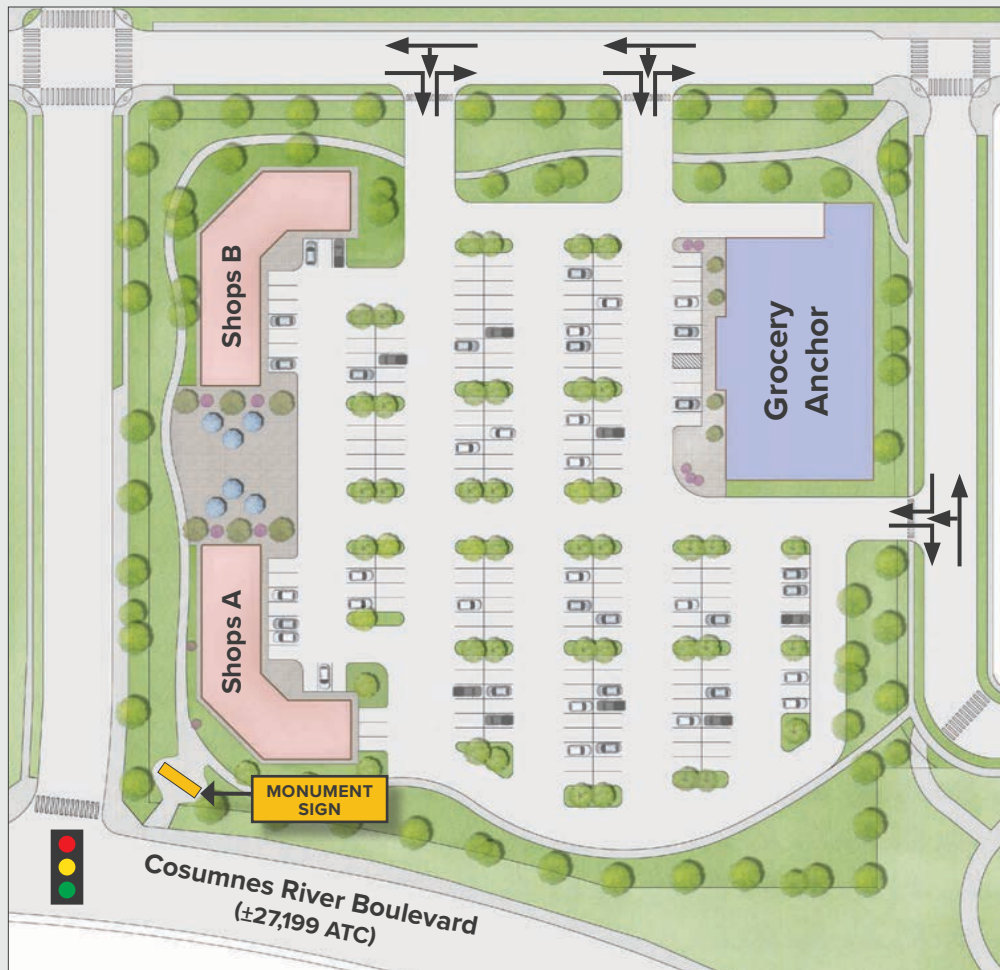


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# CONCEPTUAL SITE PLAN

**TRANSIT  
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## POTENTIAL RETAIL USES

- Grocery Store
- Coffee Shop
- Café
- Bakery
- Pharmacy
- Bank/ATM
- Hair Salon
- Barber Shop
- Nail Salon
- Dry Cleaner
- Fitness Center/Gym
- Yoga & Pilates Studio
- Daycare Center
- Medical Office
- Urgent Care Clinic
- Dentist Office
- Optometrist
- Eyewear Store
- Restaurant/Diner
- QSR
- Specialty Food
- Florist
- Gift Shop
- Pet Store/Grooming
- Cell Phone Store
- Postal/Shipping
- Bookstore
- Clothing Boutique

### Zoned Commercial Mixed-Use (CMU)

Broker does not warranty any information regarding zoning or potential use.  
Tenant responsible for their own independent verification.

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# PROPERTY AERIAL

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# SEGMENTATION AREA PROFILE

Ten-Minute Drive Time

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## Urban Edge Families

Most residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable.

[Learn more about the Urban Edge Families segment](#)



## Bright Young Professionals

These communities are home to young, educated, working professionals under the age of 35.

[Learn more about the Bright Young Professionals segment](#)



## Midlife Constants

Residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth.

[Learn more about the Midlife Constants segment](#)



## Urban Chic

These are busy, well-connected, and well-educated consumers—avid readers, environmentally active, and financially stable.

[Learn more about the Urban Chic segment](#)

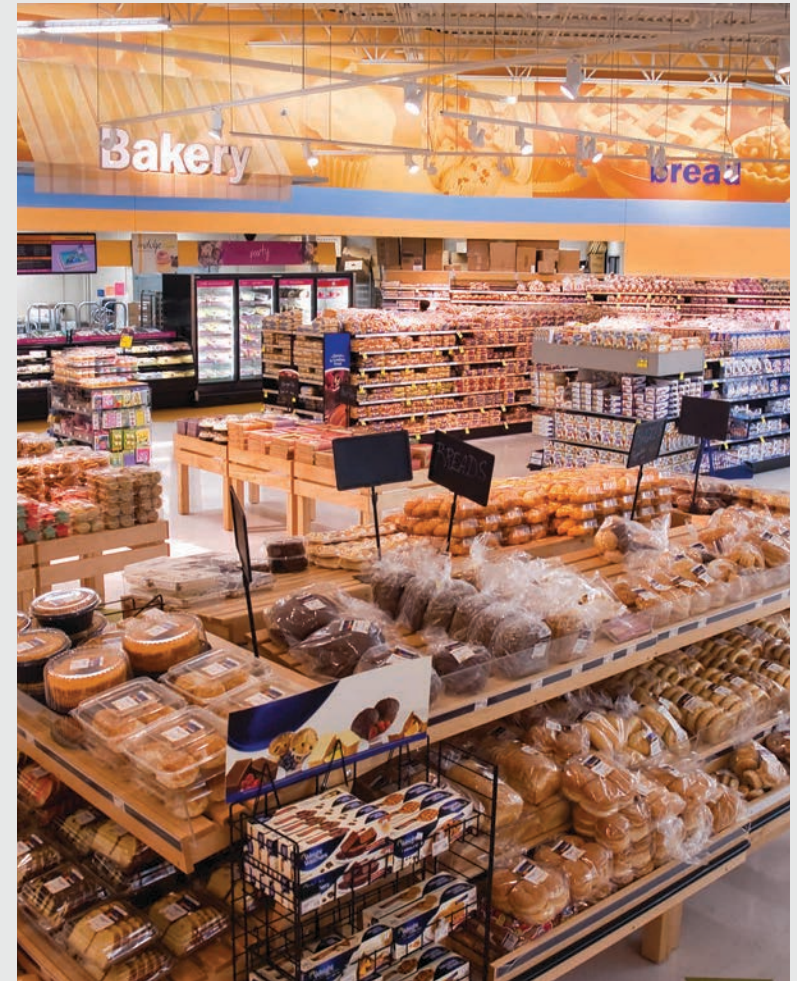


## Enterprising Professionals

Residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations.

[Learn more about the Enterprising Professionals segment](#)

Source: Esri



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# COMMUNITY SUMMARY

Ten-Minute Drive Time

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45,769	-0.09%	2.94	87.8	\$37.8	\$128,399	\$542,490	\$263,149	22.3%	59.9%	17.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	2024 Average Household Income (Esri)	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

## KEY FACTS

45,769

Population



15,492

Households

37.8

Median Age

\$75,656

Median Disposable Income

## INCOME



\$92,829

Median Household Income



\$43,483

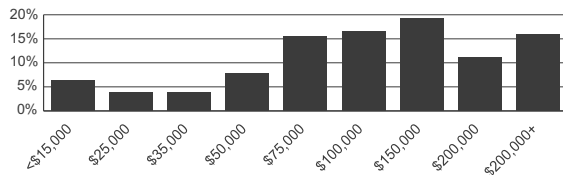
Per Capita Income



\$263,149

Median Net Worth

## Household Income



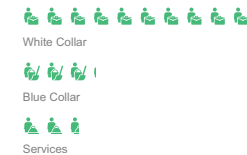
## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: \$15,000 - \$24,999 (3.8%)

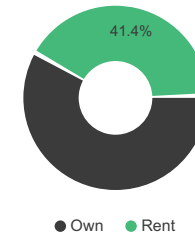
Indicator ▲	Value	Diff	
<\$15,000	6.3%	-1.3%	
\$15,000 - \$24,999	3.8%	-1.2%	
\$25,000 - \$34,999	3.9%	-1.5%	
\$35,000 - \$49,999	7.7%	-0.6%	
\$50,000 - \$74,999	15.5%	+0.5%	
\$75,000 - \$99,999	16.5%	+2.4%	
\$100,000 - \$149,999	19.2%	-0.2%	
\$150,000 - \$199,999	11.2%	-0.3%	
\$200,000+	15.8%	+2.0%	

## EMPLOYMENT

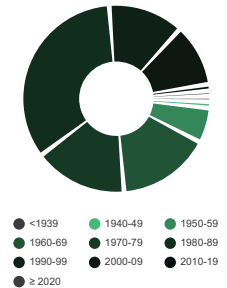


7.9%  
Unemployment Rate

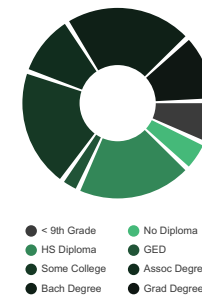
## Home Ownership



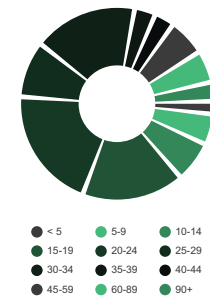
## Housing: Year Built



## Educational Attainment



## Commute Time: Minutes



Source: Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

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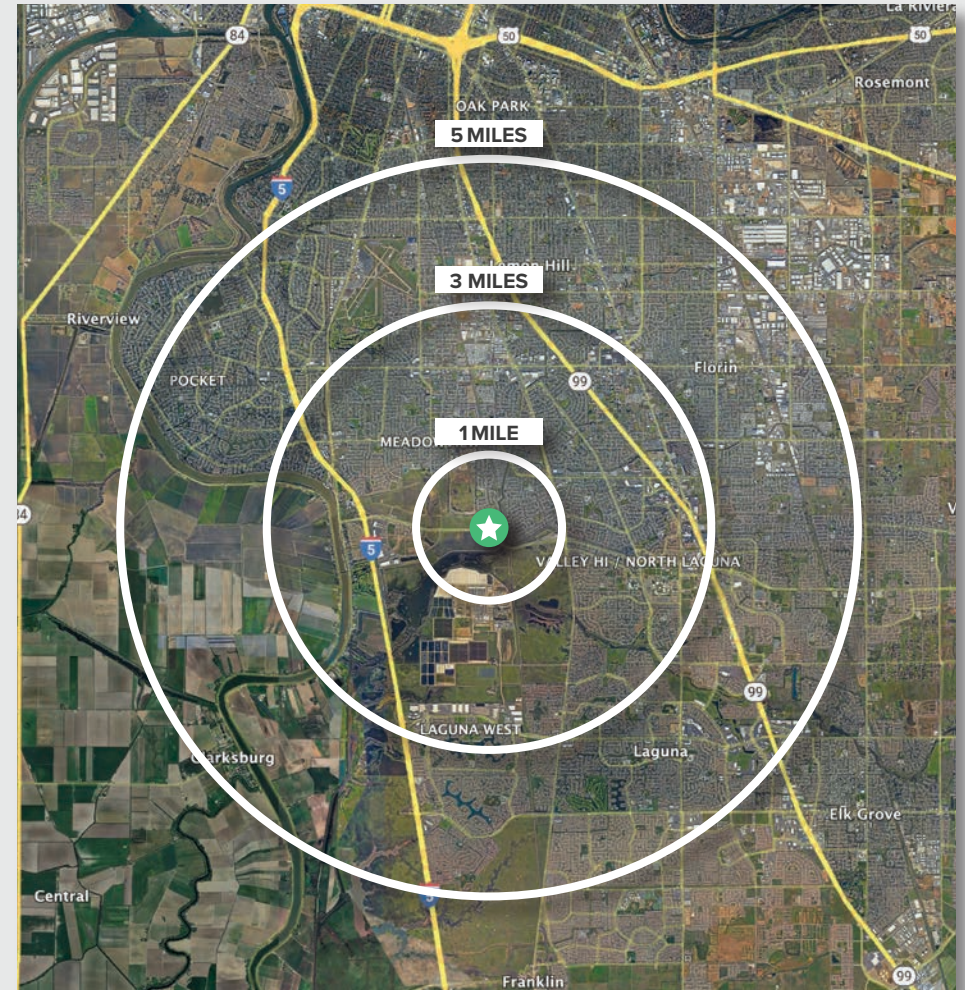
# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	10,478	132,740	370,070
2029 Projected Population	10,592	130,299	362,680
2020 Census Population	10,155	133,191	379,644
2010 Census Population	9,768	124,337	349,707
2024 Median Age	32.9	33.5	35.6
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,909	40,956	121,654
2029 Projected Households	2,953	40,183	119,119
2020 Census Households	2,661	40,094	120,403
2010 Census Households	2,501	37,768	112,323
<b>INCOME</b>			
2024 Estimated Average Household Income	\$118,733	\$94,646	\$110,477
2024 Estimated Median Household Income	\$73,947	\$75,664	\$87,651
2024 Estimated Per Capita Income	\$33,035	\$29,354	\$36,454
<b>BUSINESS</b>			
2024 Estimated Total Businesses	116	2,593	8,150
2024 Estimated Total Employees	876	18,157	57,330

Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1



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