

FOR LEASE

RETAIL

8868 Bond Rd, Elk Grove, CA 95624

Elk Grove Shop Space Adjacent to Starbucks



EXCLUSIVELY LISTED BY

NAI
Northgate

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HIGHLIGHTS

- Shop space adjacent to Starbucks and Wells Fargo
- Excellent access and visibility along Bond Road
- Strong signalized intersection at Elk Grove Florin Road and Bond Road
- Strong traffic counts in excess of 60,000 VPD
- Average household incomes in excess of \$130,000
- Excellent retail synergy in the immediate area

PROPERTY OVERVIEW

ADDRESS	8868 Bond Rd, Elk Grove, CA 95624	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	1,050 sq ft	
BUILDING SIZE	6,480 sq ft	
ZONING	General Commercial (GC)	
TRAFFIC	Bond Rd	± 34,090 ADT
	Elk Grove Florin Rd	± 28,206 ADT

MARKET OVERVIEW



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MARKET OVERVIEW

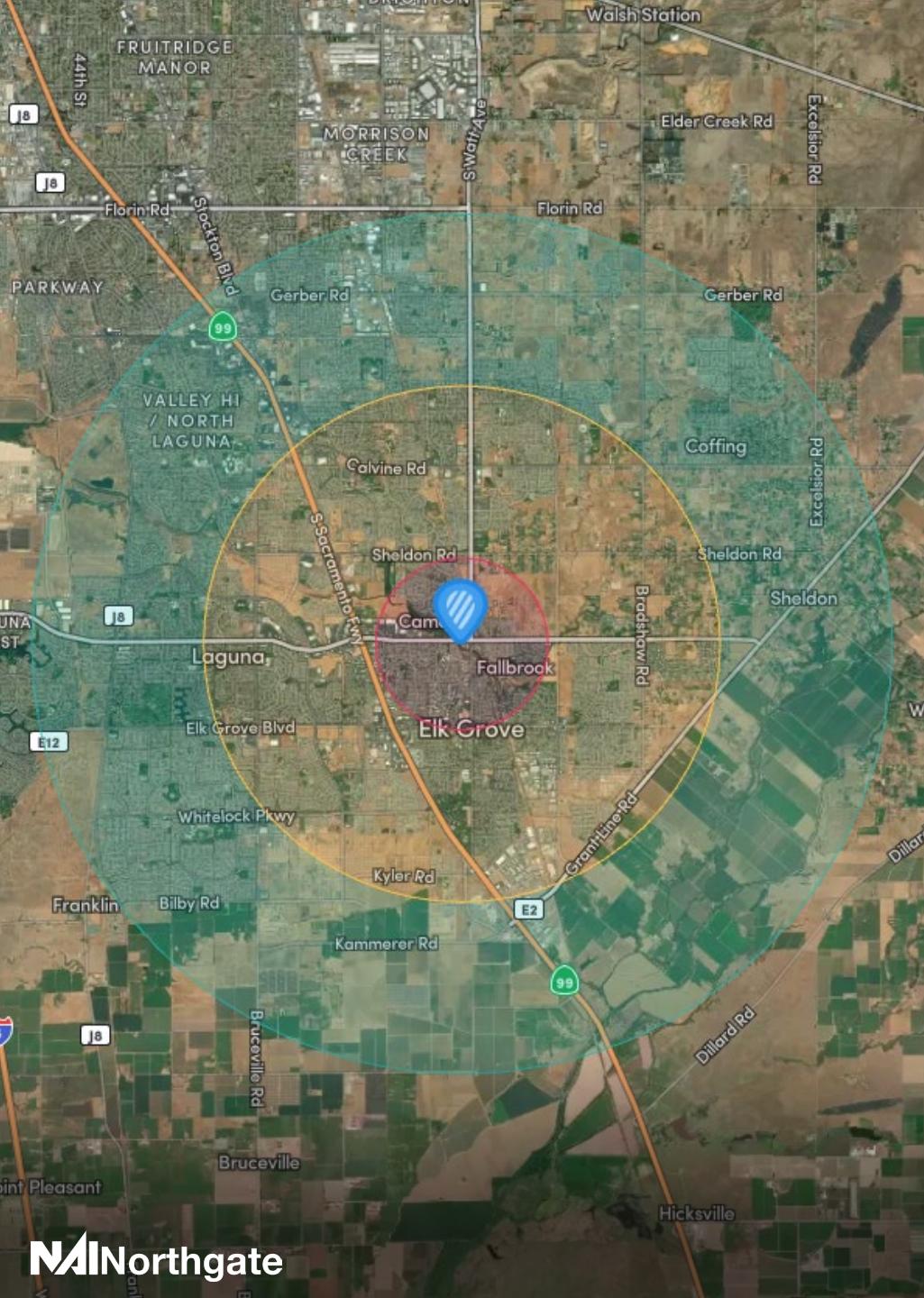


AERIAL VIEW



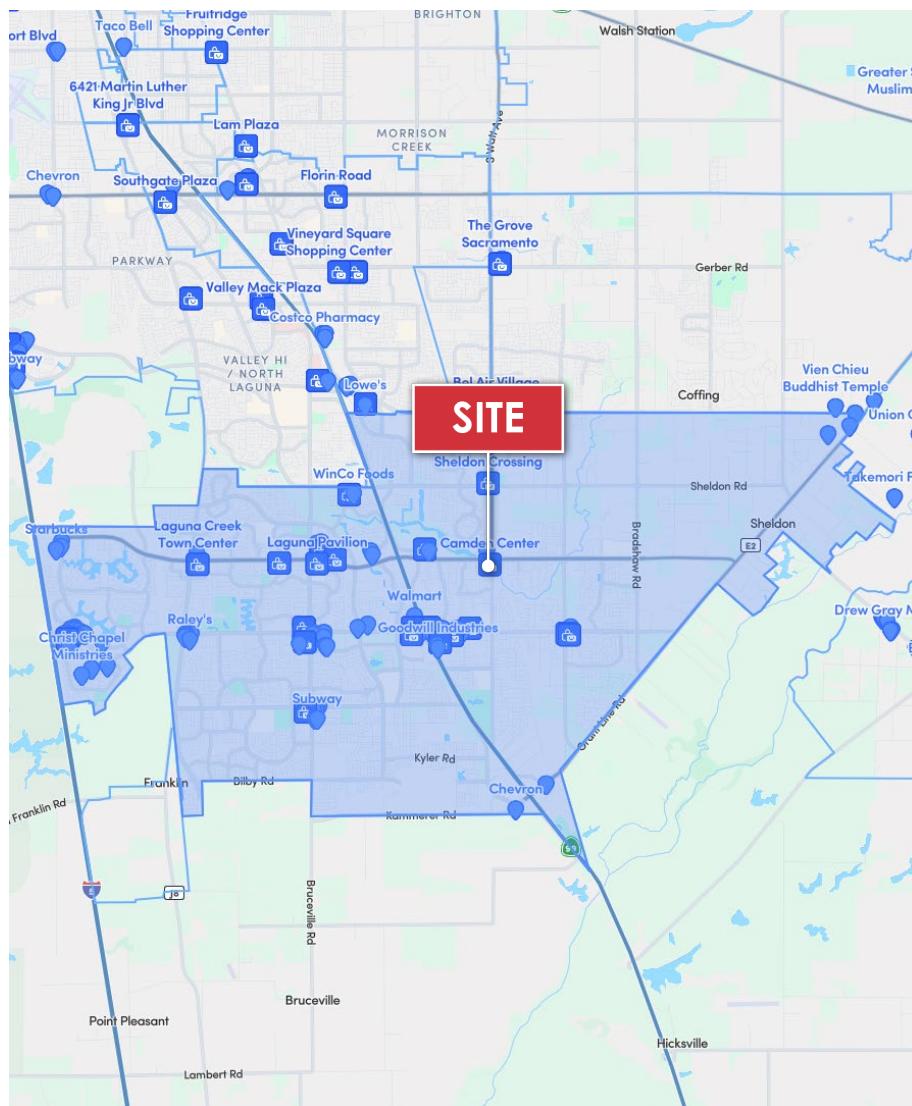
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DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	13,750	132,242	278,394
Projected Population (5 Yr)	13,886	137,448	287,404
Average Age	42	39	39
Households	4,676	40,622	84,546
White Population	5,918	32,496	61,677
Black Population	992	13,359	32,082
Am Indian Population	165	1,340	3,072
Asian Population	2,715	54,915	112,539
Other Population	3,960	30,132	69,024
Hispanic Population	24.77%	21.28%	23.30%
Average HH Income	\$132.8k	\$135.3k	\$129.8k
High School Graduates	8,672	77,013	159,332
College Graduates	4,337	37,066	74,903
Total Employees	6,370	61,898	129,958



Thriving Suburban Community

Located just south of Sacramento, Elk Grove offers a well-established suburban environment with a strong sense of community, making it an attractive location for families, professionals, and businesses alike.

Diverse and Growing Economy

Elk Grove's economy is supported by healthcare, education, retail, professional services, and light industrial uses, creating a stable and expanding base for commercial growth and investment.

Highly Regarded Education System

The city is served by the Elk Grove Unified School District—one of the largest and most respected districts in California—along with convenient access to higher education institutions throughout the Sacramento region.

Parks, Trails & Quality of Life

With an extensive network of parks, bike trails, and recreational facilities, Elk Grove prioritizes open space and livability, offering residents an active lifestyle and family-friendly amenities.

Strategic Regional Connectivity

Positioned along Highway 99 and near Interstate 5, Elk Grove provides efficient access to downtown Sacramento, Sacramento International Airport, and the greater Northern California region.

Vibrant Local Culture

Elk Grove features a growing arts and dining scene, community events, and cultural festivals that reflect its diversity and continued evolution as a key Sacramento-area market.



Investment Sales | Leasing | Asset Management | Property Management



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