

**FOR
LEASE**

**2475 ELK GROVE BLVD,
ELK GROVE, CA**

±2,235 SF RETAIL SPACE AVAILABLE



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ROME
REAL ESTATE GROUP

THE HARBOURS

SUITE	SIZE	LEASE RATE	SPACE NOTES
120 & 130	±2,235 SF	CONTACT BROKER	FORMER BARBER STUDIO

PROPERTY HIGHLIGHTS:

- **I-5 On-Ramp Visibility:** Positioned directly at the Elk Grove Blvd interchange on Interstate 5 — one of California's highest-volume freight and commuter corridors — with ±93,000 vehicles per day passing the site.
- **Gateway Between Two Freeways:** Elk Grove Blvd serves as the primary east-west connector between Hwy 99 and I-5 — making this center a natural stop for commuters and residents moving between both corridors daily.
- **High-Income Trade Area:** Average household income of \$155,798 within a 1-mile radius — with over 60% of residents earning \$100K or more annually. Laguna West, Lakeside, and Stonelake are among Elk Grove's most affluent communities.
- **National Tenant Synergy:** Immediately surrounded by nationally recognized brands — Holiday Inn Express, McDonald's, Carl's Jr, Chevron, Shell, AutoZone, and Arco. Built-in cross-traffic from proven retail draws.
- **±16,860 SF Multi-Tenant Retail Center:** High-identity building with flexible suite configurations. Strong co-tenancy with established local operators including Friends Brewhouse, Rescate Coffee, and Dorian's Barber Studio.
- **±70 Parking Spaces:** Generous surface parking with direct, easy access — critical for retail and service tenants depending on high customer turnover and convenience.
- **Explosive Residential Growth Nearby:** Approximately 6,000 new homes proposed or under construction within the Laguna Ridge Specific Plan — bringing thousands of new households into an already strong consumer base.
- **Elk Grove's Strongest Retail Node:** One of Sacramento's fastest-growing cities with a well-established retail infrastructure — serving a captive suburban market that consistently supports local and regional operators.



STRONG TRAFFIC COUNTS

INTERSTATE 5: ±93,000 ADT
ELK GROVE BLVD: ±24,801 ADT

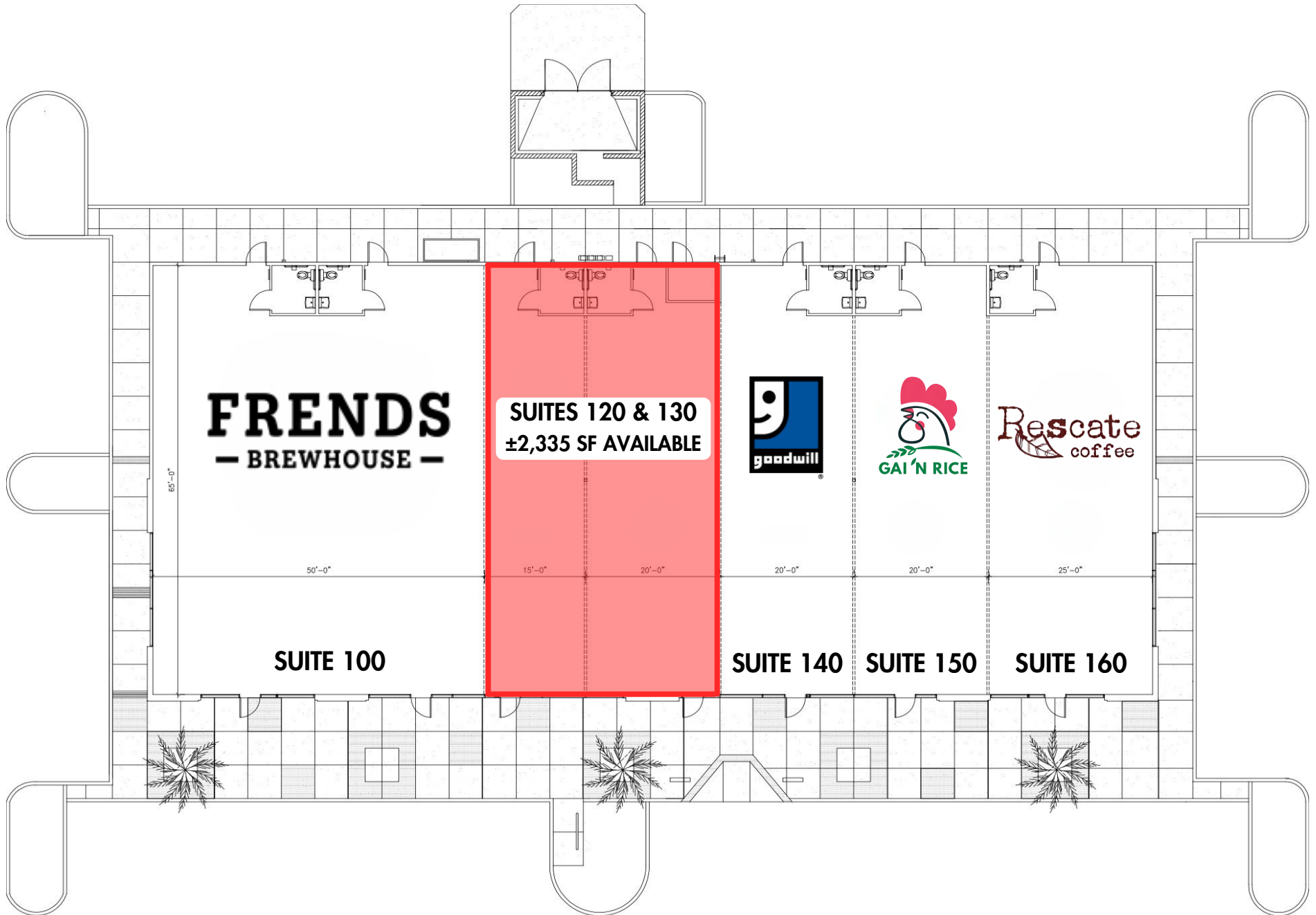


AVERAGE
\$155,798
WITHIN 1 MILE
HOUSEHOLD INCOME



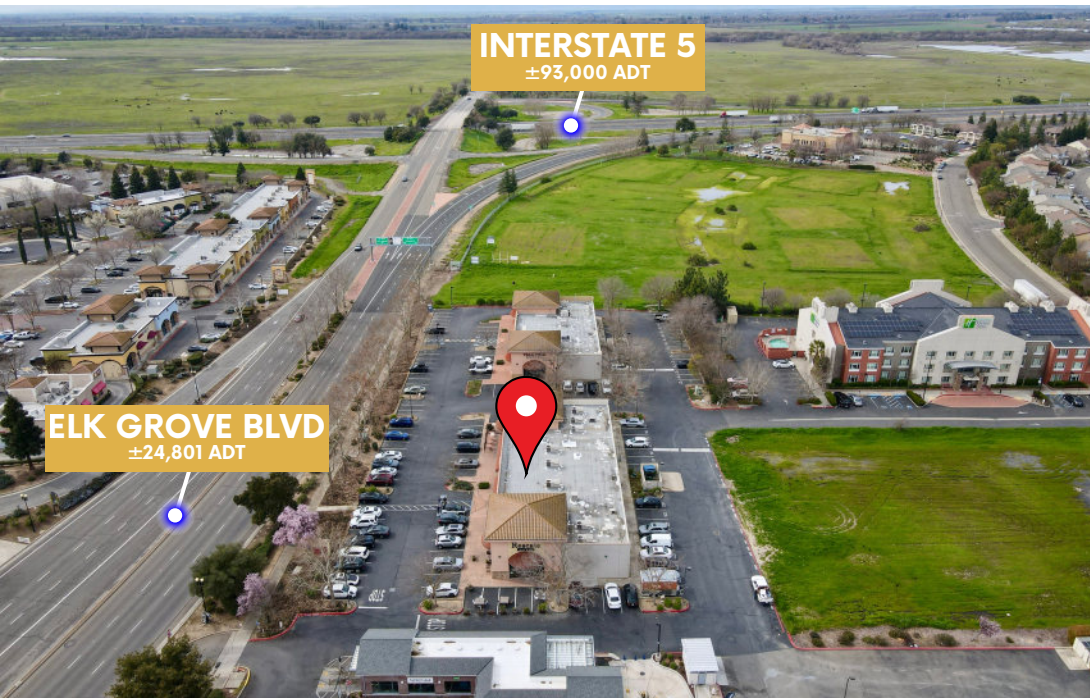
70
SPACES

FLOOR PLAN





EXTERIOR PHOTOS



ROUND TABLE PIZZA ROYALTY **W**

SAFEWAY **BEL AIR**

AutoZone

Bank of America

Jack in the box **CVS pharmacy**

Starbucks **PANDA EXPRESS CHINESE KITCHEN** **Raley's** **Chase**

CHIPOTLE MEXICAN GRILL **SUPERCUTS**

jamba **Peet's Coffee**

LAGUNA WEST - LAKESIDE COMMUNITY

PROPERTY LOCATION

STONELAKE COMMUNITY

Planned Residential

Rescate coffee **ARCO**

Smog'N go **FRENDS BREWHOUSE**

Holiday Inn Express

McDonald's

Chevron

Shell

Carl's Jr.



ALLDATA AUTOMOTIVE INTELLIGENCE

CALIFORNIA NORTHSTATE UNIVERSITY
COLLEGE of HEALTH SCIENCES



14 MILES TO DOWNTOWN SACRAMENTO

ELK GROVE BLVD

ELK GROVE BLVD

HARBOUR POINT DR



DEMOGRAPHIC SUMMARY REPORT

2475 ELK GROVE BLVD, ELK GROVE, CA 95758



POPULATION

2024 ESTIMATE

1-MILE RADIUS	14,467
3-MILE RADIUS	172,449
10-MILE RADIUS	558,976

POPULATION

2029 PROJECTION

1-MILE RADIUS	14,503
3-MILE RADIUS	173,614
10-MILE RADIUS	562,635



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$155,798.00
3-MILE RADIUS	\$115,743.00
10-MILE RADIUS	\$104,512.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$129,394.00
3-MILE RADIUS	\$97,108.00
10-MILE RADIUS	\$83,313.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	10-MILE RADIUS
WHITE	4,369	40,098	151,854
BLACK	1,657	23,387	67,515
HISPANIC ORIGIN	2,661	40,882	153,222
AM. INDIAN & ALASKAN	79	1,660	7,051
ASIAN	5,042	58,445	160,190
HAWAIIAN & PACIFIC ISLAND	116	3,532	10,219
OTHER	3,204	45,327	162,147



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