



Galt Ranch

±45 Acre Development With +/-2,400' of Highway 99 Frontage & Visibility

SEC Highway 99 & Simmerhorn Rd
Galt, CA 95632
www.cbre.com/sacramentodt

Retail | Available

CBRE

Property Highlights

±45 Acre Development

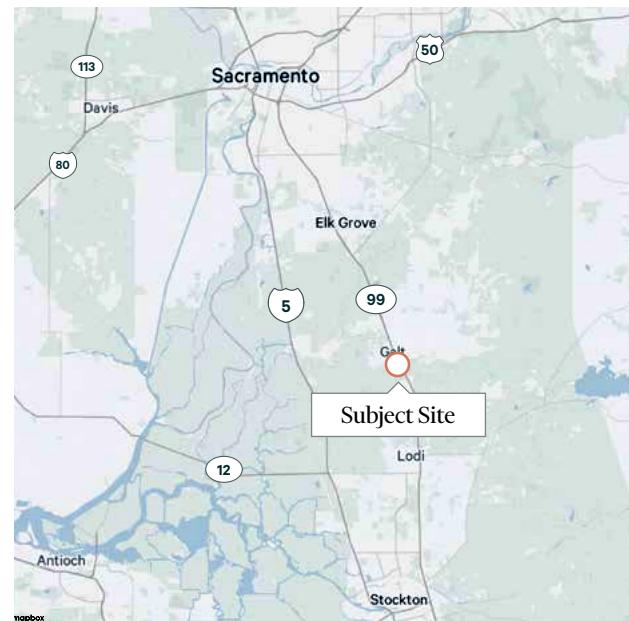
Located in central Galt between two offramps (A Street & Simmerhorn Road), adjacent to new Simmerhorn Ranch subdivision of ±461 single family homes currently under construction by Elliot Homes

This major retail development will create opportunity for a wide spectrum of tenants from big box users to restaurants, soft goods, and medical uses

The Galt trade area is currently underserved due to lack of available services and goods

This Project is located directly off Highway 99 with excellent highway visibility (74,886 ADT) between two offramps (A Street & Simmerhorn Road) providing approximately 2,400 linear feet of freeway frontage

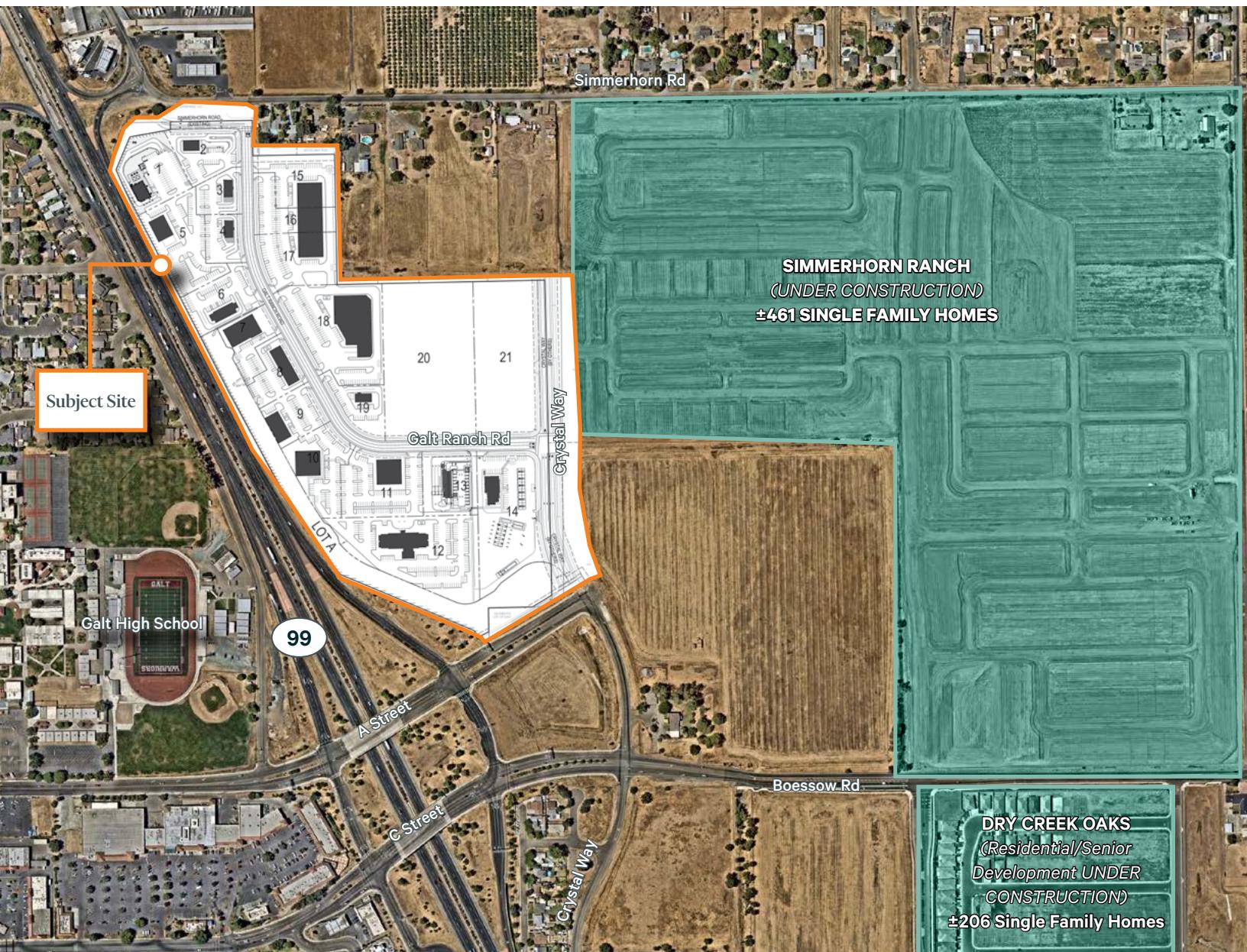
Highway pylon signage available



2024 Estimated Demographics*

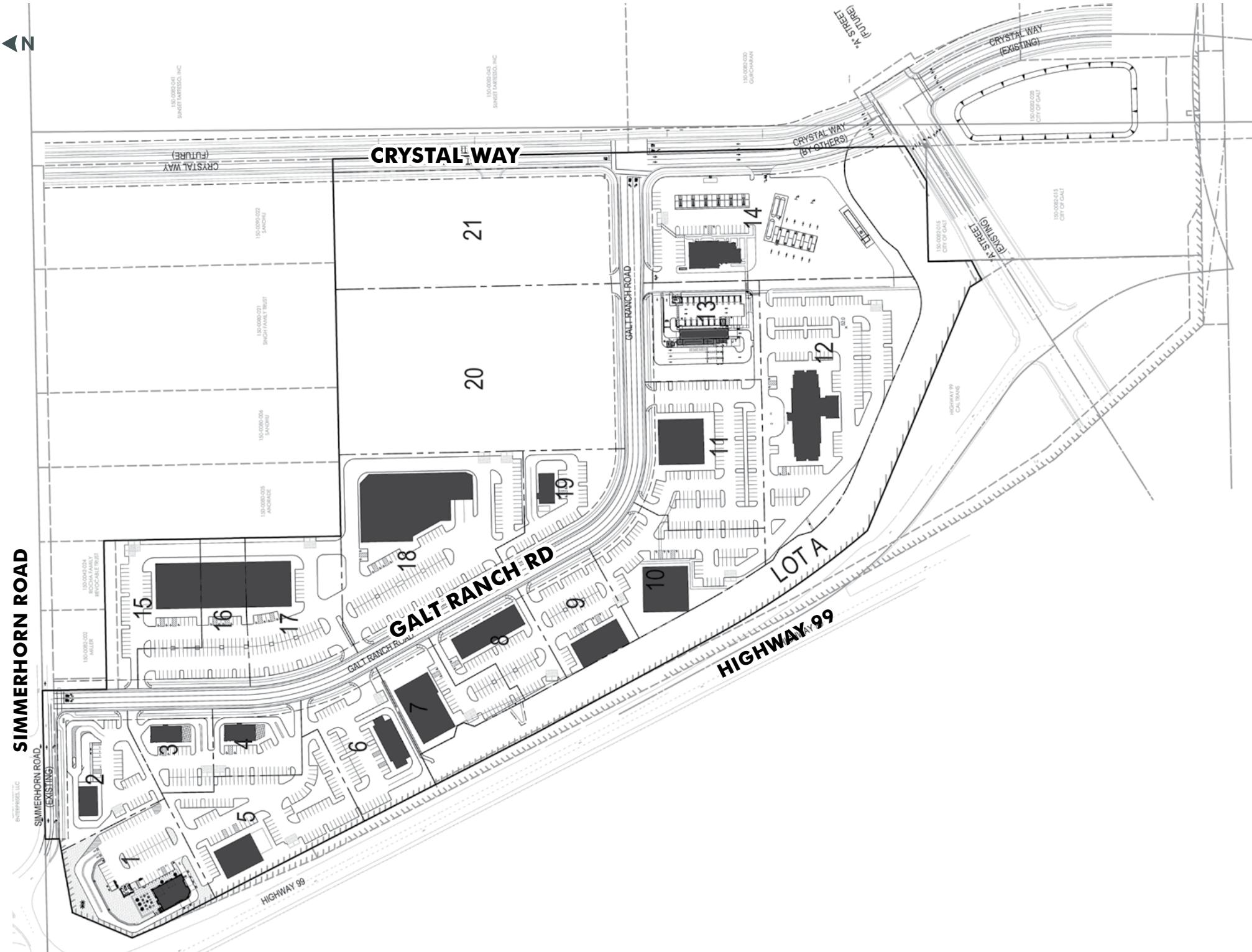
Radius	1-Mile	3-Miles	5-Miles
 Population	9,579	29,949	33,259
 Daytime Population	9,654	23,684	26,511
 Businesses	379	644	753
 Households	3,127	9,615	10,688
 Avg HH Income	\$100,032	\$120,365	\$122,697

Area Overview



Conceptual Site Plan

Not to scale. All dimensions are approximate. Subject to change.



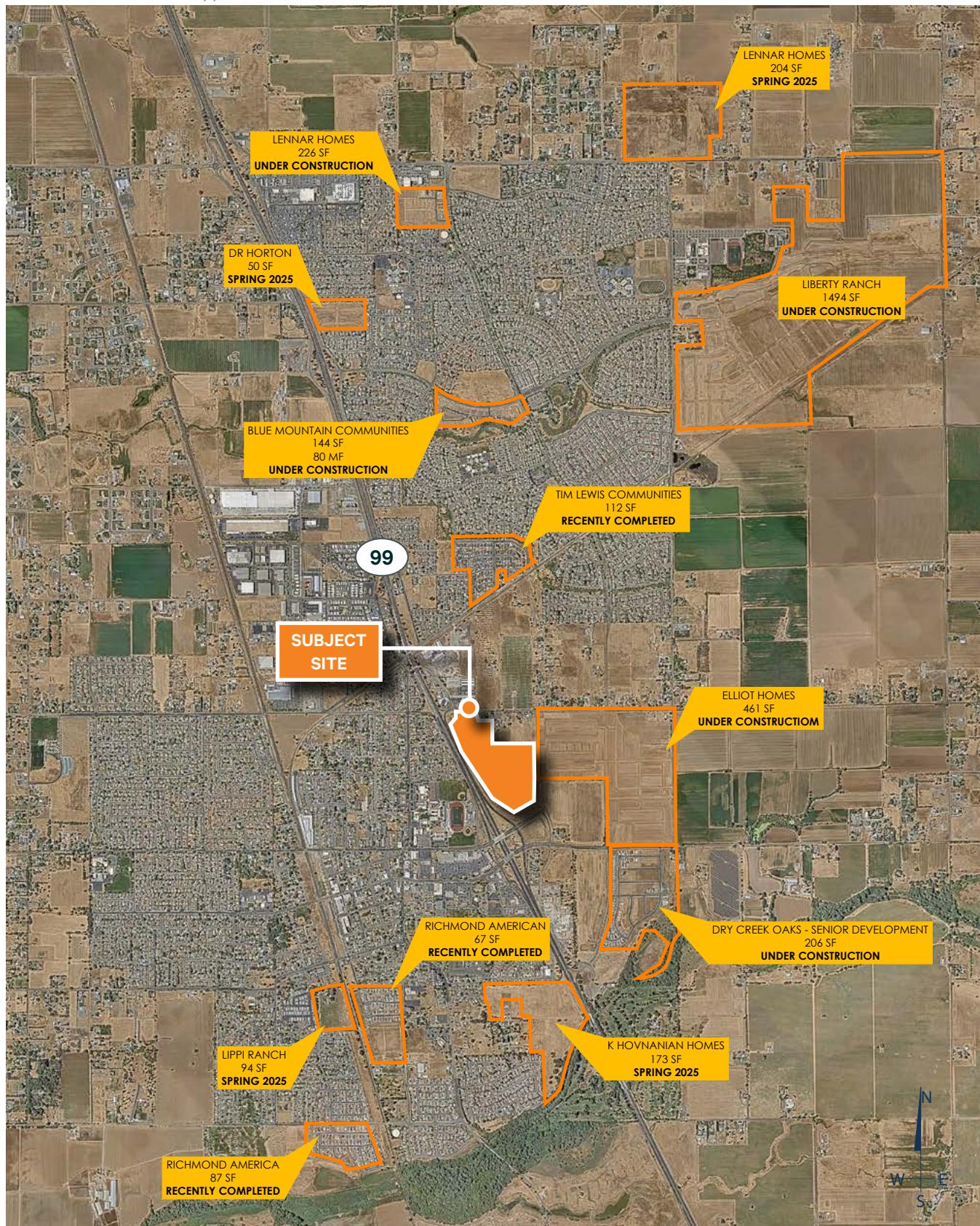
Parcel	Use	Bldg (±SF)	Area (±SF)	Area (±AC)
1	QSR 1	3,887	65,269	1.5
2	QSR 2	2,700	50,444	1.16
3	QSR 3	2,400	29,452	0.68
4	QSR 4	2,400	30,246	0.69
5	RESTAURANT	6,000	79,123	1.82
6	QSR 5	4,600	53,710	1.23
7	RETAIL1	11,000	40,536	0.93
8	RETAIL 2	8,000	39,515	0.91
9	RETAIL 3	6,900	41,501	0.95
10	MEDICAL 1	10,000	64,699	1.49
11	MEDICAL 2	20,000	85,261	1.96
12	HOTEL	55,444	150,422	3.45
13	CAR WASH	3,600	56,807	1.3
14	GAS/C-STORE	6,000	130,965	3.01
15	RETAIL 4	10,000	57,777	1.33
16	RETAIL 5	10,000	46,224	1.06
17	RETAIL 6	10,000	67,249	1.54
18	RETAIL 7	30,000	138,182	3.17
19	QSR 6	2,400	41,719	0.96
20	RESIDENTIAL	N/A	232,985	5.35
21	RESIDENTIAL	N/A	163,857	3.76
TOTAL BLDG SF		205,331		

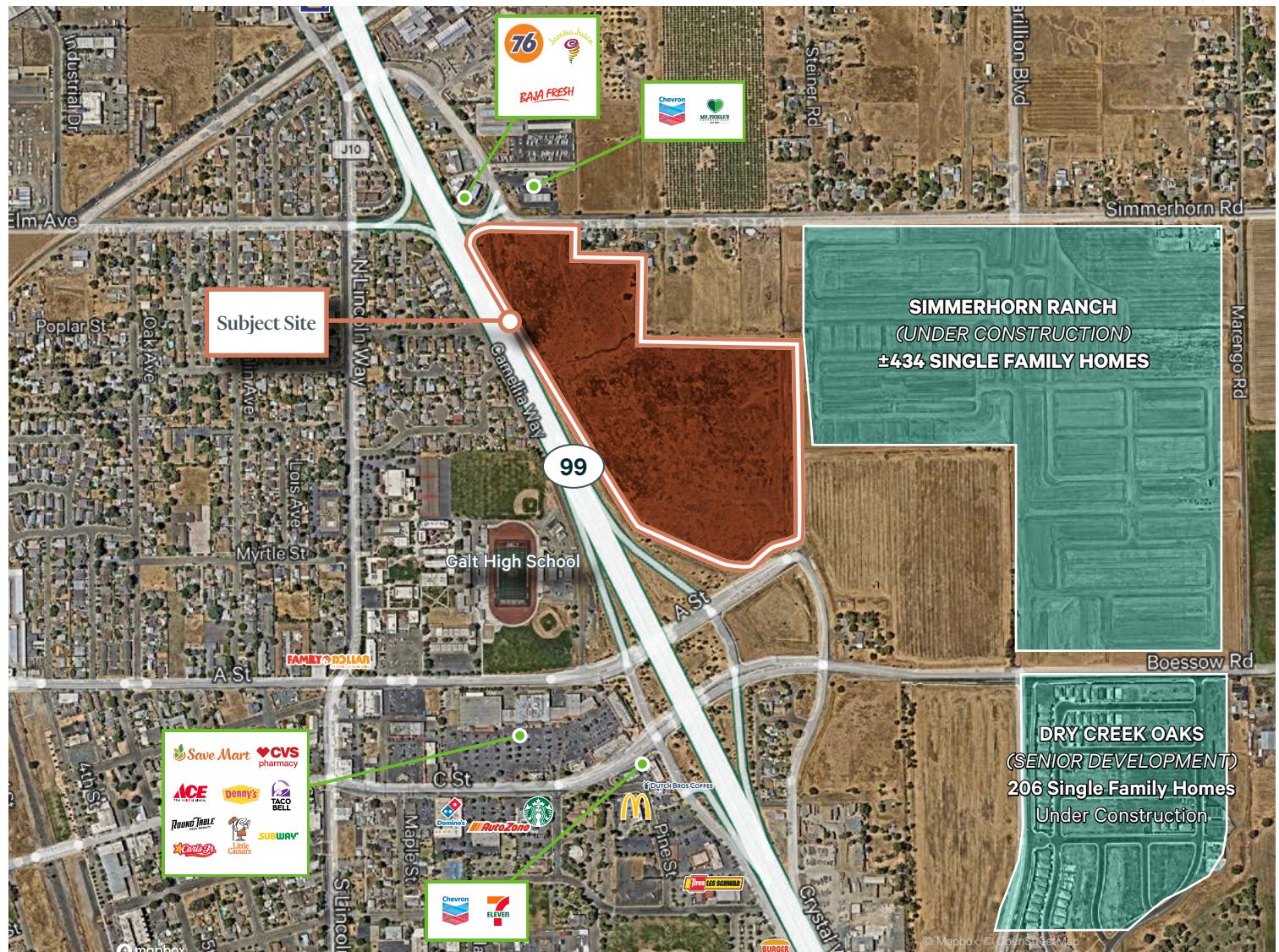
Project Photos



City of Galt Development Map

Not to scale. All dimensions are approximate.





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