



EMERALD PARK PLAZA

AVAILABLE RETAIL SPACE FOR LEASE | ±880 SF

9683-9675 ELK GROVE FLORIN RD
ELK GROVE, CA 95624



HENRY UNG | CA DRE #01877781
8788 ELK GROVE BLVD, BLDG. 2 STE B
ELK GROVE, CA 95624
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THE PROPERTY



HIGHLIGHTS

- Centrally located in Elk Grove
- Close to Sky River Casino, Elk Grove Central Park, and Elk Grove High School
- Other retail services and amenities nearby
- Well maintained shopping center with ample parking in densely populated trade area
- Monument signage available
- Easy Access and High Visibility

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THE PROPERTY



PROPERTY

9683-9675

**ELK GROVE FLORIN RD.
ELK GROVE, CA 95624**



AVAILABILITY

±880 SF



ZONING

GENERAL COMMERCIAL



OPPORTUNITY

GENERAL RETAIL



PRICING

\$1.95 NNN

Emerald Park Plaza consists of two buildings: 9683 Elk Grove Florin Road & 9675 Elk Grove Florin Rd. 9683 Elk Grove Florin Road is fully occupied. The two buildings combined create approximately 24,038 SF and sits on approximately 2 acres of land. Emerald Park Plaza cohesively ties in with two other buildings 9655 Elk Grove Florin Rd and 9661 Elk Grove Florin Rd [both has different ownership] to create a visually larger shopping center with a combine SF of approximately 48,601 sitting on approximately 4.03-acre lot.

THE PROPERTY

TENANT ROLL

AVAILABLE SPACE

THE AREA

DEMOGRAPHICS



THE PROPERTY



THE PROPERTY

TENANT ROLL

AVAILABLE
SPACE

THE AREA

DEMOGRAPHICS

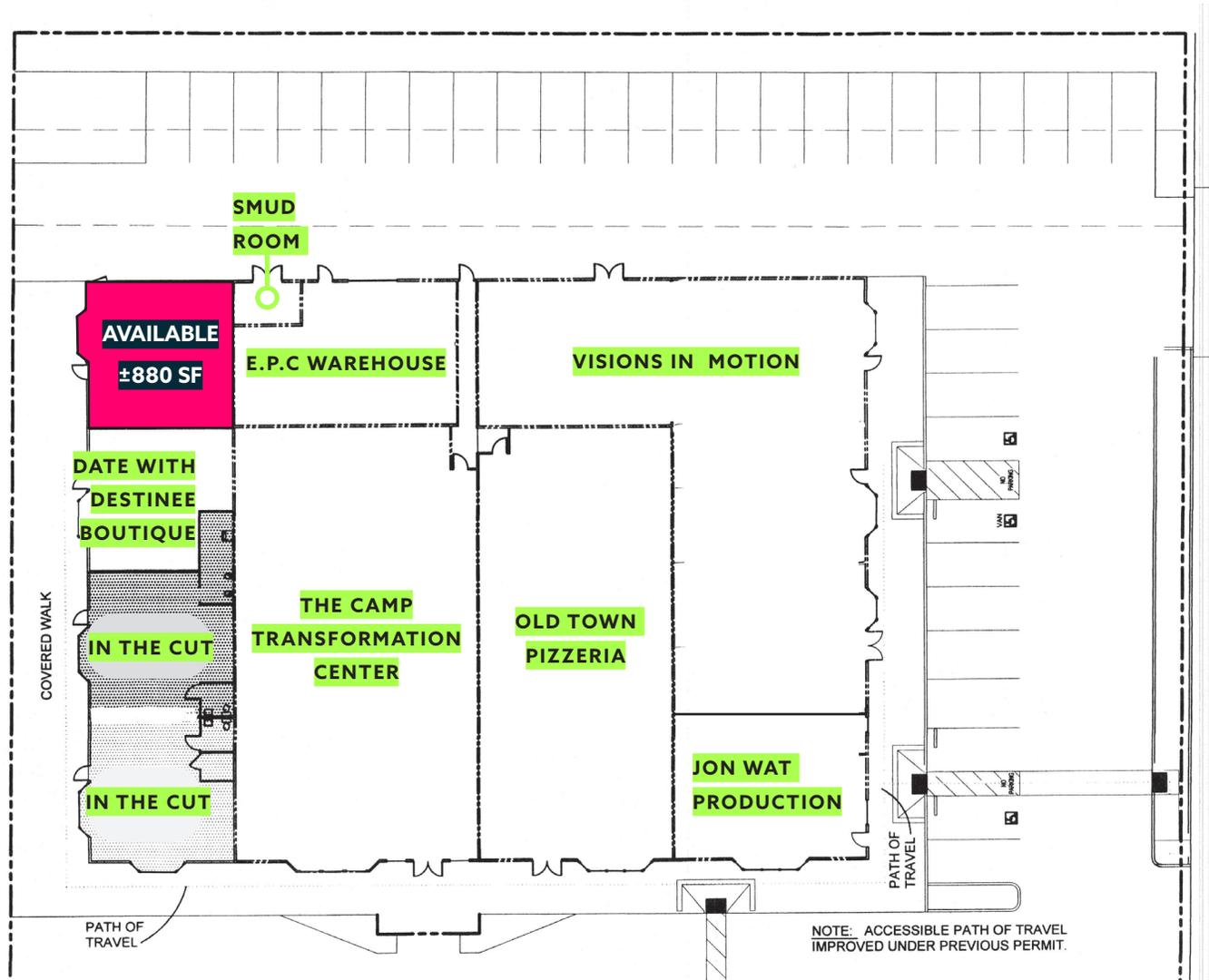
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TENANT ROLL

BUILDINGS	# UNIT	TENANT	SF	SINCE
BUILDING 1				
9665 Elk Grove Florin Rd	1	Available	880	-
9667 Elk Grove Florin Rd	1	Date with Destinee Boutique	810	2018
9679 Elk Grove Florin Rd	1	In The Cut	990	2017
9673 Elk Grove Florin Rd	1	In The Cut	900	2017
9675 Elk Grove Florin Rd	1	The Camp Transformation Center	4,500	2023
9677 Elk Grove Florin Rd	1	Old Town Pizzeria	3,600	1990
8915 emerald park drive	1	Jon Wat Production	1,200	2022
8919 emerald park drive	1	Visions in Motion	1,200	2015
8925 emerald park drive	1	Visions in Motion	1,200	2015
8929 emerald park drive	1	Visions in Motion	2,400	2015
BUILDING 2				
9683 Elk Grove Florin Rd	1	Elk Grove Fine Arts Center	2,464	2018
9685 Elk Grove Florin Rd	1	Mike Guttridge Realty Group	1,760	2021
9687 Elk Grove Florin Rd	1	Bikehaus	1,056	2021
SUB TOTAL	13		22,960	

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AVAILABLE SPACE



DISCLAIMER: RENDERING NOT TO SCALE. FOR REFERENCE ONLY.

The only space available is approximately ±880 SF.

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THE AREA



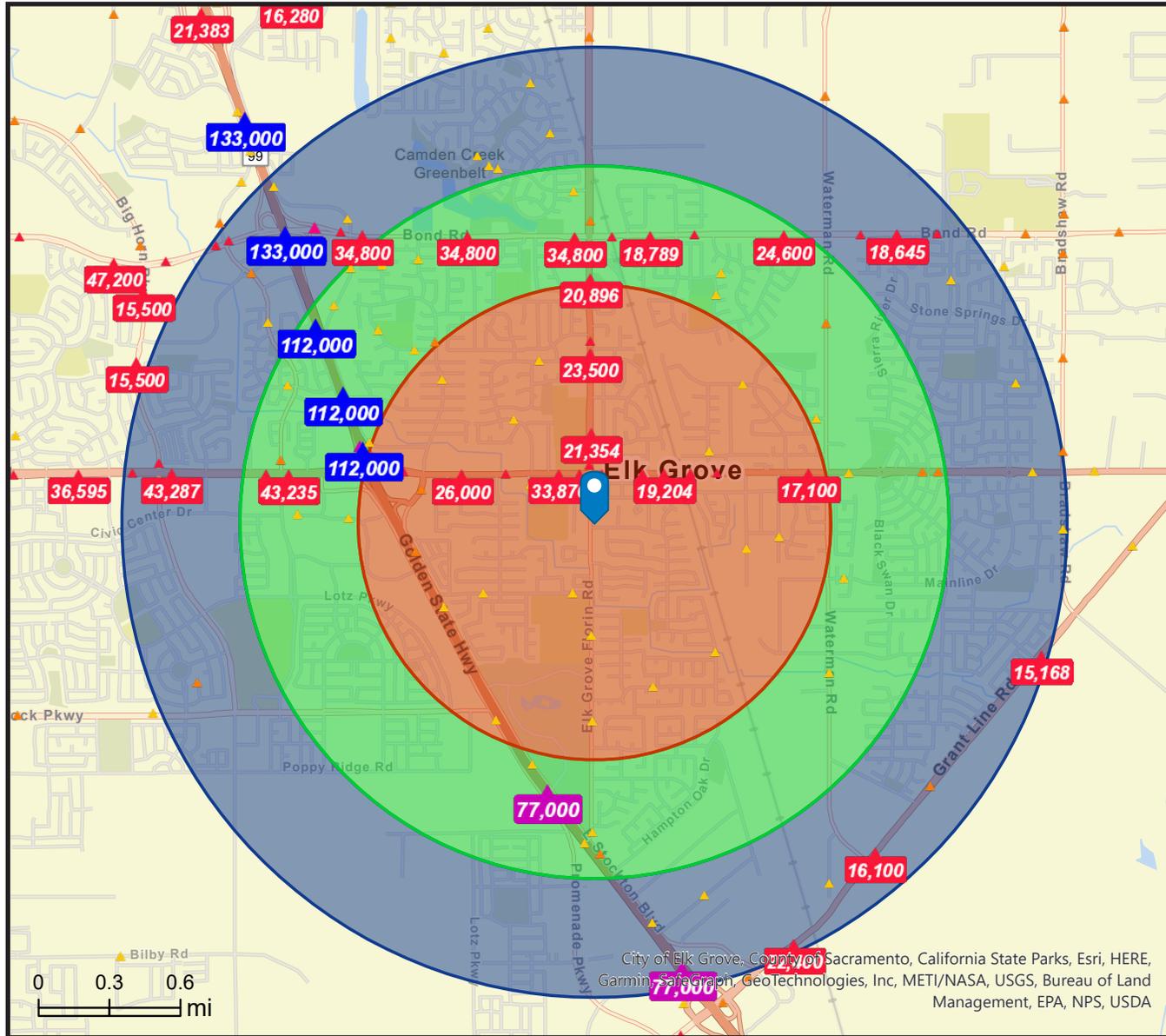
Emerald Park Plaza is located within walking distance to historic old town Elk Grove and faces Elk Grove Florin Road, one of the trade area's primary north-south traffic corridors, with an ADT of 21,714. Densely surrounded local and national retail tenants, Sky River Casino, an Amazon distribution center, Elk Grove [Central Park], Elk Grove High School, existing/newly developed residential neighborhoods. Population within a 3-mile radius is about 90,960 with \$2.8B buying power. Elk Grove now has an estimated 181,291 residents with most of its students attending several of the prestigious K-12 schools within the elk grove school district. Over 60% of the residents are married with 81% of those owning homes. The City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento region. Major employers that are in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District. Development plans also surrounding the immediate area making this property an optimal retail location.

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TRAFFIC COUNT MAP



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AERIAL



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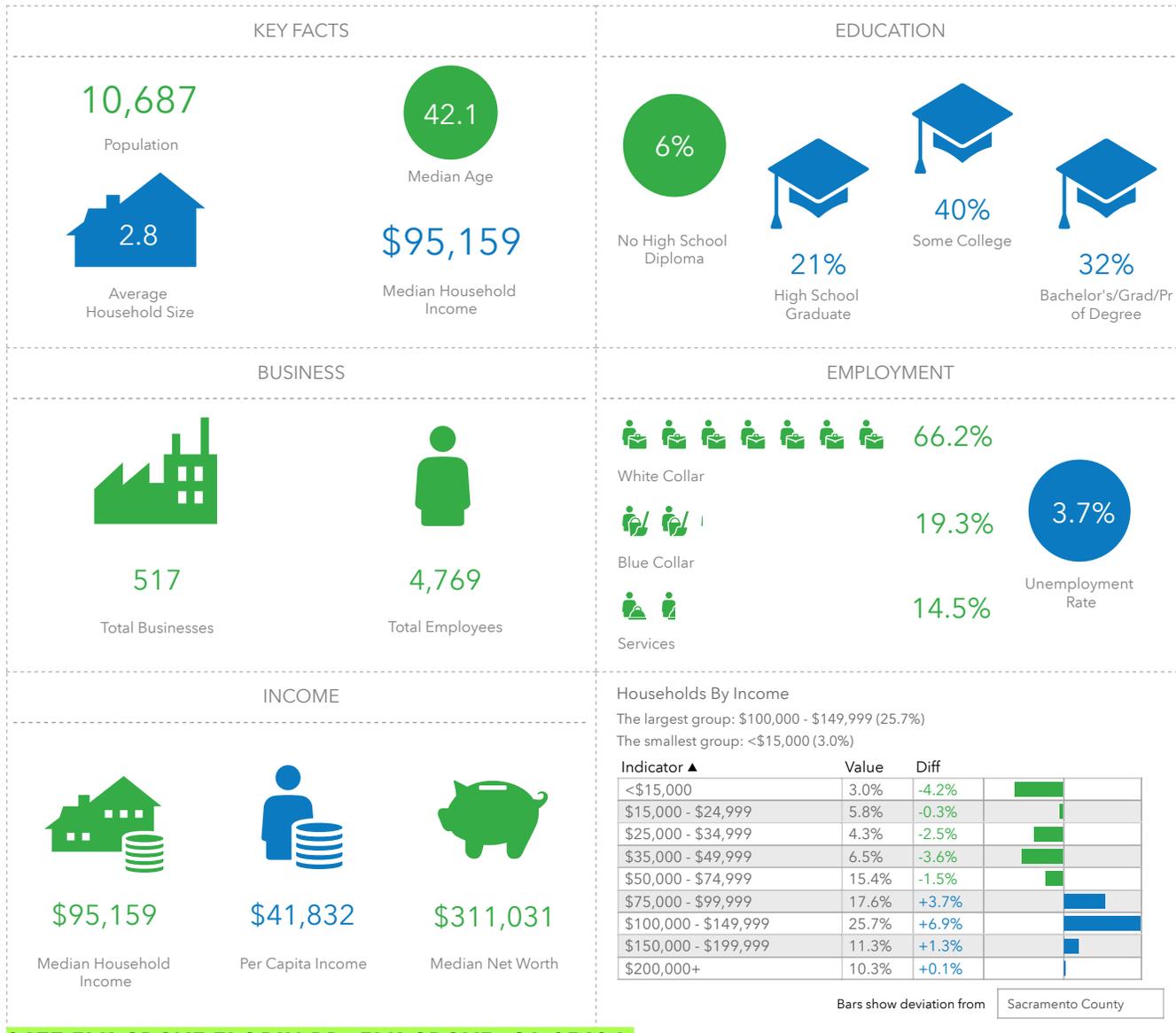
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DEMOGRAPHICS



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RING BAND OF 0.5 - 1 MILES



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