

STONE CREEK VILLAGE

SWQ Zinfandel Drive & Bear Hollow Drive - Rancho Cordova, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



NOW OPEN!

ONE OF RANCHO CORDOVA'S NEWEST GROCERY-ANCHORED RETAIL CENTERS!



Elliott Homes
A Tradition of Quality since 1914

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STONE CREEK VILLAGE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWQ Zinfandel Drive and Bear Hollow Drive
Rancho Cordova, CA

anchor tenant(s): Sprouts Farmer's Market

shopping center GLA: ±34,000 Square Feet (GLA)

availability: ±1.296 Acre Pad



2022 total population

1-mile	13,679
3-mile	72,742
5-mile	186,272



2022 daytime population

1-mile	18,471
3-mile	89,792
5-mile	189,699



2022 total employees

1-mile	11,089
3-mile	48,245
5-mile	83,351



2022 total households

1-mile	5,173
3-mile	25,422
5-mile	69,180



2022 average HH income

1-mile	\$101,295
3-mile	\$87,878
5-mile	\$109,718



traffic counts

Zinfandel Dr (north of Bear Hollow Dr)	15,638
Zinfandel Dr (south of Bear Hollow Dr)	19,496
Bear Hollow Dr (west of Zinfandel Dr)	3,972

SPROUTS
FARMERS MARKET

DUTCH BROS
Coffee

PACIFIC
DENTAL SERVICES

velly
pizza

tenants within close proximity:

BOOT BARN
Live West

COSTCO
WHOLESALE

CVS
pharmacy

FedEx Kinko's
Office and Print Center

the Habit
BURGER GRILL

LOWE'S
Improving Home Improvement

Marshalls

Michaels
MAKE CREATIVITY HAPPEN

NOODLES
COMPANY
World Kitchens

Panera
BREAD

PET SMART

ROSS
DRESS FOR LESS

SAFeway
Ingredients for life..

Starbucks

TARGET

Walmart
Supercenter

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PROPERTY OVERVIEW

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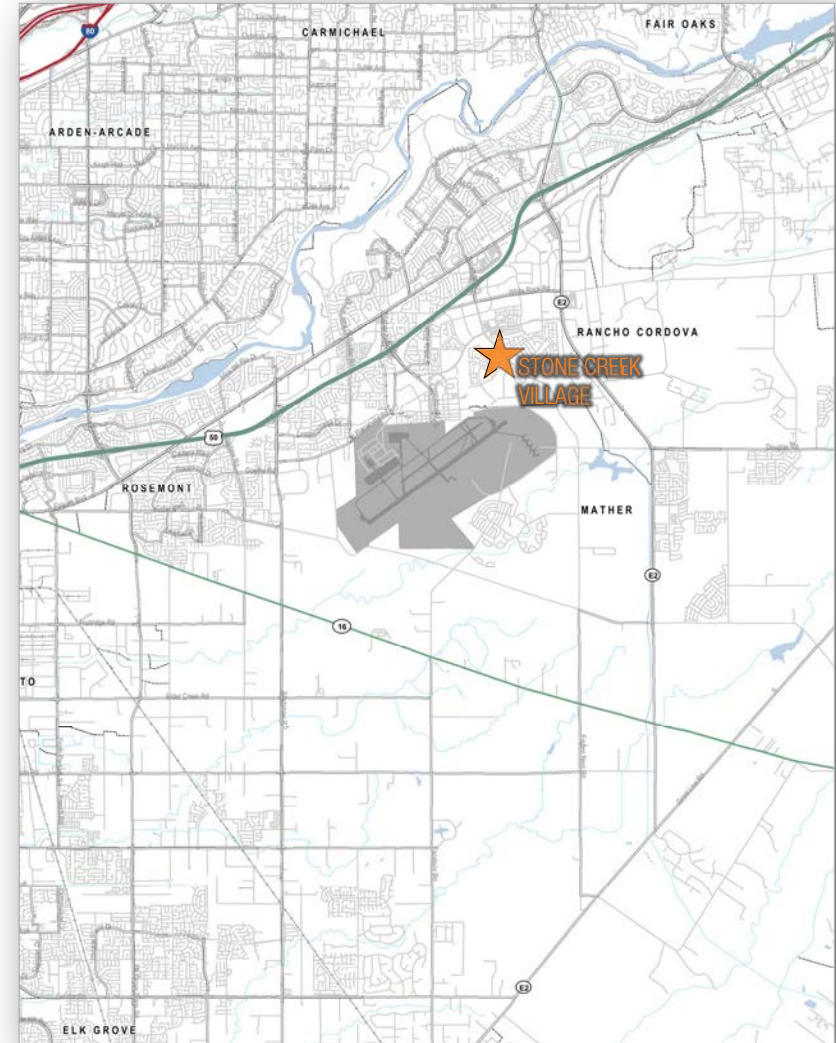
Stone Creek Village is a new retail development, anchored by a newly opened Sprouts Farmers Market, in Rancho Cordova and is located at the southwest quadrant of Zinfandel Drive and Bear Hollow Drive.

This ±34,000 square foot neighborhood shopping center will help serve Rancho Cordova's ongoing area that includes the Sunridge Specific Plan and the Rio Del Oro Specific Plan.

These specific plans and more have been approved for the development of more than 43,000 total homes, making Rancho Cordova the next explosive growth market in the Sacramento Region.

The City of Rancho Cordova offers an ideal retail environment and is the Sacramento area's largest employment sub-center, with almost 50,000 employees in more than 1,900 businesses and 72,203 residents within city limits.

Notable daytime employment generators in Rancho Cordova include Aerojet Rocketdyne, Delta Dental, VSP, HealthNet and Sacramento County Office of Education.



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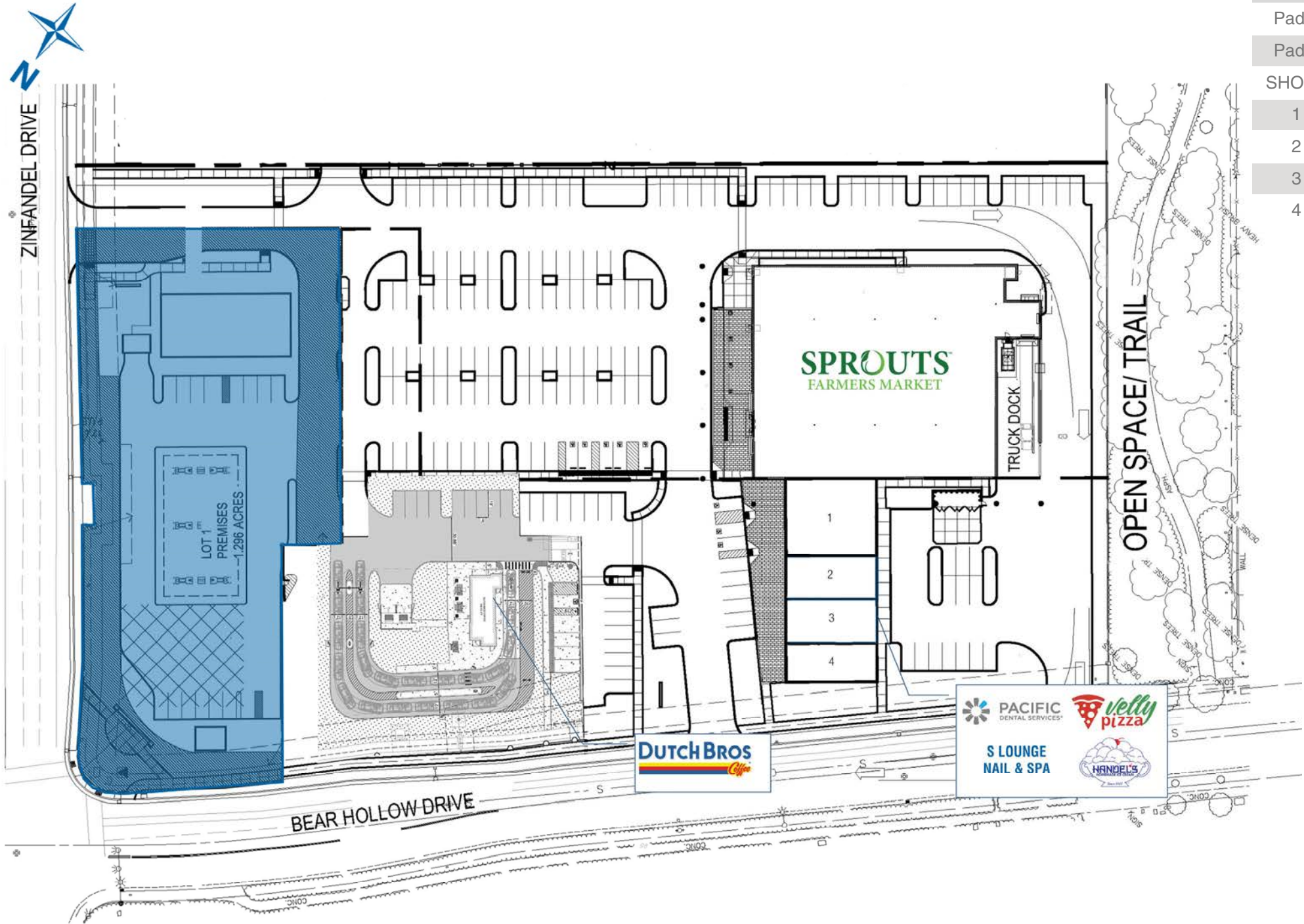


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SITE PLAN



SUITE	TENANT	SQ. FT./AC.
MAJ 1	Sprouts Farmers Market (Now Open)	23,000
Pad 1	AVAILABLE	1.296 Ac.
Pad 2	Dutch Bros Coffee	900

SHOPS

1	Pacific Dental (Now Open)	3,200
2	S Lounge Nail & Spa	1,600
3	Velly Pizza	1,600
4	Handels Homemade Ice Cream	1,598

For leasing information,
please contact:

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STONE CREEK VILLAGE

INTERSECTION AERIAL

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RETAIL TRADE AREA AERIAL

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