



ELK GROVE COMMONS

SWC ELK GROVE BOULEVARD & BRUCEVILLE ROAD - ELK GROVE, CA



KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallrellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallrellire.com

ACADIA
REALTY TRUST



Gary B. Gallelli, Broker
CA DRE #00811881
GALLELLI REAL ESTATE
(916) 772-1700
www.GallrelliRE.com

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

SWC Elk Grove Boulevard and Bruceville Road
Elk Grove, CA

ANCHOR TENANTS:

Kohl's, HomeGoods, Ace Hardware, Trader Joe's

SHOPPING CENTER GLA:

±241,911 Square Feet (GLA)

AVAILABILITY:

±1,600 SF Retail Space For Lease

TRAFFIC COUNTS



Elk Grove Blvd
(at Bruceville Road)

±36,738

Elk Grove Blvd
(east of Bruceville Rd)

±42,271

Bruceville Rd
(north of Elk Grove Blvd)

±23,038

Bruceville Rd
(south of Elk Grove Blvd)

±21,708

		1-MILE	3-MILE	5-MILE
	2025 TOTAL POPULATION	23,922	145,733	269,013
	2025 DAYTIME POPULATION	18,741	115,739	217,051
	2025 TOTAL EMPLOYEES	2,948	21,983	50,409
	2025 TOTAL HOUSEHOLDS	7,996	46,007	83,108
	2025 AVERAGE HOUSEHOLD INCOME	\$140,030	\$148,913	\$139,773

CO-TENANTS

KOHL'S

HomeGoods

AMERICA'S TIRE



lanebryant



PROPERTY OVERVIEW

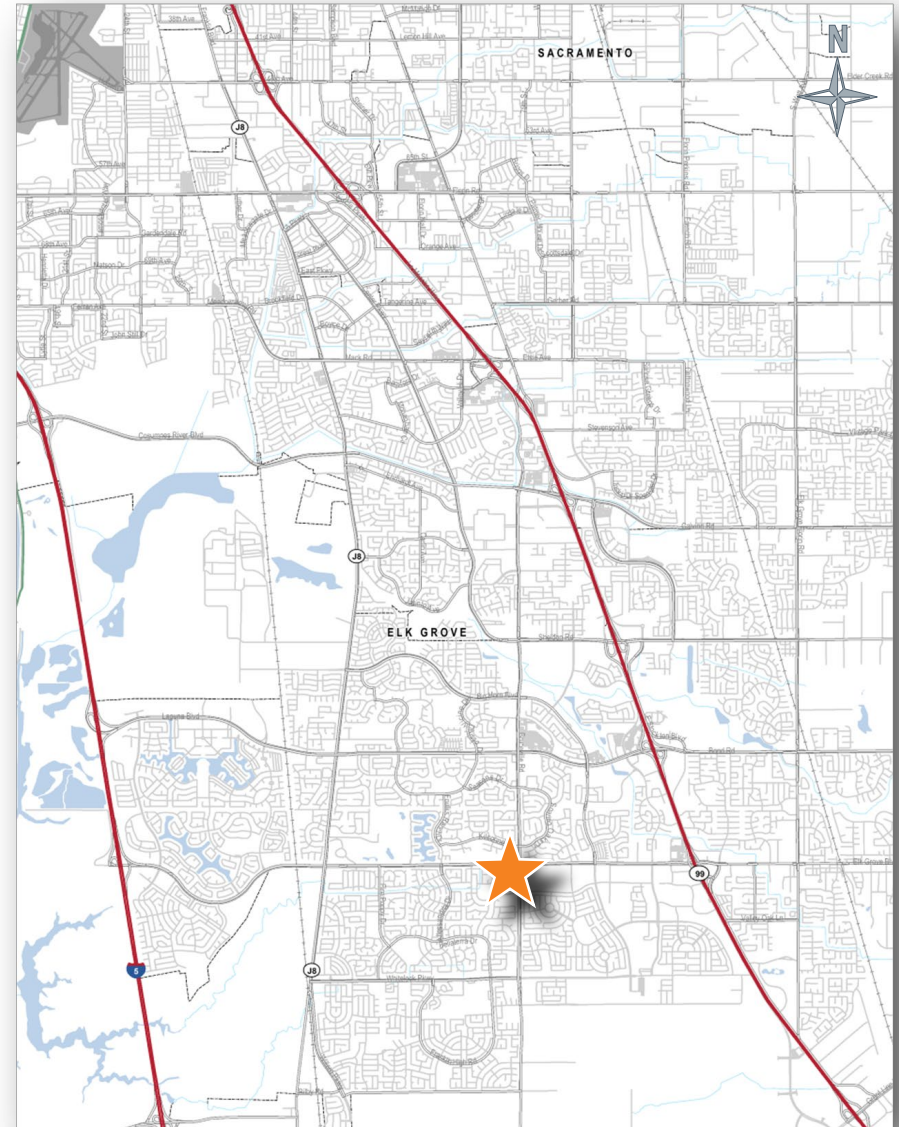
Elk Grove Commons is located at the southwest corner of Elk Grove Boulevard and Bruceville Road in Elk Grove, California.

This ±241,911 square foot community center is anchored by Kohl's, HomeGoods, Trader Joe's and Ace Hardware. The center also benefits from strong trade area demographics and population density.

Situated along Elk Grove Boulevard, one of the trade area's primary east-west traffic corridors, Elk Grove Commons is visible to approximately 62,000 cars traveling through the intersection per day.

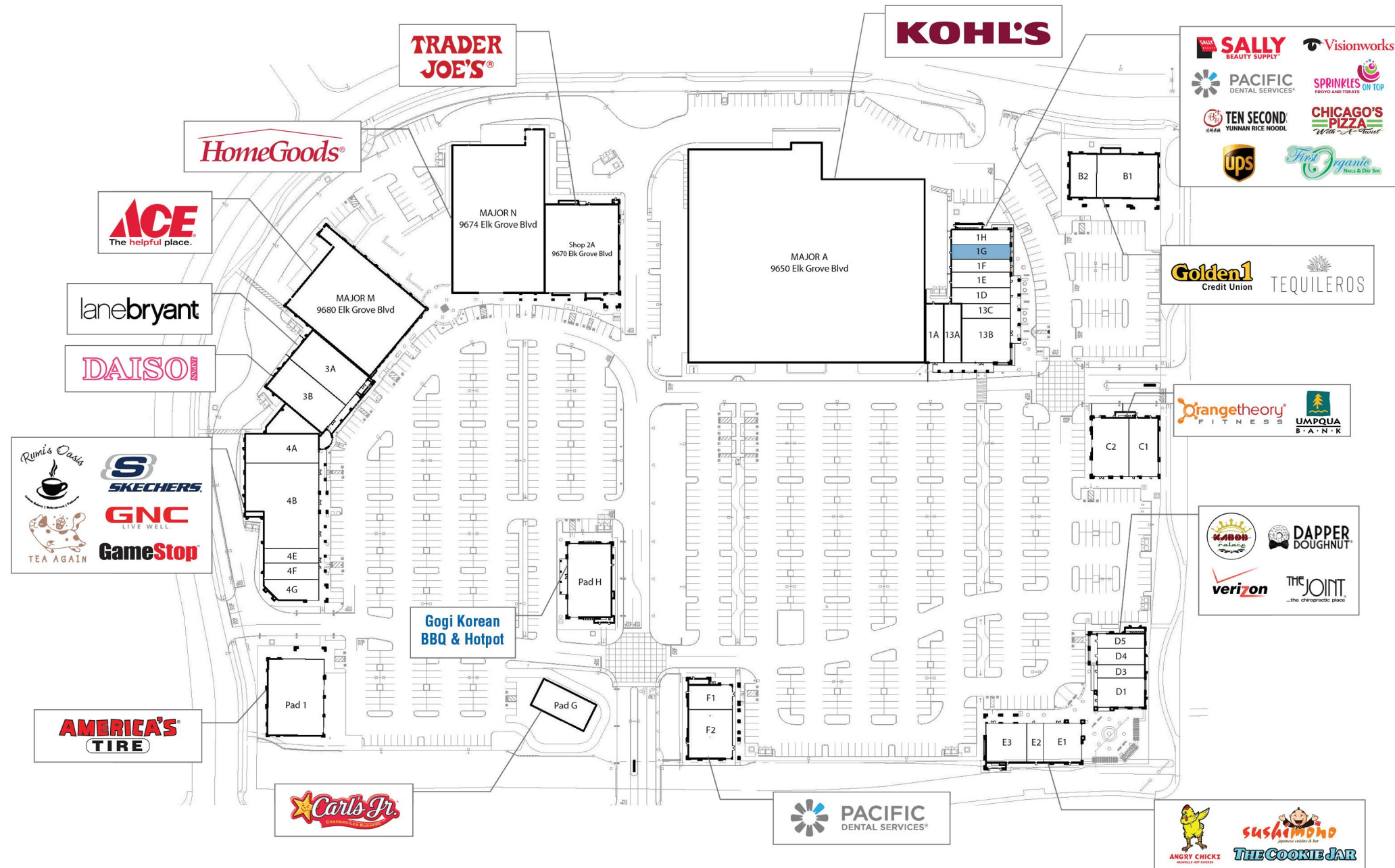
With a city population of approximately 180,491, the City of Elk Grove continues to be one of the strongest retail sub-markets in the Greater Sacramento Region.

Major employers that are located in Elk Grove include Sutter Health, Kaiser Permanente, Apple and the Elk Grove Unified School District.



SITE PLAN & LEASING

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SUITE	TENANT	SQUARE FEET
Major A	Kohl's	88,408
Major M	Ace Hardware	18,474
Major N	HomeGoods	25,607
1A	Sally Beauty	2,000
13A	Visionworks	2,195
13B	Pacific Dental	3,421
13C	Sprinkles On Top	1,562
1D	Ten Second Noodle	1,715
1E	Chicago Pizza with a Twist	1,700
1F	The UPS Store	1,400
1G	AVAILABLE	1,600
1H	First Organic Nails & Day Spa	1,600
2A	Trader Joe's	12,000
3A	Lane Bryant	5,000
3B	Daiso	5,000
4A	Rumi Oasis	4,000
4B	Skechers	10,250
4E	GNC	1,500
4F	Tea Again	1,650
4G	Gamestop	1,919
Pad 1	America's Tire Co.	8,000
Pad B1	Golden 1 Credit Union	5,000
Pad B2	Tequileros COMING SOON!	2,200
Pad C1	Orangetheory Fitness	3,200
Pad C2	Umpqua Bank	4,000
Pad D1	Kabob Palace	2,600
Pad D3	The Joint Chiropractic	1,170
Pad D4	Verizon Wireless	1,430
Pad D5	Dapper Doughnuts COMING SOON!	1,300
Pad E1	Sushimono	2,800
Pad E2	The Cookie Jar	1,200
Pad E3	Angry Chickz	3,000
Pad F1-F2	Pacific Dental Services	6,000
Pad G	Carl's Jr	3,177
Pad H	Gogi Korean BBQ & Hotpot	6,000



GALLELLI RETAIL TEAM

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CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com



INTERSECTION AERIAL



ELK GROVE RETAIL TRADE AERIAL



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