

ELK GROVE COMMONS

SWC Elk Grove Boulevard & Bruceville Road - Elk Grove, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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ELK GROVE COMMONS

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: 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: 100% LEASED



2024 total population

1-mile	23,725
3-mile	142,748
5-mile	263,243



2024 daytime population

1-mile	20,354
3-mile	124,229
5-mile	230,046



2024 total employees

1-mile	4,809
3-mile	33,094
5-mile	69,994



2024 total households

1-mile	7,997
3-mile	45,418
5-mile	81,937



2024 average HH income

1-mile	\$152,261
3-mile	\$151,615
5-mile	\$145,292



traffic counts

Elk Grove Blvd (@ 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

KOHL'S

HomeGoods

AMERICA'S TIRE



Carl's Jr.

CHICAGO'S PIZZA

DAISO

GameStop

Golden1

GNC

ACE
The helpful place.

TRADER JOE'S

lanebryant

ANGRY CHICKZ

Orangetheory FITNESS

PACIFIC DENTAL SERVICES

SALLY BEAUTY SUPPLY

SKECHERS

TEA AGAIN

TEQUILEROS

THE JOINT

SPRINKLES ON TOP

sushimono

TEN SECONDS YUNNAN RICE NOODLE

UMPQUA BANK

ups

verizon

Visionworks

ACADIA
REALTY TRUST

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REAL ESTATE

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PROPERTY OVERVIEW

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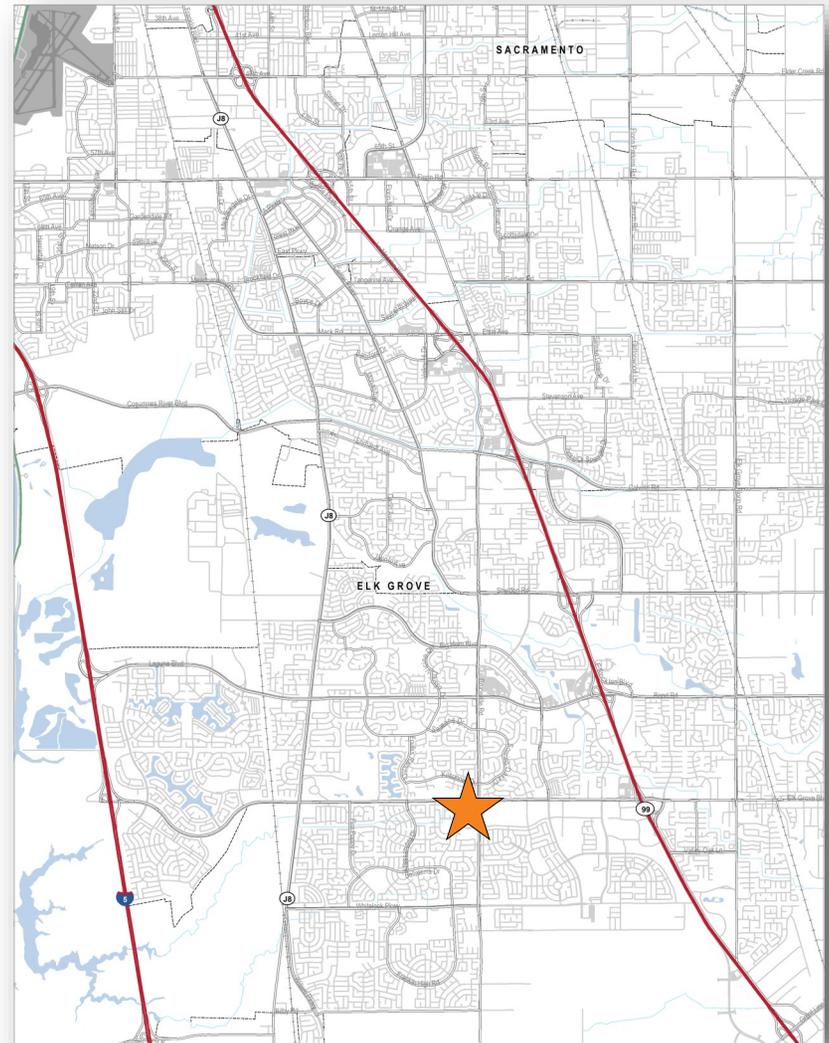
Elk Grove Commons is located at the southwest corner of Elk Grove Boulevard and Bruceville Road in Elk Grove, California.

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 176,584, 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.



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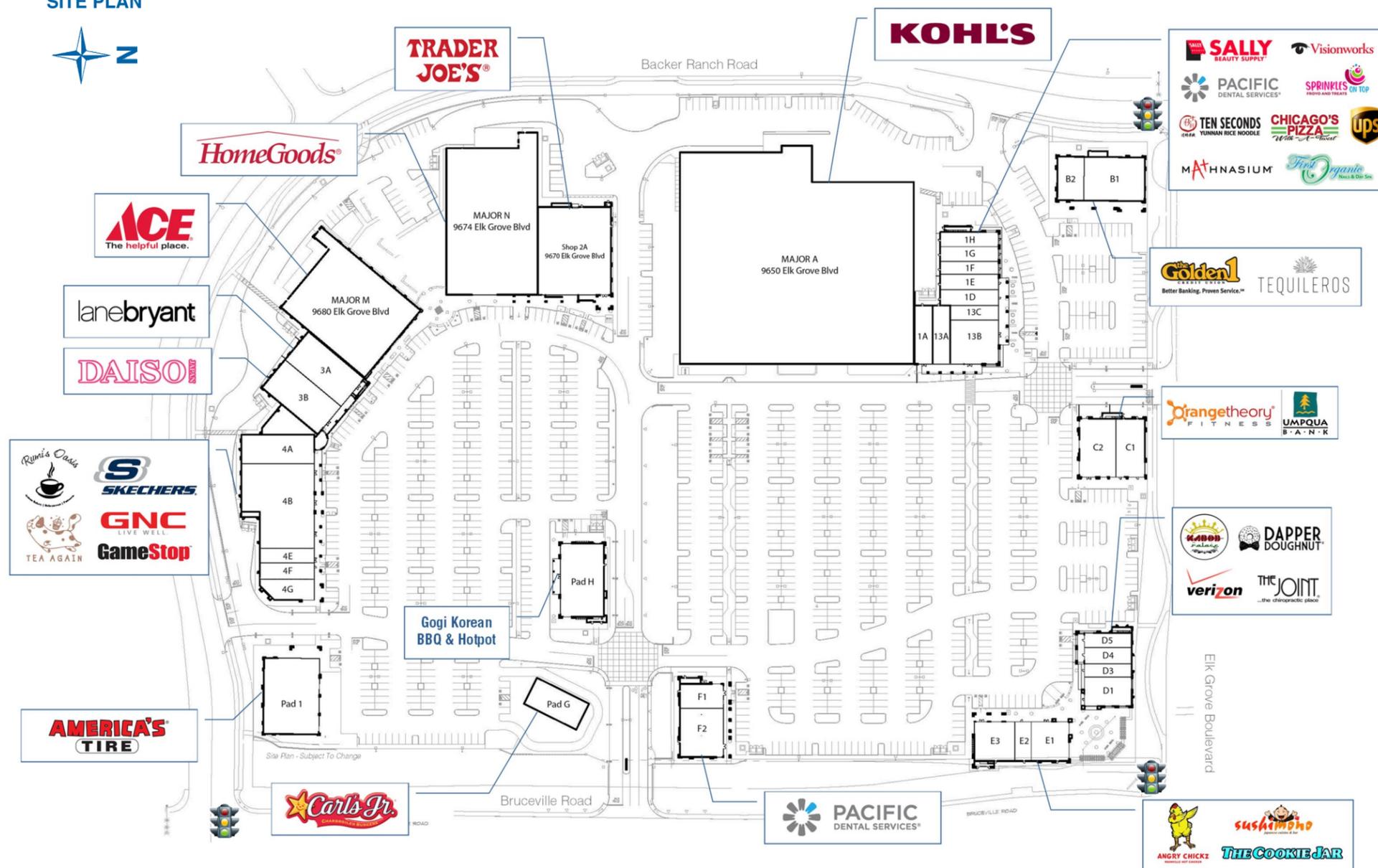


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SITE PLAN



SUITE	TENANT	SQ. FT.
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	Mathnasium	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

For leasing information,
please contact:

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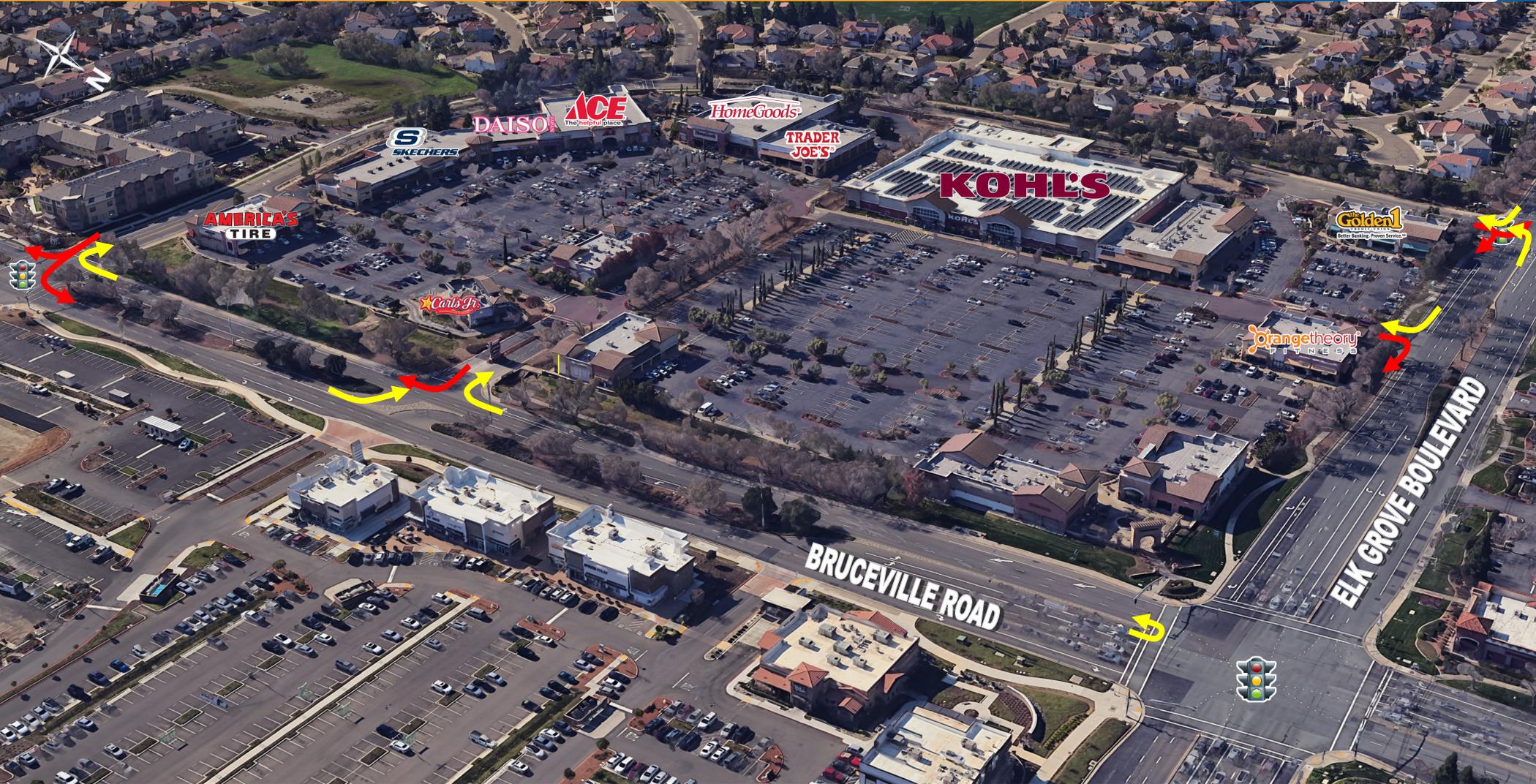
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ELK GROVE COMMONS

INTERSECTION AERIAL

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IMMEDIATE VICINITY RETAIL AERIAL

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