

ELK GROVE COMMONS

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



ACADIA
REALTY TRUST

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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: ±1,562 SF Retail Space
±1,300 SF End Cap Space (patio option available)



2023 total population

1-mile	23,880
3-mile	142,274
5-mile	262,420



2023 daytime population

1-mile	19,836
3-mile	117,356
5-mile	217,978



2023 total employees

1-mile	4,592
3-mile	31,681
5-mile	65,780



2023 total households

1-mile	7,990
3-mile	44,994
5-mile	81,184



2023 average HH income

1-mile	\$136,897
3-mile	\$130,723
5-mile	\$123,832

traffic counts



Elk Grove Blvd (west of Bruceville Rd)	36,612
Elk Grove Blvd (east of Bruceville Rd)	42,371
Bruceville Rd (north of Elk Grove Blvd)	23,250
Bruceville Rd (south of Elk Grove Blvd)	22,154

KOHL'S

HomeGoods

AMERICA'S TIRE

Carls Jr.

CHICAGO'S PIZZA

DAISO!

GameStop

The Golden1

GNC

happyjerron

ACE
The helpful place.

TRADER JOE'S

THE JOINT
...the chiropractic place

lanebryant

Orangetheory FITNESS



PACIFIC DENTAL SERVICES

rubio's COASTAL GRILL

SALLY BEAUTY SUPPLY

sushimono

TEN SECONDS YUNNAN RICE NOODLE

TILLY'S CLOTHING • SHOES • ACCESSORIES

UMPQUA BANK



verizon

Visionworks

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GALLELLI REAL ESTATE



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PROPERTY OVERVIEW

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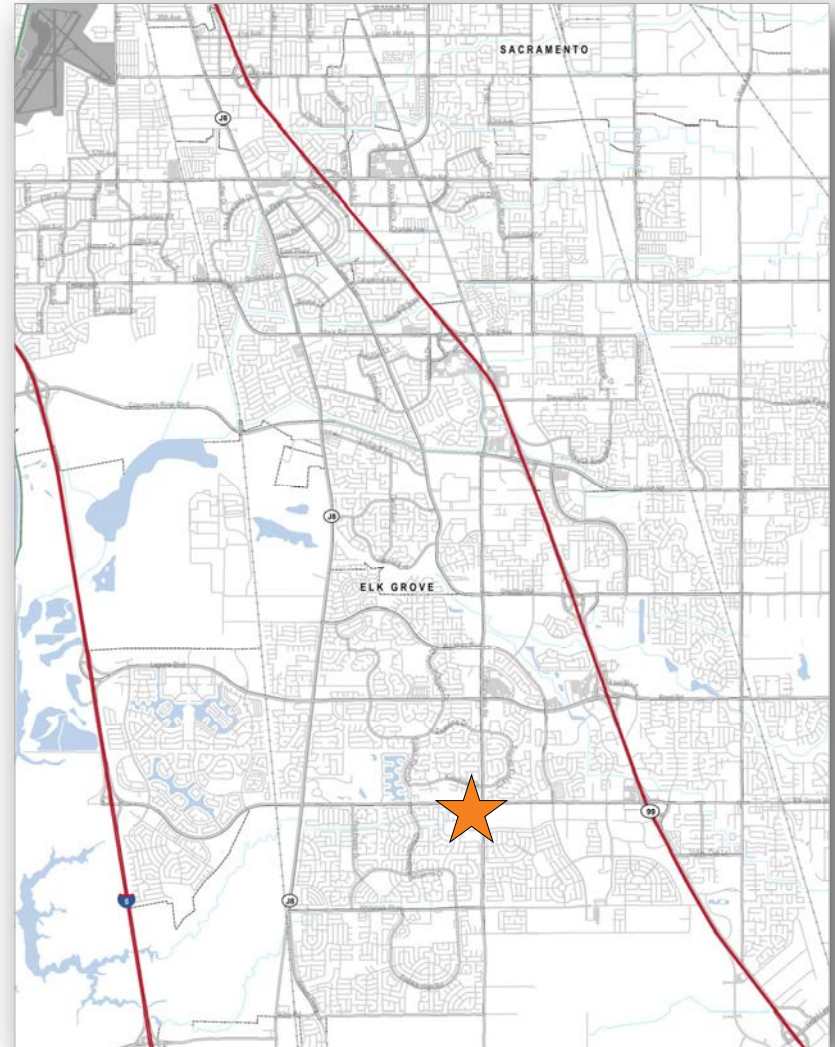
Elk Grove Commons is located at the southwest corner of Elk Grove Boulevard and Bruceville Road in Elk Grove, California.

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 over 62,000 cars that travel the intersection per day.

With a city population of approximately 176,210, 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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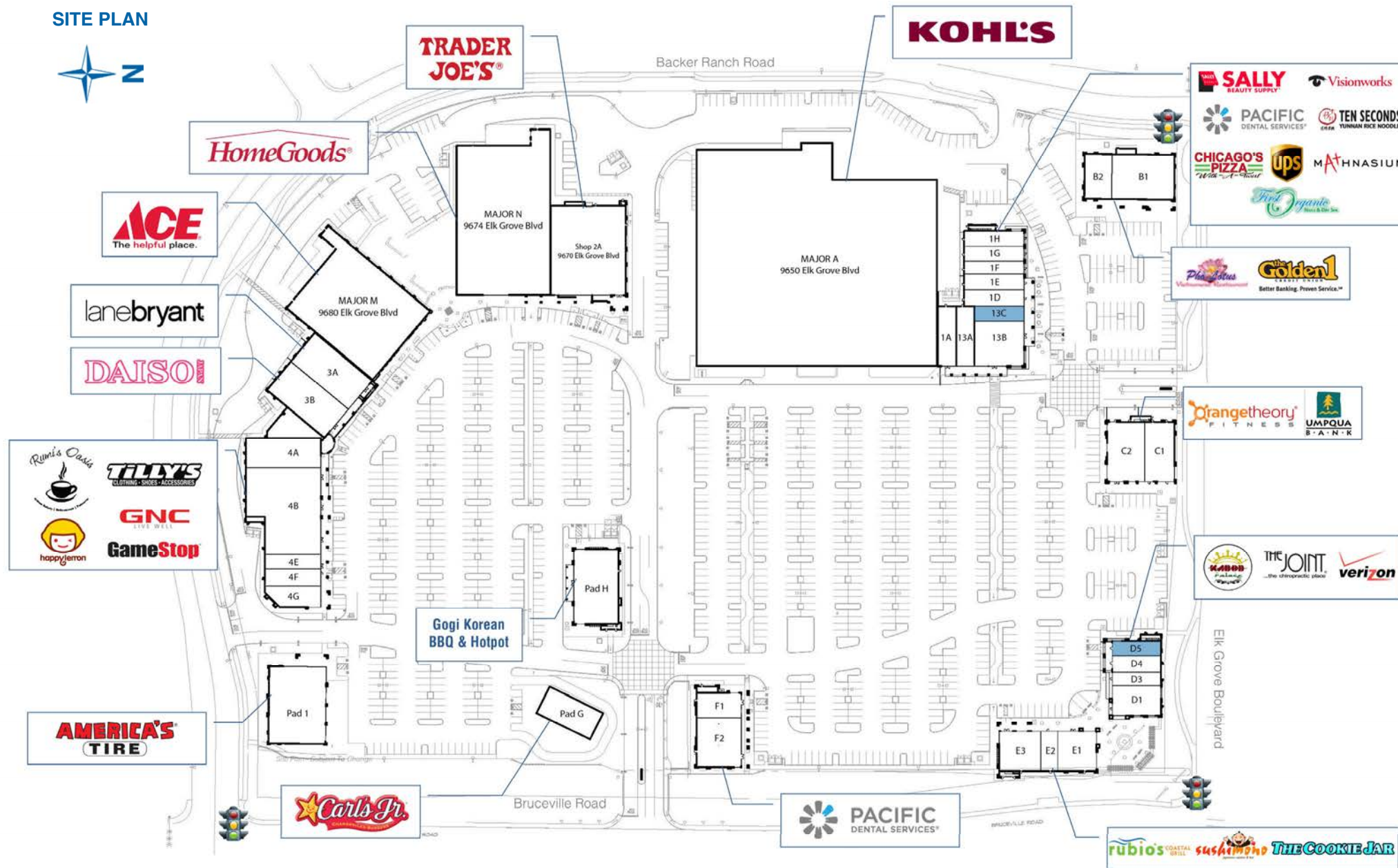


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SITE PLAN



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	AVAILABLE (DO NOT DISTURB)	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	Tilly's	10,250
4E	GNC	1,500
4F	Happy Lemon	1,650
4G	Gamestop	1,919
Pad 1	America's Tire Co.	8,000
Pad B1	Golden 1 Credit Union	5,000
Pad B2	Pho Lotus	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	AVAILABLE	1,300
Pad E1	Sushimono	2,800
Pad E2	The Cookie Jar	1,200
Pad E3	Rubio's Coastal Grill	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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ELK GROVE COMMONS

INTERSECTION AERIAL

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IMMEDIATE VICINITY RETAIL AERIAL

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