

# 8180 SHELDON ROAD

SWQ Highway 99 & Sheldon Road - Elk Grove, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



*cf*  
Developments, LLC

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.





# 8180 SHELDON ROAD

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**location:** SWQ Sheldon Road and Highway 99  
Elk Grove, CA

**notable anchor tenants in close proximity:** Winco, Dollar Tree, 24 Hour Fitness, Regal Theaters

**availability:** ±1,100 SF Retail Space



### 2022 total population

1-mile	20,852
3-mile	173,850
5-mile	349,244



### 2022 daytime population

1-mile	17,654
3-mile	151,298
5-mile	291,479



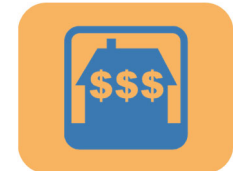
### 2022 total employees

1-mile	5,287
3-mile	48,381
5-mile	83,253



### 2022 total households

1-mile	5,997
3-mile	53,466
5-mile	106,483



### 2022 average HH income

1-mile	\$105,764
3-mile	\$108,088
5-mile	\$108,999

### traffic counts

Sheldon Road (from Bruceville Rd to Hwy 99)	24,100
Highway 99 (north of Sheldon Road)	142,000
Highway 99 (south of Sheldon Road)	133,000



Notable Tenants in Close Proximity Include:



**Signet**  
NAIL SPA

**WinCo**  
FOODS



*cft*  
Developments, LLC

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.



# 8180 SHELDON ROAD

## PROPERTY OVERVIEW

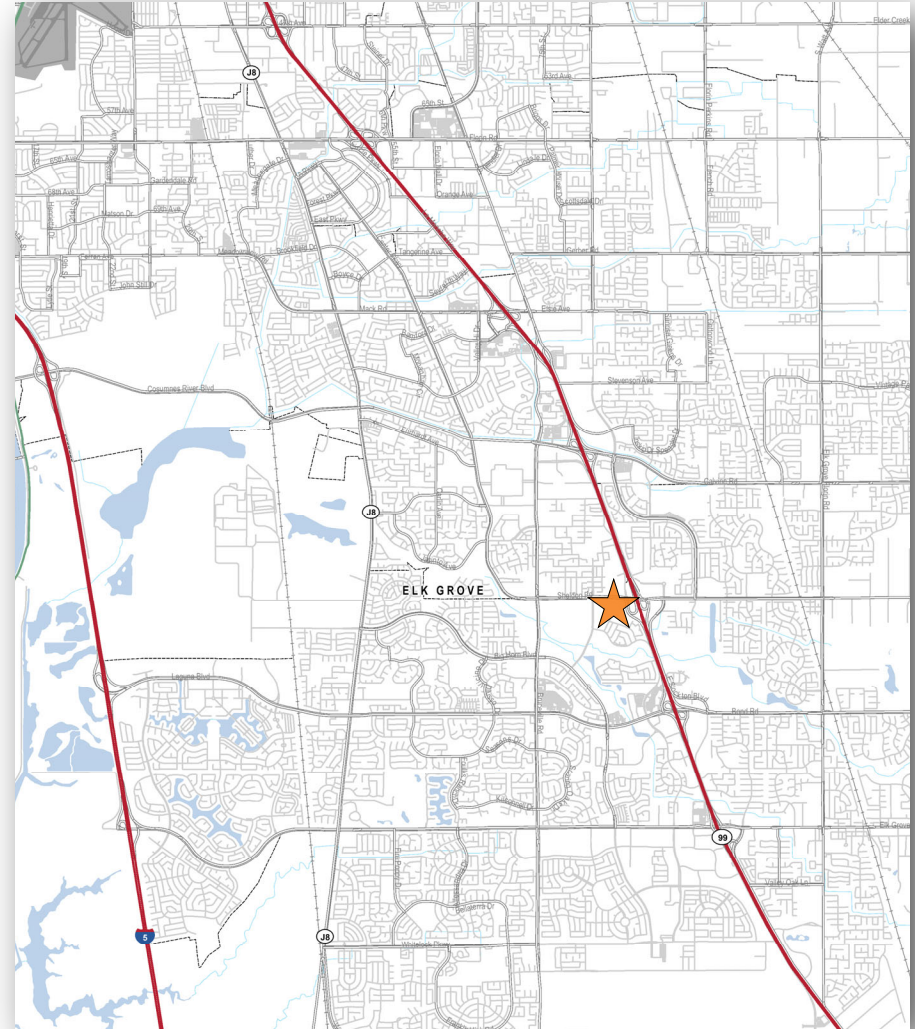
A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

*8180 Sheldon Road* is a highly visible  $\pm 4,847$  square foot pad building located at the southwest quadrant of Highway 99 and Sheldon Road in Elk Grove, California.

This prominent multi-tenant retail building offers an excellent opportunity and is ideally situated in front of Winco Foods and Dollar Tree. Monument panel availability and an elevated sign band also contribute to its visibility to more than 24,000 cars per day travelling Sheldon Road.

With a city population of approximately 180,329, 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.



*cft*  
Developments, LLC

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

**GALLELLI**  
REAL ESTATE



# 8180 SHELDON ROAD

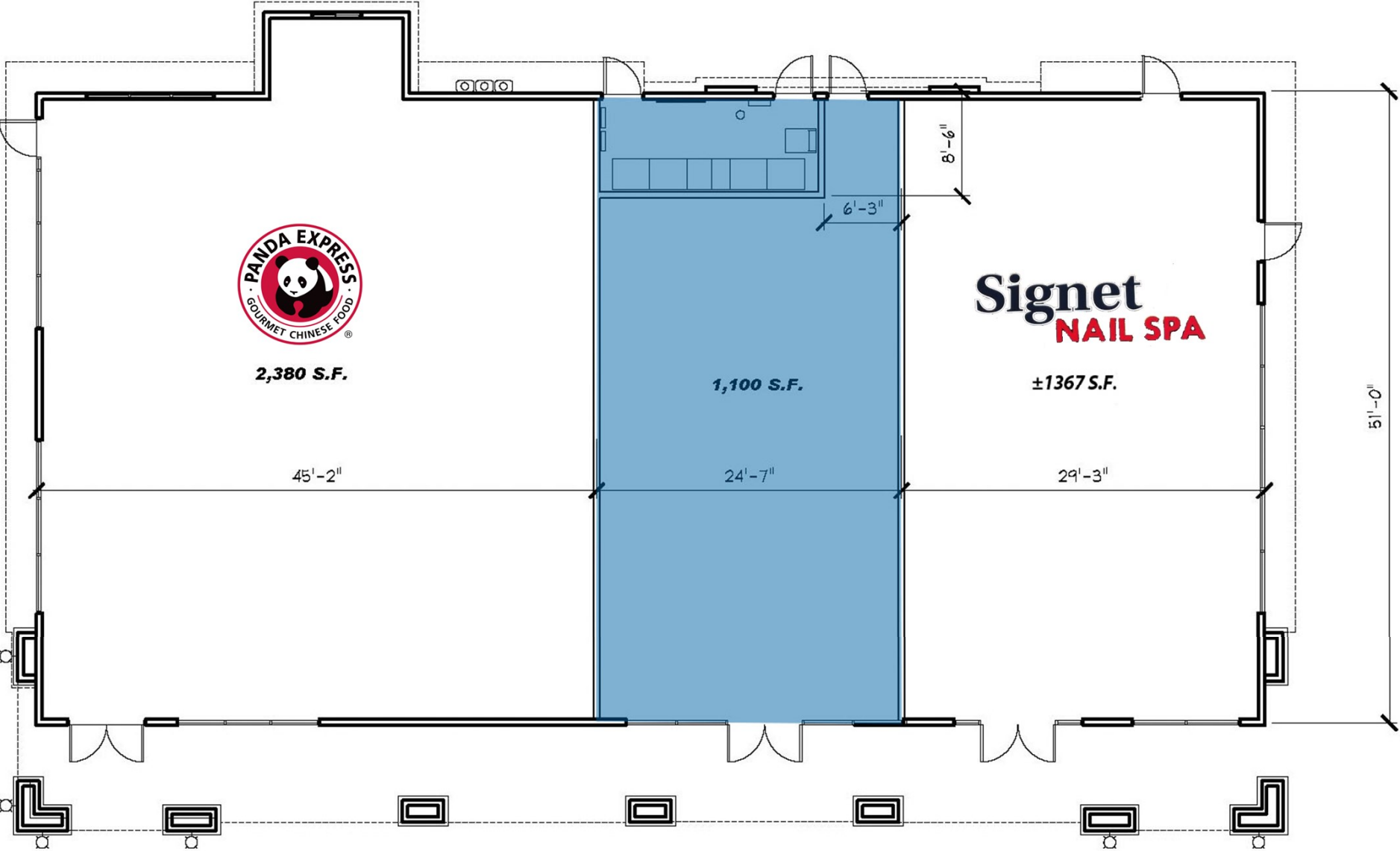
SWQ Highway 99 & Sheldon Road - Elk Grove, CA

A proud member of  
**CHAINLINKS**  
RETAIL ADVISORS

SITE PLAN



Sheldon Road



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
100	Panda Express	2,380
110	AVAILABLE	1,100
120	Signet Nail Spa	1,367

For leasing information,  
please contact:

**Matt Goldstein**  
CA DRE #01886233  
mgoldstein@GallelliRE.com

**Gallelli Real Estate**  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA BRE #00811881



# 8180 SHELDON ROAD

## RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Matt N. Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.

