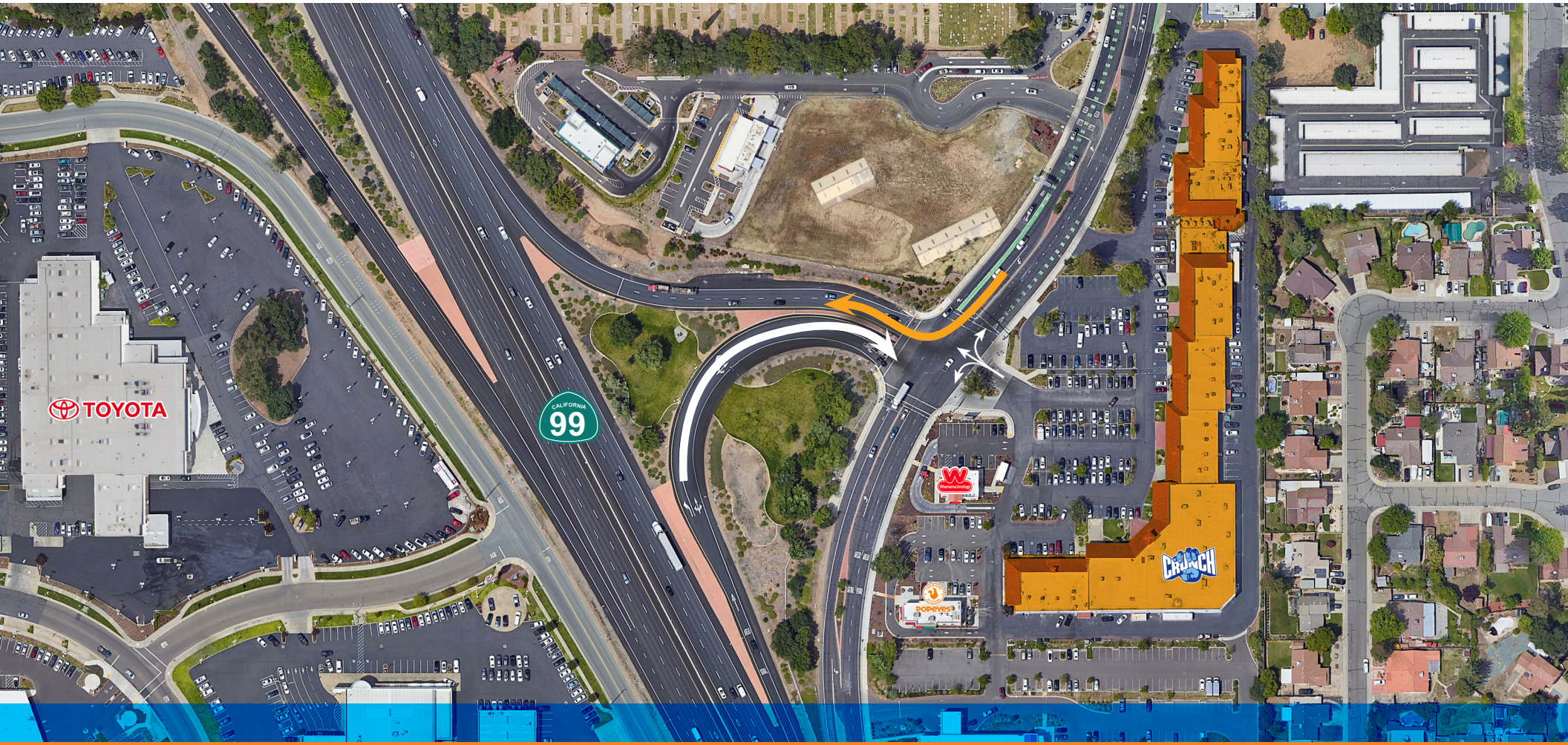


ELK PARK VILLAGE

9605-9675 E. STOCKTON BLVD. IN ELK GROVE, CA



PREMIUM LOCATION WITH DIRECT FREEWAY ACCESS/VISIBILITY



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SEE YOURSELF HERE.

Elk Park Village is located at the southeast quadrant of Elk Grove Boulevard and East Stockton Boulevard in Elk Grove, California.

The subject property at East Stockton Boulevard is a ±61,662 square foot high profile retail center that is visible to more than 32,134 cars per day traveling the intersection.

In addition, Elk Park Village is situated at the on ramp and off ramp for California State Route 99 for easy highway access.

Notable traffic generators within close proximity include Big Lots, Walmart, CVS Pharmacy, Harbor Freight Tools, Elk Grove Automall, and Smart & Final.

The city of Elk Grove is located approximately 15 miles outside of Downtown Sacramento and boasts strong demographics for retail consumers.

SQUARE FEET

±61,662

NUMBER OF TENANTS

21

NOTABLE NEARBY TRAFFIC GENERATORS



SITE PLAN & LEASING

ELK PARK VILLAGE

9605-9675 E. STOCKTON BLVD. IN ELK GROVE, CA



Site Plan - Subject To Change

SUITE	TENANT	SQUARE FEET
9609	Hertz Car Rental	2,500
9611	Gifted Bodyworks	2,400
9615	AVAILABLE	1,200
9617	Elk Grove Travel	927
9625	The Others Club	4,800
9629	Pig Latin	2,550
9633	Neighborhood Bike Shop	3,450
9635	Hidden Dumpling House	1,150
9639	Ever After Wine Company	1,200
9641	Nancy Luu, DDS	1,200
9643	AVAILABLE	1,200
9645	Roah Cosmetics and Lashes	1,200
9647	Elk Grove Vitamins	2,000
9651	Sherman Williams Paint	3,900
9657	Crunch Fitness	20,765
9665	AVAILABLE	3,252
9667	Blossom Eco Nail Lounge	1,699
9671	Jang Goon Sushi & Korean BBQ	1,376
9673	Urban Monk Salon	2,200
9677	18 Grams Coffee & Tea	1,200
9679	The Popcorn Store	1,200



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THE CITY OF ELK GROVE

TRADE AREA INFORMATION

The city of Elk Grove is situated in Sacramento County roughly 15 miles south of the California State Capital and downtown Sacramento. The greater Sacramento area sits roughly halfway between the San Francisco Bay Area to the west, and both the cities of Reno and Lake Tahoe in the Sierra Nevada Mountains to the east. Elk Grove is the second largest city in Sacramento County, with a population of roughly 174,000 residents. Fueled by an explosion of population growth, Elk Grove was the first city to incorporate in California during the 21st century (July 2000). The Sacramento region, and Elk Grove in particular, continue to benefit from in-migration from Bay Area residents searching for housing affordability and better quality of life. Over the past two decades, Elk Grove has consistently ranked as one of the fastest growing cities in both the state of California and the United States, having earned the title of the nation's fastest growing city between 2004 and 2005.

Elk Grove is a family-oriented community offering plentiful housing opportunities from multifamily to starter homes and ranch estates. Its population is among the most diverse in ethnicity, age, and income levels of any community within the Sacramento region. There are approximately 52,000 households in Elk Grove with a median income exceeding \$88,000. It is home to an award-winning school district, a variety of outstanding restaurants, a historical district, first-rate parks and more. It is home to a prosperous business community, a first-rate transportation system and an outstanding police department.

TRANSPORTATION

Elk Grove was founded in 1850 as a stagecoach stop for travelers coming from Sacramento and the San Francisco Bay Area when a local businessman opened the Elk Grove

Hotel and Stage Stop and the town was named after it. The Western Division of the Central Pacific Railroad developed a hub in the area in 1868 further boosting the local population, however, for most of the next 100 years Elk Grove primarily remained a small farming community with little urban development. This would begin to change with the development of the modern highway system. Today, Elk Grove largely sits between Interstate 5 to the west and State Highway 99 to the east, both of which are major north-south arterials serving the state of California and beyond. Both connect to the major east-west arterials of Interstate 80 and U.S. Route 50 only a few miles north of Elk Grove offering residents easy access.

In terms of public transportation, since 2021 Elk Grove has served by the Sacramento Regional Transit District (SacRT), which provides fixed-route local, commuter and paratransit services, and maintenance operations for the City of Elk Grove. SmarT Ride is a free, on-demand system that SacRT offers for students that serves main routes. Additionally, plans are in the early stages for SacRT to expand the region's existing light rail service two miles south from Cosumnes River College to Elk Grove Boulevard.

Elk Grove is also served by passenger and freight trains and a nearby cargo port in Sacramento. Sacramento International Airport is located approximately 26 miles north of Elk Grove off I-5 and provides major carrier airlines.

EDUCATION

Elk Grove is home to the award-winning Elk Grove Unified School District, as well as Cosumnes River College, a student-centered, open-access community college that is part of the Los Rios Community College District, the second-largest community college district in California. Additionally, the Sacramento area is home to world renown colleges and universities including the University of

California, Davis and California State University, Sacramento, California Northstate University, William Jessup University and others all easily accessible from Elk Grove.

The community of Elk Grove is characterized by education and income levels that are above the metropolitan, statewide and national norms. Approximately 35% of residents possess at least a bachelor's degree, and the median household income of roughly \$88,000 is roughly 20% above the metro average. More than 40% of households earn \$100,000 or more annually and around 75% of households are homeowners. This has made Elk Grove especially attractive to retailers who prefer locations near affluent population centers.



Total Population	180,329
Daytime Population	148,320
Households	56,058
Average Home Value	\$468,805
Average Household Income	\$135,273
Employees	44,898



LAGUNA WEST-LAKESIDE NEIGHBORHOOD



HISTORIC DOWNTOWN ELK GROVE

ATTRACTIONS

Elk Grove is a modern city that offers all the conveniences of suburban living. Large shopping centers with a wide variety of chain stores intersect with a thriving mom-and-pop scene along the community's two largest east-west commercial corridors, Laguna and Elk Grove Boulevards. Historic Main Street is regarded as one of the oldest western settlements in the Sacramento region and is home to a mix of boutiques, restaurants, nightlife, and unique community events. In 2022, the Wilton Rancheria tribe partnered with Las Vegas' Boyd Gaming to open the \$500 million, 110,000 square foot Sky River Casino in Elk Grove off Highway 99 at Grant Line Pass. This is the closest casino to Sacramento and features 80 table games, more than 2,000 slot machines, a poker room, and four dining venues. Planning is underway to add a 302-room resort hotel and spa and convention center.

The Sacramento Zoological Society is planning to relocate and expand the region's existing zoo to Elk Grove as early as 2025. The City of Elk Grove has acquired an option to purchase approximately 60 acres of property in south Elk Grove at the northwest intersection of Kammerer Road



SACRAMENTO ZOO

and Lotz Parkway. The site will allow for a new, world-class zoo roughly triple in size from the existing one and is expected to double current visitation levels in what will be an important economic development driver and cultural destination and attraction for Elk Grove. Zoological Society estimates are that the Elk Grove Zoo would generate one million annual visitors and as many as 250 jobs while serving as an anchor in the continued development of the south part of the city.

EMPLOYMENT

Elk Grove is a family-oriented, diverse community with one of the largest growth markets in the country due to its affordable, superior quality of life and strong employment base. Major corporations like Kubota, Apple, Amazon, AllData and the State of California call Elk Grove home. Other major employers include Kaiser Permanente, Sutter Health and the Elk Grove Unified School District. Currently, Elk Grove is home to 3,000 businesses and nearly 29,000 employees contribute to the growth and prosperity of the community. Elk Grove remains one of the strongest residential growth submarkets in the Greater Sacramento Region, making the community an ideal location for businesses large and small looking to be close to a skilled and diverse workforce.

DEMOGRAPHICS

1 - 3 - 5 MILE

	1-Mile	3-Mile	5-Mile
 2022 Total Population	15,573	119,843	253,877
 2022 Daytime Population	20,150	105,033	207,744
 2022 Total Employees	10,966	35,276	60,342
 2022 Total Households	5,404	37,277	77,579
 2022 Average Household Income	\$113,049	\$129,980	\$121,534
		E Stockton Blvd (at Elk Grove Blvd)	Elk Grove Blvd (E Stockton Blvd)
 Traffic Counts		14,297	32,134

SURROUNDED BY AFFLUENCE

The City of Elk Grove is a full-service city widely known for their award winning school district, family-friendly neighborhoods, beautiful parks, and close proximity to Downtown Sacramento.



Walmart Supercenter
OLD NAVY
PETSMART
PartyCity
HOBBY LOBBY
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
ULTA
REGAL ENTERTAINMENT GROUP
RCWilley Your Home, Your Way

TARGET

COSTCO WHOLESALE **PETSMART**

FLOOR DECOR

Walgreens

Sams

RITE AID

SAFeway **CVS** pharmacy

Foods Co.

Goodwill

LOWE'S Improving Home Improvement

BEL AIR

KOHL'S **Walgreens**

REGAL

WinCo FOODS

BEST BUY

LA 2 BOY

SPROUTS FARMERS MARKET

TJ-MAXX

PETSMART

TARGET

Michaels

BOB'S DISCOUNT FURNITURE

DSW

Total Wine SPIRITS-BEER & MORE

petco

ULTA

ROSS DRESS FOR LESS

five BELOW

Staples

ROSS DRESS FOR LESS

HOBBY LOBBY

Burlington

Walgreens

SAFeway Ingredients for life.

BEL AIR **CVS** pharmacy

PartyCity

Nugget

RITE AID

CINEMARK

Save Mart

Raley's

SITE

DOLLAR TREE

BEL AIR

KOHL'S

ACE The helpful place.

TRADER JOE'S

HomeGoods

COSTCO WHOLESALE

BIG LOTS

Walmart

Walmart Neighborhood Market

CVS pharmacy

Walmart



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