WATERMAN GROVE PLAZA

9304-9332 ELK GROVE BLVD, ELK GROVE, CA

CLICK TO VIEW 3D AERIAL OF CENTER

NOW LEASING - PREMIUM LOCATION RETAIL SPACES



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SEE YOURSELF HERE.

Waterman Grove is located at the southeast quadrant of Waterman Road and Elk Grove Boulevard in Elk Grove, California.

The subject property at 9304-9332 Elk Grove Boulevard is a ±42,900 square foot high profile retail center that is visible to more than 17,005 cars per day traveling the intersection.

In addition, Waterman Grove is across the street from one of the major grocery retailers in the area, Bel Air which has 21 stores in the Sacramento area. It's sister location, Raley's, has over 79 stores that bring in over $3.2 billion annually.

Other notable traffic generators within close proximity include Starbucks, CVS Pharmacy, Harbor Freight Tools, Elk Grove Automall and Smart & Final.

SQUARE FEET

±42,900

NUMBER OF TENANTS

24

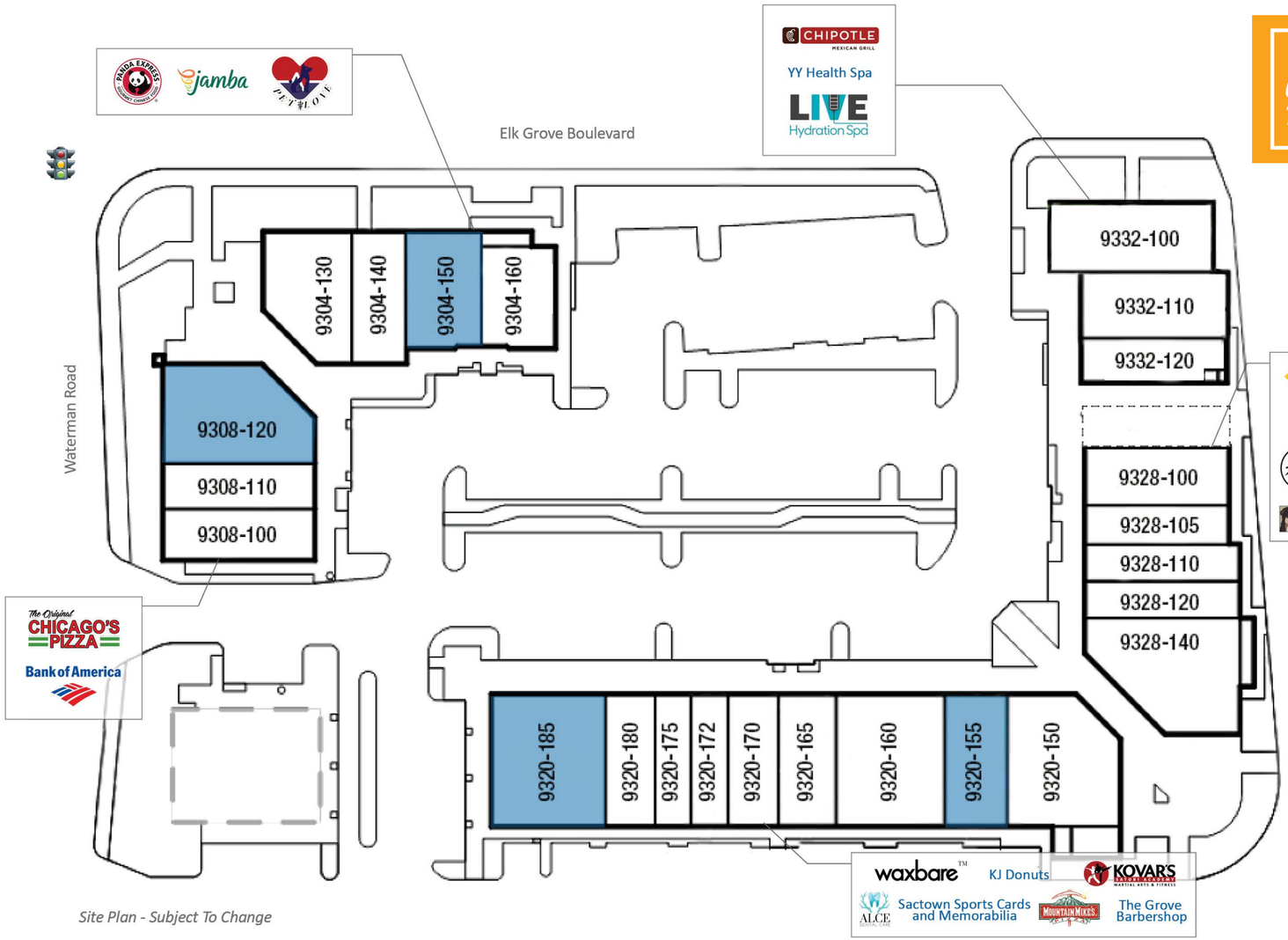
NOTABLE NEARBY TRAFFIC GENERATORS

Bel Air · Starbucks · CVS pharmacy · Harbor Freight Tools · Elk Grove Auto Mall · Smart & Final

SITE PLAN & LEASING

WATERMAN GROVE PLAZA

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Site Plan - Subject To Change

PLEASE CLICK THE LINK ON THE AVAILABLE SUITE TO VIEW A VIRTUAL TOUR

CLICK TO VIEW A VISUAL TOUR

SUITE	TENANT	SQUARE FEET
	BUILDING 9304	
130	Panda Express	2,164
140	Petlove Veterinary Hospital	1,435
150	AVAILABLE	1,901
160	Jamba Juice	1,500
	BUILDING 9308	
100	Pizza & Curry	1,634
110	Bank of America	1,450
120	AVAILABLE	2,916
	BUILDING 9320	
150	Mountain Mike's	2,800
155	AVAILABLE	1,800
160	Kovar's	3,000
165	Sactown Sports Cards & Memorabilia	1,600
170	Alce Dental Care	1,400
172	KJ Donuts	1,026
175	Wax Bare	1,024
180	The Grove Barbershop	1,400
185	AVAILABLE	3,150
	BUILDING 9328	
100	Fujiya	1,790
105	UPS	1,200
110	Subway	1,200
120	Allure Nails	1,200
140	Pets To Go	3,000
	BUILDING 9332	
100	Chipotle	2,442
110	Live Hydration Spa	1,892
120	YY Health Spa	1,200

GALLELLI REAL ESTATE

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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 176,584 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 55,827 households in Elk Grove with a median income exceeding $128,483. 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 34.43% of residents possess at least a bachelor's degree, and the median household income of roughly $128,483 is roughly 20% above the metro average. More than 60% of households earn $100,000 or more annually and 73.5% of households are homeowners. This has made Elk Grove especially attractive to retailers who prefer locations near affluent population centers.


SACRAMENTO INTERNATIONAL AIRPORT

Total Population	**180,491**
Daytime Population	**145,130**
Households	**56,611**
Average Home Value	**$637,076**
Average Household Income	**$158,005**
Employees	**32,277**

Source: AnySite



LAGUNA WEST-LAKESIDE NEIGHBORHOOD



HISTORIC DOWNTOWN ELK GROVE

ATTRACTIONS

Elk Grove is a modern city that offers all the conveniences of suburban loving. 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.

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 over 32,000 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
2025 Total Population	17,901	70,235	204,770
2025 Daytime Population	14,510	61,530	164,931
2025 Total Employees	3,769	17,676	35,886
2025 Total Households	5,477	22,096	62,592
2025 Average Household Income	$177,114	$163,671	$147,790

	Elk Grove Blvd (at Waterman Rd)	Waterman Rd (at Kliever Way)
Traffic Counts	±17,005	±8,346

GALLELLI REAL ESTATE

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.



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FOR MORE INFORMATION

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