

# HIGH VISIBILITY JR. ANCHOR SPACE AVAILABLE

## NEC Highway 99 & Elk Grove Boulevard - Elk Grove, CA



**SUPERMARKET**  
**OPENING SOON!**

**AVAILABLE**



**±20,735 - ±29,900 SF AVAILABLE**



**GALLELLI**  
REAL ESTATE

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# SEE YOURSELF HERE.

Excellent Jr. Anchor opportunity at Elk Grove Village, which is located on the north east corner of Elk Grove Boulevard & Emerald Vista Drive alongside direct access to the on-ramp to Highway 99. The ±106,698 SF center boasts high traffic counts due to its proximity to the highway and strong demographics, with an average household income of \$150,472 within a 1-mile radius.

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.

## AVAILABLE RETAIL SPACE

# ±31,100 SF

## SHOPPING CENTER SQUARE FEET

# ±106,698

## SHOPPING CENTER CO-TENANTS

# S.F. Market\*, Ashlyn Furniture, Arby's, KFC & Plaza del Sol

\*Opening Date TBD



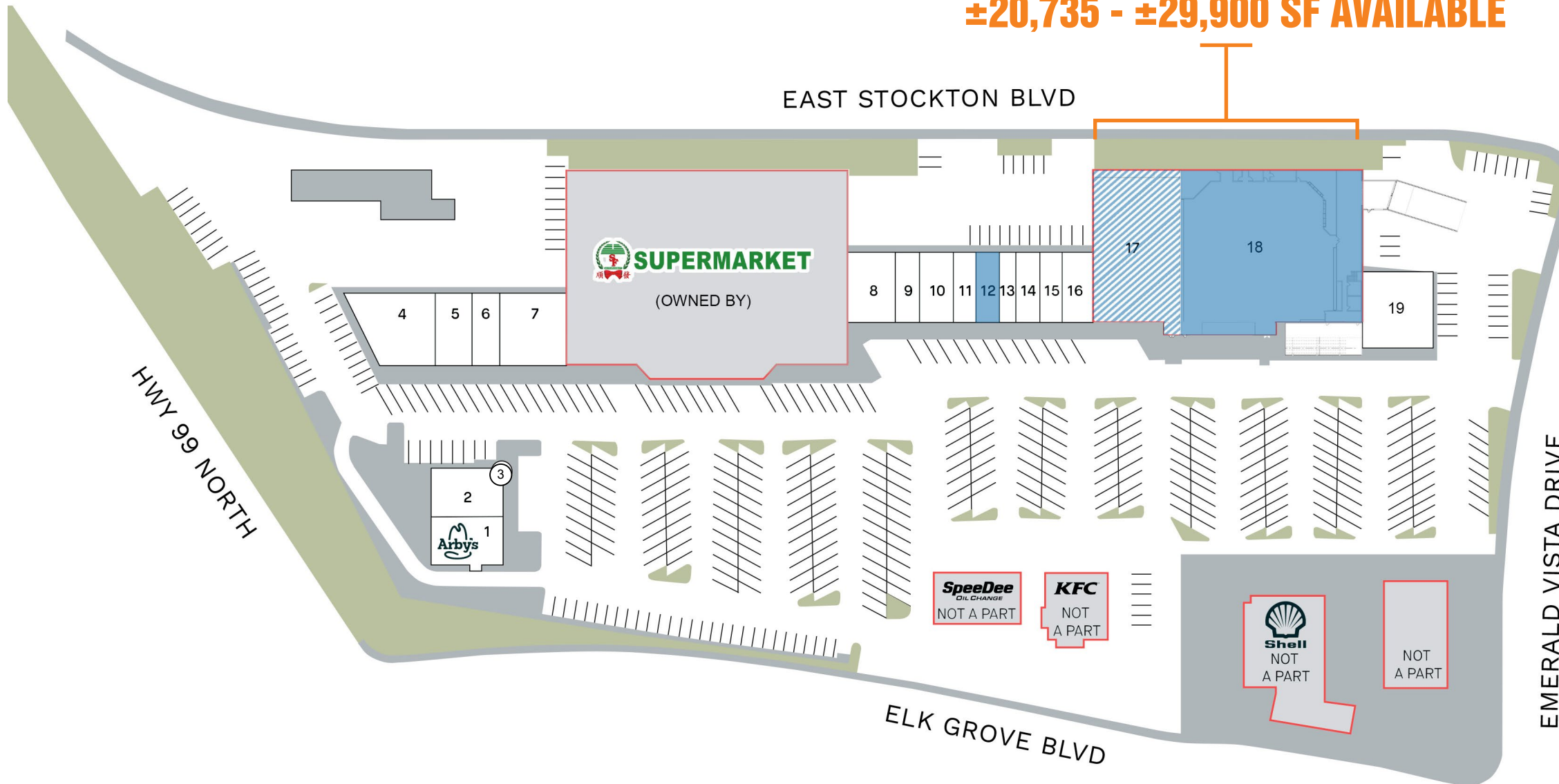
	1-Mile	3-Mile	5-Mile
 2024 Total Population	16,047	119,568	253,556
 2024 Daytime Population	20,652	108,158	221,867
 2024 Total Employees	9,739	35,673	67,616
 2024 Total Households	5,532	37,564	78,393
 2024 Average Household Income	\$150,472	\$162,998	\$149,896
	Hwy 99	Elk Grove Boulevard	East Stockton Boulevard
 Traffic Counts	±115,065	±32,590	±14,349

# SITE PLAN & LEASING

# ELK GROVE VILLAGE

NEC HIGHWAY 99 & ELK GROVE BOULEVARD - ELK GROVE, CA

**±20,735 - ±29,900 SF AVAILABLE**



SUITE	TENANT	SQUARE FEET
1	Arby's Restaurant	2,400
2	Mac Que's In. BBQ	2,369
3	Golden 1 Credit Union	80
4	Plaza del Sol Restaurant	3,700
5	Pho Mi Amor Vietnamese Restaurant	1,800
6	Nina's Flowers & Gifts	1,350
7	The Bank Shot	3,360
8	Bodybar Pilates	2,280
9	O.P.I. Nails & Spa	920
10	Cheese Steak Restaurant	1,640
11	Cigarettes Plus Vape Shop	1,200
12	<b>AVAILABLE</b>	<b>1,200</b>
13	Tiger's Yogurt Shop	720
14	Precision Cuts	1,200
15	Unique Jewelers	1,200
16	Tailor John Dry Cleaners	1,600
17	Ashlyn Furniture	9,165
18	<b>AVAILABLE</b>	<b>20,738</b>
19	Patty's Pizza Shack	3,600
(NAP)	S.F. Market (Opening Date TBD)	39,885
(NAP)	Spee-Dee Midas	3,895
(NAP)	KFC	2,985
(NAP)	Shell Gas	
(NAP)	Loop Neighborhood Market	



### GALLELLI RETAIL TEAM

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### CONTACT US

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# ELK GROVE TRADE AREA

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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