

Sale Marketing Flyer Listed By:



# **SAFeway**

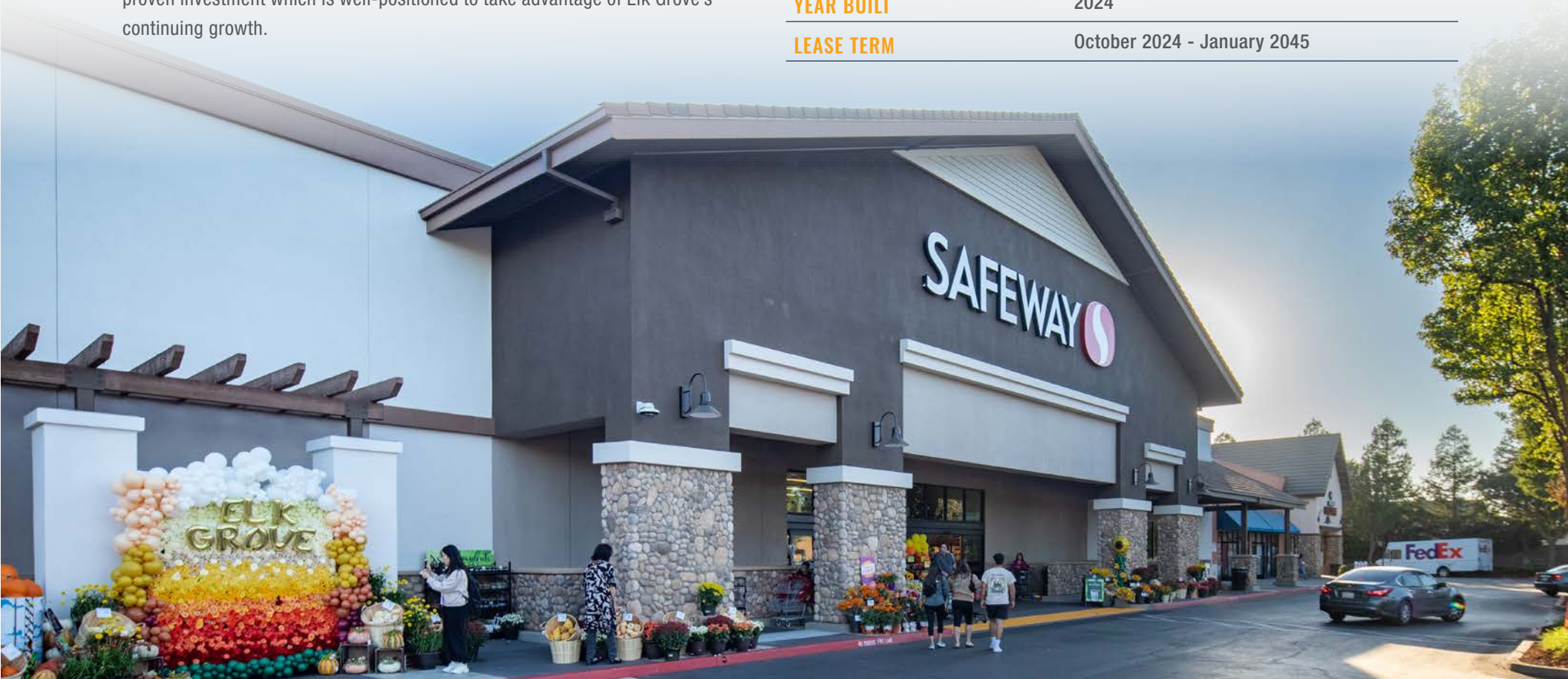
## **18 YEAR SINGLE TENANT NET LEASE**

10050 Bruceville Road, Elk Grove, CA 95757  
(SWC Whitelock Parkway & Bruceville Road)

# INVESTMENT SUMMARY

As the exclusive agent, Gallelli Real Estate is pleased to present this Offering Memorandum for the sale of the fee simple interest in Safeway, a single tenant net lease grocer within Laguna Reserve Marketplace (Shop Space NAP). The asset represents the opportunity to acquire one of the nation's most dominant grocers within a Class A shopping center. The neighborhood shopping center was built in two phases, the six pad buildings (NAP) totaling 33,308 square feet were constructed in 2005, and the Safeway building totaling 56,988 square feet was constructed in 2024. The combination of location, and demographics offers an investor the ability to acquire a proven investment which is well-positioned to take advantage of Elk Grove's continuing growth.

|                     |                                            |
|---------------------|--------------------------------------------|
| PROPERTY ADDRESS    | 10050 Bruceville Road, Elk Grove, CA 95757 |
| PRICE               | \$22,162,000                               |
| NOI                 | \$1,196,748                                |
| CAP RATE            | 5.40%                                      |
| OWNERSHIP TYPE      | Fee Simple                                 |
| TOTAL BUILDING AREA | ±56,988 SF                                 |
| TOTAL LAND AREA     | 7.10 Acres                                 |
| OCCUPANCY           | Single Tenant NNN Leased                   |
| YEAR BUILT          | 2024                                       |
| LEASE TERM          | October 2024 - January 2045                |





***Sole Traditional Grocery store in Immediate Trade Area***



***Densely Populated infill location with Substantial Future Residential growth***



***No development sites can accommodate future grocery in Immediate Trade Area***



***Future Highway interchange at Whitelock Pkwy and Highway 99***



***Longterm stability***



***Below Market Rent***

Laguna Reserve Marketplace was built in two phases, the six pad buildings (NAP) totaling 33,308 square feet were constructed in 2005, and the Safeway building totaling 56,988 square feet was constructed in 2024.

## SITE PLAN





## One of the Nation's Most Dominant Grocery Chains

Safeway is occupying 56,988 square feet on a 18-year firm term lease. Safeway has 918 locations in the United States which ranks it as one of the top grocery chains nationwide. Safeway is owned by Albertsons which has over 2,200 locations in 34 states and the District of Columbia.





## High Demand Grocery Market

Grocers in the surrounding Elk Grove submarket including Costco, Raley's and Trader Joe's, consistently rank as some of the top locations statewide. This suggests an under supplied grocer market in an increasingly high demand area that will only continue to rise with the current residential development just southeast of The Property.



## Long Term / Stable Tenancy

**50% of shop tenants (NAP) have been in place for 10+ years** prior to Safeway opening, showing commitment and stability to this location.



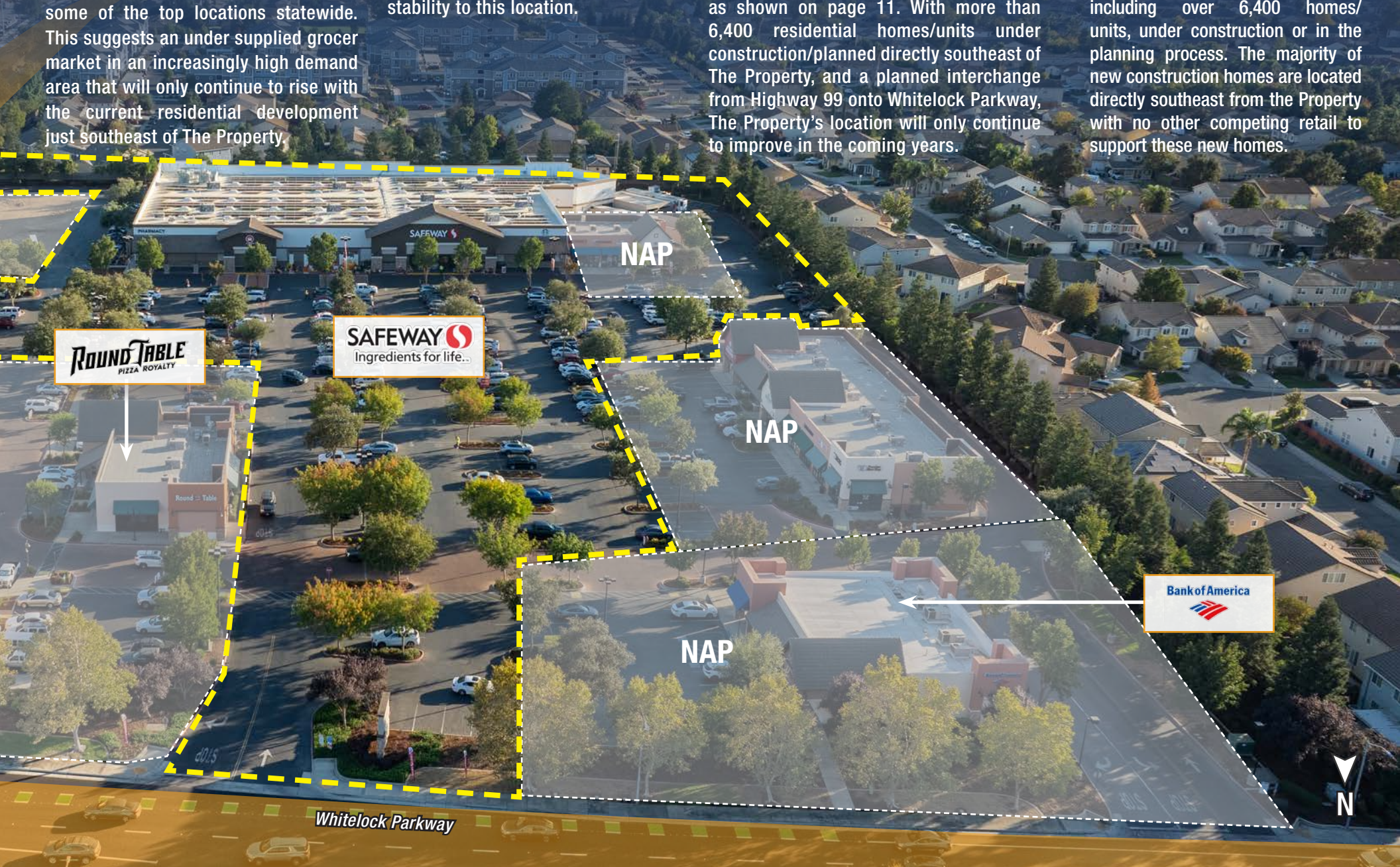
## Generational Location

Positioned across from a Walmart, The Property is the only traditional grocery location in the Immediate Trade Area, as shown on page 11. With more than 6,400 residential homes/units under construction/planned directly southeast of The Property, and a planned interchange from Highway 99 onto Whitlock Parkway, The Property's location will only continue to improve in the coming years.



## Continued Residential Growth

The immediate trade area contains over 11,300 existing homes and more than 40 residential projects, including over 6,400 homes/units, under construction or in the planning process. The majority of new construction homes are located directly southeast from the Property with no other competing retail to support these new homes.





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