

8585 ELK GROVE BLVD.

ELK GROVE, CA 95624

±20,532 SF JR. ANCHOR SPACE AVAILABLE / FOR SUBLEASE



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OVERVIEW

FOR SUBLEASE

PREMISES

NWC Elk Grove Blvd. and Emerald Vista Dr.

±20,532 SF JR. ANCHOR SPACE AVAILABLE

ZONING

Commercial

LEASE TYPE

NNN

LEASE EXPIRATION

11/30/2029

NEIGHBORS

Arby's, KFC, Papa
Murphy's, Burger King,
Dutch Bros, Starbucks,
Crunch Fitness, Goodwill
and Dollar Tree

PROPERTY HIGHLIGHTS

- Jr. Anchor space available
- Located on the north side of busy Elk Grove blvd
- Great tenant mix
- Easy access to CA-99
- Excellent ingress/egress
- Located along one of the busiest intersections in the city of Elk Grove
- Elk Grove is one of California's fastest growing communities



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NEIGHBORHOOD MAP

FOR SUBLEASE



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TRADE AREA MAP

FOR SUBLEASE



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DEMOGRAPHICS

FOR SUBLEASE



TOTAL POPULATION

1 MILE

14,902

3 MILE

128,848

5 MILE

264,257



DAYTIME POPULATION

1 MILE

20,631

3 MILE

112,312

5 MILE

215,582



MEDIAN AGE

1 MILE

39.6
YEARS OLD

3 MILE

38.7
YEARS OLD

5 MILE

37.9
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$102,261

3 MILE

\$112,520

5 MILE

\$106,293



TRAFFIC COUNTS



ELK GROVE BLVD. --- > ±27,000 ADT



E. STOCKTON BLVD. --- > ±14,230 ADT



CA-99 --- > ±112,000 ADT

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