

**CALVINE
POINTE**
ELK GROVE | CA



THE
EDWARDS
COMPANY
commercial real estate services

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PARTNER **XTEAM**
RETAIL ADVISORS



CALVINE POINTE

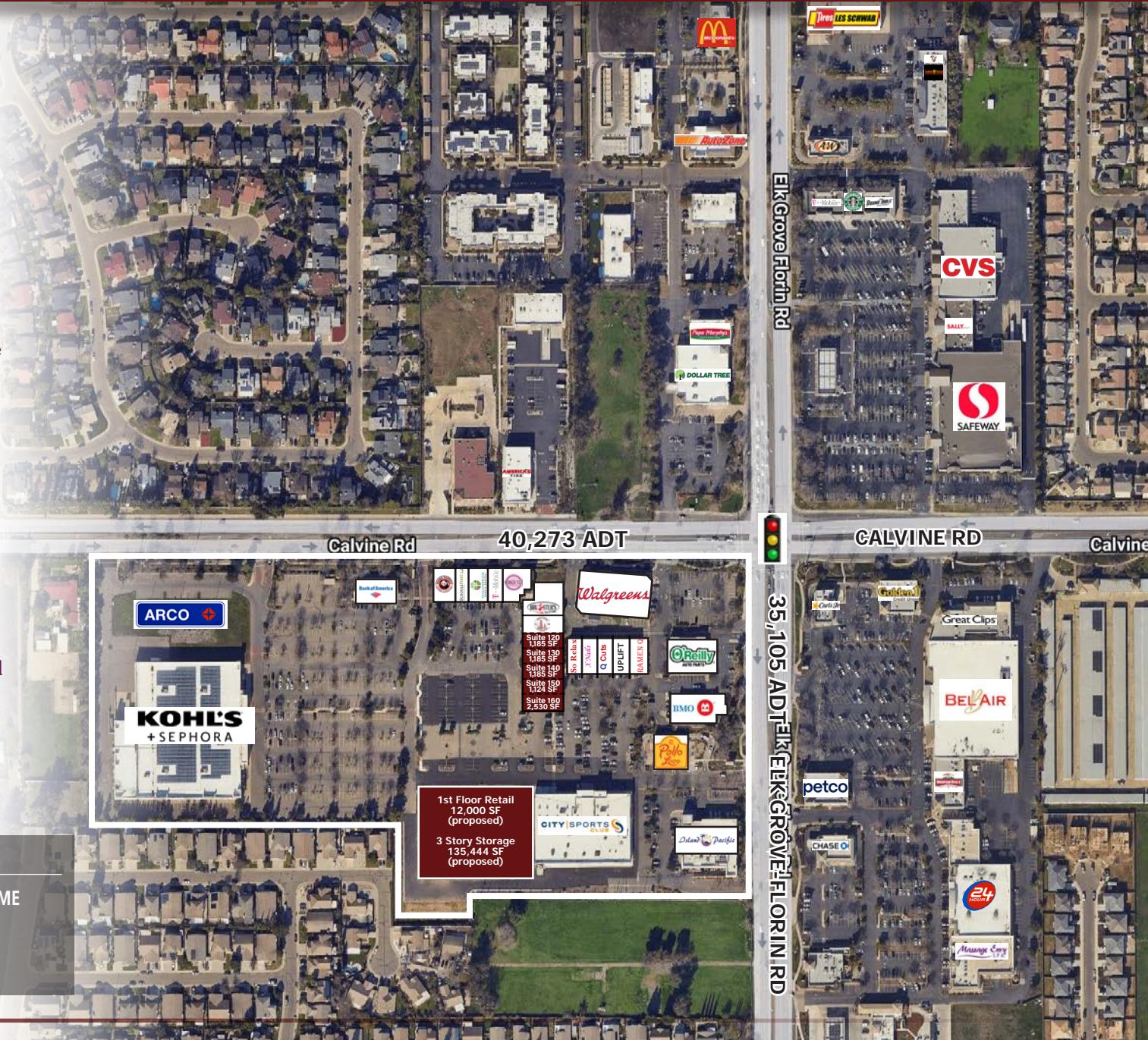
Calvine & Elk Grove-Florin Rd Elk Grove, CA

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PROPERTY HIGHLIGHTS

ELK GROVE, CA

- ±300,000 SF shopping center located at the most dominant retail intersection just east of Highway 99 and anchored by Kohl's, City Sports and Walgreens.
- Elk Grove is one the highest submarkets for both residential and income growth in the greater Sacramento area.
- Highest-volume intersection in the entire South Sacramento region.
- Contemporary design with great patio opportunities.
- Up to 50,000 SF BTS - Divisible.
- Calvine Pointe serves the high-income residential communities of Pleasant Grove Estate, The Shires, Country Creek Estates and Sheldon Heights with limited to no competing commercial retail developments.



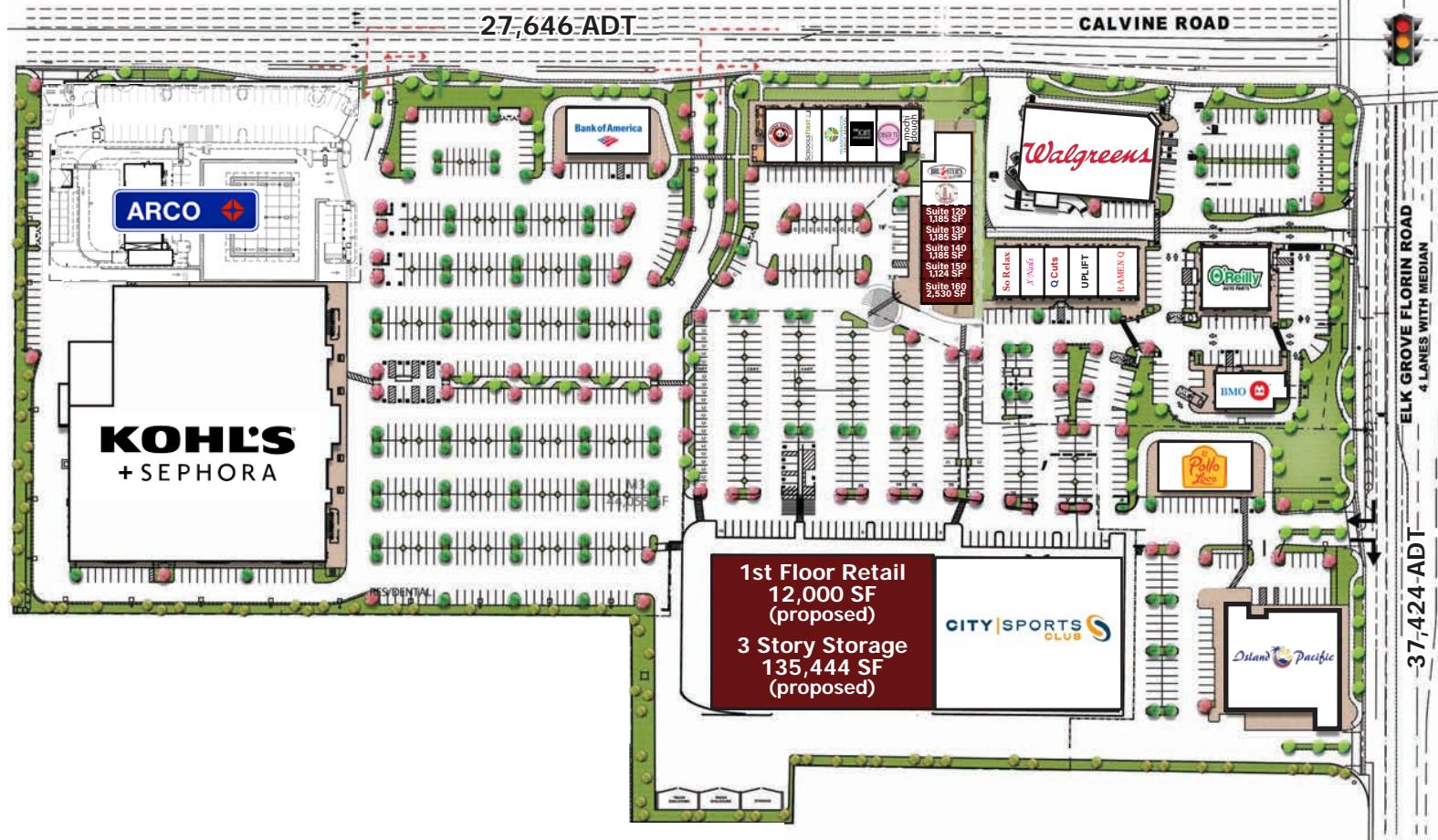
SITE PLAN

ELK GROVE, CA

1,124 - 12,000 SF AVAILABLE



SUITE	TENANT	SF
8810	Kohl's	88,687
8438	City Sports	37,000
8400	Walgreens	7,000?
8430	Island Pacific	13,963
8416	O'Reilly	37,000?
8428	El Pollo Loco	2,976
8842	Bank of America	3,836
8426	BMO	
8798	Arco BP	3,349
8848 Calvine Rd		
100	Panda Express	2,000
110	Schools First Credit Union	2,830
120	Meadowbrook Dental	2,200
130	The Joint Chiropractic	1,200
160	Bober Tea & Coffee	1,400
170	Mochi Dough	
SHOPS 2		
100	So Relax	2,483
120	X Nails	2,146
130	Q Cuts	1,700
140	Uplift	1,700
170	Ramen Q	
SHOPS 3		
100	Bruster's Ice Cream	2,748?
110	West Coast Sourdough	2,589?
120	AVAILABLE	1,185
130	AVAILABLE	1,185
140	AVAILABLE	1,185
150	AVAILABLE	1,124
160	AVAILABLE	2,530
PAD SPACE		
	AVAILABLE Proposed 1st Floor Retail	12,000
	AVAILABLE Proposed 3 Story Storage	135,444



MONUMENT SIGNAGE

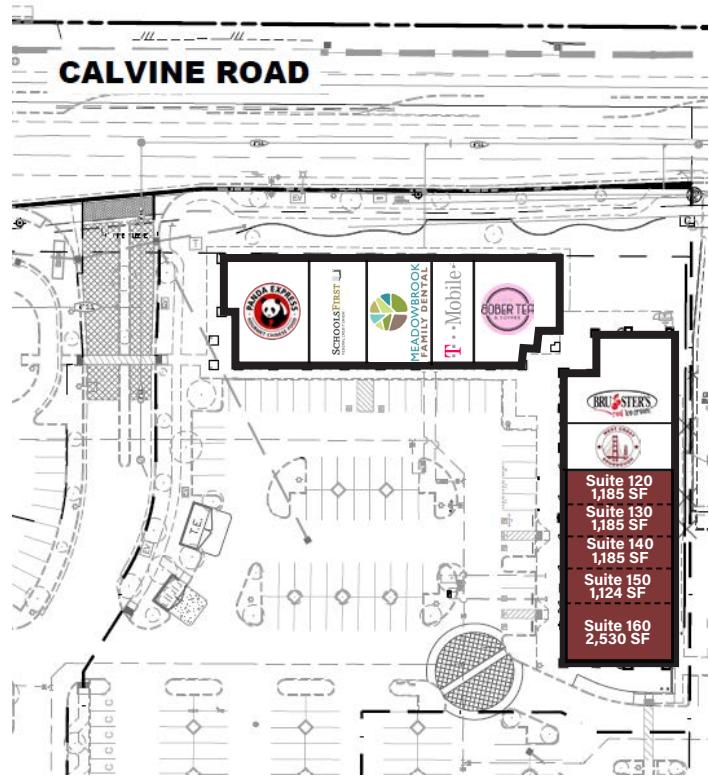
ELK GROVE, CA



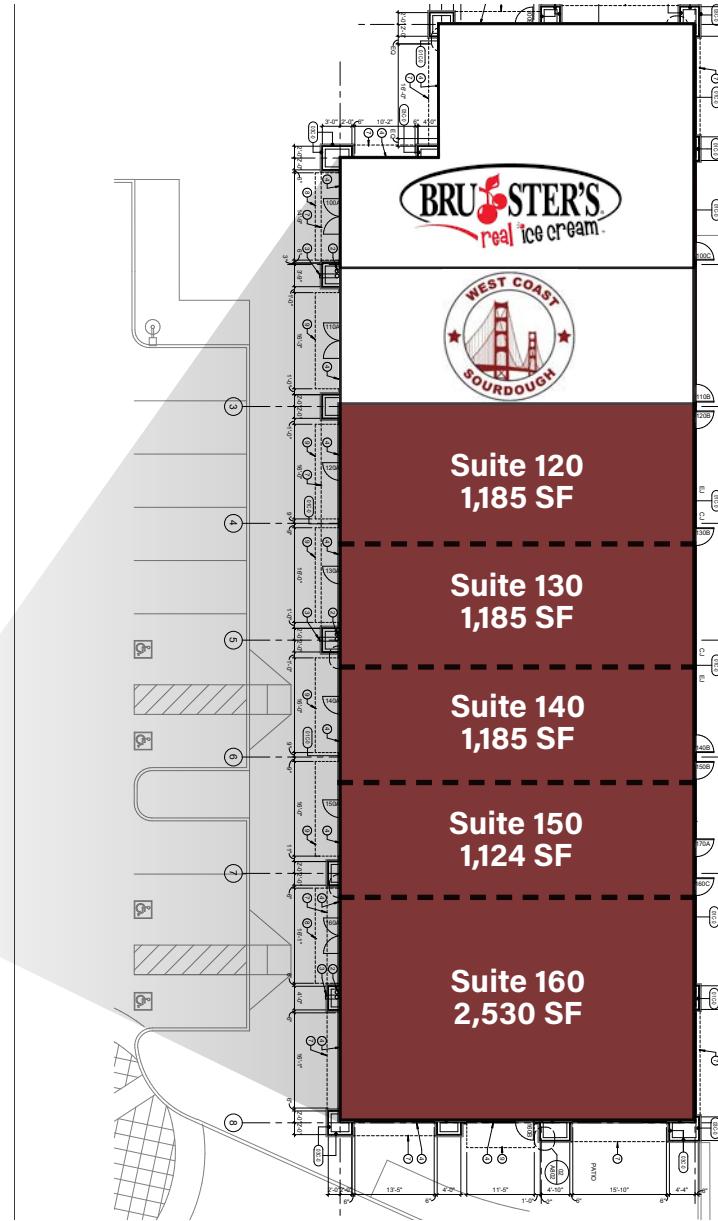
SITE PLAN

ELK GROVE, CA

1,124 - 7,209 SF AVAILABLE



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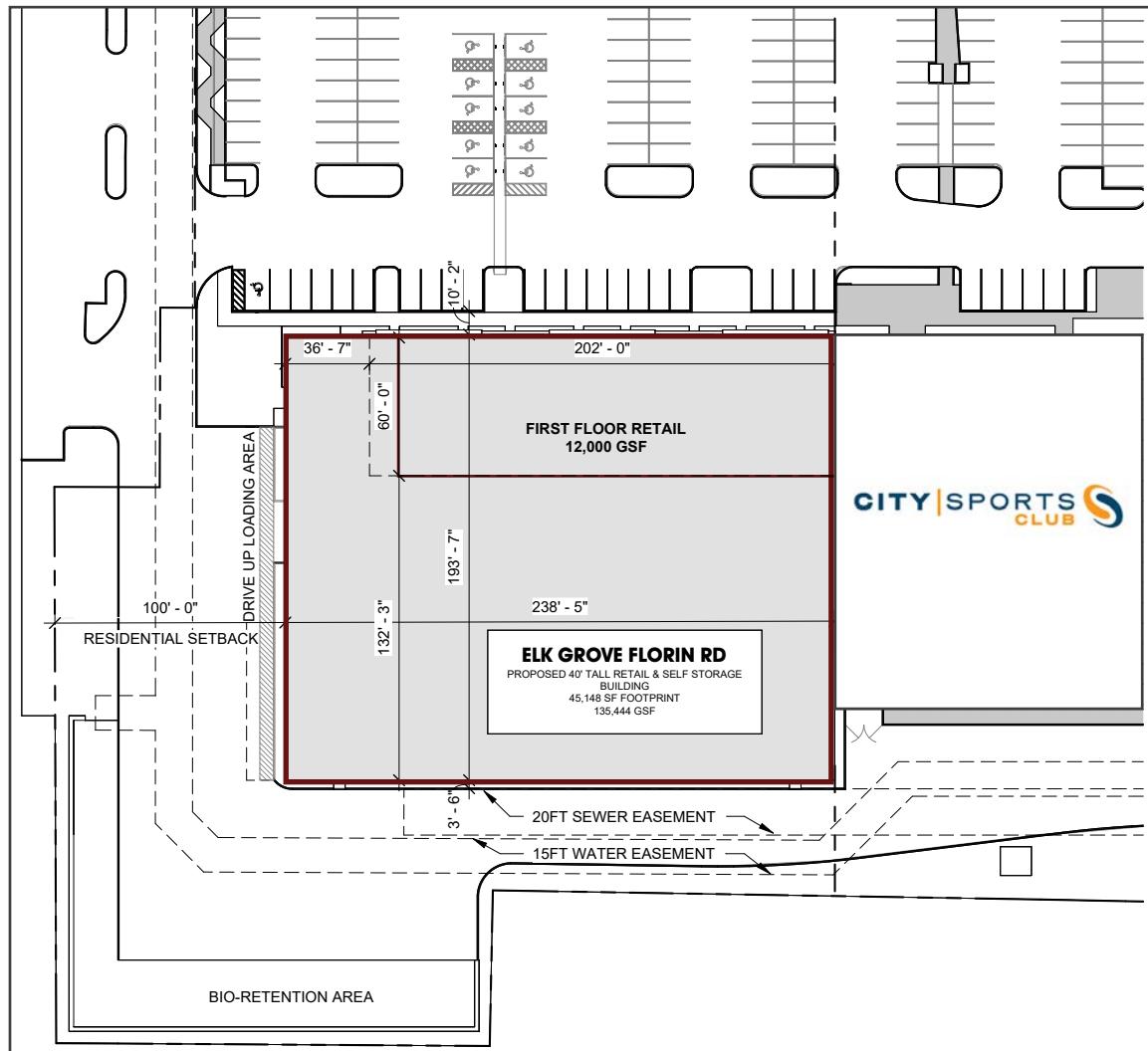
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SITE PLAN

ELK GROVE, CA



**1st FLOOR RETAIL | 12,000 SF
3-STORY STORAGE | 135,444 SF**



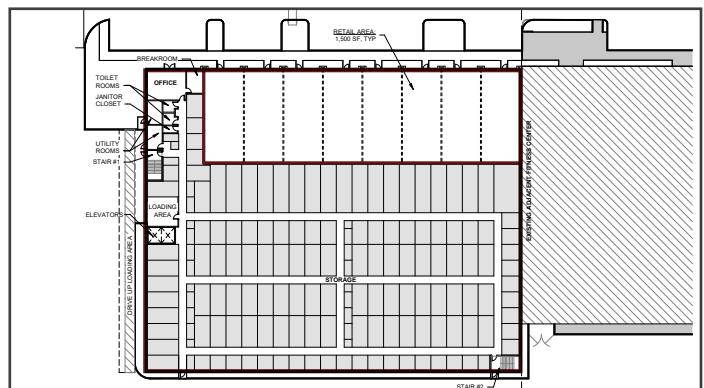
*Proposed



*Rendering



*North Elevation Rendering



*Ground Floor Plan

NEARBY RETAIL

ELK GROVE, CA



NEARBY HOUSING DEVELOPMENTS

E
ELK GROVE, CA



COMMUNITY DEMOGRAPHICS

E
ELK GROVE, CA

3 Mile Radius

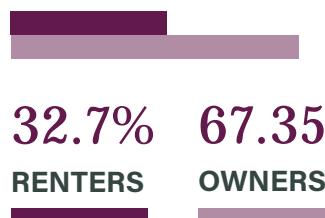
162,608
POPULATION

3.7
AVE HH SIZE

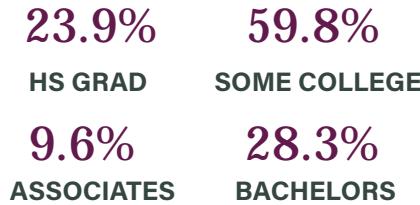
\$127,957
AVE HH INCOME

36.5
MEDIAN AGE

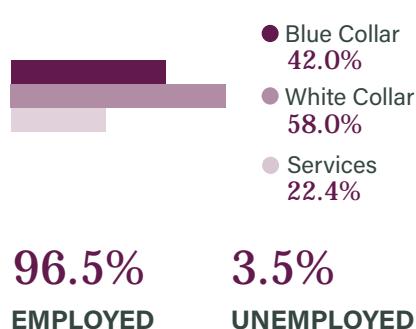
HOME OWNERSHIP



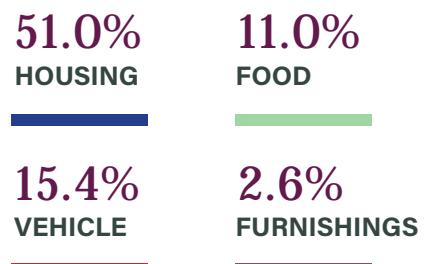
EDUCATION



EMPLOYMENT



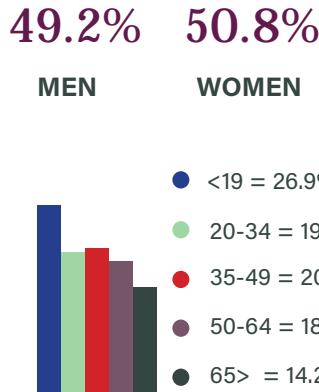
AVERAGE MONTHLY HOUSEHOLD SPENDING



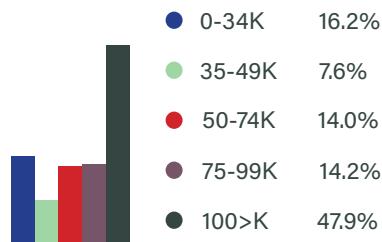
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



TRAVEL

