

**CALVINE  
POINTE**  
ELK GROVE | CA



THE  
**EDWARDS  
COMPANY**  
commercial real estate services

For further information, contact:

**Andrea Sessions** Lic # 01434048  
916-277-8122  
andrea@theedwardsco.com

PARTNER **XTEAM**  
RETAIL ADVISORS



# CALVINE POINTE

## Calvine & Elk Grove-Florin Rd Elk Grove, CA

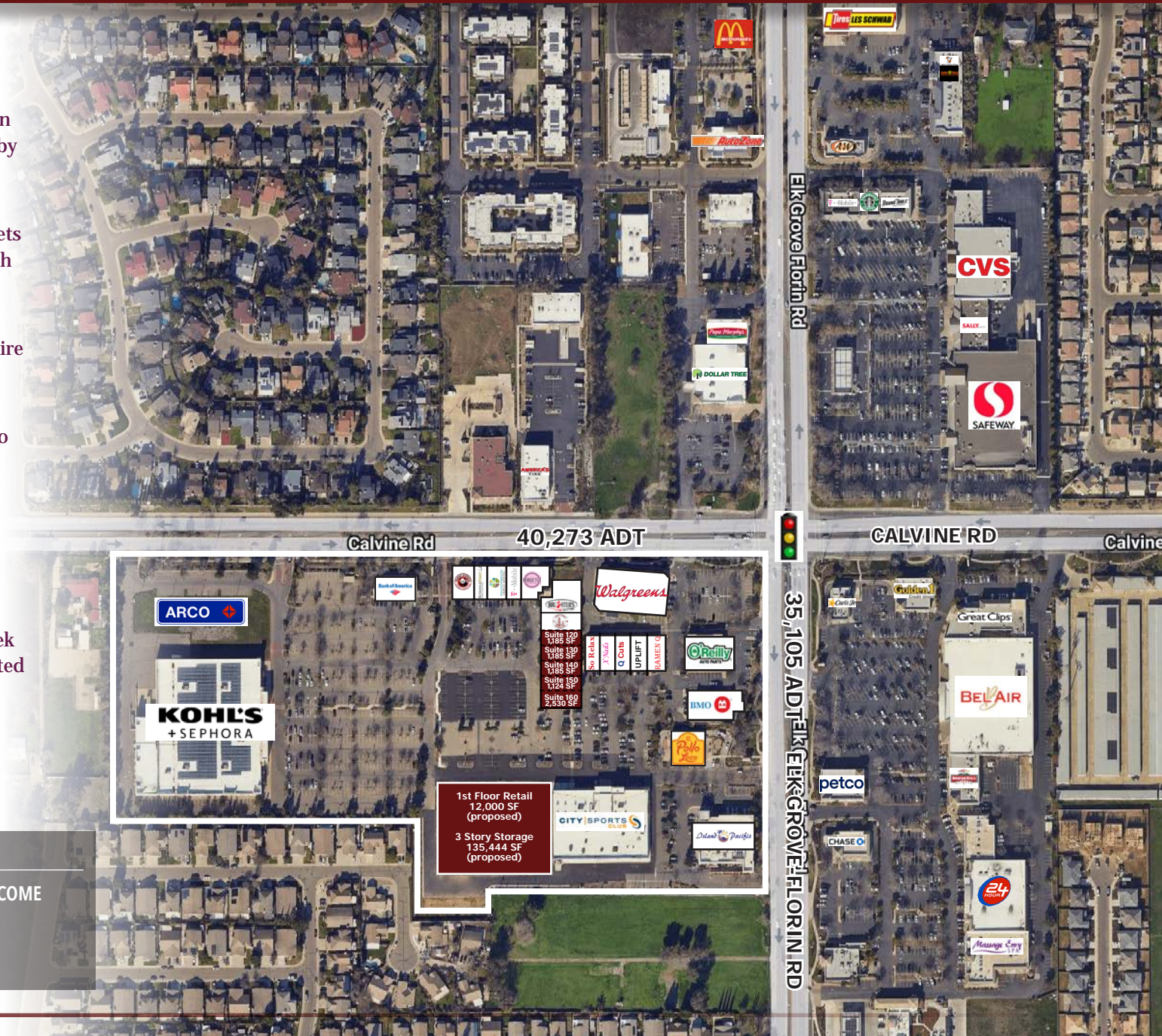
© 2025 The Edwards Company. All Rights Reserved. The information contained herein has been carefully compiled from sources considered reliable; however, we make no guarantee, warranty, or representation of its accuracy. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 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.



## 2025 DEMOS FOR CALVINE POINTE

POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 24,259	1-Mile: \$129,985
3-Mile: 129,591	3-Mile: \$127,531
5-Mile: 295,513	5-Mile: \$129,003



# SITE PLAN

ELK GROVE, CA

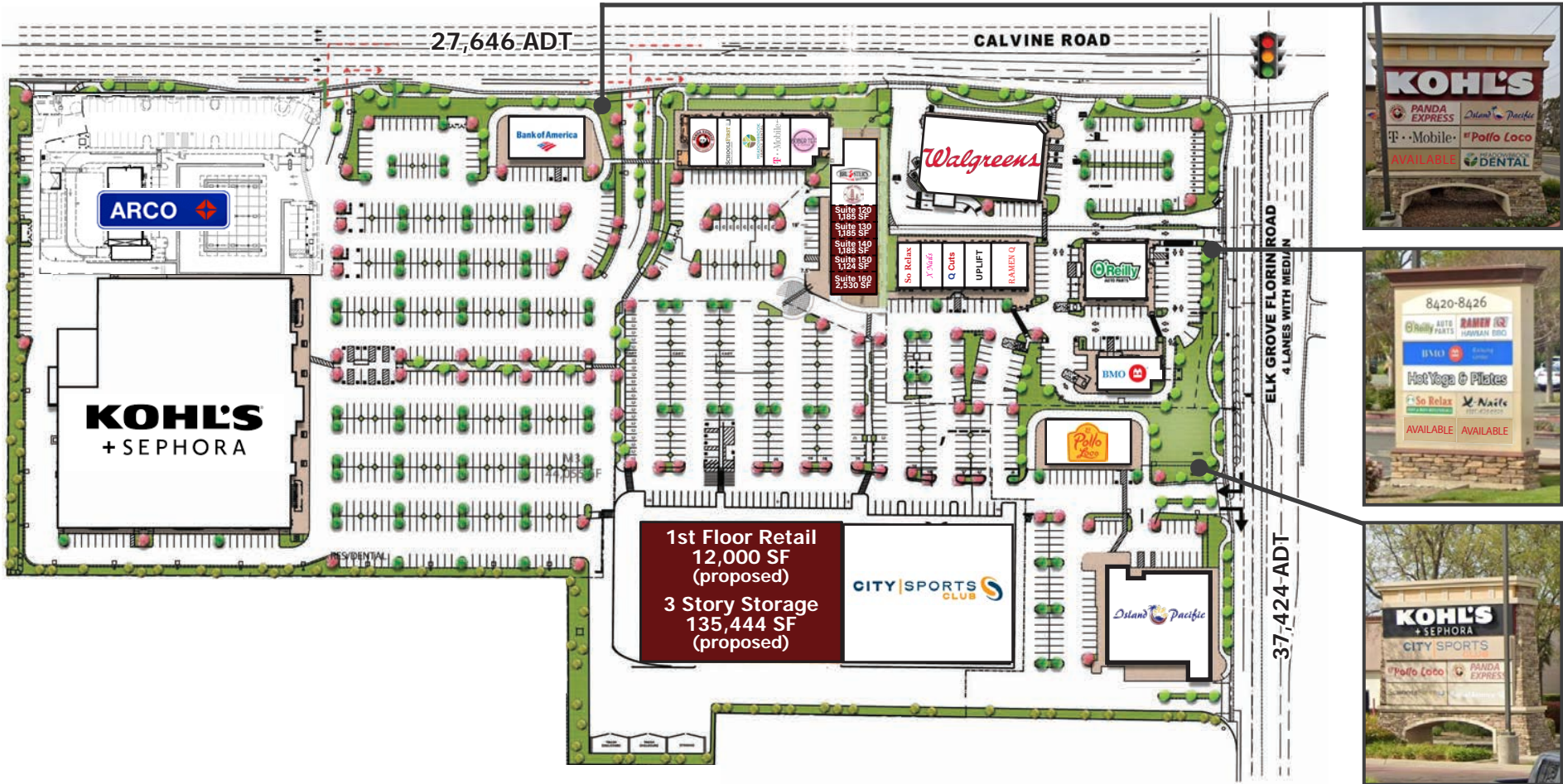
1,124 - 12,000 SF AVAILABLE

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

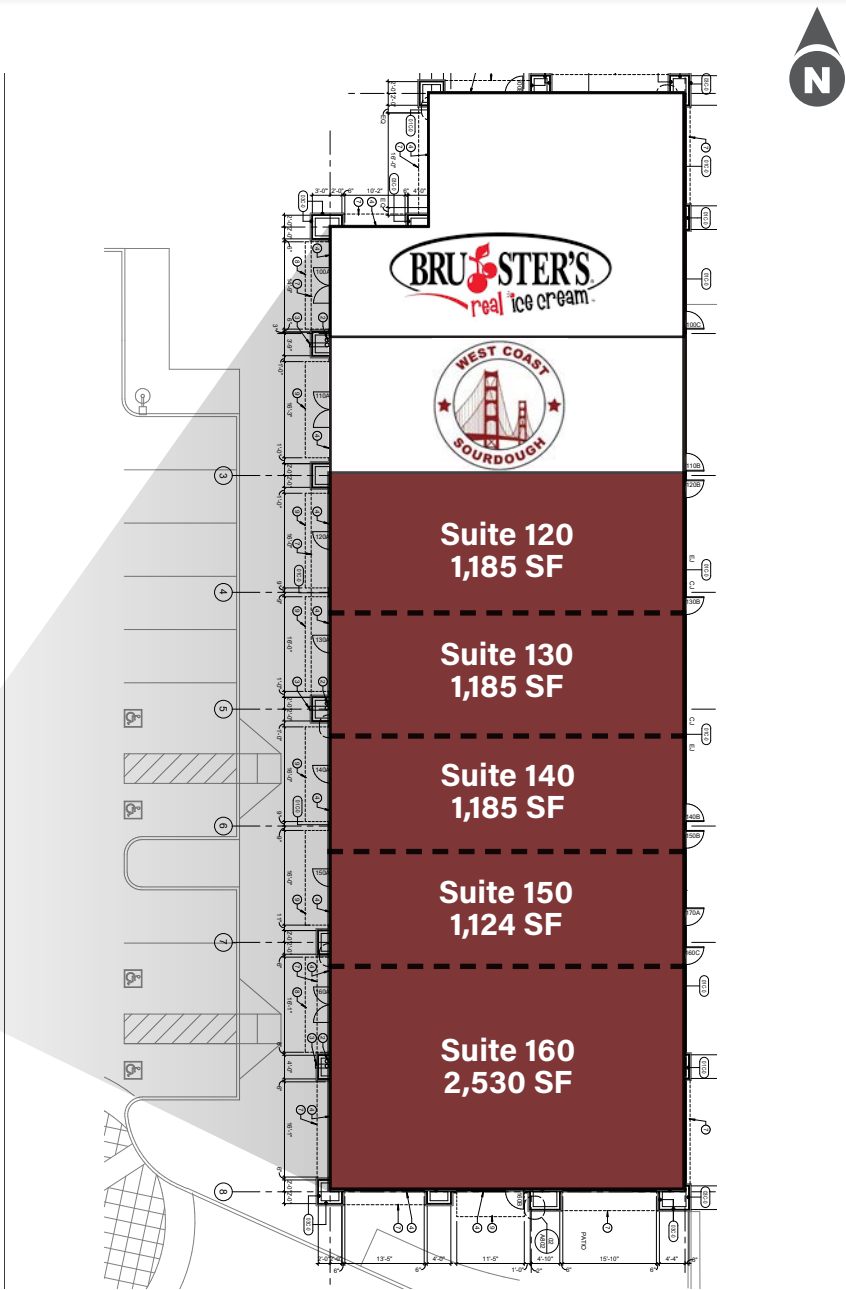
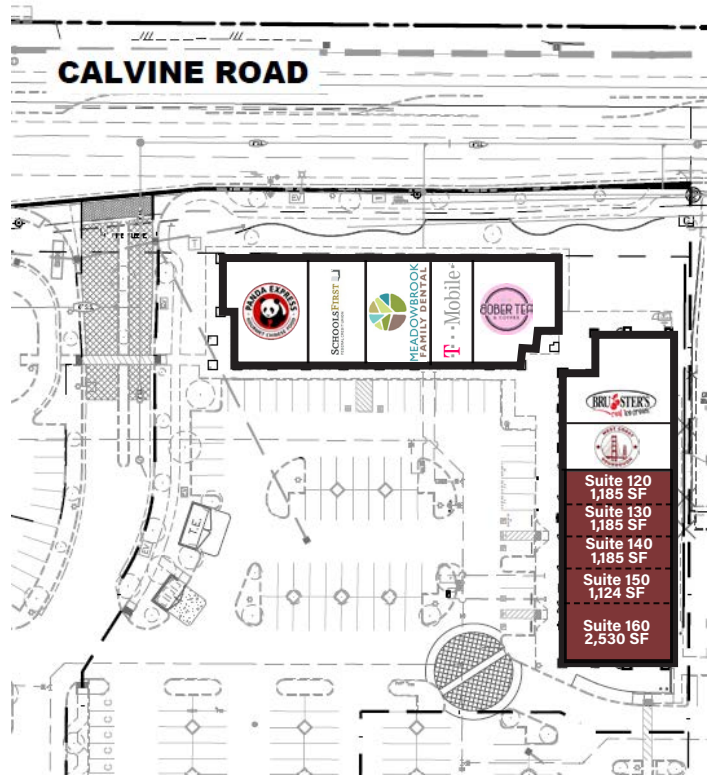




# SITE PLAN

ELK GROVE, CA

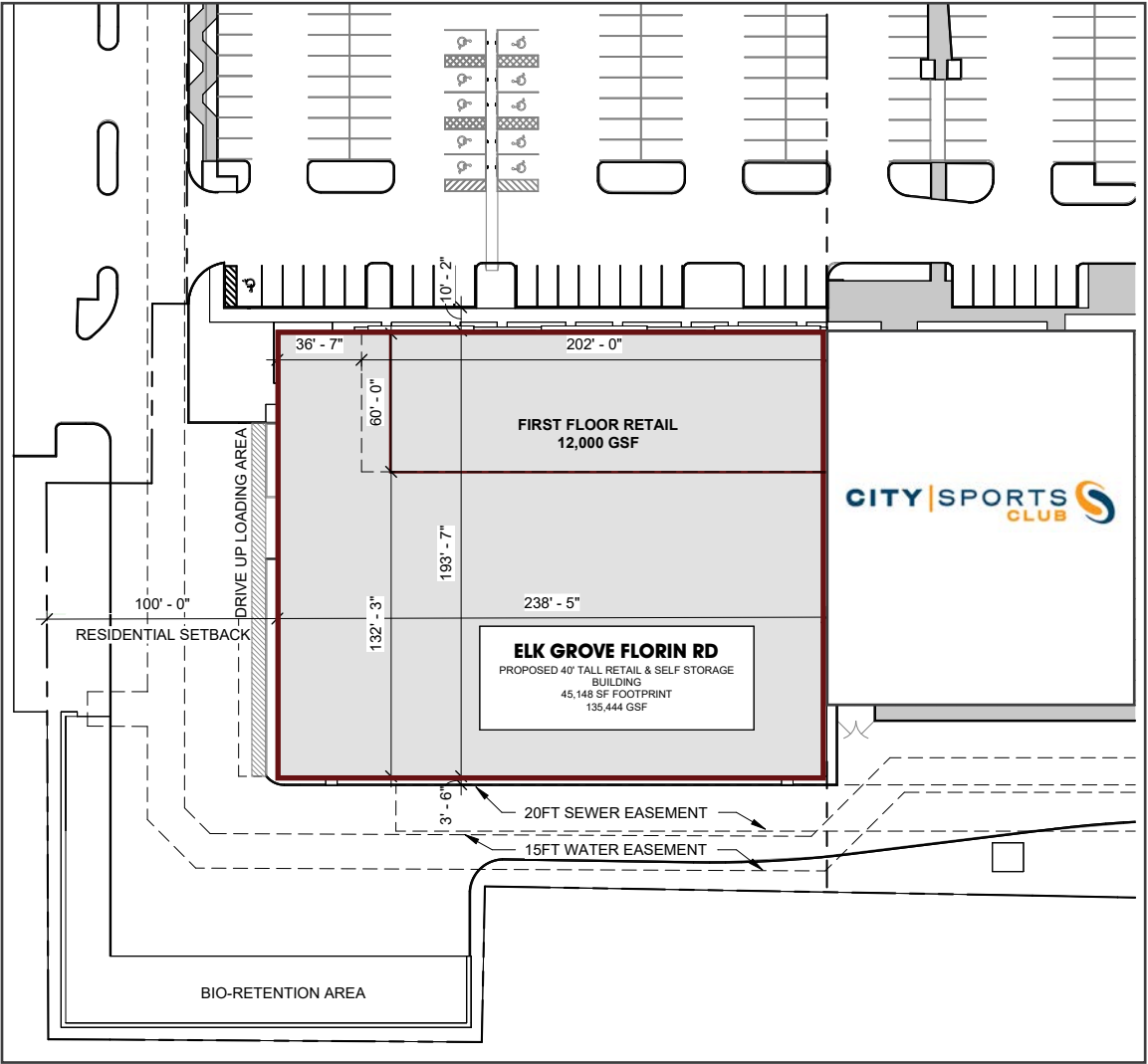
1,124 - 7,209 SF AVAILABLE



# SITE PLAN

ELK GROVE, CA

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



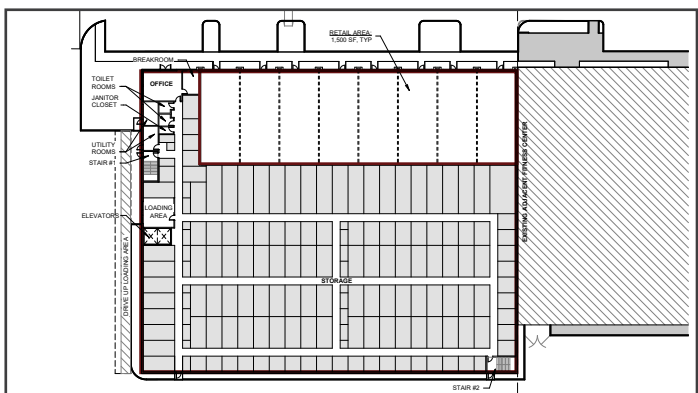
\*Proposed



\*Rendering



\*North Elevation Rendering



\*Ground Floor Plan



# NEARBY RETAIL

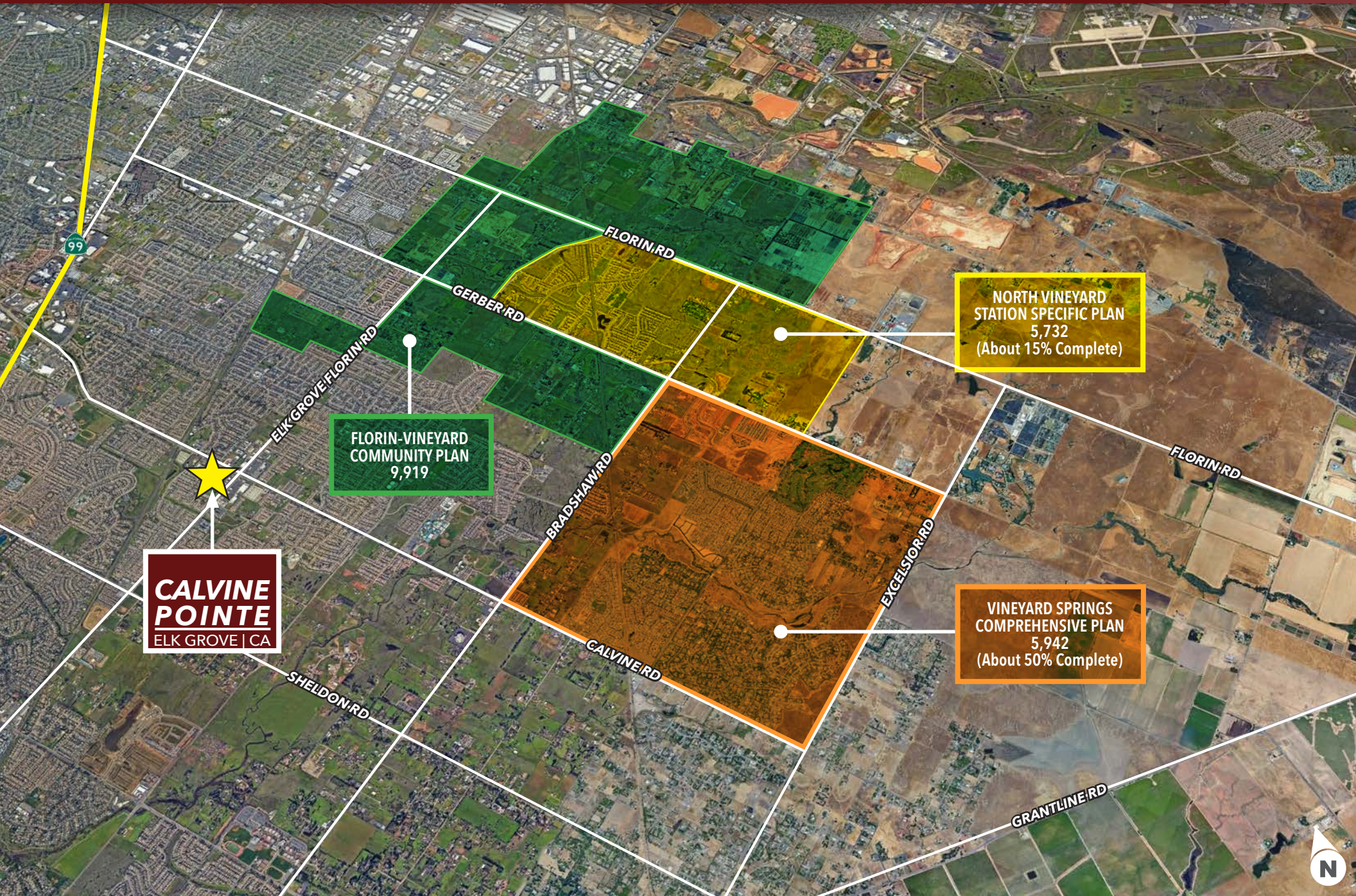
ELK GROVE, CA





# NEARBY HOUSING DEVELOPMENTS

ELK GROVE, CA





# COMMUNITY DEMOGRAPHICS

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



32.7% 67.35  
RENTERS OWNERS

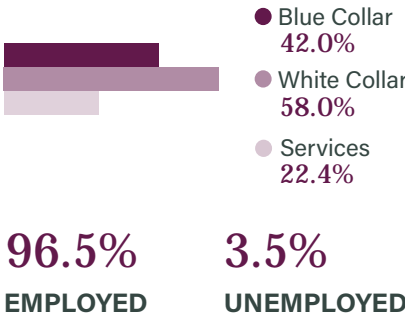


## EDUCATION

23.9% 59.8%  
HS GRAD SOME COLLEGE  
9.6% 28.3%  
ASSOCIATES BACHELORS



## EMPLOYMENT



## AVERAGE MONTHLY HOUSEHOLD SPENDING

51.0% 11.0%  
HOUSING FOOD  
15.4% 2.6%  
VEHICLE FURNISHINGS  
1.8% 1.3%  
APPAREL PERSONAL CARE  
2.3% 5.7%  
TRAVEL ENTERTAINMENT

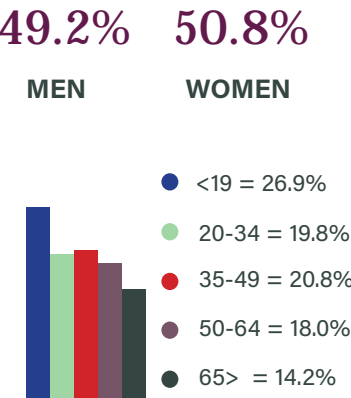


## RACE & ETHNICITY

White 30.6%  
Asian 33.9%  
American Indian 0.9%  
African-American 12.3%  
Hispanic 21.4%  
Two or More Races 11.2%



## GENDER & AGE



## INCOME BY HOUSEHOLD

