

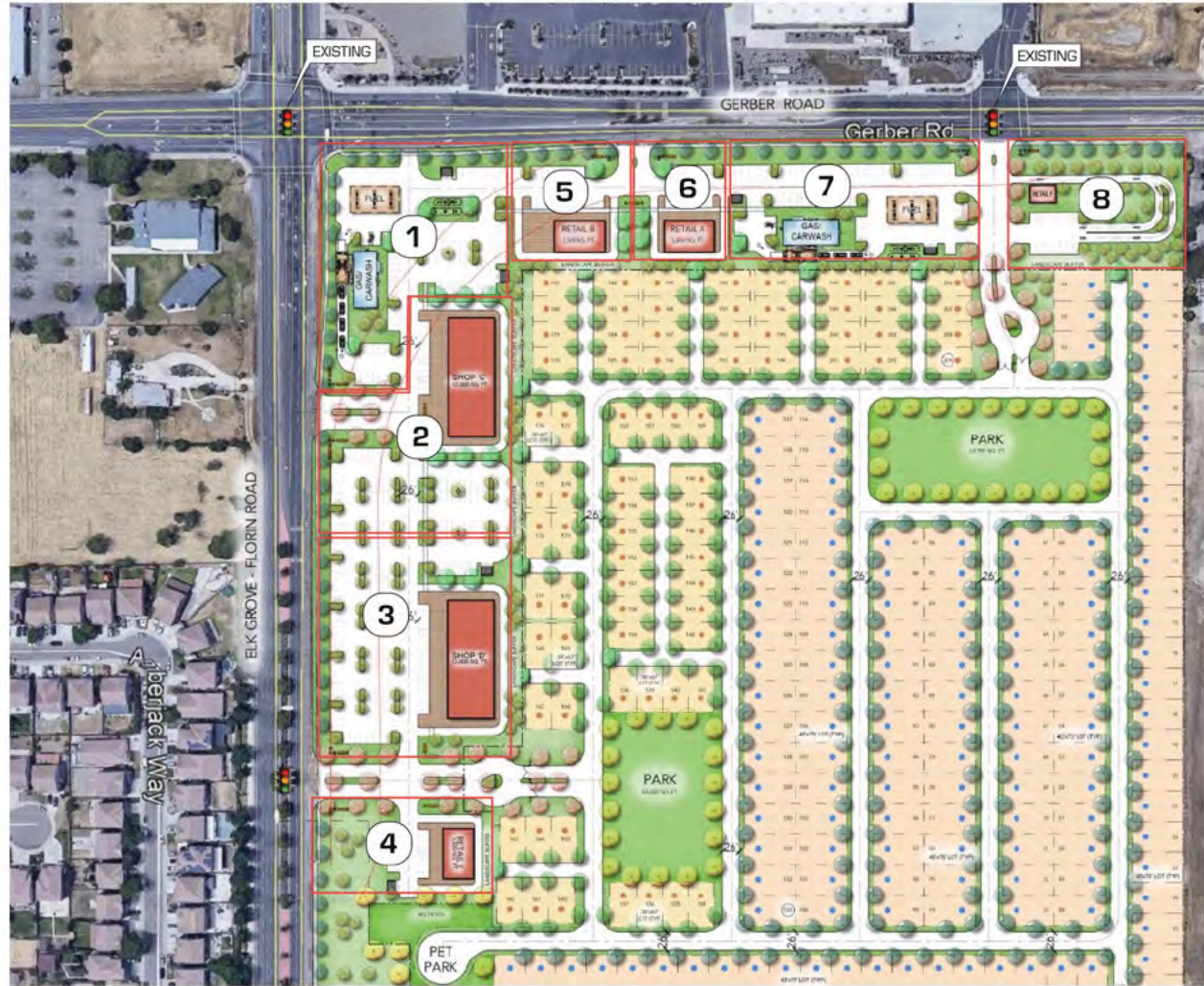
ELK GROVE

# THE GROVE

CALIFORNIA

**8 Pads Available Build-to-Suit**

SEC Gerber & Elk Grove Florin Roads



916.399.3221  
 Info@petrovichdevelopment.com

825 K Street, Floor 3  
 Sacramento, CA 95814  
 www.PetrovichDevelopment.com



## Project Highlights

- Only community center retail site designated in recently approved and only remaining planned community in southern Sacramento County (5,000 acres)
- WalMart's latest prototype super store on a stand alone basis on the opposite corner with no additional land adjacent to it
- Elk Grove Florin (extension of Watt Avenue) is the longest and most major north to south arterial road in the entire metropolitan region stretching from Elk Grove to Roseville
- Gerber Road is a major east to west arterial road serving the southern portion of Sacramento County



## Demographics



### RESIDENTIAL POPULATION

1.5 MILE  
30,153  
3 MILE  
108,247  
5 MILES  
302,914

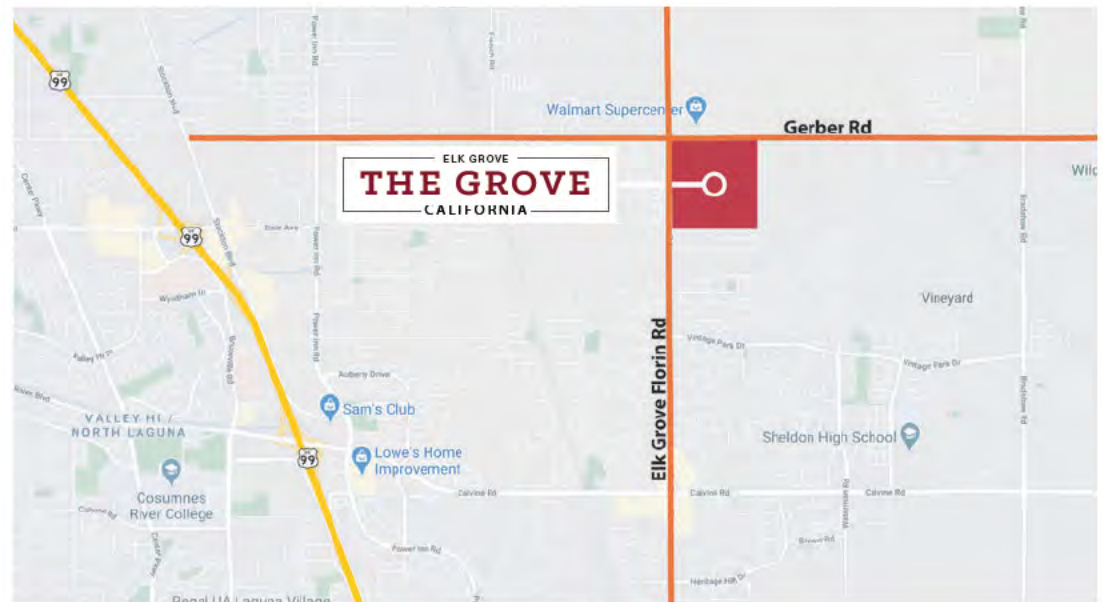


### AVG. HOUSEHOLD INCOME

1.5 MILE  
\$86,289  
3 MILE  
\$86,049  
5 MILES  
\$87,548

## Traffic Counts

Elk Grove Florin Rd	23,052 ADT
Gerber Rd	19,185 ADT



# Surrounding Area Overview

