

SACRAMENTO

# THE GROVE

CALIFORNIA

SEC Gerber & Elk Grove Florin Roads

**SITE SUMMARY**

Gross site area:	36.24 ac
<b>RESIDENTIAL</b>	
Net residential area:	17.56 ac
45' x 75' lots:	160 units
Average net density:	9.11 du/ac

**COMMERCIAL**

Use	SF
<b>Retail</b>	
Grocer	55,000 sf
Shops D	7,500 sf
Major E	10,000 sf
Major F	10,000 sf
Major G	10,000 sf
Shops H	7,200 sf
Shops I	10,000 sf
Shops J	10,000 sf
Shops K	10,000 sf
	129,700 sf
<b>Gas Station / Car Wash</b>	
Car Wash	3,000 sf
Fuel C-Store	3,400 sf
	6,400 sf
<b>Fast Food</b>	
Pad A	3,200 sf
Pad B	2,800 sf
Pad C	1,100 sf
	7,100 sf
<b>Total</b>	<b>143,200 sf</b>

**PARKING SUMMARY**

Parking Provided:	443 spaces
Parking Ratio:	4.49 spaces per 1,000 sf



Existing Single Family Homes built in the 1980's

88  
Single Family Homes

340  
Single Family Home Master Plan

160  
Single Family Homes

# RETAIL AREA

# The GROVE Shopping Center



# RETAIL TRADE AREA

## The GROVE Shopping Center



# RESIDENTIAL AREA

**FLORIN – VINEYARD  
SPECIFIC PLAN**  
9,919 Units

**LENNAR HOMES AT  
VINEYARD CREEK**  
Over 500 New Homes

**NORTH VINEYARD  
STATION SPECIFIC PLAN**  
5,732 Units

**SITE**

**THE GROVE**  
496 New Homes

**VINEYARD SPRING  
COMPREHENSIVE PLAN**  
5,942 Units

**WOODBERRY AT  
BRADSHAW CROSSING**  
±500 New Homes

**COUNTRY  
CREEK ESTATES**

**HEARTSTONE BY  
CROWNE**  
21 New Homes

**250 UNITS  
MULTI-FAMILY**  
Under Predevelopment

**SHELDON  
HEIGHTS**

**ELLIOTT HOMES**  
660 Homes and up to  
125 Assisted-Living Units

**PLEASANT  
GROVE ESTATES**

**THE  
SHIRES**

**NEW AND EXISTING  
HOUSING DEVELOPMENTS**

**HIGH INCOME WITH  
NO/LOW RETAIL COMMUNITIES**

**LENNAR HOMES  
AT FIELDSTONE**  
Over 500 New Homes

## HIGH-INCOME RESIDENTIAL

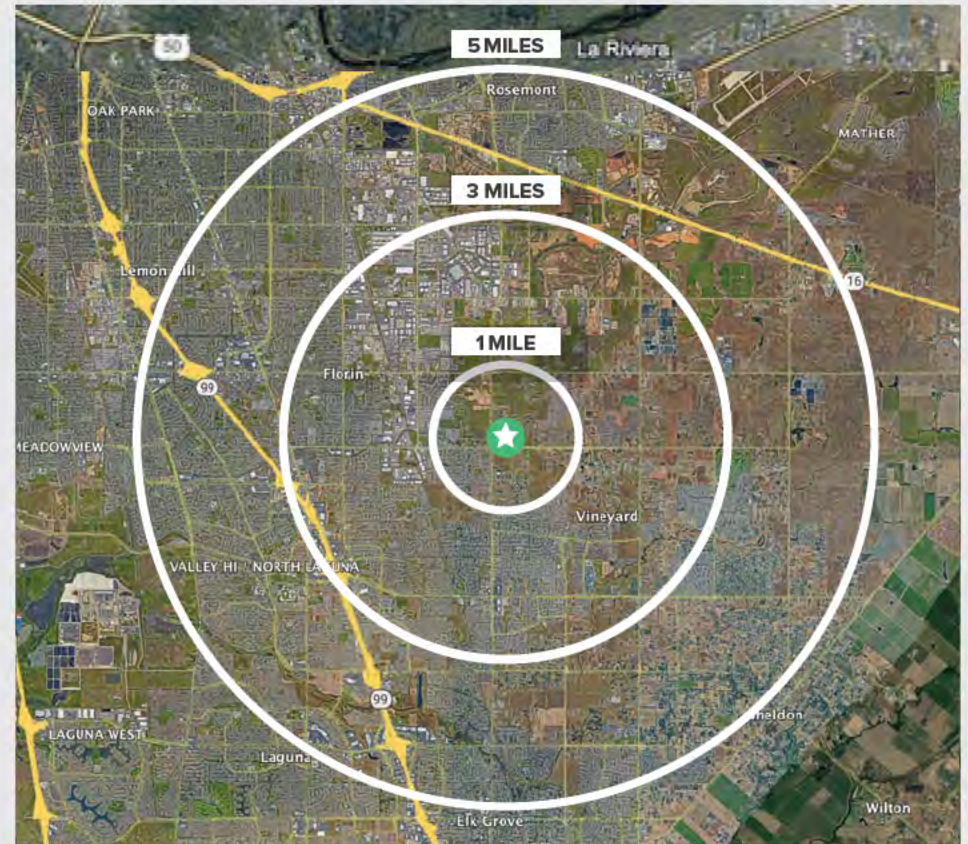
The Grove serves the communities of Pleasant Grove Estates, The Shires, Country Creek Estates, and Sheldon Heights. These communities have limited to no commercial retail development, and rely on Calvine Road and Elk Grove Florin Road as their daily-needs retail destination of choice. Over 75% of the households in this area earn income of \$100k+ with over 33% earning over \$200k+.

- **Average Income:** \$199,913
- **Average Home Value:** \$773,656
- **Households:** 4,154
- **Total Population:** 14,036

# REGIONAL DEMOGRAPHICS

## The GROVE Shopping Center

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	25,596	133,963	296,503
2028 Projected Population	26,646	137,765	302,872
2020 Census Population	25,715	131,937	293,604
2010 Census Population	22,460	113,491	255,695
2023 Median Age	35.5	36.4	36.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	7,454	40,385	91,851
2028 Projected Households	7,713	41,172	93,335
2020 Census Households	7,260	39,039	89,157
2010 Census Households	6,542	34,098	77,794
<b>INCOME</b>			
2023 Estimated Average Household Income	\$122,817	\$124,060	\$124,079
2023 Estimated Median Household Income	\$101,522	\$97,816	\$98,276
2023 Estimated Per Capita Income	\$35,843	\$37,499	\$38,544
<b>BUSINESS</b>			
2023 Estimated Total Businesses	501	3,164	7,429
2023 Estimated Total Employees	2,662	22,696	55,639



# LOCATION HIGHLIGHTS

## The GROVE Shopping Center



**296,503**  
Estimated  
Residential  
Population

Five-Mile Radius



**85,500**  
Combined  
Traffic  
Counts

ADT



**\$124,079**  
Average  
Household  
Income

Five-Mile Radius

Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

