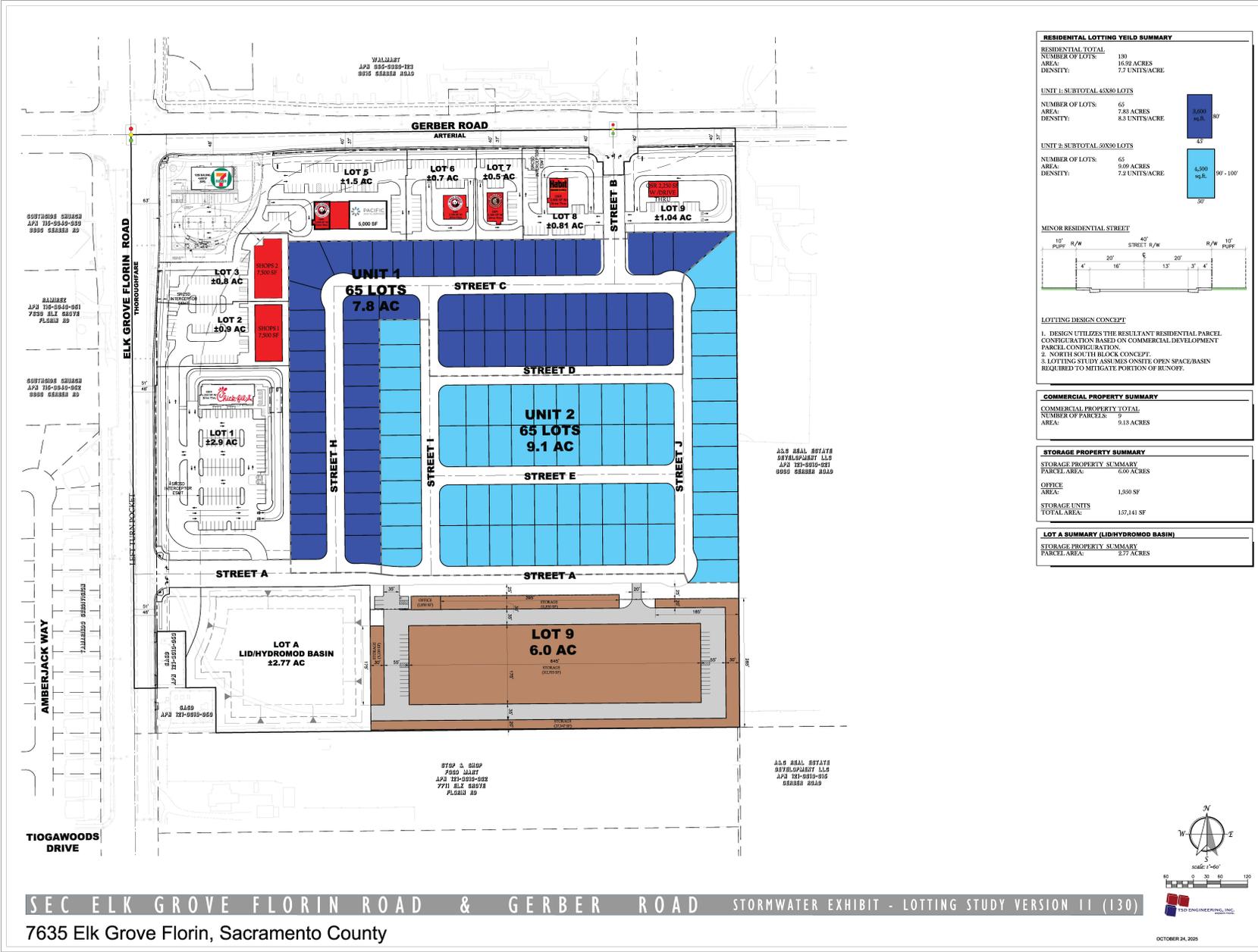




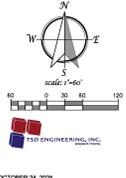
Sacramento THE GROVE California

SEC Gerber & Elk Grove Florin Roads



SEC ELK GROVE FLORIN ROAD & GERBER ROAD STORMWATER EXHIBIT - LOTTING STUDY VERSION II (130)

7635 Elk Grove Florin, Sacramento County



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Info@petrovichdevelopment.com

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

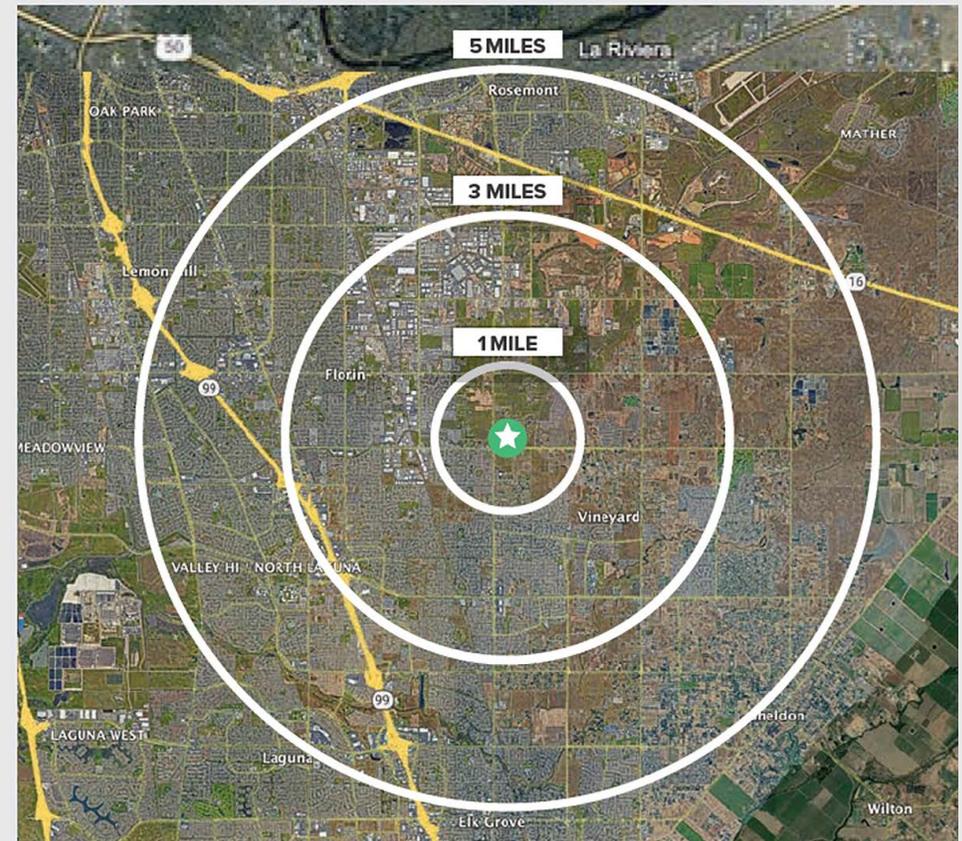
The Grove serves the communities of Pleasant Grove Estates, The Shires, Country Creek Estates, and Sheldon Heights. These communities have limited to no commercial retail development, and rely on Calvine Road and Elk Grove Florin Road as their daily-needs retail destination of choice. Over 75% of the 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
POPULATION			
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
HOUSEHOLDS			
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
INCOME			
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
BUSINESS			
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 - RSI



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