

# CALVINE POINTE

ELK GROVE | CA

## Up to 50,000 SF BTS - Divisible

±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.

- Highest-volume intersection in entire South Sacramento region.
- Elk Grove is one the highest submarkets for both residential and income growth in the greater Sacramento area.
- Contemporary design with great patio opportunities.



# LOCATION HIGHLIGHTS

**CALVINE  
POINTE**  
ELK GROVE | CA



**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



Property Rendering



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# SITE PLAN

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# RETAIL AREA

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**BEL AIR** **CHASE** **MOUNTAIN MIKE'S** **anytime FITNESS**  
**Chevron** **Golden1** **petco** **BR**  
Credit Union



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# RESIDENTIAL AREA

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

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

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

**THE GROVE**  
184 New Homes

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

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

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**HEARTSTONE BY  
CROWNE**  
21 New Homes

**COUNTRY  
CREEK ESTATES**

**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

Calvine Pointe 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+.

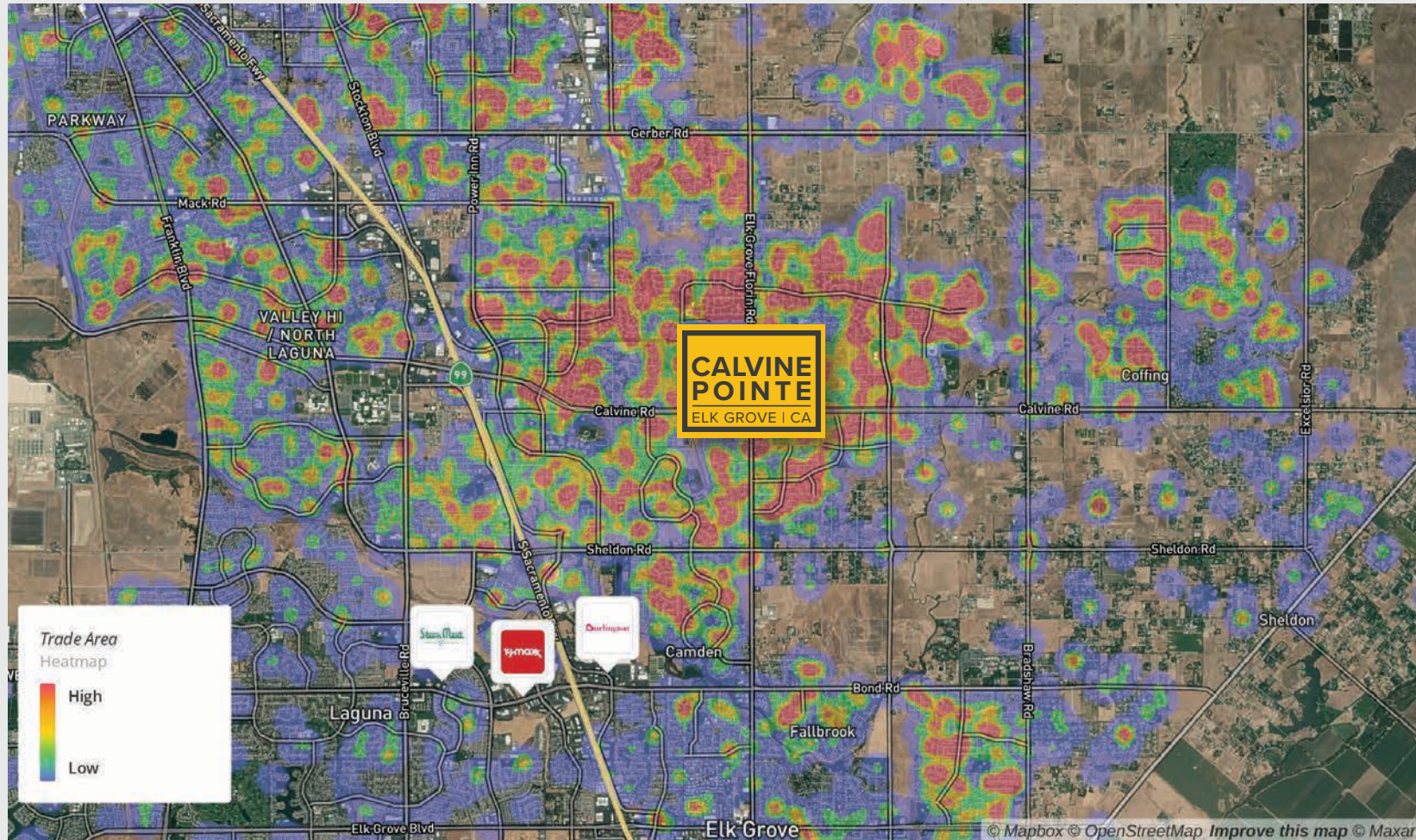
- **Average Income:** \$199,913
- **Average Home Value:** \$773,656
- **Households:** 4,154
- **Total Population:** 14,036



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# CALVINE POINTE TRADE AREA

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Source: Placer.ai using Kohl's as anchor.



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# SEGMENTATION AREA PROFILE

**CALVINE  
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## Up and Coming Families

Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

**Median Age:** 31

**Median Household Income:** \$72,000

**Median Net Worth:** \$122,700

[Click here to learn more about this segment](#)



## Home Improvement

Most residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters.

**Median Age:** 37

**Median Household Income:** \$72,100

**Median Net Worth:** \$190,400

[Click here to learn more about this segment](#)



## Workday Drive

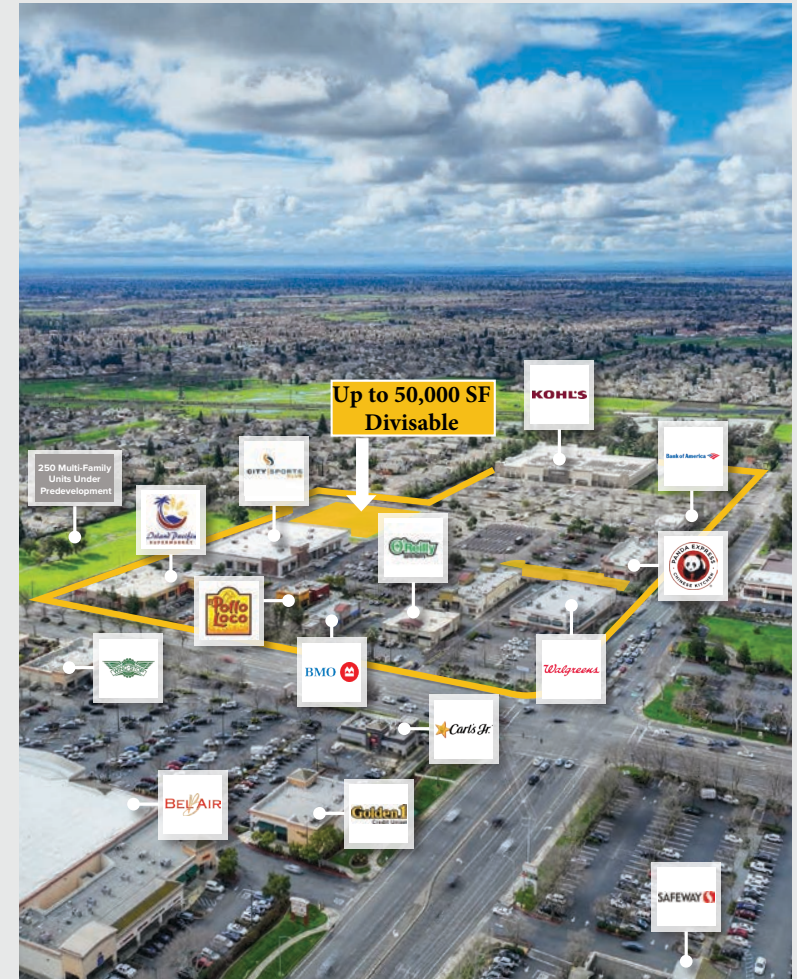
They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

**Median Age:** 37

**Median Household Income:** \$90,500

**Median Net Worth:** \$284,500

[Click here to learn more about this segment](#)



Source: Esri



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# COMMUNITY SUMMARY | ONE-MILE RADIUS



23,791	-0.01%	3.48	81.9	\$33.8	\$101,107	\$491,461	\$211,598	24.0%	65.0%	10.9%
Population	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

## KEY FACTS

23,791  
Population



6,801  
Households

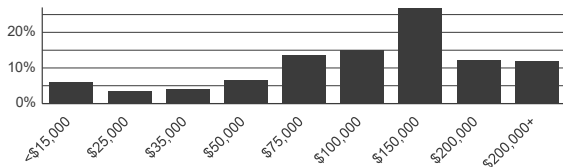
33.8  
Median Age

\$80,524  
Median Disposable Income

## ANNUAL HOUSEHOLD SPENDING



## Household Income

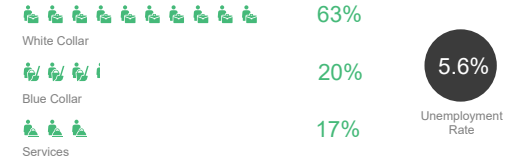


## Age Profile: 5 Year Increments

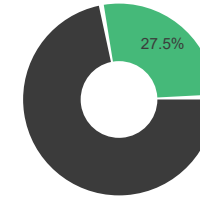


Dots show comparison to Sacramento County

## EMPLOYMENT

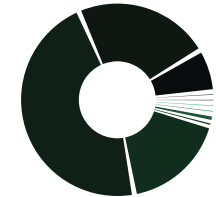


## Home Ownership



● Own ● Rent

## Housing: Year Built



- <1939 ● 1940-49 ● 1950-59
- 1960-69 ● 1970-79 ● 1980-89
- 1990-99 ● 2000-09 ● 2010-19
- ≥ 2020

## Educational Attainment



- < 9th Grade ● No Diploma
- HS Diploma ● GED
- Some College ● Assoc Degree
- Bach Degree ● Grad Degree

## Commute Time: Minutes



- < 5 ● 5-9 ● 10-14
- 15-19 ● 20-24 ● 25-29
- 30-34 ● 35-39 ● 40-44
- 45-59 ● 60-89 ● 90+

Source: Esri (2023, 2028), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).



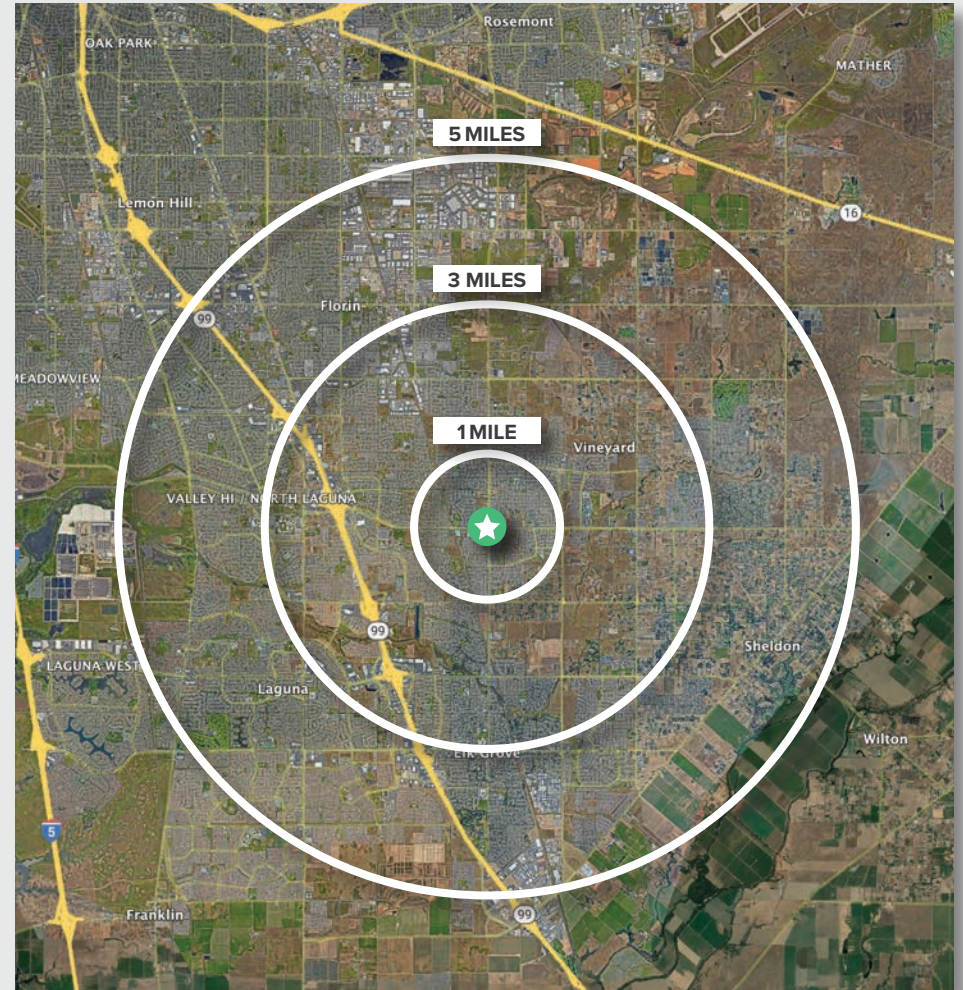
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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 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>			
2023 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



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



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