



THE EDWARDS COMPANY
commercial real estate services

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CALVINE POINTE

Calvine & Elk Grove-Florin Rd
Elk Grove, CA

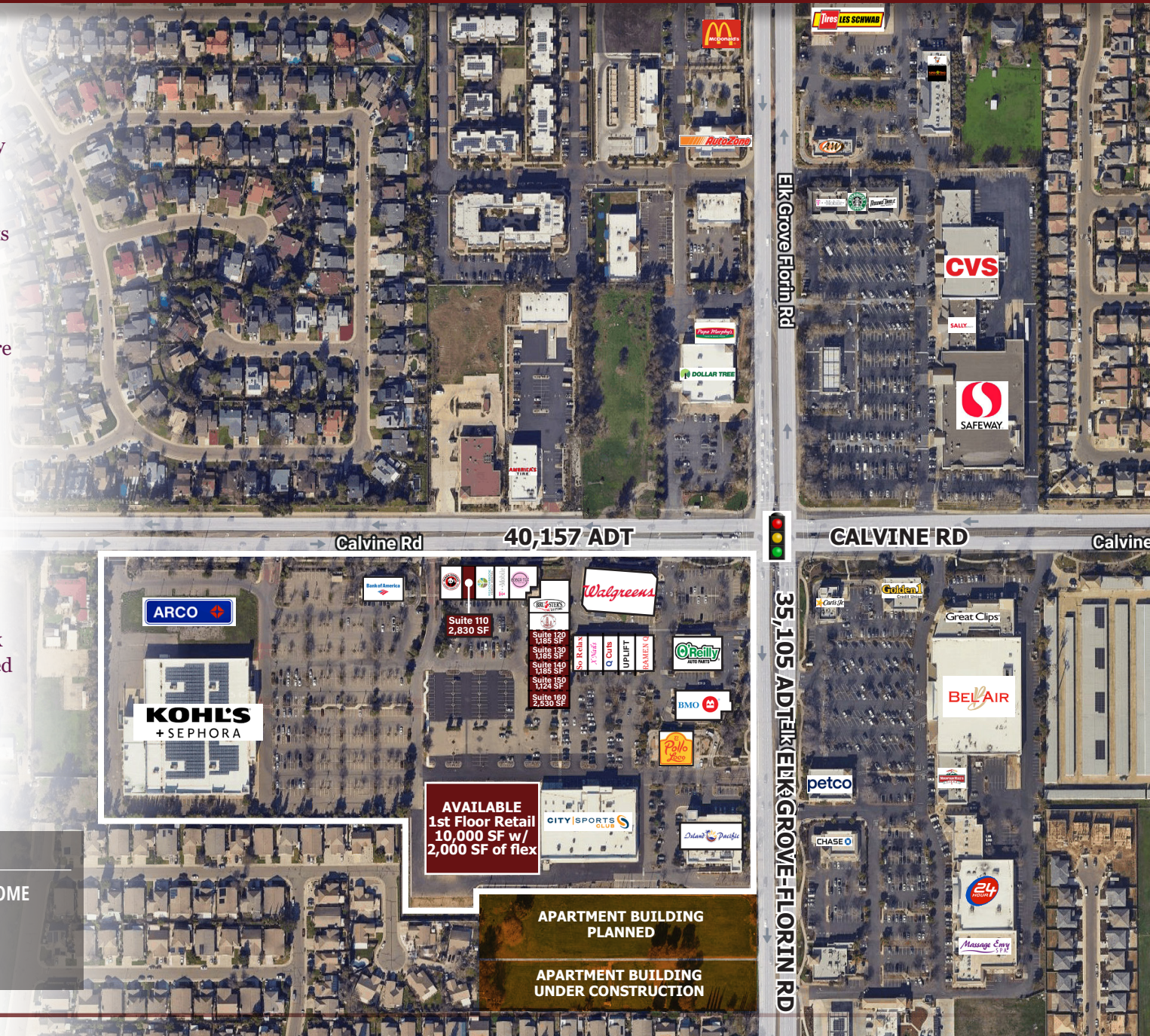
SHOP SPACE AVAILABLE FOR LEASE

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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.
- Calvin 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

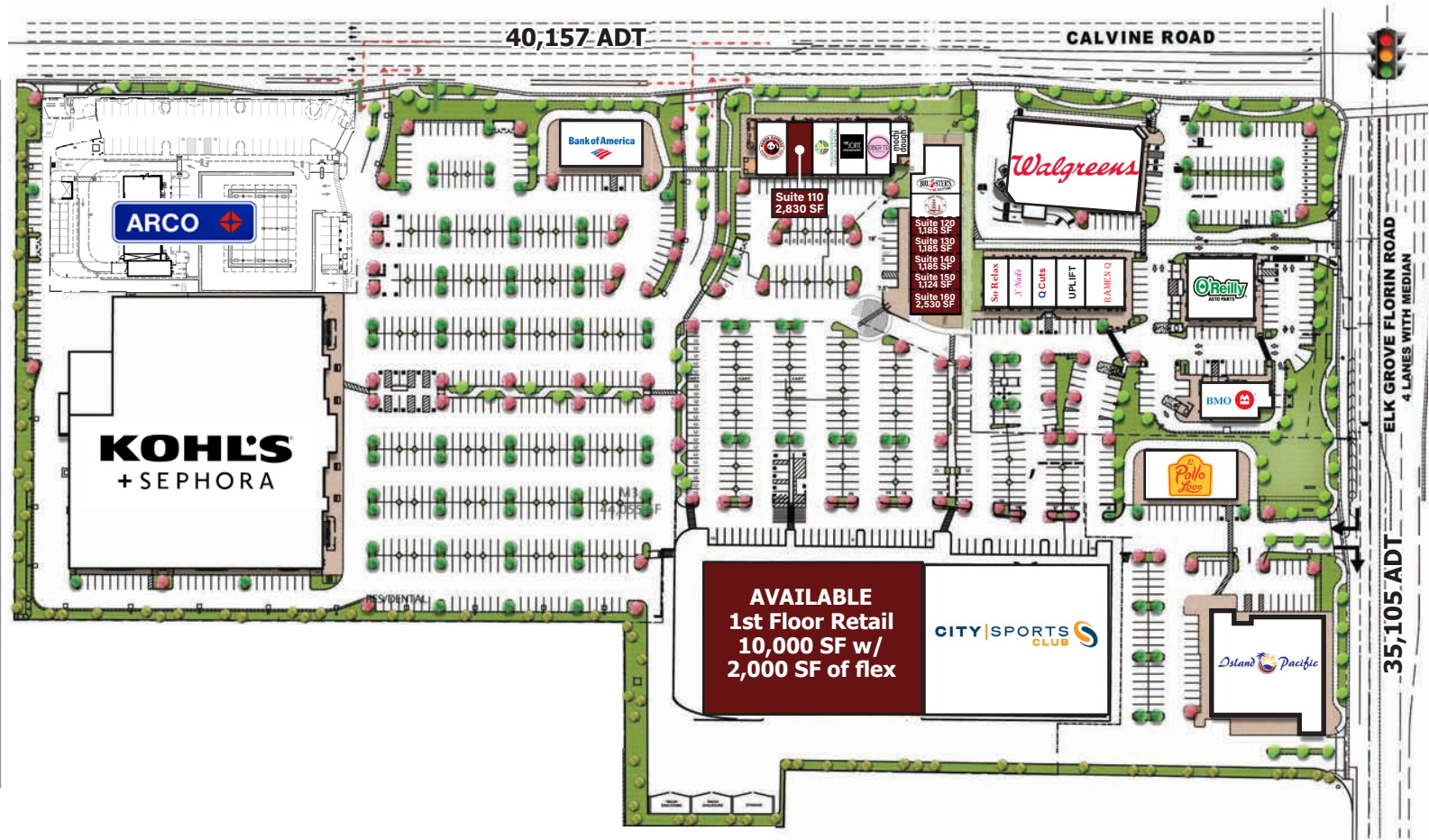
SITE PLAN

ELK GROVE, CA



1,124 - 12,000 SF AVAILABLE

SUITE	TENANT	SF
100	Panda Express	2,000
110	AVAILABLE	2,830
120	Meadowbrook Dental	2,200
130	The Joint Chiropractic	1,510
160	Bober Tea & Coffee	2,804
SHOPS SPACE		
100	Bruster's Ice Cream	2,000
110	West Coast Sourdough	1,500
120	Lease Negotiations	1,185
130	AVAILABLE	1,185
140	AVAILABLE	1,185
150	AVAILABLE	1,124
160	AVAILABLE	2,530
PAD SPACE		
	AVAILABLE 1st Floor Retail	12,000



MONUMENT SIGNAGE

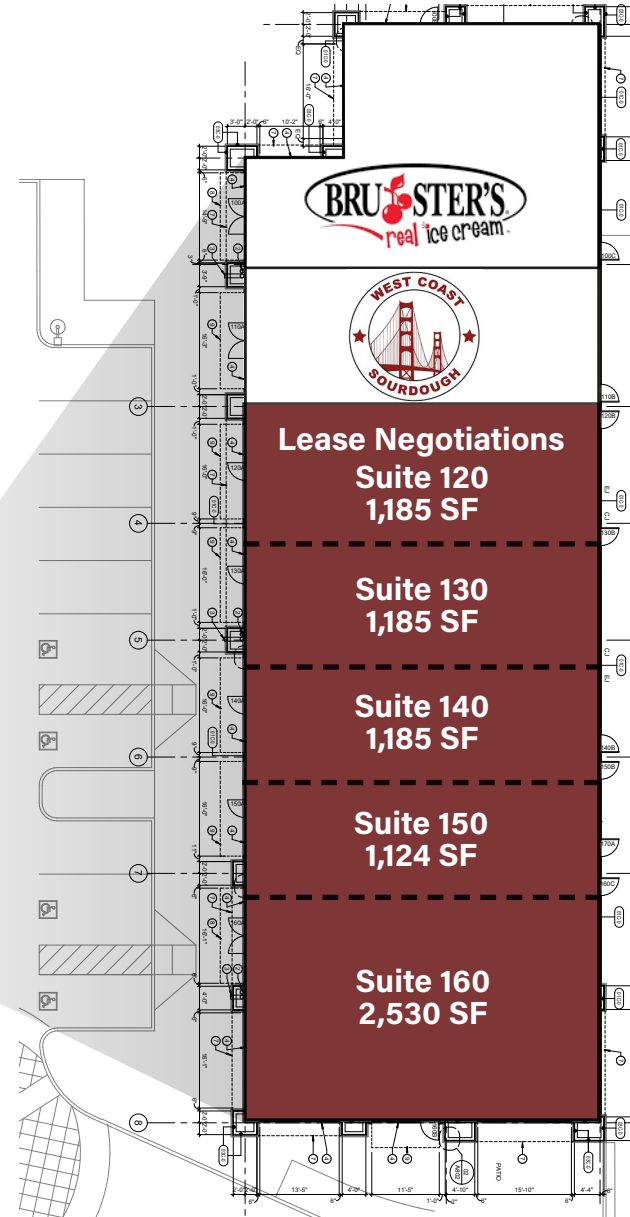
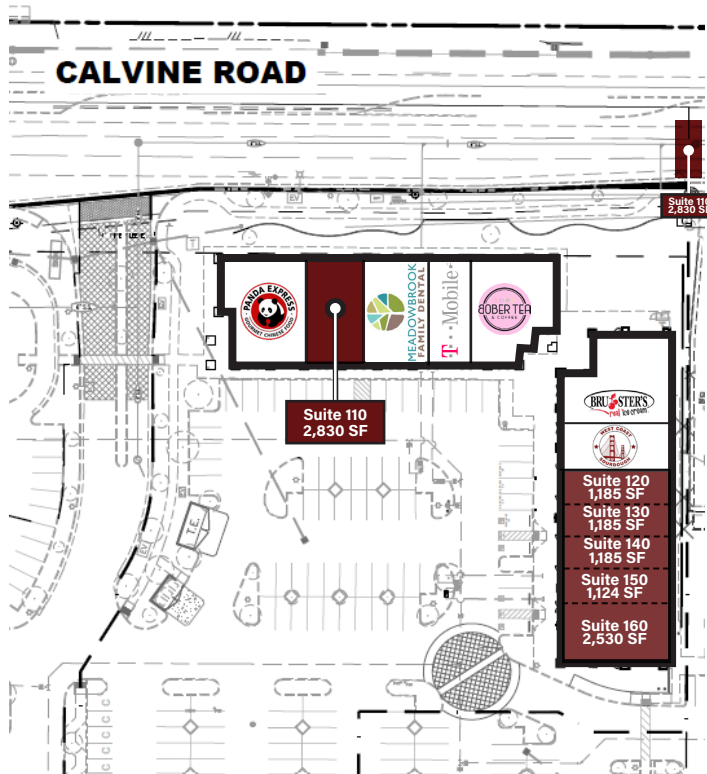
ELK GROVE, CA



SITE PLAN

ELK GROVE, CA

1,124 - 7,209 SF AVAILABLE

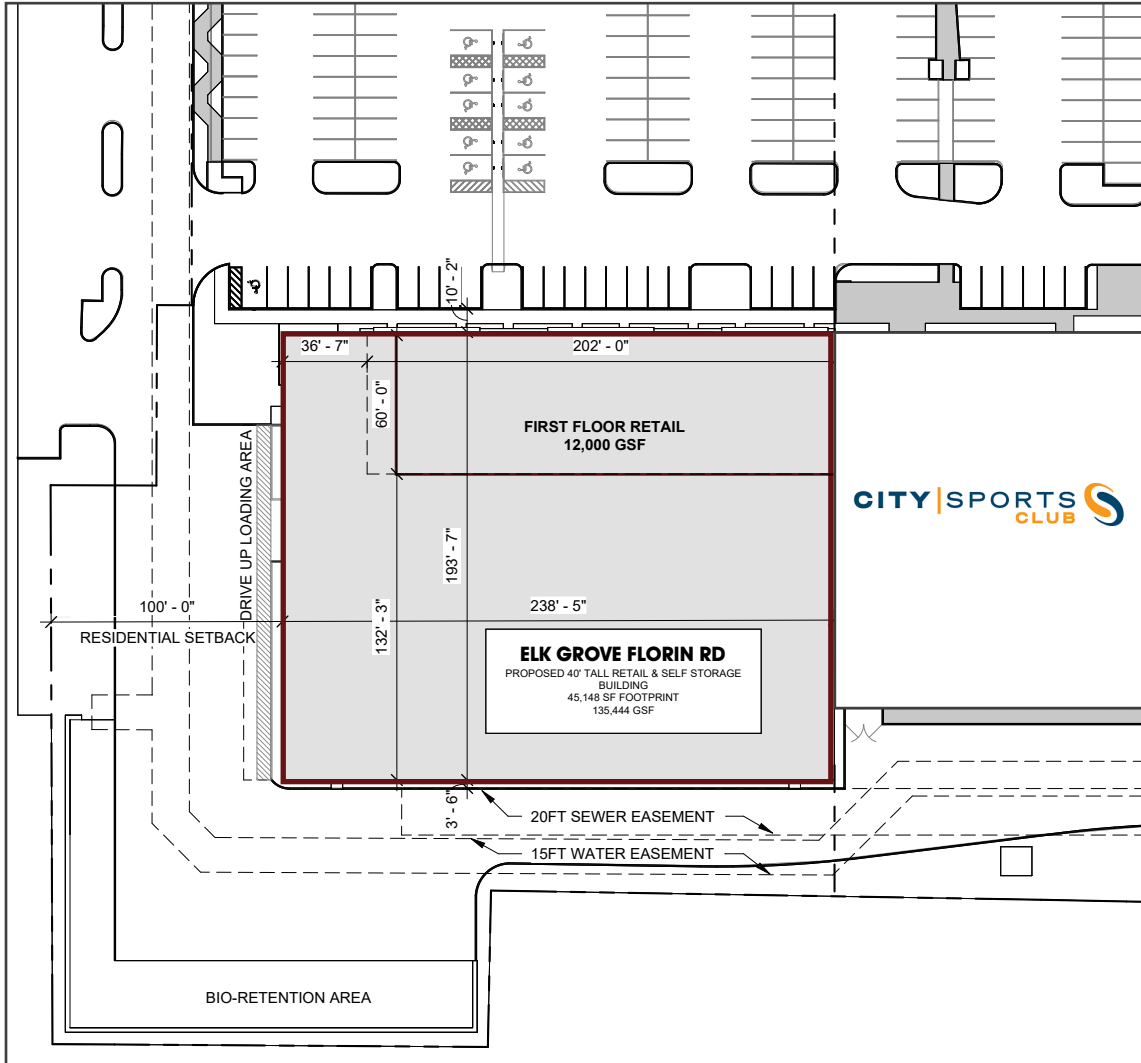


SITE PLAN

ELK GROVE, CA



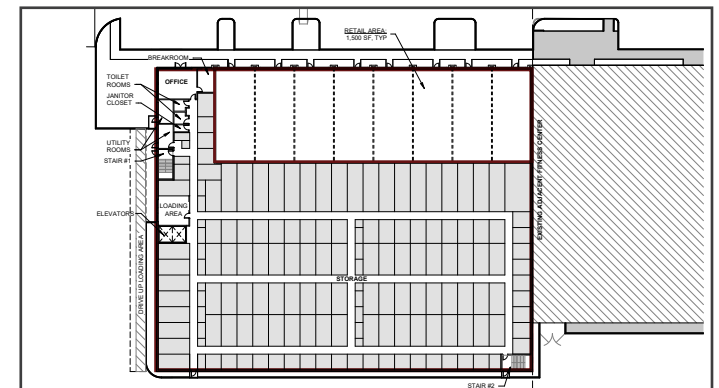
1st FLOOR RETAIL | 12,000 SF (10,000 SF with 2,000 SF flex)



Rendering



North Elevation Rendering



Ground Floor Plan

NEARBY RETAIL

ELK GROVE, CA



**CALVINE
POINTE**
ELK GROVE | CA

COSTCO
GROCERY OUTLET

Foods Co.
Save Mart
Quick-Quack
CAR WASH

Walmart

21,852 ADT GERBER RD

Florin High School

CALVINE CORNER
SAFEWAY ROUND TABLE
SALLY BEAUTY
SUPERCUTS

AutoZone
DOLLAR TREE
pizzabuzz
metro by F Mobile

35,105 ADT ELK GROVE-FLOREN RD

26,317 ADT BRADSHAW RD

Sheldon High School

41,798 ADT CALVINE RD

Monterey Trail High School

Starbucks
Del Taco
LOWE'S
BIG TIRES
TEXAS ROADHOUSE
Dutch Bros
Firestone

BEL AIR VILLAGE
BEL AIR Massage Envy
24 Credit Union
Golden1 Credit Union
CHASE Cart's Jr.

152,043 ADT 99

19,883 ADT SHELDON RD

WinCo FOODS
DOLLAR TREE

ROSS
HOBBY LOBBY
Cane's
Applebees

AMUN
IN-SHAPE
GROCERY OUTLET

Save Mart
Wendy's

THE HOME DEPOT
KREI
Mimi's Cafe
TH-MAX
BEST BUY
OLD NAVY



NEARBY HOUSING DEVELOPMENTS

ELK GROVE, CA



**CALVINE
POINTE**
ELK GROVE | CA

FLORIN-VINEYARD
COMMUNITY PLAN
9,919

NORTH VINEYARD
STATION SPECIFIC PLAN
5,732
(About 15% Complete)

VINEYARD SPRINGS
COMPREHENSIVE PLAN
5,942
(About 50% Complete)

COMMUNITY DEMOGRAPHICS

ELK GROVE, CA

3 Mile Radius

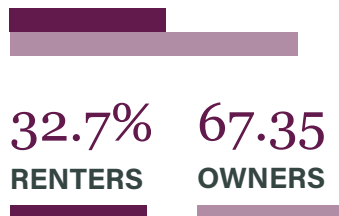
162,608
POPULATION

3.7
AVE HH SIZE

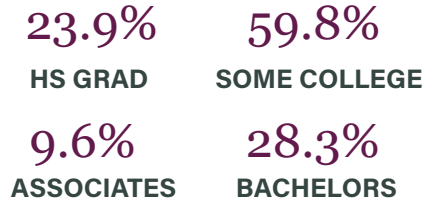
\$127,957
AVE HH INCOME

36.5
MEDIAN AGE

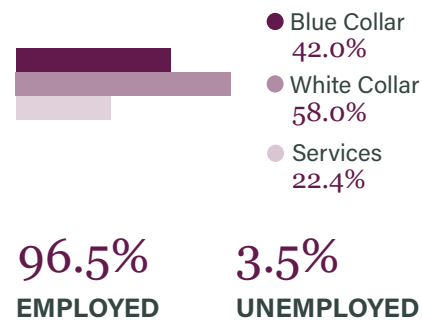
HOME OWNERSHIP



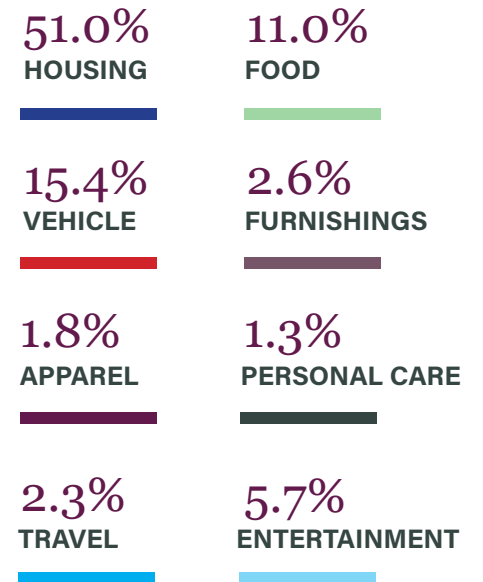
EDUCATION



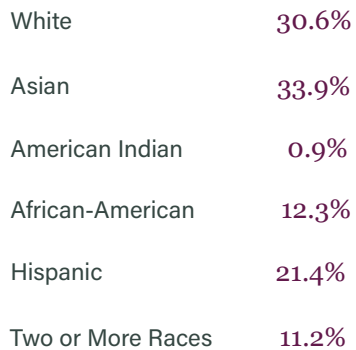
EMPLOYMENT



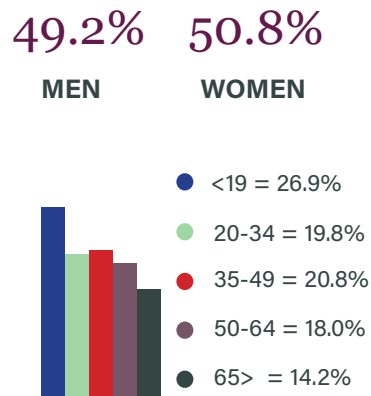
AVERAGE MONTHLY HOUSEHOLD SPENDING



RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD

