

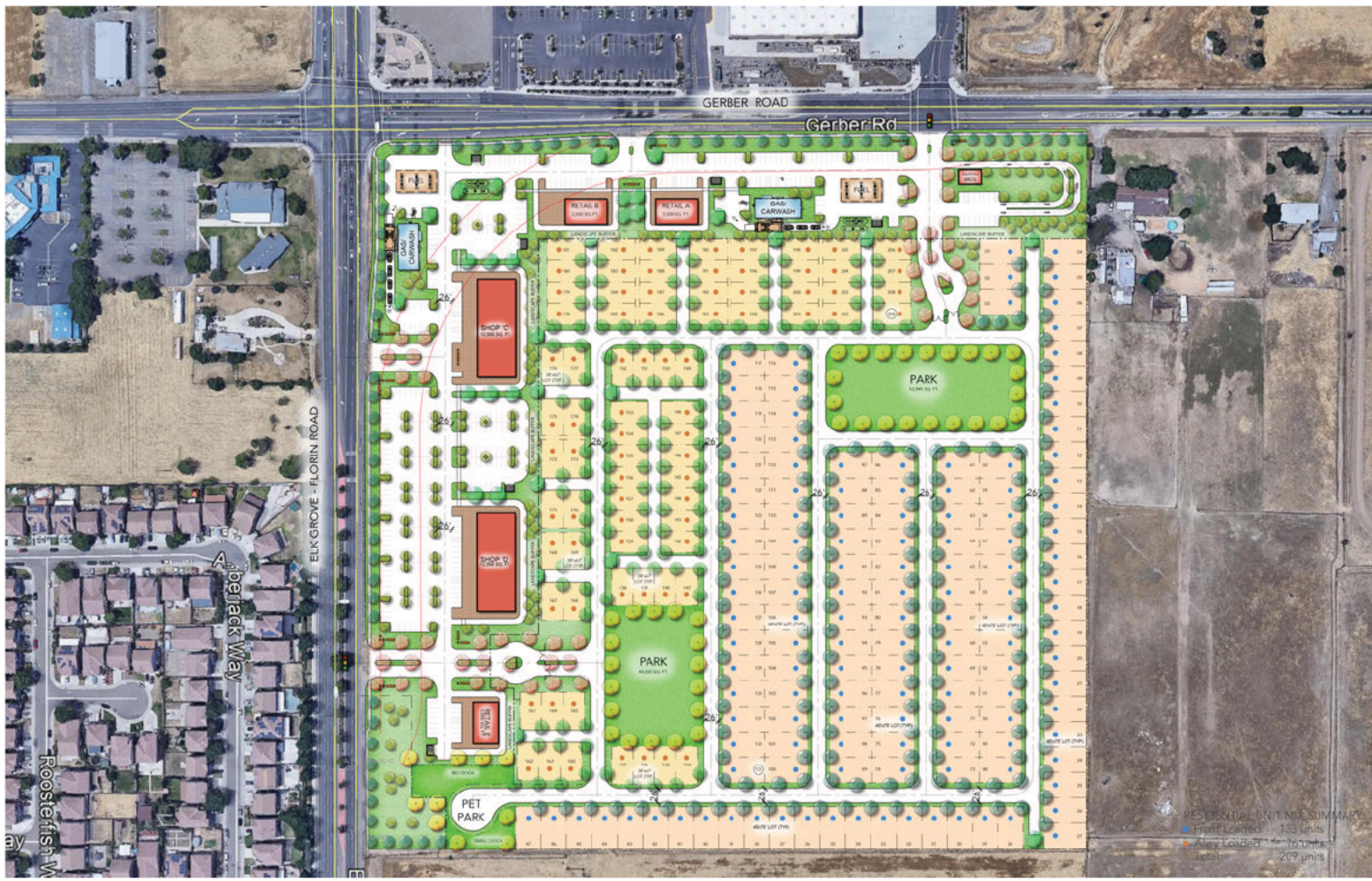
ELK GROVE

# THE GROVE

CALIFORNIA

**BUILD-TO-SUIT or GROUND LEASE | 7 HIGH IDENTITY PADS | FULL COMMISSION**

**SEC Gerber & Elk Grove Florin Roads**



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## 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
- Build-To-Suit or Ground Lease

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## Demographics



### RESIDENTIAL POPULATION

1.5 MILE  
26,912

3 MILE  
100,205

5 MILES  
289,279



### AVG. HOUSEHOLD INCOME

1.5 MILE  
\$75,126

3 MILE  
\$75,011

5 MILES  
\$73,615



### DAYTIME POPULATION

1.5 MILE  
5,718

3 MILE  
25,785

5 MILES  
76,742

## Traffic Counts

Elk Grove Florin Rd	17,000 CPD
Gerber Rd	7,000 CPD



# Surrounding Area Overview

