

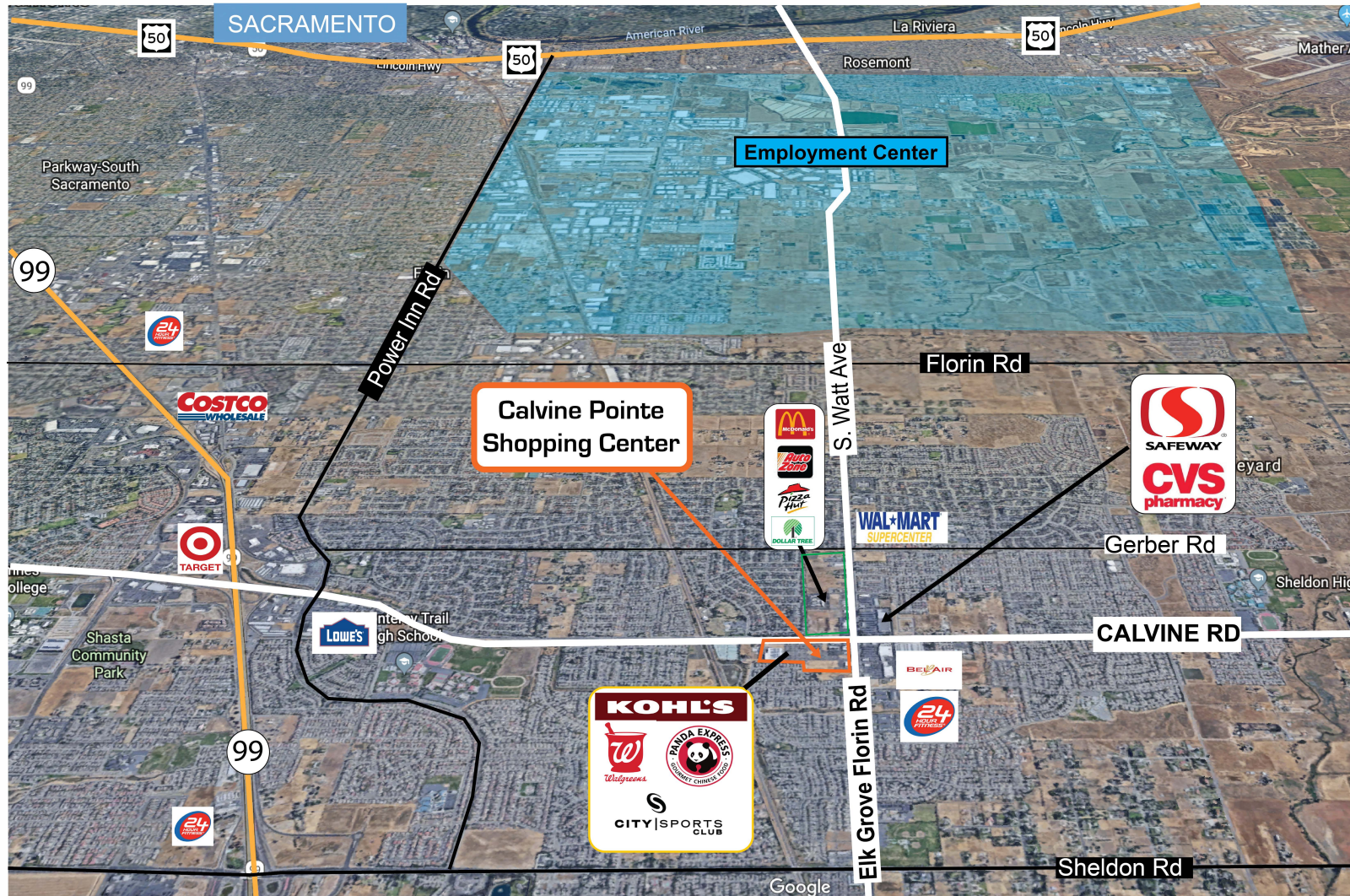
ELK GROVE, CA

CALVINE POINTE

SHOPPING CENTER

NOW LEASING | 1,200 - 50,000 SF AVAILABLE | FULL COMMISSION

SWC Calvin & Elk Grove Florin Roads



Intersection Overview



Site Plan Overview

NOW LEASING
Delivery Q3 2024

Combined Traffic
CPD = 85,500



Project Highlights

- 300,000 SF shopping center located the most dominant retail intersection just east of Highway 99
- Anchored by Kohl's, City Sports and Walgreen's in Elk Grove, CA on Sacramento boarder
- Under-served area on east side of Elk Grove
- Highest volume intersection in entire south Sacramento region
- Highest population in entire south Sacramento region
- Elk Grove Florin/Watt Ave is the longest north/south arterial in the entire Sacramento region
- Calvine serves as the by pass from interstate 99 to Highway 50



Demographics



RESIDENTIAL POPULATION

1.5 MILE
8,922
3 MILE
127,158
5 MILES
284,017



AVG. HOUSEHOLD INCOME

1.5 MILE
\$87,930
3 MILE
\$85,479
5 MILES
\$84,237

Traffic Counts

Calvine Rd	52,830 CPD
Elk Grove Florin Rd	32,670 CPD
Combined	85,500 CPD

Shops 2- Now Leasing with Delivery 3Q 2024

SHOPS 2

