

LAND FOR SALE OR BUILD-TO-SUIT

Neighborhood Center Outparcel

8945 BROWN ROAD | ELK GROVE, CA 95824

±1.0 ACRE COMMERCIAL PARCEL NEXT TO NEW CHEVRON EXTRA MILE & CARWASH

RETAIL



CONTACT US

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PARCEL MAP



SITE PLAN IS NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.

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PROPERTY FEATURES

- + ±1.0 acre parcel available for sale or build-to-suit
- + Zoned: SC (Shopping Center)
- + Parcel #: 121-0140-013 (City of Elk Grove; Sacramento County)
- + Signalized intersection
- + Access to Elk Grove Florin Road via Bel Air Village Shopping Center and Chevron
- + Future reciprocal access and parking with Bel Air Village and Chevron
- + Strong Retail/Residential area
- + High growth area with significant residential development
- + Strong daytime population with over 29,000 people employed in the primary trade area for the center
- + High traffic counts on Elk Grove Florin Road and Calvine Road—one of the busiest intersections in Elk Grove

PROPERTY INFORMATION

This ±1.0 acre parcel is located next to the Chevron Extra Mile convenience store and carwash, on Elk Grove Florin Road just south of the intersection of Calvine Road (approximately 45,000 cars per day). The site is adjacent to the Bel Air Village shopping center anchored by Bel Air Market and 24-Hour Fitness.

The property is an exceptional opportunity to be in the high growth area of east Elk Grove. This location offers high traffic counts, strong and growing demographics, a strong retail and residential area, and over 38,822 existing homes in a 3-mile radius. There is significant residential development in the area which will add another 940+ homes currently planned or under construction.

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DEMOGRAPHICS (2019 est.)

Population

1-mile radius	21,906
3-mile radius	127,416

Average Household Income

1-mile radius	\$98,656
3-mile radius	\$94,198

Median Household Income

1-mile radius	\$82,930
3-mile radius	\$75,837

Daytime Employment (3-mile radius)

Employees	29,464
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Significant Employers (3-mile radius)

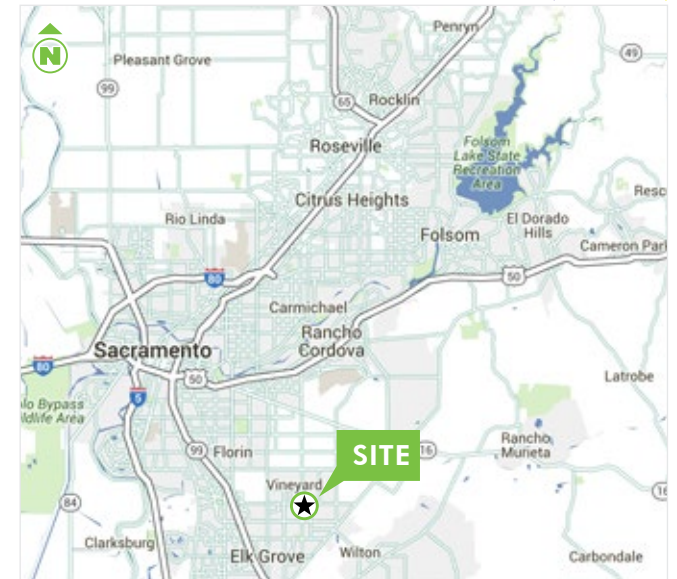
Employers	# Employees
Methodist Hospital-Sacramento	869
Pepsi Bottling Group	300
Sierra Vista Hospital	287
Royal Electric Co	250
Cold Well Banker	238
Elk Grove City Council	215
Sheldon High School	210
Elk Grove Police Dep	201
Elk Grove Fire Dept	200

Source: Esri

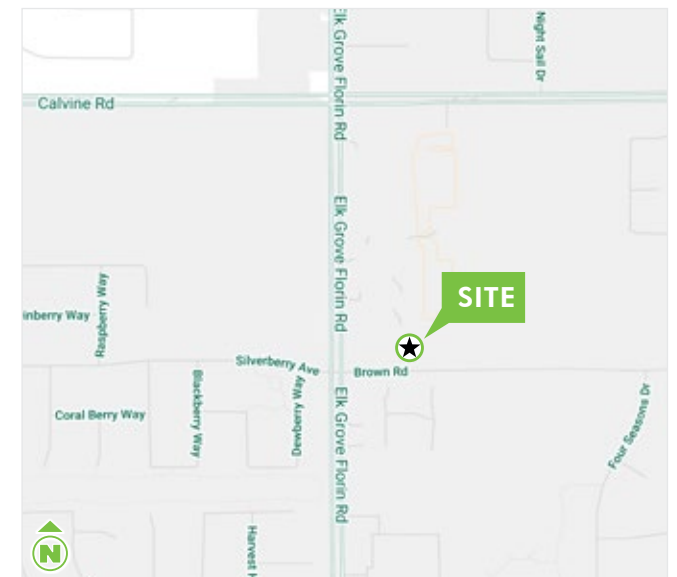
Traffic Counts (2014)

Elk Grove Florin Road	15,000 ADT
Calvine Road	44,694 ADT

Source: City of Elk Grove; Sacramento County



MAPS NOT TO SCALE.

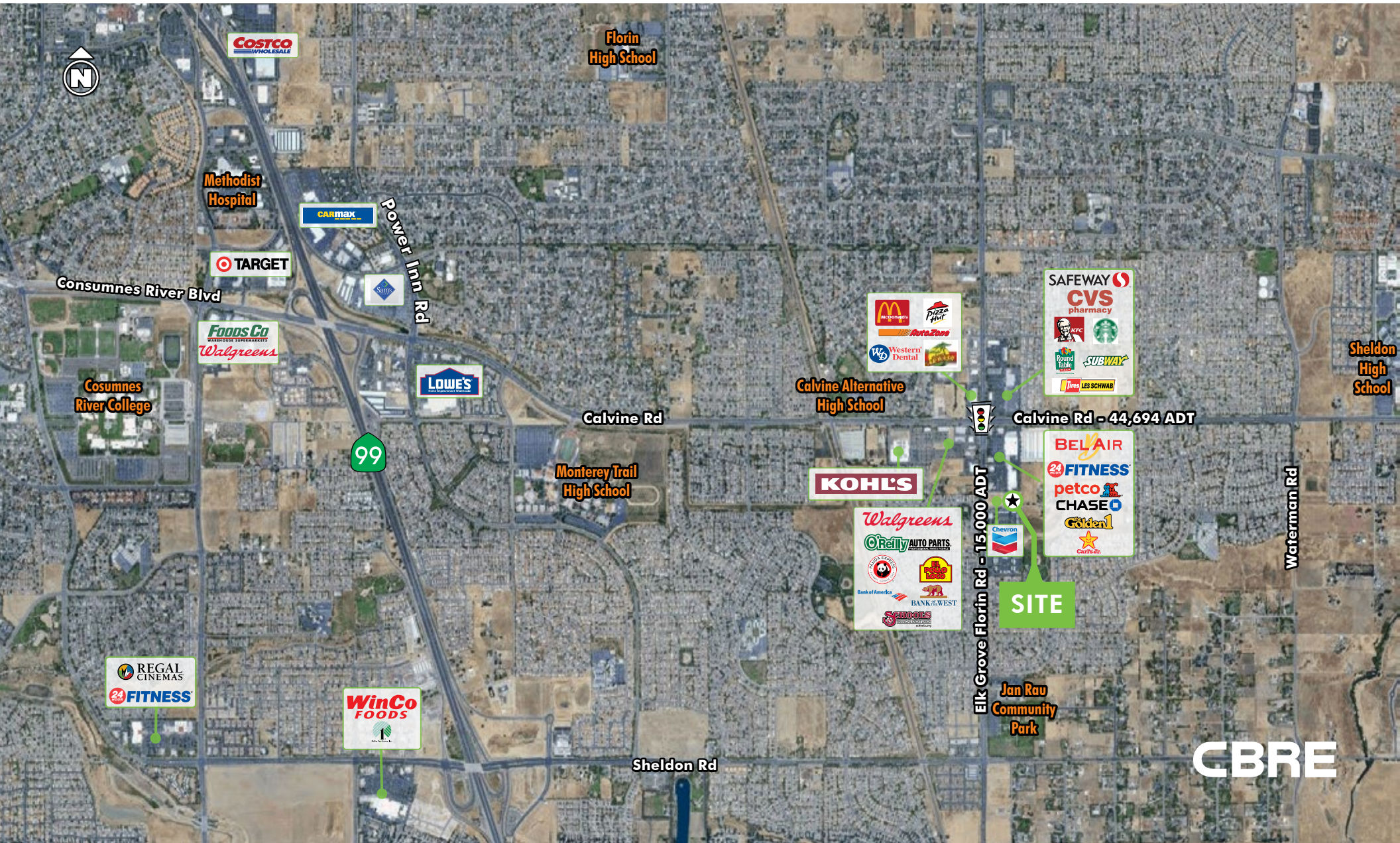


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