

LAND FOR LEASE

The Plaza | Elk Grove

9610-9640 E STOCKTON BOULEVARD (@ HIGHWAY 99 & ELK GROVE BOULEVARD), ELK GROVE, CA 95624

UP TO ±2.0-ACRE PARCEL AVAILABLE (ALL OR PART)



RETAIL

**NOW
OPEN!**



CONTACT US

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PROPERTY INFORMATION

The Plaza is a ± 4.5 -acre Highway Commercial Retail development with a ± 2.0 acre parcel available for lease. Located on one of the busiest intersections in Elk Grove, at the Highway 99/E. Stockton interchange, the site offers exceptional visibility and access.

PROPERTY HIGHLIGHTS

- + ± 2.0 acres available (all or part)
- + Highway Commercial Development
- + Busy Elk Grove Boulevard and Highway 99 location
- + Visible to Highway 99
- + Easy access to/from Highway 99 via new highway interchange at E. Stockton Boulevard
- + 75' tall highway pylon sign and monument signage
- + Adjacent to Dutch Brothers Coffee, with co-tenants Blue Wave Car Wash and Jack in the Box
- + Across Highway 99 from Elk Grove Auto Mall
- + Strong retail corridor with CVS, Big Lots!, and many more

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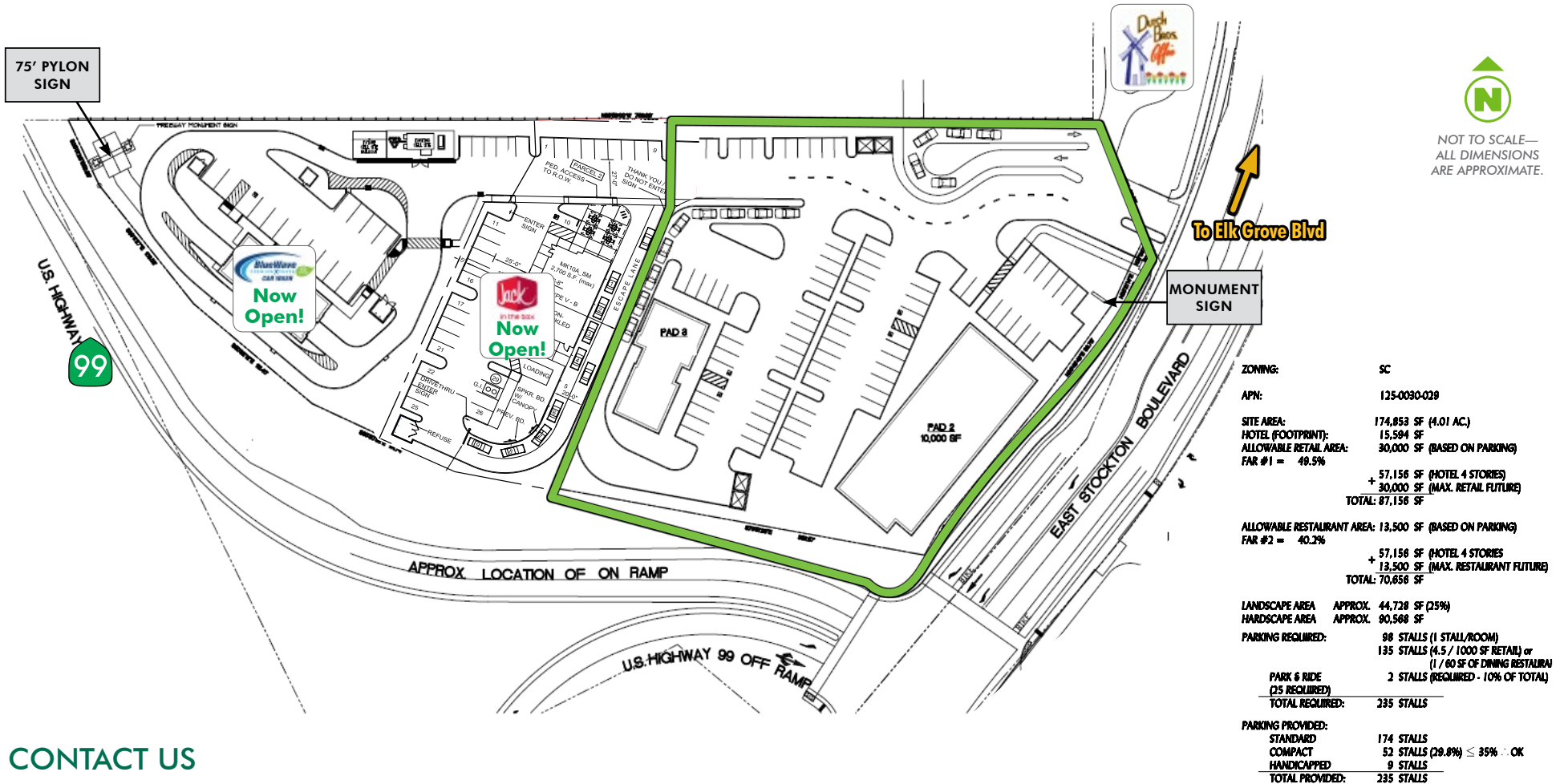
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CONCEPTUAL SITE PLAN



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SIGNAGE



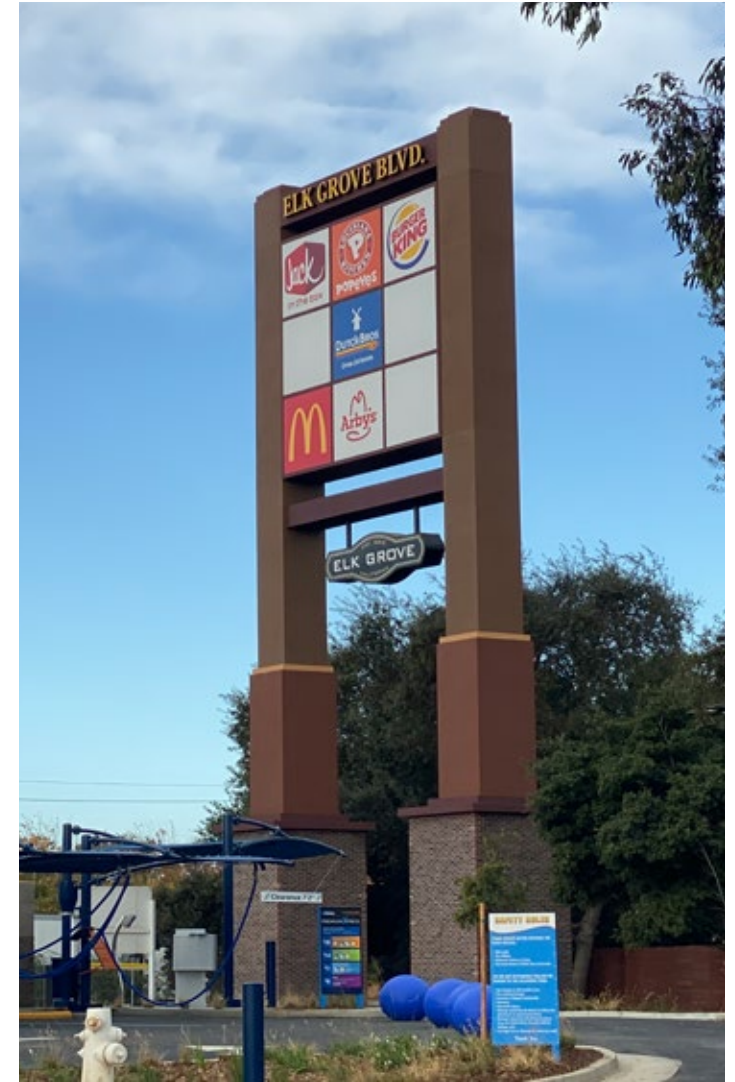
MONUMENT SIGN VISIBLE TO E STOCKTON BLVD



N/B

HWY. 99 @ ELK GROVE BLVD.
PYLON PHOTO RENDERING
HWY 99 NORTHBOUND
FLAGGING SHOWN IN PHOTO

PYLON SIGN VISIBLE TO HIGHWAY 99



75' PYLON SIGN

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CO-TENANTS



(Not A Part)

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DEMOGRAPHICS (2019 est.)

Population

| | |
|---------------|---------|
| 1-mile radius | 14,194 |
| 3-mile radius | 116,078 |

Average Household Income

| | |
|---------------|-----------|
| 1-mile radius | \$97,559 |
| 3-mile radius | \$110,224 |

Median Household Income

| | |
|---------------|----------|
| 1-mile radius | \$72,977 |
| 3-mile radius | \$89,904 |

Daytime Employment (3-mile radius)

| | |
|-----------|--------|
| Employees | 27,168 |
|-----------|--------|

Significant Employers (3-mile radius)

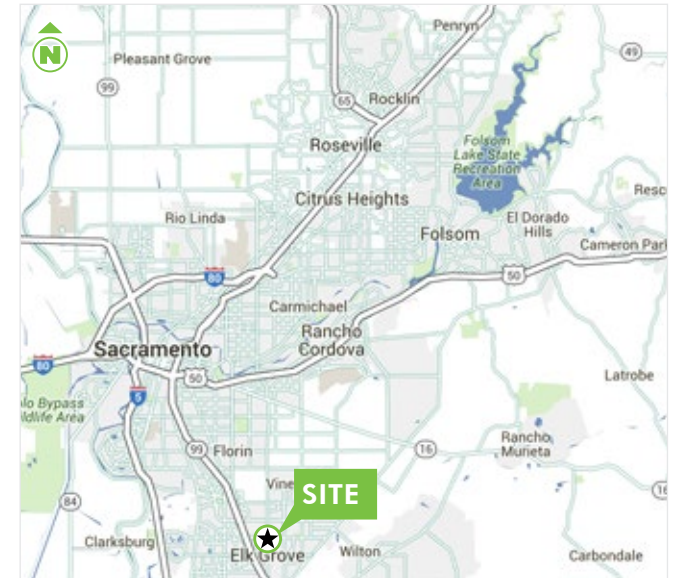
| Employers | # Employees |
|----------------------------|-------------|
| Elk Grove Auto Mall | 931 |
| Elk Grove Police Dept. | 401 |
| Ingram Micro Inc. | 275 |
| Elk Grove City Manager | 215 |
| Franklin High School | 200 |
| Monterey Trail High School | 180 |
| Cosumnes Fire Dept. | 170 |

Source: Esri

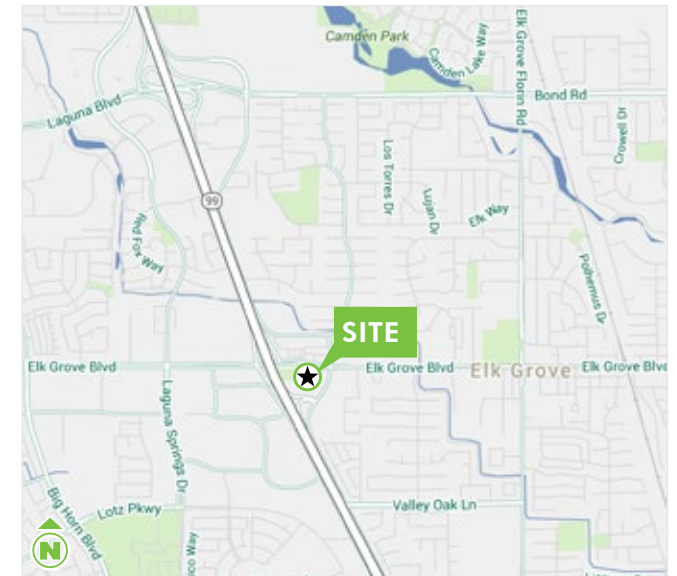
Traffic Counts

| | |
|----------------------------|-------------|
| Highway 99 (2017) | 112,000 ADT |
| Elk Grove Boulevard (2014) | 27,000 ADT |
| E Stockton Blvd (2017) | 17,900 ADT |

Source: City of Elk Grove; Caltrans



MAPS NOT TO SCALE.

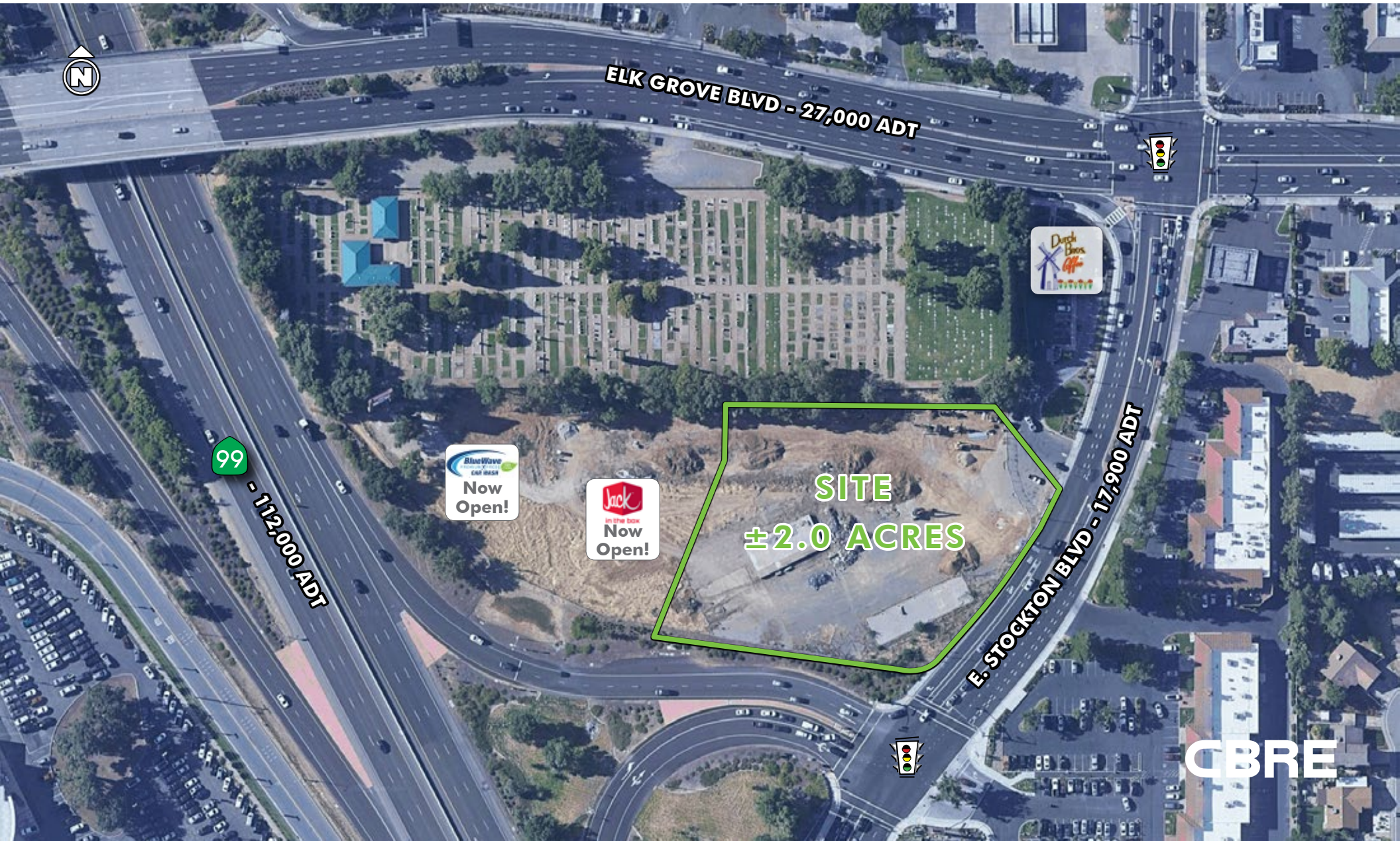


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