

HIGH VISIBILITY JR. ANCHOR SPACE AVAILABLE

NEC Highway 99 & Elk Grove Boulevard - Elk Grove, CA



±20,735 - ±29,900 SF AVAILABLE



GALLELLI
REAL ESTATE

GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com



B R I X T O N

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SEE YOURSELF HERE.

Excellent Jr. Anchor opportunity at Elk Grove Village, which is located on the north east corner of Elk Grove Boulevard & Emerald Vista Drive alongside direct access to the on-ramp to Highway 99. The ±106,698 SF center boasts high traffic counts due to its proximity to the highway and strong demographics, with an average household income of \$137,848 within a 1-mile radius.

Elk Grove remains one of the strongest residential growth submarkets in the Greater Sacramento Region, making the community an ideal location for businesses large and small looking to be close to a skilled and diverse workforce.

AVAILABLE RETAIL SPACE

±29,900 SF

SHOPPING CENTER SQUARE FEET

±106,698

SHOPPING CENTER CO-TENANTS

S.F. Market*, Ashlyn Furniture, Arby's, KFC & Plaza del Sol

*Opening Date TBD



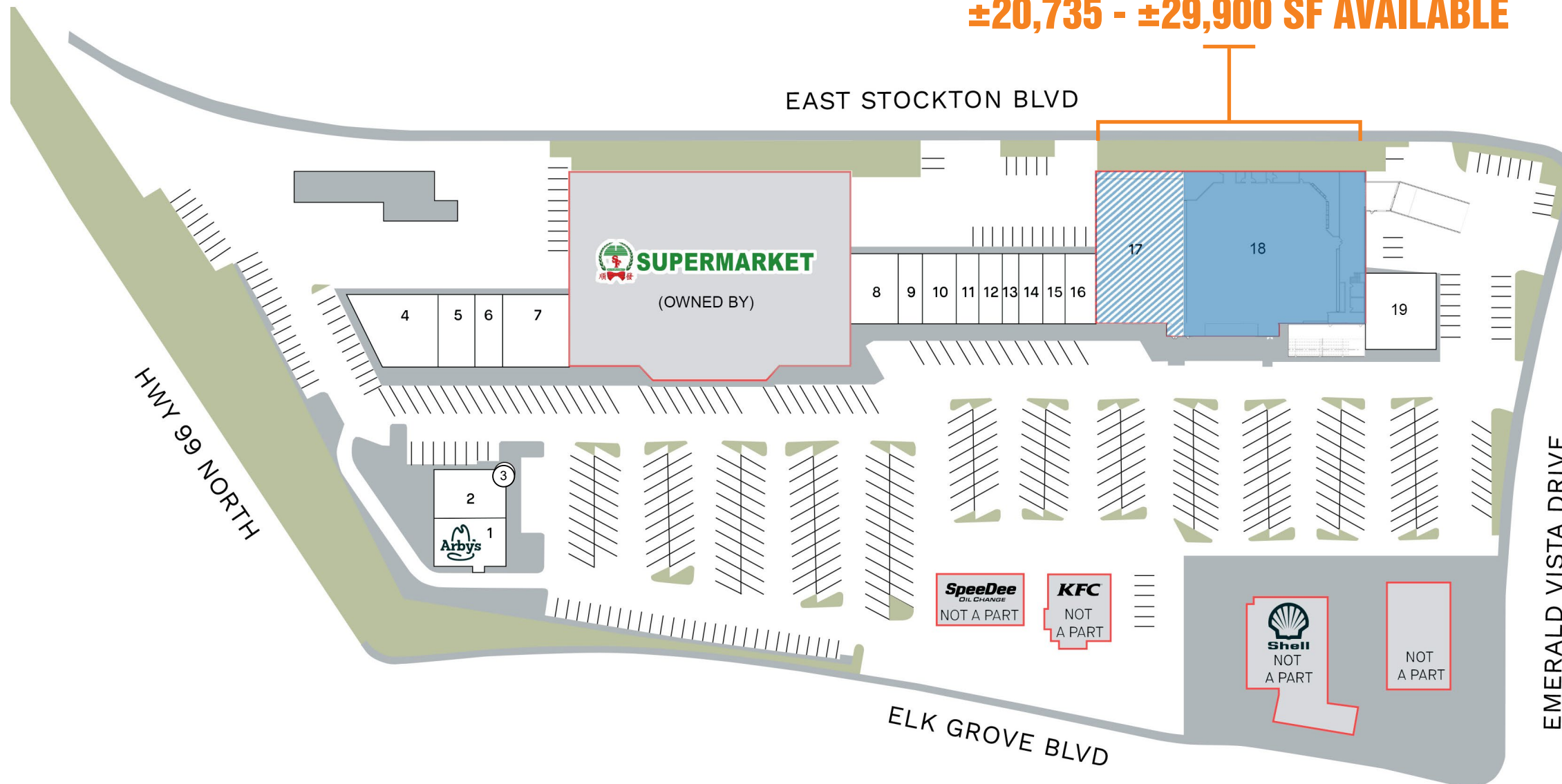
	1-Mile	3-Mile	5-Mile
 2025 Total Population	16,134	122,403	259,319
 2025 Daytime Population	17,792	100,260	209,331
 2025 Total Employees	6,920	24,323	48,754
 2025 Total Households	5,524	38,161	79,580
 2025 Average Household Income	\$137,848	\$154,410	\$144,264
	Hwy 99	Elk Grove Boulevard	East Stockton Boulevard
 Traffic Counts	±115,065	±32,590	±14,349

SITE PLAN & LEASING

ELK GROVE VILLAGE

NEC HIGHWAY 99 & ELK GROVE BOULEVARD - ELK GROVE, CA

±20,735 - ±29,900 SF AVAILABLE



EMERALD VISTA DRIVE

SUITE	TENANT	SQUARE FEET
1	Arby's Restaurant	2,400
2	MacQue's In. BBQ	2,369
3	Golden 1 Credit Union	80
4	Plaza del Sol Restaurant	3,700
5	Pho Mi Amor Vietnamese Restaurant	1,800
6	Nina's Flowers & Gifts	1,350
7	The Bank Shot	3,360
8	Bodybar Pilates	2,280
9	O.P.I. Nails & Spa	920
10	Cheese Steak Restaurant	1,640
11	Cigarettes Plus Vape Shop	1,200
12	Sinbad Market & Bakery	1,200
13	Tiger's Yogurt Shop	720
14	Precision Cuts	1,200
15	Unique Jewelers	1,200
16	Tailor John Dry Cleaners	1,600
17	Ashlyn Furniture	9,165
18	AVAILABLE	20,735
19	Patty's Pizza Shack	3,600
(NAP)	S.F. Market (Opening Date TBD)	39,885
(NAP)	Spee-Dee Midas	3,895
(NAP)	KFC	2,985
(NAP)	Shell Gas	
(NAP)	Loop Neighborhood Market	



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com

ELK GROVE TRADE AREA

The City of Elk Grove is a full-service city widely known for award winning school district, family-friendly neighborhoods, beautiful parks and close proximity to Downtown Sacramento.



KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com



Gary B. Gallelli, Broker
CA DRE #00811881
GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com