

# ELK GROVE COMMONS

9624 BRUCEVILLE RD, ELK GROVE, CA 95757

**Elk Grove Commons** is the dominant retail center in the region and is anchored by a high performing Trader Joe's, HomeGoods, and Kohl's. The Property serves an affluent and dense trade area with average household incomes of approximately \$100,000 and a population of more than 160,000. Strategically located on the hard corner of Elk Grove Boulevard and Bruceville Road, Elk Grove Commons benefits from excellent curb appeal and visibility to more than 71,000 cars passing by the Property daily. The Property provides customers the complete shopping experience featuring a dominant anchor lineup.



## PROPERTY INFORMATION

Type	Suburban Retail
GLA	241,911 +/- sf
Anchors	Kohls, Trader Joe's, HomeGoods

## LEASING INFORMATION

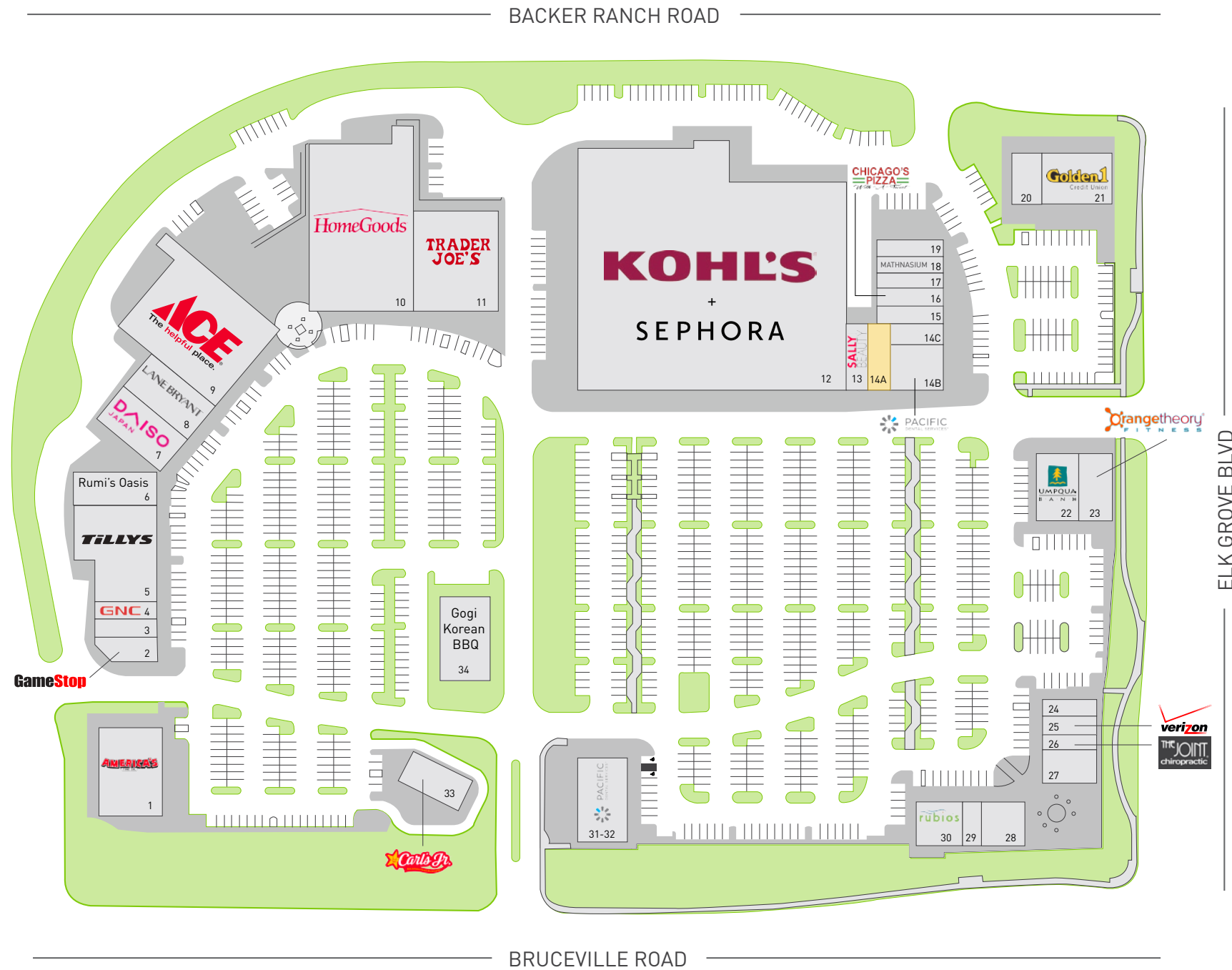
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411 Theodore Fremd Ave  
Suite 300  
Rye, NY 10580

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## TENANT ROSTER

1. American's Tire Co.....	8,000 sf
2. GameStop.....	1,919 sf
3. Happy Lemon.....	1,650 sf
4. GNC.....	1,500 sf
5. Tilly's.....	10,250 sf
6. Rumi's Oasis.....	4,000 sf
7. Daiso.....	5,000 sf
8. Lane Bryant.....	5,000 sf
9. Ace Hardware.....	18,300 sf
10. HomeGoods.....	25,607 sf
11. Trader Joe's.....	12,000 sf
12. Kohl's + Sephora.....	88,408 sf
13. Sally Beauty.....	2,000 sf
14A. Available.....	2,195 sf
14B. Pacific Dental Services.....	3,421 sf
14C. Sprinkles on Top.....	1,562 sf
15. Savy House Coffee Bar.....	1,715 sf
16. Chicago Pizza w/a Twist.....	1,700 sf
17. The UPS Store.....	1,400 sf
18. Mathnasium.....	1,600 sf
19. First Organic Nails.....	1,600 sf
20. Pho Lotus.....	2,200 sf
21. Golden 1 Credit Union.....	5,000 sf
22. Umpqua Bank.....	4,000 sf
23. OrangeTheory Fitness.....	3,200 sf
24. Strands Salon.....	1,300 sf
25. Verizon Wireless.....	1,430 sf
26. The Joint Chiropractic.....	1,170 sf
27. Kabob Palace.....	2,600 sf
28. Sushimono.....	2,800 sf
29. The Cookie Jar.....	1,200 sf
30. Rubio's.....	3,000 sf
31-32. Pacific Dental Services.....	6,000 sf
33. Carl's Jr.....	3,177 sf
34. Gogi Korean BBQ & Hotpot....	6,000 sf

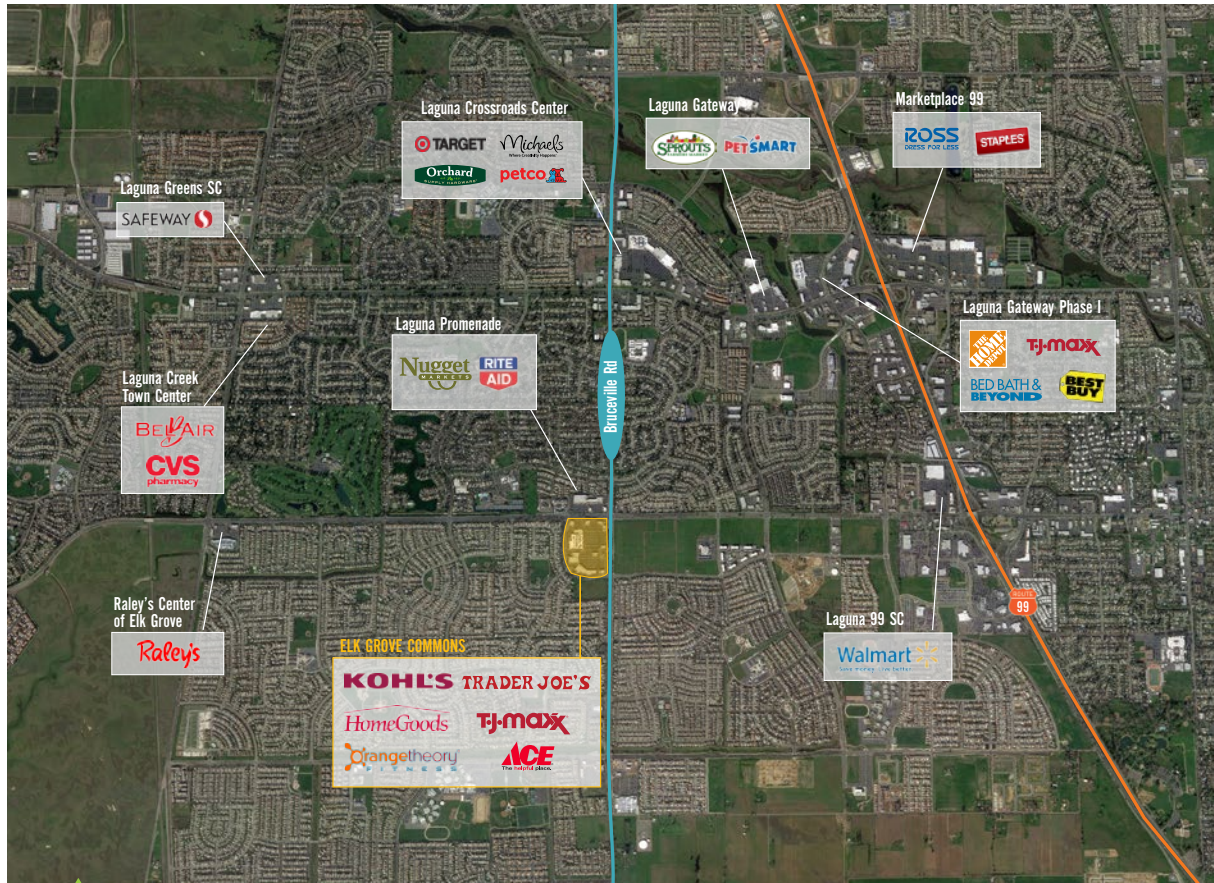
### KEY





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## DEMOGRAPHICS

1 MI.

3 MI.

5 MI.

POPULATION



23,645

141,261

261,809

HOUSEHOLDS



7,541

44,433

79,604

AVERAGE HHI



\$ 118,831

\$114,456

\$108,509



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