

**CALVINE
POINTE**
ELK GROVE | CA



THE
**EDWARDS
COMPANY**
commercial real estate services

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PARTNER **XTEAM**
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CALVINE POINTE

**Calvine & Elk Grove-Florin Rd
Elk Grove, CA**

SHOP SPACE AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

ELK GROVE, CA

- ±300,000 SF shopping center located at the most dominant retail intersection just east of Highway 99 and anchored by Kohl's, City Sports and Walgreens.
- Elk Grove is one the highest submarkets for both residential and income growth in the greater Sacramento area.
- Highest-volume intersection in the entire South Sacramento region.
- Contemporary design with great patio opportunities.
- Up to 50,000 SF BTS - Divisible.
- Calvin Pointe serves the high-income residential communities of Pleasant Grove Estate, The Shires, Country Creek Estates and Sheldon Heights with limited to no competing commercial retail developments.



2025 DEMOS FOR CALVINE POINTE

POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 24,259	1-Mile: \$129,985
3-Mile: 129,591	3-Mile: \$127,531
5-Mile: 295,513	5-Mile: \$129,003

SITE PLAN

ELK GROVE, CA

1,124 - 12,000 SF AVAILABLE



SUITE	TENANT	SF
100	Panda Express	2,000
110	AVAILABLE 2nd Generation Credit Union	2,830
120	Meadowbrook Dental	2,200
130	The Joint Chiropractic	1,510
160	Bober Tea & Coffee	2,804
SHOPS SPACE		
100	Bruster's Ice Cream	2,000
110	West Coast Sourdough	1,500
120	Lease Negotiations	1,185
130	AVAILABLE	1,185
140	AVAILABLE	1,185
150	AVAILABLE	1,124
160	AVAILABLE	2,530
PAD SPACE		
	AVAILABLE 1st Floor Retail	12,000



MONUMENT SIGNAGE

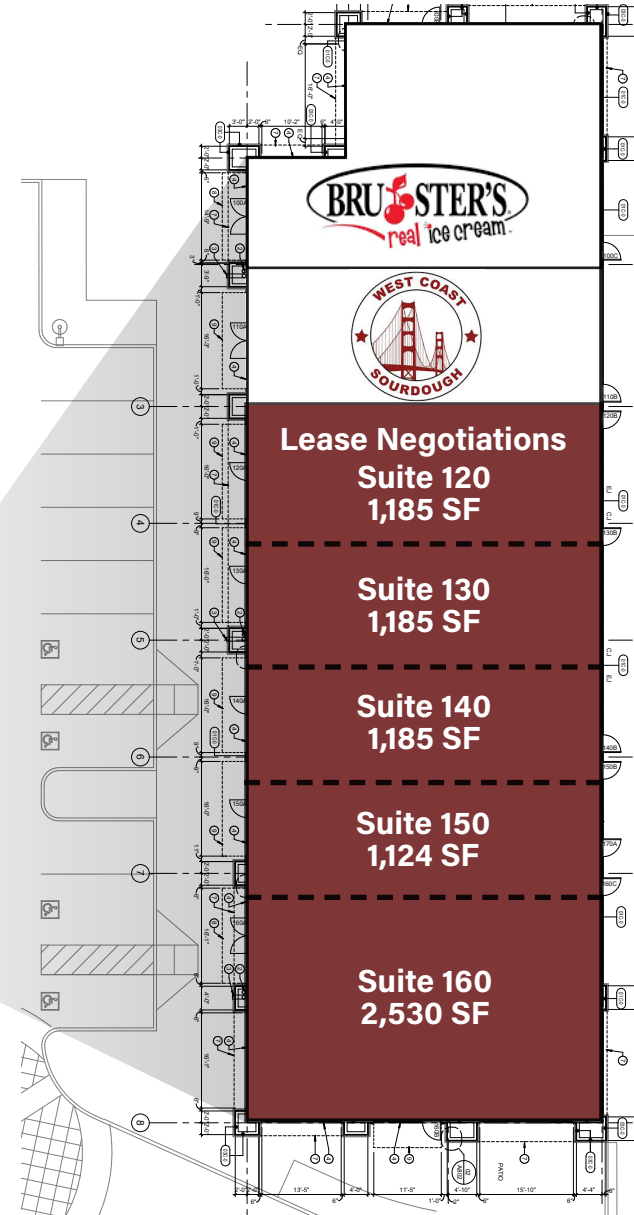
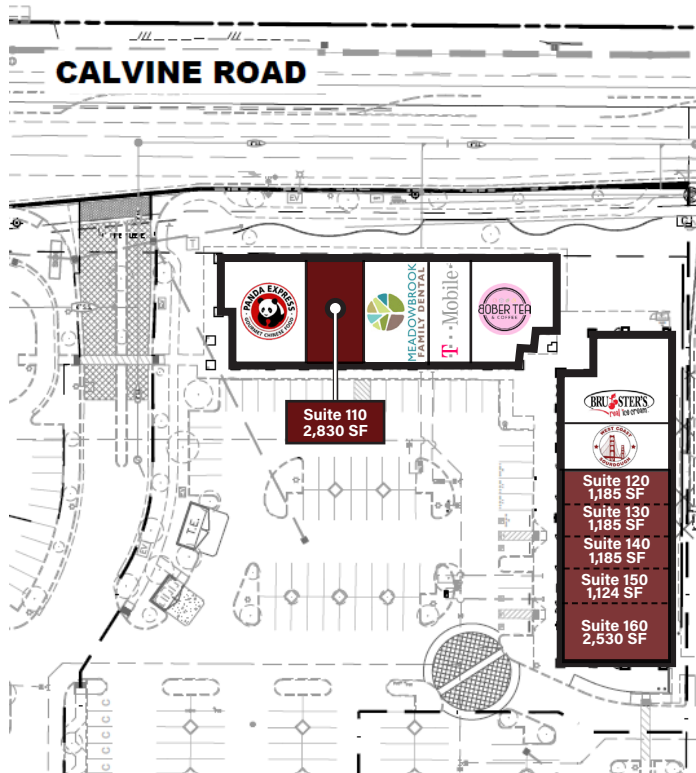
ELK GROVE, CA



SITE PLAN

ELK GROVE, CA

1,124 - 7,209 SF AVAILABLE

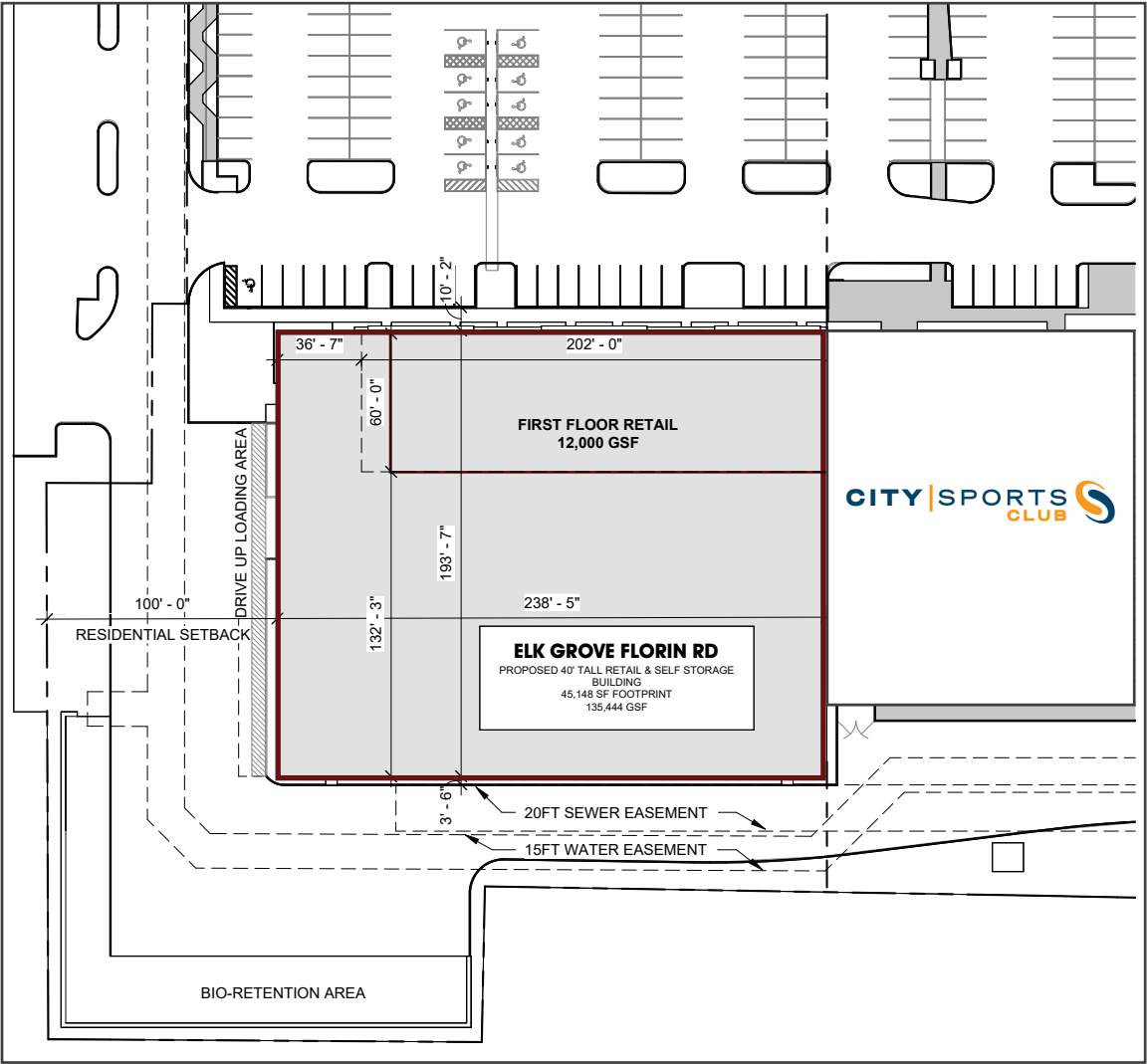


SITE PLAN

ELK GROVE, CA



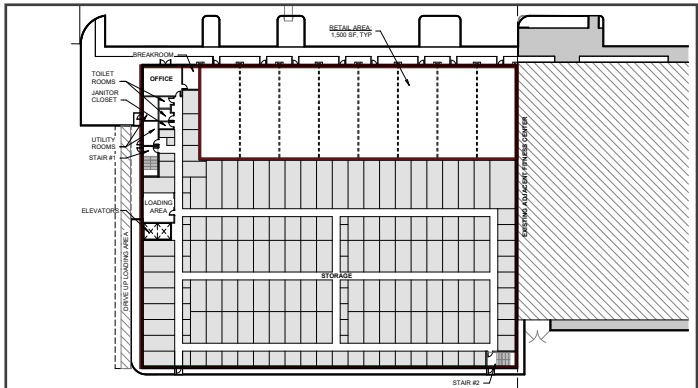
1st FLOOR RETAIL | 12,000 SF (10,000 SF with 2,000 SF flex)



Rendering



North Elevation Rendering



Ground Floor Plan

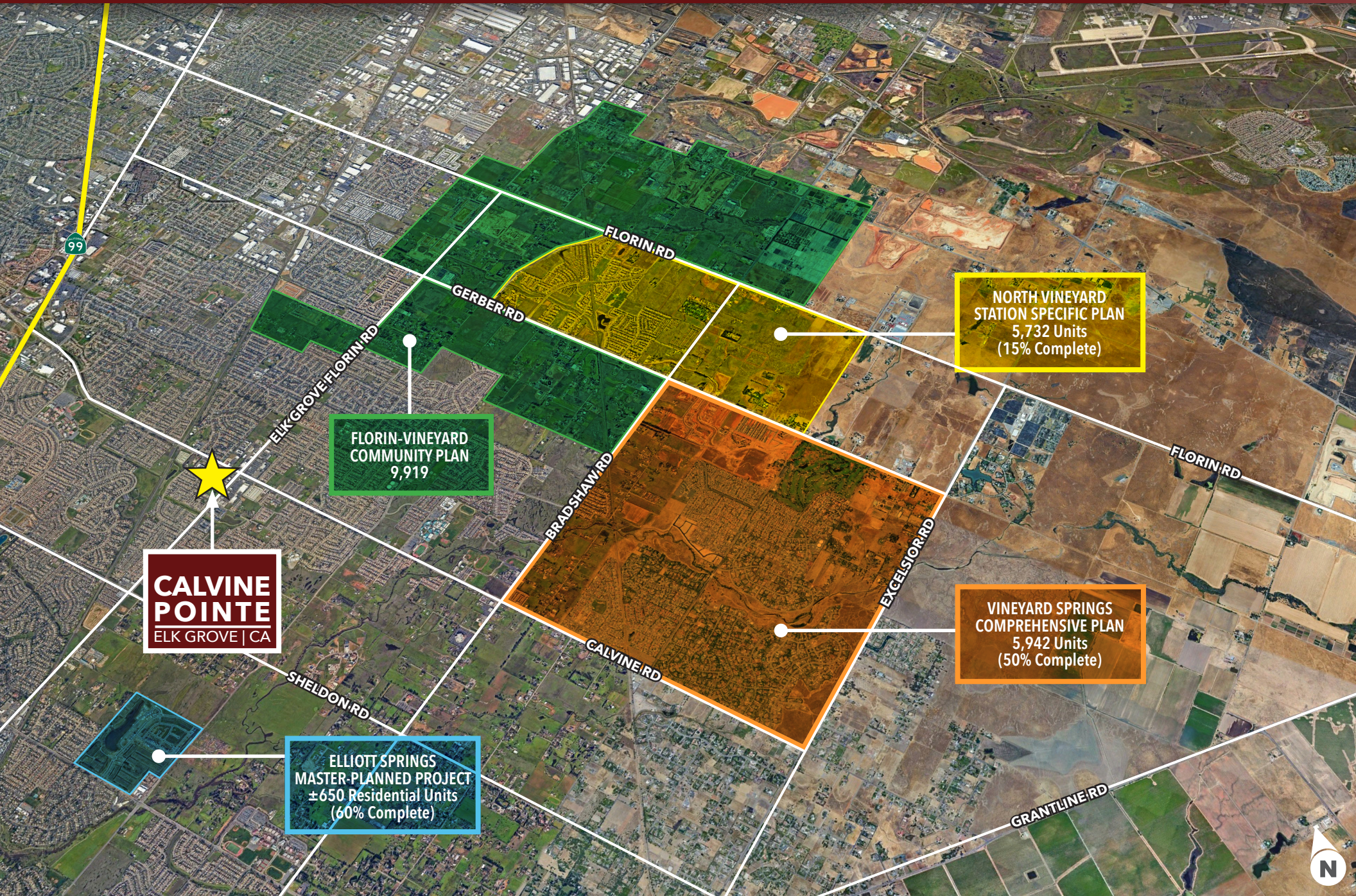
NEARBY RETAIL

ELK GROVE, CA



NEARBY HOUSING DEVELOPMENTS

ELK GROVE, CA



**CALVINE
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FLORIN-VINEYARD
COMMUNITY PLAN
9,919

NORTH VINEYARD
STATION SPECIFIC PLAN
5,732 Units
(15% Complete)

VINEYARD SPRINGS
COMPREHENSIVE PLAN
5,942 Units
(50% Complete)

ELLIOTT SPRINGS
MASTER-PLANNED PROJECT
±650 Residential Units
(60% Complete)



COMMUNITY DEMOGRAPHICS

ELK GROVE, CA

3 Mile Radius

162,608
POPULATION

3.7
AVE HH SIZE

\$127,957
AVE HH INCOME

36.5
MEDIAN AGE



HOME OWNERSHIP



32.7% 67.35%
RENTERS OWNERS

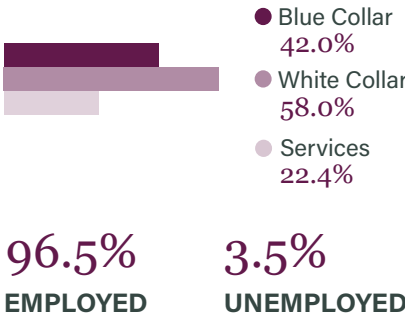


EDUCATION

23.9% 59.8%
HS GRAD SOME COLLEGE
9.6% 28.3%
ASSOCIATES BACHELORS



EMPLOYMENT



AVERAGE MONTHLY HOUSEHOLD SPENDING

51.0% 11.0%
HOUSING FOOD
15.4% 2.6%
VEHICLE FURNISHINGS
1.8% 1.3%
APPAREL PERSONAL CARE
2.3% 5.7%
TRAVEL ENTERTAINMENT

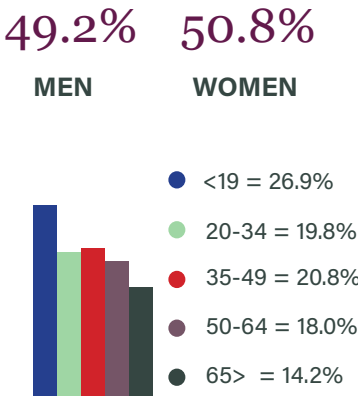


RACE & ETHNICITY

White 30.6%
Asian 33.9%
American Indian 0.9%
African-American 12.3%
Hispanic 21.4%
Two or More Races 11.2%



GENDER & AGE



INCOME BY HOUSEHOLD

