



# FOR LEASE

10299 E STOCKTON BLVD  
ELK GROVE, CA



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**NAI**Northgate  
INVESTMENTS TEAM

# PROPERTY SUMMARY



**AVAILABLE SPACE**  
±7,286 SF



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN



## PROPERTY HIGHLIGHTS

Rare HWY 99 visible, junior anchor retail space, previously occupied by Kelly Moor Paint Company.

- Hwy 99 visible and accessible retail
- Co-tenants include Soccer City and Elk Grove Power Sports.
- Ample on site parking
- Strong socioeconomic region located on the path of growth.
- Strong retail, growing residential neighborhoods, the new Sky River Casino, Amazon, and more, all located within the immediate area

## PROPERTY INFO

<b>LEASE PRICE:</b>	Contact Broker
<b>PREMESIS</b>	± 7,286 SF
<b>ZONING:</b>	SC – Shopping Center
<b>LOT SIZE:</b>	±1.72 AC
<b>LEASE TYPE:</b>	NNN
<b>APN:</b>	134-0670-029
<b>TRAFFIC:</b>	E Stockton Blvd: 8,806 S Sacramento Fwy: 75,172

# MARKET AERIALS



# MARKET AERIALS



amazon  
CALIBER COLLISION  
NAPA

ARCO

Chevron

Grant Line Rd (14,515 ADT)

10299  
E STOCKTON BLVD  
ELK GROVE, CA

SKY RIVER  
CASINO

Planned Development

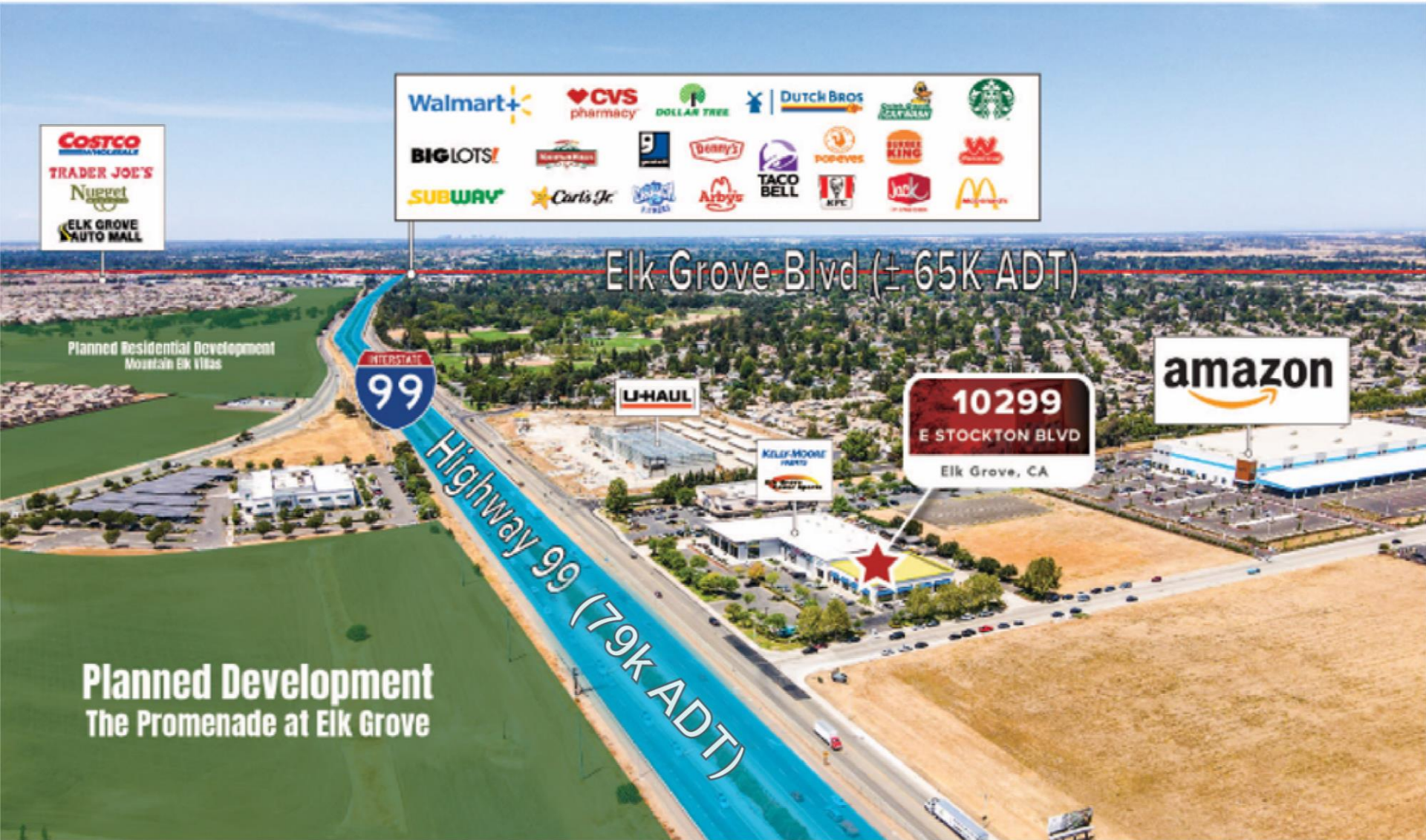
Highway 99 (79,018 ADT)

Planned Development  
The Promenade at Elk Grove

INTERSTATE  
99

KAISER PERMANENTE

# MARKET AERIALS



# CITY PROFILE

## ■ ELK GROVE, CALIFORNIA

- **Rapidly Growing Population:** Elk Grove is experiencing remarkable population growth, making it an excellent market for retail businesses. With a current population exceeding 175,000 residents, the city offers a substantial customer base eager to explore new shopping opportunities. This growth trend is expected to continue, ensuring a consistent flow of potential customers for your retail business.
- **Strong Economic Base:** Elk Grove boasts a robust and diverse economy. The city has a healthy job market, supported by a range of industries such as healthcare, education, technology, and manufacturing. This economic stability translates into increased consumer spending power, creating a favorable environment for retail businesses to thrive.
- **Business-Friendly Environment:** Elk Grove is known for its business-friendly environment, with local authorities actively supporting and encouraging entrepreneurial initiatives. The city offers streamlined permitting processes, helpful business resources, and a responsive local government that values and nurtures retail enterprises. This favorable climate reduces administrative burdens, allowing you to focus on growing your business.
- **Strong Community Engagement:** Elk Grove is renowned for its tight-knit community and strong sense of civic engagement. The residents take pride in supporting local businesses, fostering a loyal customer base. By establishing your retail business in Elk Grove, you become part of this vibrant community and benefit from the community's advocacy and patronage.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		4,846	56,203	157,095
2028 Projected Population		5,049	58,844	162,907
2023 Median Age		41	39	37
<b>INCOME</b>				
2023 Estimated Average Household Income		\$109,188	\$120,126	\$119,116
<b>DIVERSITY</b>				
2023 Estimated White		70%	58%	47%
2023 Estimated African American/Black		9%	12%	12%
2023 Estimated Hispanic		20%	21%	21%

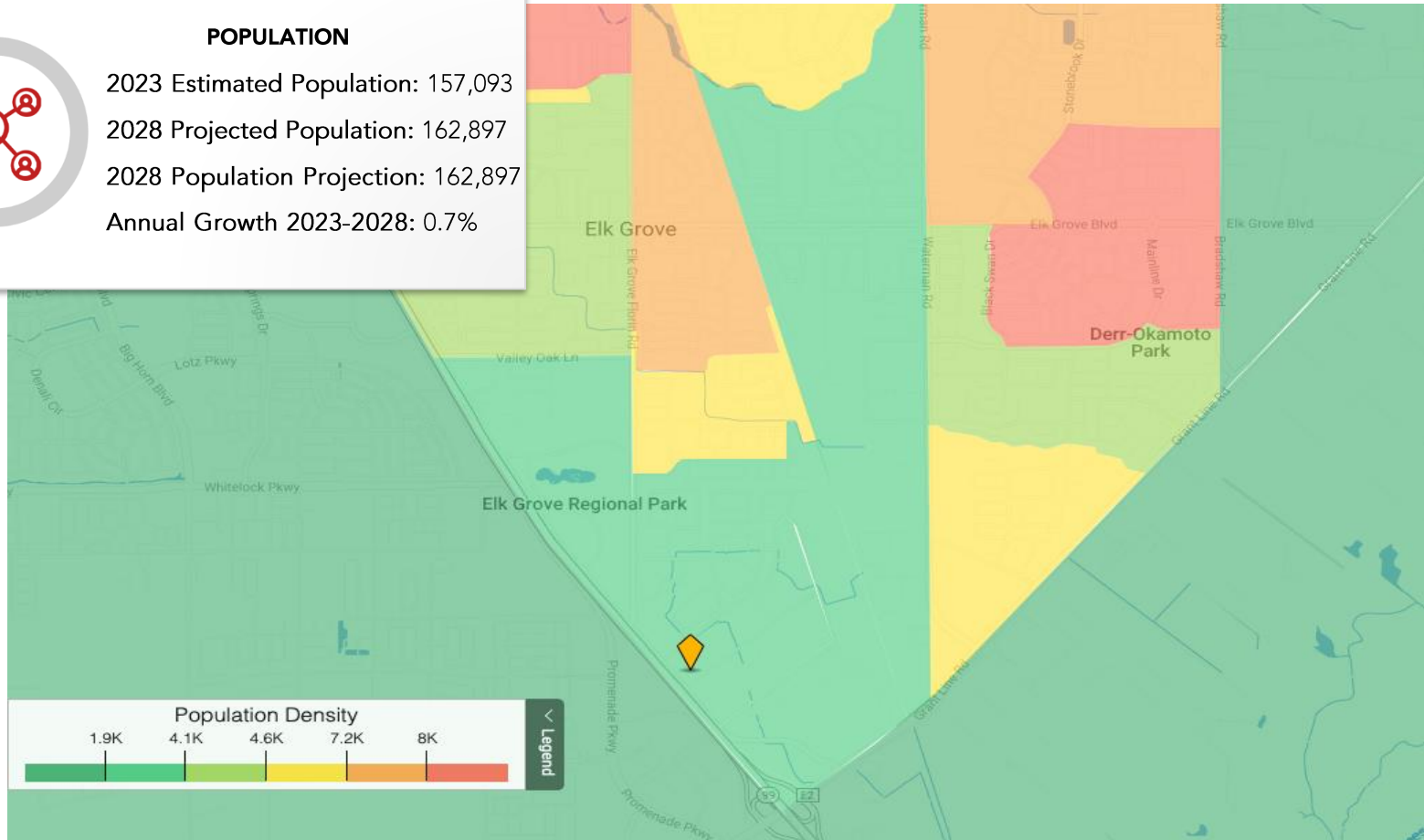


# POPULATION DENSITY

## ■ Elk Grove, CALIFORNIA

### POPULATION

2023 Estimated Population: 157,093  
2028 Projected Population: 162,897  
2028 Population Projection: 162,897  
Annual Growth 2023-2028: 0.7%



# NAI Northgate

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