

**OPENING
SUMMER 2024**



**1 ACRE PAD
REMAINING**



SHELDON PLACE

JUST SIGNED!

SHELDON PLACE

SWC Stockton Blvd and Sheldon Rd
Elk Grove, CA

1 AC PARCEL REMAINING
JUNE 2024 DELIVERY



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PROPERTY HIGHLIGHTS

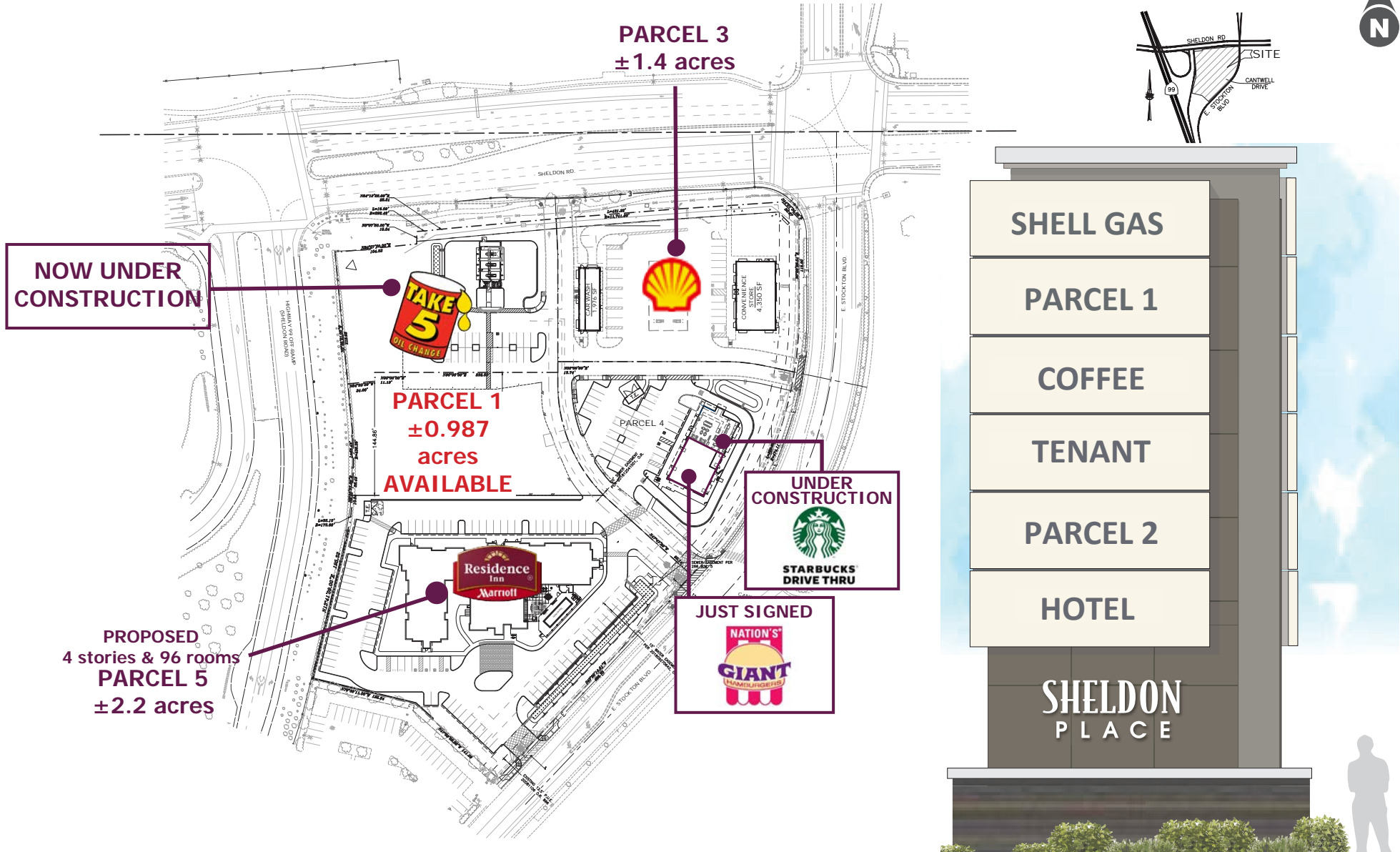
Elk Grove, CA

- Shell gas station is now open and exceeding sales projections!
- Starbucks Drive Thru and Take 5 Oil Now Under Construction!
- Nation's Giant Hamburgers Just Signed!
- Proposed Residence Inn Marriott Hotel with 4 stories and 96 rooms.
- The City of Elk Grove has a growing population of more than 171,000 residents with 53,618 households
- Elk Grove is one of eight most notable high-growth cities in the nation
- Top employers in Elk Grove are Sutter Health (6,026 employees), Elk Grove Unified School District (5,000 employees), and Apple (2,500 employees)
- The Apple Corporate Elk Grove headquarters continues to grow with 5,000 employees
- Site is located at the Highway 99 Sheldon Road ramp

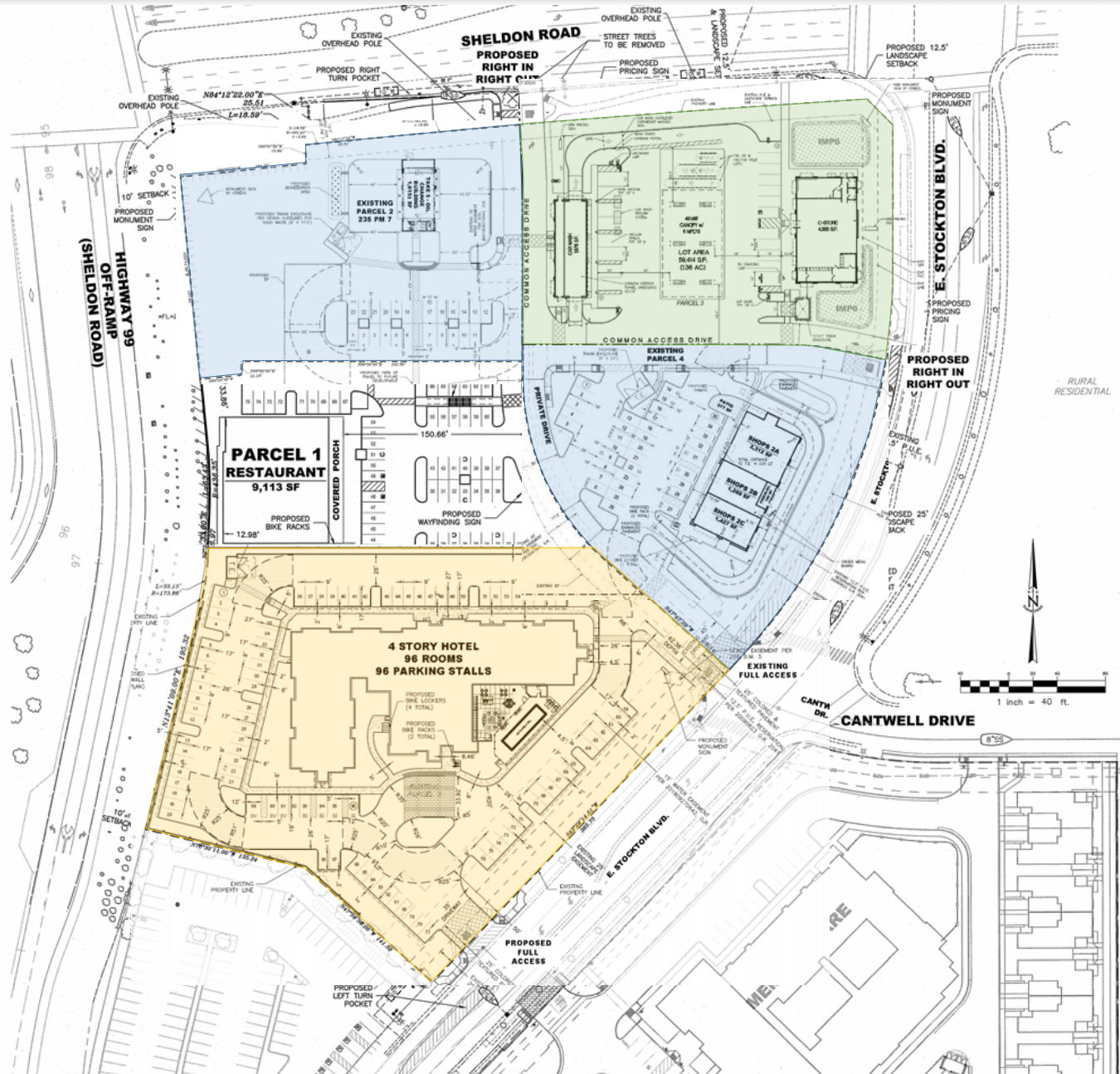


CONCEPTUAL SITE PLAN

Elk Grove, CA



PARCEL MAP



CONCEPTUAL ELEVATIONS

Elk Grove, CA



SHOPS 1 - SOUTH ELEVATION



SHOPS 1 - NORTH ELEVATION



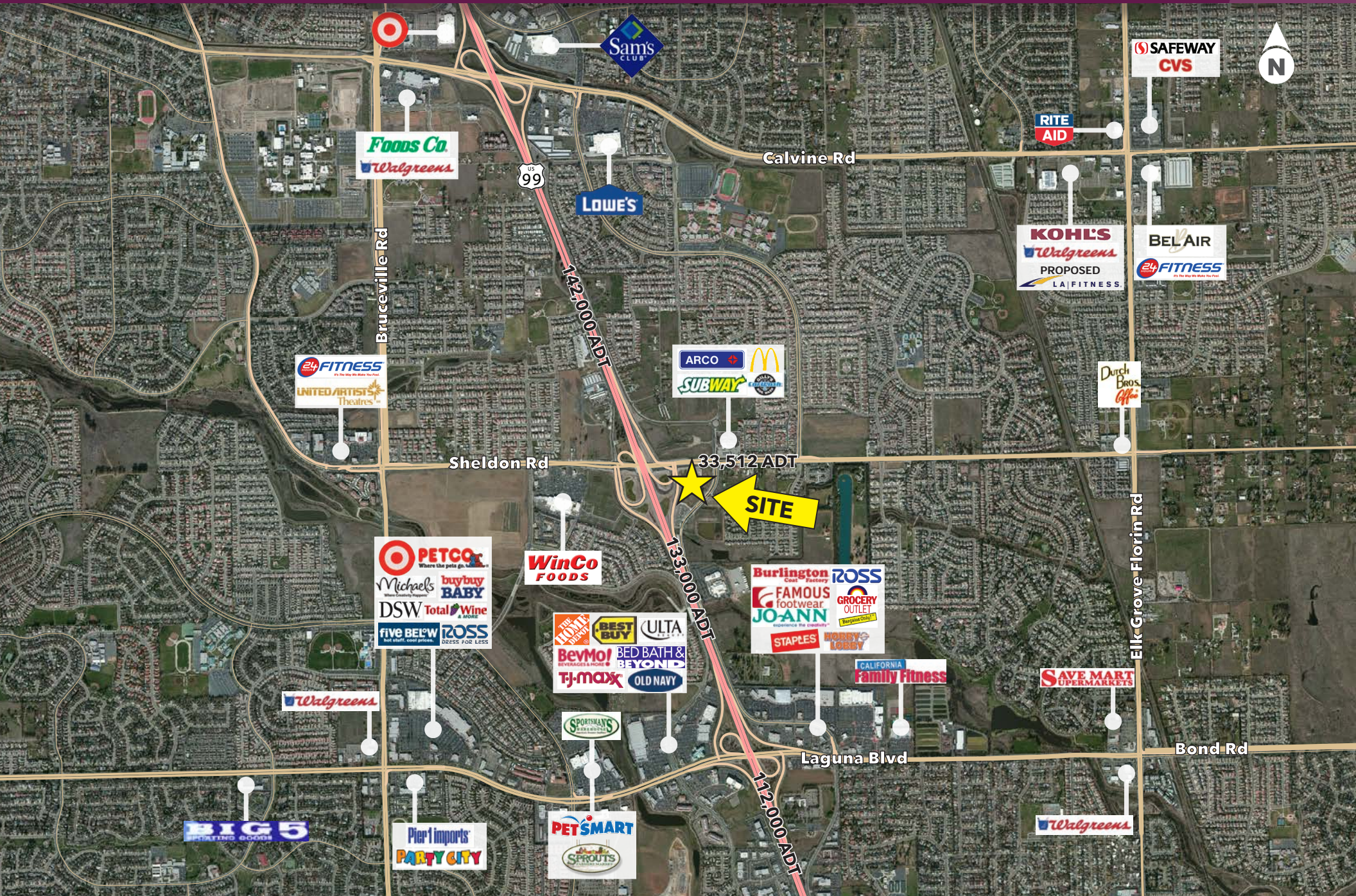
SHOPS 1 - WEST ELEVATION



SHOPS 1 - EAST ELEVATION

TRADE AREA AERIAL

Elk Grove, CA



Sheldon Rd

33,512 ADT



142,000 ADT

133,000 ADT

112,000 ADT



Laguna Blvd

Bond Rd

Elk Grove Florin Rd



DEMOGRAPHICS

Elk Grove, CA

3 Mile Radius

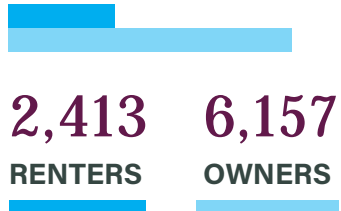
172,784
POPULATION

3.3
AVE HH SIZE

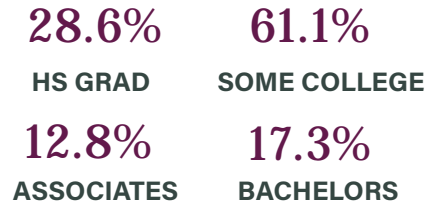
\$101,975
AVE HH INCOME

34.5
MEDIAN AGE

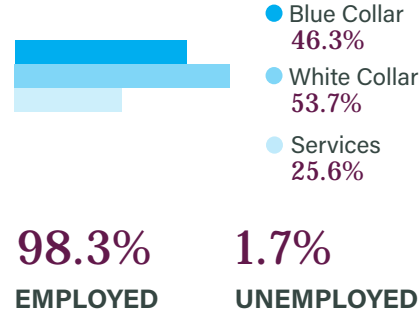
HOME OWNERSHIP



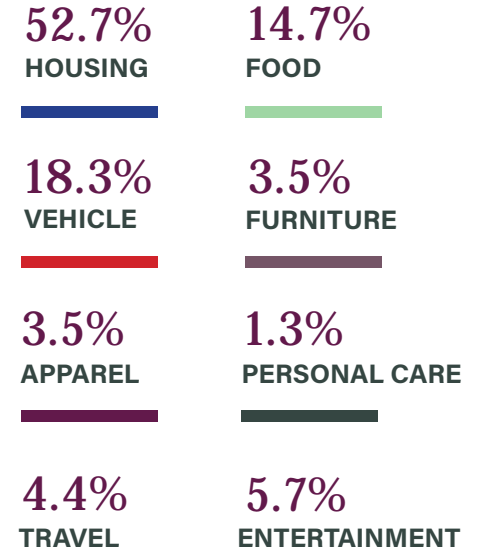
EDUCATION



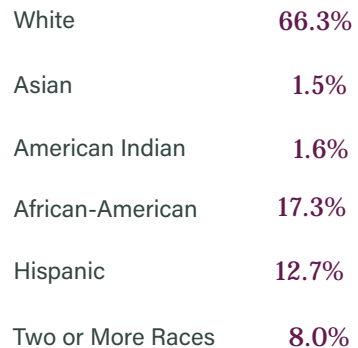
EMPLOYMENT



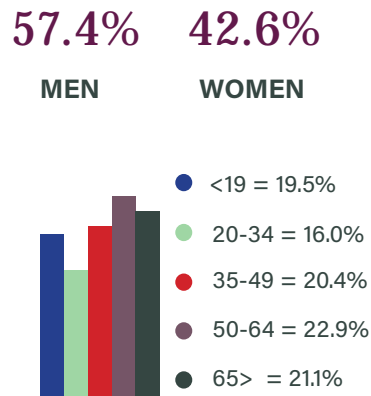
AVERAGE MONTHLY HOUSEHOLD SPENDING



RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD

