

● AVAILABLE



ELK GROVE COMMONS
ELK GROVE, CA

ACADIA Realty. Trust.

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.

ADDRESS

9624 Bruceville Rd
Elk Grove, CA 95757

GLA

241,911 ± SF

ANCHORS

Kohls, Trader Joe's, HomeGoods

DANNY ANNIBALE

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Realty. Trust.

ACADIA

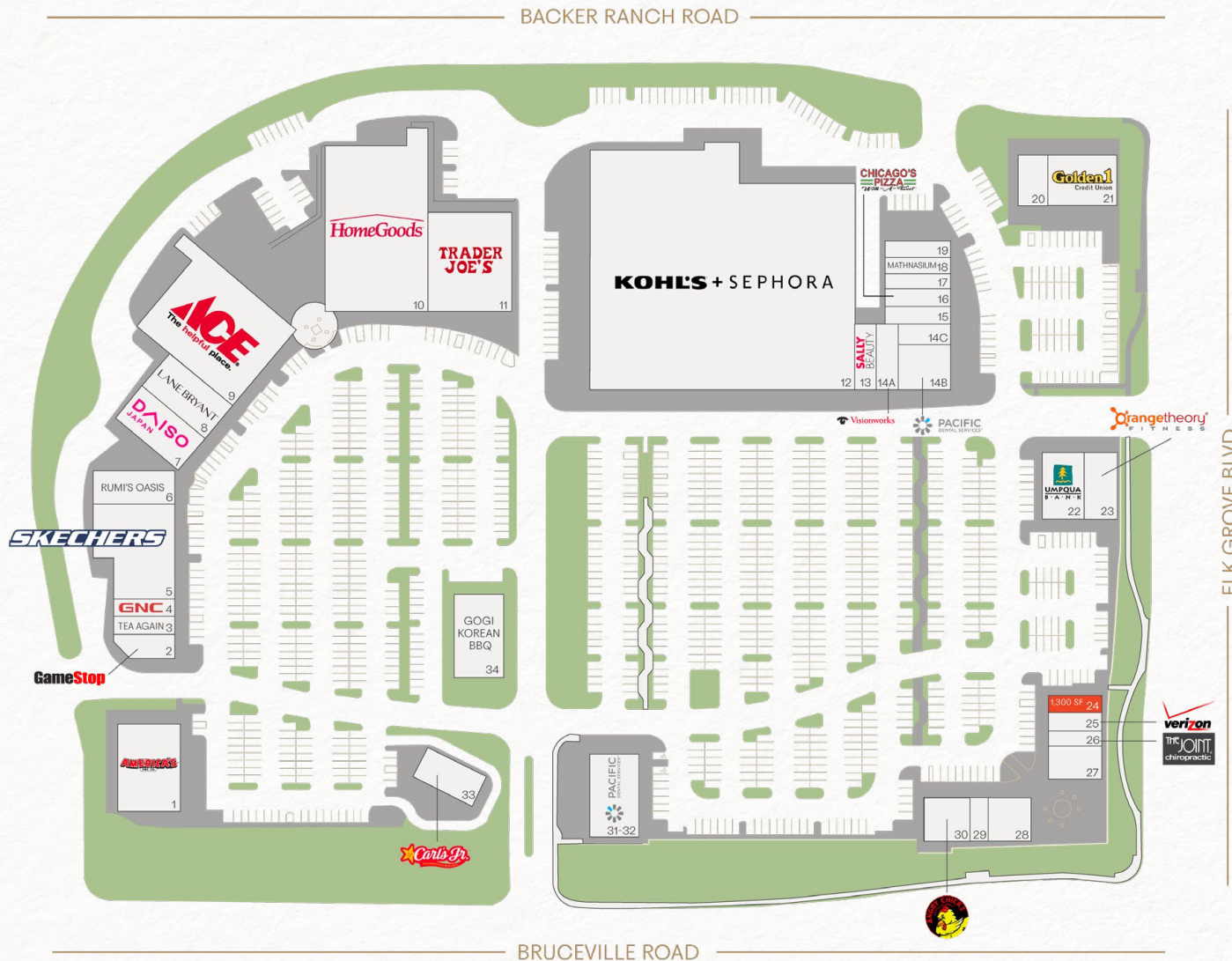
411 Theodore Fremd Ave, Suite 300 | Rye, NY 10580



MARKET AERIAL



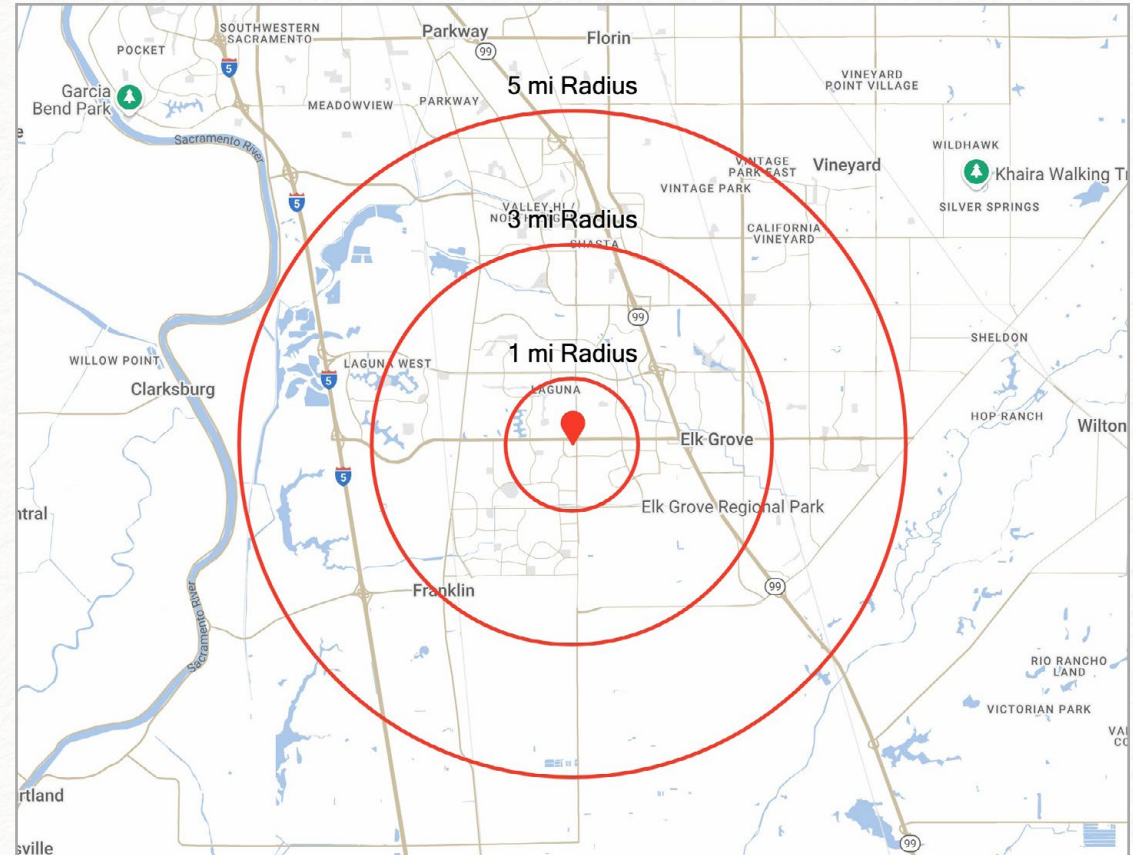
SITE PLAN



TENANT ROSTER

1. American's Tire Co.....	8,000 SF
2. GameStop.....	1,919 SF
3. Tea Again	1,650 SF
4. GNC	1,500 SF
5. Skechers.....	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. Visionworks	2,195 SF
14B. Pacific Dental Services.....	3,421 SF
14C. Sprinkles on Top	1,562 SF
15. Savvy 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. Available.....	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. Angry Chickz	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

DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
 POPULATION	23,015	142,598	260,938
 HOUSEHOLDS	7,633	45,702	81,584
 AVERAGE HHI	\$145,546	\$146,941	\$139,070